



PACIFIC CREST HOME INSPECTIONS

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INSPECTION REPORT BY PACIFIC CREST INSPECTIONS

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01/21/2026



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Thank you for choosing Pacific Crest Home Inspections! We appreciate the trust you have placed in us and are proud to be a part of your home buying experience. Please take the time to review the entire inspection report. A lot of pride and effort goes into each home inspection, and we want you to take as much information away from this process as possible. If you have any questions regarding this report please contact us at your earliest convenience so that we may assist you.

www.PacificCrestHomeInspections.com

PLEASE BE ADVISED:

This inspection report is the exclusive and sole property of **Pacific Crest Home Inspections** and the Clients who's name appears in the Inspection Details Section of this report labeled **Client**.

Unauthorized reproduction and/or distribution of this report is strictly prohibited.

Subsequent buyers, real estate agents and/or sellers assume full responsibility for giving this inspection report to anyone who does not have a signed contract or written agreement with Pacific Crest Home Inspections. Due to the natural aging process of the materials used in constructing a home, and the normal wear and tear on the mechanical items in the home, **THIS REPORT CAN ONLY REFLECT OBSERVATIONS MADE ON THE DAY OF THE INSPECTION**. Subsequent buyers should have a new inspection performed to protect their interests.

Inspectors working for Pacific Crest Home Inspections inspect properties in accordance with the Standards of Practice of the International Association of Certified Home Inspectors and our inspection agreement which are listed on our website. Items that are excluded (not inspected) are indicated in the contract and/or disclaimed in the aforementioned [Standards of Practice](#). **The observations and opinions expressed within the report take precedence over any verbal comments.** It should be understood that the inspector is only on-site for a few hours and will not comment on insignificant deficiencies, but rather, confine the observations to truly significant defects or deficiencies that significantly affect the value, desirability, habitability or safety of the structure. The Client should consider all defects identified in this inspection report as significant.

The inspection shall be limited to those specific systems, structures and components

that are present and accessible. Components and systems shall be operated with normal user controls, and not forced or modified to work. Those components or systems that are found not to work at time of inspection will be reported, and those items should be inspected and repaired or replaced by a qualified specialist in that field. You must obtain estimates for any items noted in the report that require further evaluation or repair. **The inspector cannot know what expense would be considered significant by client, as everyone's budget is different.** It is therefore client's responsibility to obtain quotations prior to the end of the contingency period. . This is very important, as once you pass the contingency period, or purchase the house, repairs become your sole responsibility. If you have questions about the significance of a repair item, call a licensed professional immediately.

The recommendations that the inspector makes in this report for specialist evaluations should be completed within the contingency period by licensed professionals, who may well identify additional defects or recommend some upgrades or replacements that could affect your evaluation of the property. We caution you to be wary of anyone who has a vested interest, and particularly those who attempt to alarm you or denigrate others.

We feel that everything in this inspection report is significant. Especially the items marked "Annotation" (A). We cannot assume liability for an item, system, or component the client did not feel was significant at time of inspection, but later feels is. For this reason, we are informing you now that when as little as one (1) "Annotation" (A) item is indicated in any portion of the inspection report, you must have that entire system further evaluated by a licensed specialist in that field before the end of your contingency period. These licensed specialist may well identify additional defects or recommend some upgrades or replacements that could affect your evaluation of the property.

Paying Pacific Crest Home Inspections for this general home inspection and written inspection report constitutes your understanding and agreeing to what has been outlined in this paragraph.

SCOPE OF WORK

You have contracted for us, Pacific Crest Home Inspections, to perform a general inspection. We performed this inspection in accordance with standards of practice established by the International Association of Certified Home Inspectors (Inter-NACHI). A copy of these standards can be obtained by visiting Standards of Practice. It is distinct from a specialist inspection, which can be costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive testing, and laboratory analysis. By contrast, the general inspection is completed on-site, at a fraction of the cost and within a few hours. Consequently, the general inspection and its report will not be as comprehensive as that generated by specialists and it is not intended to be. **The purpose of this inspection is to identify systems that should be further evaluated by licensed contractors who through their evaluations may identify additional material defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property. We strongly urge you to follow our further evaluation**

recommendations as stated in the inspection report prior to the end of your contingency period to prevent issues from arising after the close of escrow.

We evaluate conditions, systems, or components, and report on their condition, which does not mean that they are ideal but that they are either functional or met a reasonable standard at a given point in time. We do take into consideration when a house was built and allow for the predictable deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, stiff or stuck windows, and cabinetry that does not function as it did when new. Therefore, we tend to ignore insignificant and predictable defects, and do not annotate them, and particularly those that would be apparent to the average person or to someone without any construction experience. We are not authorized, or have the expertise, to test for environmental contaminants, or comment on termite, dry rot or fungus, but may alert you to its presence. Similarly, we do not test the quality of the air within a residence. However, clean air is essential to good health, and we categorically recommend air sampling and the cleaning of supply ducts as a wise investment in environmental hygiene. Therefore, you should schedule any such specialized inspections with the appropriate specialist before the close of escrow.

A house and its components are complicated, and because of this and the limitations of an on-site report, we offer unlimited consultation and encourage you to ask questions. In fact, we encourage candid and forthright communication between all parties, because we believe that it is the only way to avoid stressful disputes and costly litigation. Remember, we only summarized the report on-site and it is essential that you read all of it, and that any recommendations that we make for service or evaluation by specialists should be completed and documented well before the close of escrow, because additional defects could be revealed by specialists, or some upgrades recommended that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

If you or a family member has health problems, or you are concerned about mold, it is **YOUR** responsibility to get an air quality or mold inspection regardless of the findings in this report. Mold/Mildew testing/sampling is an optional fee-based service that is NOT included with a standard home inspection report. Pacific Crest Home Inspections performs a visual, limited mold assessment as a complementary service with each Inspection. PCHI can perform targeted sampling or air sampling as a separate service. Any reference to the presence of Musty Odors, Possible Organic Growth and/or Water Intrusion is recommended to have a professional investigation be obtained by a qualified specialist.

Definitions of Comments

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. That professional should inspect the entire system or component, as problems at one area could indicate problems at other areas of

the system. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN)= I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP)= This item, component or unit is not in this home or building.

Annotation (A)= One of the following conditions exist:

Observation Item, **Attention Item** or **Safety Concern**

Definition of Annotation Item

Observation Item = May include one or more of the following conditions:

1. Items that are cosmetic in nature or that are attributed to normal wear and/or age.
2. Items that should be monitored and may require repair.
3. Items that are functional but may require replacement due to age or condition.

Attention Item = May include one or more of the following conditions:

1. Items that do not function as intended.
2. Items that require further evaluation by qualified professionals in a specific field.
3. Items or components within a system that are not accessible or identifiable due to limitations, or restrictions within the Standards of Practice.

Safety Concern = May include the following condition:

1. Items or deficiencies that pose a potential safety hazard to the occupants or structure. These items should be further evaluated and repaired immediately by qualified personnel to ensure safety.

Note: Damage or additional items in need of repair may exist that are not identified in this inspection report and/or are beyond the scope of this home inspection, may be

discovered by the licensed contractor. This is why we strongly recommend that you seek further inspections and evaluations **BEFORE THE END OF YOUR CONTINGENCY PERIOD. We cannot and will not be responsible for your failure to follow our recommendations listed in this inspection report.**

A home inspection and its report are only describing the condition of the systems and components of this house on the day of inspection. A home inspection is not a home warranty or guarantee of any kind. Systems and components of this home may and probably will fail anytime after the inspection.

We HIGHLY recommend that you purchase and maintain a comprehensive home warranty, including coverage for your roofing, heating and air conditioning, plumbing, and electrical systems and renew it each year you own this house.

SUMMARY



ITEMS INSPECTED



OBSERVATION ITEM



ATTENTION ITEM



SAFETY CONCERN

The "Report Summary" section is intended to be a tool to assist our clients and their representative(s) in preparing a repair request, if and when applicable. **THIS IS NOT A LIST OF MANDATORY REPAIRS BUT A LIST OF SUGGESTED REPAIR OR UPGRADES NEEDED.** The Report Summary is intended to follow the flow of the main body of the Property Inspection Report. The order of repair priority is left up to the sole discretion of the client and your Inspector will not be able to assist you specifying order of importance. Further, this summary contains only those items identified as "Annotation". **There may be other items listed in the full body of the Property Inspection Report that could be important to you and you may consider adding to your repair request if and when applicable. You should read and understand the entire Home Inspection Report prior to completing any repair request.** This report contains technical information, if you do not understand or are unclear about some of the information contained in the body of this report; please call the office to arrange for a verbal consultation with your inspector prior to the expiration of any time limitations such as contingency periods.

- ⊖ 2.1.1 Service Disconnects - Main Water Shut-Off Device (Describe Location): Location - Unable to Locate
- 🔧 2.1.2 Service Disconnects - Main Water Shut-Off Device (Describe Location): Automatic Shut-Off
- ⊖ 3.1.1 Built-In Appliances - Dishwasher: Not Secure
- ⚠️ 3.2.1 Built-In Appliances - Ranges and Cooktops: Anti-Tip Bracket Missing
- 🔧 3.3.1 Built-In Appliances - Exhaust Fan/Range Hood/Downdraft: Components Need Cleaned
- ⊖ 3.3.2 Built-In Appliances - Exhaust Fan/Range Hood/Downdraft: Improper Ducting
- ⊖ 3.5.1 Built-In Appliances - Garbage Disposer: Unit Inoperable
- ⊖ 3.6.1 Built-In Appliances - Built-In Microwave : Physical Damage
- ⊖ 3.6.2 Built-In Appliances - Built-In Microwave : Not Properly Mounted
- ⊖ 4.3.1 Plumbing System - Fixtures and Connected Devices : Angle Stop Corroded
- ⊖ 4.3.2 Plumbing System - Fixtures and Connected Devices : Toilet Loose
- ⊖ 4.3.3 Plumbing System - Fixtures and Connected Devices : Hose Bib-Loose
- 🔧 4.5.1 Plumbing System - Plumbing Drain, Waste and Vent Systems: Previous Leak
- ⊖ 4.5.2 Plumbing System - Plumbing Drain, Waste and Vent Systems: Slow Drains - Sink

- ⊖ 4.5.3 Plumbing System - Plumbing Drain, Waste and Vent Systems: Slow Drain - Shower
- ⊖ 4.5.4 Plumbing System - Plumbing Drain, Waste and Vent Systems: Disposer Drain Horizontal
- ⊖ 4.5.5 Plumbing System - Plumbing Drain, Waste and Vent Systems: Improper Drain Configuration
- ⊖ 4.5.6 Plumbing System - Plumbing Drain, Waste and Vent Systems: Cast Iron Corroded
- ⊖ 4.5.7 Plumbing System - Plumbing Drain, Waste and Vent Systems: Cleanout Missing Cap
- 🔧 4.6.1 Plumbing System - Water Heaters, Controls, Flues and Vents: Water Heater-Replaced
- 🔧 4.6.2 Plumbing System - Water Heaters, Controls, Flues and Vents: Sediment Trap
- 🔧 4.6.3 Plumbing System - Water Heaters, Controls, Flues and Vents: Expansion Tank
- ⚠️ 4.6.4 Plumbing System - Water Heaters, Controls, Flues and Vents: Flue-Poorly Installed
- 🔧 4.6.5 Plumbing System - Water Heaters, Controls, Flues and Vents: Sediment Trap Improper
- ⚠️ 4.7.1 Plumbing System - Temperature and Pressure (T&P) Relief Valve: Missing Drain Line
- ⚠️ 4.7.2 Plumbing System - Temperature and Pressure (T&P) Relief Valve: Wrong Material
- ⊖ 4.9.1 Plumbing System - Water Pressure: Unable to Locate
- ⊖
- 4.10.1 Plumbing System - Gas Storage and Distribution Systems (Interior Fuel Storage, Piping, Venting, Supports, Leaks): Improper Gas Supply
- ⚠️ 4.11.1 Plumbing System - Correct Plumbing at Faucets(Hot Left, Cold Right): Hot/Cold Reversed - Sink
- 🔧 5.1.1 Electrical System - Main and Distribution Panels: Full Panel
- ⊖ 5.1.2 Electrical System - Main and Distribution Panels: Wire Clamp
- ⊖ 5.1.3 Electrical System - Main and Distribution Panels: Meter Tag Cut
- ⊖ 5.4.1 Electrical System - Branch Circuit Conductors : Open Junction Box
- ⊖ 5.4.2 Electrical System - Branch Circuit Conductors : Original Wiring
- ⊖ 5.7.1 Electrical System - Polarity and Ground of Receptacles: Non-Grounded-3 Prong Outlets
- ⊖ 5.8.1 Electrical System - Operation of GFCI (Ground Fault Circuit Interrupters): GFCI Ungrounded
- 🔧 5.9.1 Electrical System - Operation of AFCI (Arc Fault Circuit Interrupters): Lack of Adequate Protection
- ⊖ 5.10.1 Electrical System - Smoke Detectors: No Operational Units
- 🔧 5.11.1 Electrical System - Carbon Monoxide Detector: Not Mounted
- ⊖ 5.13.1 Electrical System - Overhead Service Entrance Conductors : Mast Too Short
- ⚠️ 5.13.2 Electrical System - Overhead Service Entrance Conductors : Improper Electrical Connections
- 🔧 6.1.1 Interiors - Interior General : Musty Odor
- ⊖ 6.2.1 Interiors - Ceilings : Water Staining-Roof
- 🔧 6.2.2 Interiors - Ceilings : Attic Cover Damaged
- 🔧 6.3.1 Interiors - Walls : Wall patches
- ⊖ 6.3.2 Interiors - Walls : General-Possible Organic Growth
- ⊖ 6.3.3 Interiors - Walls : Damaged Drywall
- ⊖ 6.4.1 Interiors - Floor Coverings : Buckling at Flooring
- ⊖ 6.4.2 Interiors - Floor Coverings : Cosmetic Damage
- 🔧 6.5.1 Interiors - Counters and a Representative Number of Cabinets: Cosmetic Damage
- 🔧 6.5.2 Interiors - Counters and a Representative Number of Cabinets: Cabinet Door-Adjust
- ⊖ 6.6.1 Interiors - Tub/Shower Enclosure: Clean and Recaulk showers/tubs
- 🔧 6.7.1 Interiors - Doors (Representative Number): Door stop

- ⊖ 6.7.2 Interiors - Doors (Representative Number): Door Sticks
- ⊖ 6.7.3 Interiors - Doors (Representative Number): Interior Door Removed
- ⊖ 6.8.1 Interiors - Windows (Representative Number): Fogged or Failing Windows
- ⊖ 6.10.1 Interiors - Room Additions/Modifications : Room Additions
- ⊖ 6.10.2 Interiors - Room Additions/Modifications : Remodeling/Modifications
- ⊖ 7.2.1 Insulation and Ventilation - Insulation Under Floor System: Floor Not Insulated
- ⊖ 7.3.1 Insulation and Ventilation - Vapor Retarders (On Ground, In Crawlspace or Basement): Vapor Barrier Not Installed
- ⊖ 7.4.1 Insulation and Ventilation - Ventilation of Attic and Foundation Areas: Damaged Screens-Crawlspace
- ⊖ 7.5.1 Insulation and Ventilation - Ventilation Systems (Kitchens, Baths and Laundry): Vent Duct Damaged
- 🔧 8.2.1 Roofing - Roof Coverings: Replaced Roof (General)
- ⊖ 8.2.2 Roofing - Roof Coverings: Woven Valley (Asphalt)
- 🔧 8.2.3 Roofing - Roof Coverings: Previous Repairs
- ⊖ 8.2.4 Roofing - Roof Coverings: Ridge Caps Missing/Damaged
- ⊖ 8.2.5 Roofing - Roof Coverings: Improper Installation
- ⊖ 8.2.6 Roofing - Roof Coverings: Roofing-Disbonding
- ⊖ 8.3.1 Roofing - Flashings, Skylights and Roof Penetrations: Seal Penetrations (General)
- ⊖ 8.3.2 Roofing - Flashings, Skylights and Roof Penetrations: Improper Roof Penetration
- ⊖ 8.3.3 Roofing - Flashings, Skylights and Roof Penetrations: Improperly Abandoned Penetration
- ⊖ 8.5.1 Roofing - Roof Drainage Systems: Gutter System Incomplete
- 🔧 8.5.2 Roofing - Roof Drainage Systems: Gutter-Physical Damage
- 🔧 9.2.1 Exterior - Wall Cladding, Flashing and Trim: Stucco Cracks
- ⊖ 9.4.1 Exterior - Doors (Exterior): Wood Damage
- ⊖ 9.5.1 Exterior - Eaves, Soffits and Fascia: Wood Destroying Pests
- ⊖ 9.6.1 Exterior - Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building): Low Areas-Poor Drainage
- ⊖ 9.6.2 Exterior - Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building): Previous Repairs
- ⊖ 9.6.3 Exterior - Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building): Movement at Hardscape
- ⊖ 9.9.1 Exterior - Fencing and Gates: Gate Hardware-Damaged/Loose
- ⊖ 9.10.1 Exterior - Crawlspace: Debris in Crawlspace
- ⊖ 9.10.2 Exterior - Crawlspace: Wood Destroying Organisms
- ⊖ 9.10.3 Exterior - Crawlspace: Excess Moisture
- ⊖ 10.3.1 Structural Components - Foundations, Basements and Crawlspaces : Spalling/Deterioration
- ⊖ 10.4.1 Structural Components - Columns or Piers: Shifted Post/Peirs
- ⊖ 10.4.2 Structural Components - Columns or Piers: Shimming at Piers
- ⊖ 10.5.1 Structural Components - Floors (Structural): Possible Wood Destroying Pests
- ⊖ 10.5.2 Structural Components - Floors (Structural): Sloping Floors

- ⊖ 10.7.1 Structural Components - Roof Structure and Attic: Cracked/Split Framing
- 🔧 11.1.1 Heating Equipment - Heating Equipment : Heating System-Replaced
- 🔧 11.1.2 Heating Equipment - Heating Equipment : Heat Pump
- 🔧 11.1.3 Heating Equipment - Heating Equipment : Drip Leg
- ⊖ 11.1.4 Heating Equipment - Heating Equipment : Combustible Blocking
- ⊖ 11.6.1 Heating Equipment - Distribution Systems (HVAC Ducting and Related Equipment): Dirty Filter
- ⊖ 12.1.1 Cooling Equipment - Cooling and Air Handler Equipment: Missing Sleeve at Suction Line
- ⊖ 12.1.2 Cooling Equipment - Cooling and Air Handler Equipment: Compressor Not Level
- ⊖ 12.1.3 Cooling Equipment - Cooling and Air Handler Equipment: Improper Drain Termination

1: INSPECTION DETAILS

Information

Type Of Building Single Family	Year Built (According to Available Data) 1948	Weather Conditions Sunny
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Outside Temperature (Approximate) 70 Degrees	Number of Levels 1	Property Occupied Yes
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Parties Present

Buyer, Buyer's Agent

It is preferred and recommended that the client be present during the inspection process. This is advised so that concerns can be discussed and addresses at the time of the inspection. It is encouraged that the client inquire about any information that is not understood or questions that arise during the inspection process or after completion of the inspection report

What To Take Away for the Inspection?

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and we can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance and repair recommendations, age-related deficiencies, and general wear-and-tear notations. These are useful to know about.

But the issues that really matter fall into four categories:

1. major defects, such as a structural damage;
2. things that can lead to major defects, such as evidence of active or previous moisture issues;
3. things that may hinder your ability proceed in the transaction; and
4. safety hazards, such as Carbon Monoxide (CO) or Fire hazards.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on us at Pacific Crest Home Inspections to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

Schedule a Home Maintenance Inspection

Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and/or expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment; your home!

Pacific Crest Home Inspections can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

Schedule next year's maintenance inspection with us today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Limitations

General Inspection Info

OCCUPIED: YES

Portions of the home were not adequately visible due to occupants personal items, furniture and/or vehicles. We are not permitted to move these items as part of the inspection process. Portions of the inspection were limited as a result. We are not permitted to move these items as part of the inspection process. It is recommended that special care be taken during the final walk-through to determine if latent defects exist prior to close of escrow.

General Inspection Info

LEAD-BASED PAINT & ASBESTOS

Structures built prior to 1979 may contain lead-based paint and/or asbestos in various building materials such as insulation, siding, and/or floor and ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is not included in this inspection. The client(s) should consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement contractors for this type of evaluation.

General Inspection Info

REMODELED/RENOVATED

The property has been renovated or remodeled. Therefore, you should request documentation that should include permits and any warranties or guarantees that might be applicable, latent defects could exist.

General Inspection Info

ADDITIONS/MODIFICATIONS

Additions/modifications have been made to this property. Confirming the presence(or lack thereof) is beyond the scope of the home inspection. Therefore, you should request documentation that should include permits and any warranties or guarantees that might be applicable. Latent defects could exist.

General Inspection Info

PRE-LISTING INSPECTION

This inspection was performed for the home owner selling this home and was inspected according to standards and practices. The comments made in this report were based on the condition of the home at time of inspection. There is no warranty from the inspection company. For a fee, our company can return and review the inspection, or inspect the home again. The proposed buyer can hire a different inspector if desired. Different inspectors can find different things sometimes on the same home. My inspection company is not responsible for any discoveries included or not found. As this inspection report ages, the condition of this home and its components can change.

2: SERVICE DISCONNECTS

		IN	NI	NP	A
2.1	Main Water Shut-Off Device (Describe Location)				X
2.2	Main Gas Shut Off Valve (Describe Location)	X			
2.3	Main and Distribution Panels (Describe Location)	X			

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Main Water Shut-Off Device (Describe Location): Main Water Shut off Location
Not Found

Main Gas Shut Off Valve (Describe Location): Main Gas Shut Off Valve Location
Rear of the Building

Main and Distribution Panels (Describe Location): Main Panel Location
Rear Exterior



Main Gas Shut Off Valve (Describe Location): Shut Off Information

The main gas shut off valve can be operated utilizing an approved emergency shut off wrench. A wrench is typically necessary to operate this valve. It is recommended that the valve only be operated by the service provider unless an emergency situation does not permit this. Below you will find a link with further information for your convenience:

[SDGE Reference for Emergency Shut Off](#)

Main and Distribution Panels (Describe Location): Distribution Panel Location

Left Exterior, Entry Hall



Main and Distribution Panels (Describe Location): Shut Off Information

The main electrical service can be shut off at the Main Service Entrance listed at the location above. Each electrical panel is different, but most panels have a clearly labeled "Service Disconnect" or "Main Shut Off". The breaker can be operated under emergency conditions. It is advised that you consult a licensed electrical contractor for assistance if not operating in an emergency situation. It is recommended that the disconnect only be operated by the service provider or a Licensed Electrical Contractor unless an emergency situation does not permit this. Below you will find a link with further information for your convenience:

[SDGE Reference for Emergency Shut Off](#)

Observations

2.1.1 Main Water Shut-Off Device (Describe Location)

 Attention Item

LOCATION - UNABLE TO LOCATE

Could not locate the main shut-off for water. Please ask the current owners for the location. Otherwise, you will need to shut water off at the street meter or have a plumber install an easily accessible shut off valve.

Recommendation

Contact a qualified plumbing contractor.

2.1.2 Main Water Shut-Off Device (Describe Location)

 Observation Item

AUTOMATIC SHUT-OFF

The subject property is not currently equipped with an automatic water shut off valve. Many insurance companies are requiring these valves to be installed in order to buy the policy. This is not a current building requirement. This is for your information. Recommend contacting your insurance provider to verify if installation is necessary and have installed by a licensed plumbing contractor as needed.

Recommendation

Contact a qualified professional.

3: BUILT-IN APPLIANCES

		IN	NI	NP	A
3.1	Dishwasher				X
3.2	Ranges and Cooktops				X
3.3	Exhaust Fan/Range Hood/Downdraft				X
3.4	Wall Oven	X			
3.5	Garbage Disposer				X
3.6	Built-In Microwave				X
3.7	Refrigerator		X		
3.8	Washer/Dryer		X		

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Dishwasher: Dishwasher Test

We test the dishwasher to introduce a load on the plumbing drain and waste system. We do not use soap. It is not intended to determine how well the dishwasher will clean dishes. Please note that we cannot see behind or below the dishwasher. Past and/or current leaks can occur behind or below the dishwasher that would not be visible without removing the dishwasher. Doing so is outside the scope of this inspection. It is recommended that you obtain and maintain a home warranty program to safeguard against any future issues.

Limitations

Refrigerator

REFRIGERATOR NOT INSPECTED

Refrigerators are not inspected because they are outside the scope of a standard home inspection.

Washer/Dryer

WASHER/DRYER NOT INSPECTED

Clothes washer and dryer were not tested nor inspected. Testing these units is outside the scope of a standard home inspection.

Observations

3.1.1 Dishwasher

NOT SECURE



The dishwasher is not properly attached to the countertop. Advise repair by a licensed appliance contractor.

Recommendation

Contact a qualified appliance repair professional.



Unit 3662

3.2.1 Ranges and Cooktops

ANTI-TIP BRACKET MISSING



The range does not appear to be equipped with a functional anti-tip bracket. This bracket is designed to prevent the oven from falling forward in the event weight is applied to the oven door or a child climbs up the front of the appliance. Recommend installation of an approved anti-tip bracket by a qualified professional.

Recommendation

Contact a qualified professional.



Unit 3660



Unit 3662



Unit 3658



Unit 3664

3.3.1 Exhaust Fan/Range Hood/Downdraft
COMPONENTS NEED CLEANED

 Observation Item

The vent hood appeared operational at the time of the inspection. However, the unit was noted in need of general cleaning and maintenance. Recommend professional cleaning/maintenance by a licensed appliance contractor as necessary.

Recommendation
 Contact a qualified appliance repair professional.



Unit 3662

3.3.2 Exhaust Fan/Range Hood/Downdraft
IMPROPER DUCTING

 Attention Item

Improper ducting installation noted at the range hood. This condition may prevent proper exhaust and grease collection. Advise correction by a licensed appliance contractor.

Recommendation
 Contact a qualified appliance repair professional.



Unit 3662



Unit 3660



3.5.1 Garbage Disposer

Attention Item

UNIT INOPERABLE

The garbage disposal did not function at the time of the inspection. Unable to determine the exact cause. Recommend further evaluation and repair by a licensed appliance contractor as necessary.

Recommendation

Contact a qualified appliance repair professional.



Unit 3662



Unit 3658

3.6.1 Built-In Microwave

Attention Item

PHYSICAL DAMAGE

Physical damage was noted at the microwave. Advise consulting a licensed appliance contractor to determine necessary repairs.

Recommendation

Contact a qualified appliance repair professional.



3.6.2 Built-In Microwave

Attention Item

NOT PROPERLY MOUNTED

The microwave does not appear to be properly mounted. Recommend correction by a licensed appliance contractor to prevent possible damage.

Recommendation

Contact a qualified appliance repair professional.



Unit 3664

4: PLUMBING SYSTEM

		IN	NI	NP	A
4.1	Plumbing General	X			
4.2	Plumbing Water Supply and Distribution System	X			
4.3	Fixtures and Connected Devices				X
4.4	Tub/Shower Fixtures	X			
4.5	Plumbing Drain, Waste and Vent Systems				X
4.6	Water Heaters, Controls, Flues and Vents				X
4.7	Temperature and Pressure (T&P) Relief Valve				X
4.8	Water Heater Strapping/Bracing	X			
4.9	Water Pressure				X
4.10	Gas Storage and Distribution Systems (Interior Fuel Storage, Piping, Venting, Supports, Leaks)				X
4.11	Correct Plumbing at Faucets(Hot Left, Cold Right)				X

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Water Source

Public

Plumbing Supply

Copper

Plumbing Distribution

Copper, Partially Visible

Washer Drain Size

2" Diameter

Plumbing Waste

ABS, Partially Visible, Cast Iron

Water Heater Fuel Source

Natural Gas

Water Heater Flue Pipe Material

Double Wall Metal, None

Capacity

TANKLESS, 50 GALLONS

Year Water Heater Was Made

2019, 2020

Manufacturer

Rheem, NAVIEN

Water Pressure

50-55 psi

Gas Distribution Piping

Rigid Iron Pipe

Plumbing Drain, Waste and Vent Systems: Cleanout Location

Rear Patio



Rear Exterior

Plumbing General : Plumbing-General

A majority of the plumbing supply, distribution, drain, waste, and vent systems were concealed behind the flooring, buried in the slab, routed through the attic below the insulation or in inaccessible sections of the attic or crawlspace and were not visible at the time of the inspection. Our inspection of the plumbing system is non-intrusive and non-destructive and only included the visibly accessible components of the plumbing system. The purpose of this inspection is to identify systems that should be further evaluated by licensed contractors. These licensed contractors may find additional issues that need to be addressed that are not included or reported on in this report. Our inspection is not to be confused with a specialist further evaluation and is not intended to be technically exhaustive nor a substitute for a specialist inspection or further evaluation. You, as the homeowner, should purchase a **homeowner insurance policy** and **home warranty** that covers the plumbing system in the event problems develop in this system.

Plumbing General : Plumbing General Continued...

The plumbing system is typically the most all-encompassing system in any given property. In most homes, the plumbing system contains the largest number of single defects of any system in the inspection report. It is recommended that, as part of the disclosure process, you request any and all information pertaining to past plumbing repairs, leaks/moisture-related issues, and plumbing-related maintenance. In addition, it is strongly advised that you consult with a licensed plumbing contractor regarding any disclosures and deficiencies in this inspection report **prior to the removal of your contingencies**. If there are any questions regarding the statements made in this section of the report, please don't hesitate to contact Pacific Crest Home Inspections for clarification.

Water Heaters, Controls, Flues and Vents: Picture of Water Heater



Limitations

Plumbing General

PLUMBING INSPECTION LIMITATIONS

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain lines, for example, cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fail under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Plumbing Water Supply and Distribution System

GENERAL PLUMBING LIMITATIONS

Please note: due to wall coverings, insulation, HVAC ductwork, buried lines or other obstructions, it was not possible to observe the entire water supply and distribution system throughout this entire home. Damage to the piping can be present in a non-visible location. You may wish to have the water supply and distribution system further explored by a licensed plumber contractor before the end of your contingency period to determine if any latent defects exist.

Gas Storage and Distribution Systems (Interior Fuel Storage, Piping, Venting, Supports, Leaks)

GENERAL GAS SUPPLY AND DISTRIBUTION LIMITATIONS

Please note: due to wall coverings, insulation, HVAC ductwork, buried lines or other obstructions, it was not possible to observe the entire gas supply and distribution system throughout this entire home. Damage to the piping can be present in a non-visible location. You may wish to have the gas supply and distribution system further explored by a licensed plumber contractor before the end of your contingency period to determine if any latent defects exist.

Observations

4.3.1 Fixtures and Connected Devices

ANGLE STOP CORRODED



Some of the angle stops/shut off valves and/or supply lines under the sinks or behind the toilets are corroding, have mineral deposits or are rusted. This may be indicative of previous possible leaks. The valve appeared dry at the time of the inspection. The valves are not operated as part of the home inspection process in order to prevent possible damage. These valves are typically recommended for replacement every 10 years. Recommend consulting a licensed plumbing contractor to verify proper operation and determine if corrections are needed at this time.



Various Locations

Recommendation

Contact a qualified plumbing contractor.

4.3.2 Fixtures and Connected Devices

TOILET LOOSE



The toilet was noted loose to the floor. This can cause damage to the wax ring under the toilet. A damaged wax ring can allow water to leak past the toilet flange causing other problems to include but not limited to: damaging the flooring and adjacent wall materials, organic growth, and even cause damage to the slab or wooden sub-floor. Recommend further evaluation by a licensed plumbing contractor to determine a complete list of necessary repairs.



Recommendation

Contact a qualified plumbing contractor.

Unit 3664 Bathroom

4.3.3 Fixtures and Connected Devices

 Attention Item
HOSE BIB-LOOSE

One or more hose bib was noted loose to the exterior wall at the time of the inspection. Recommend correction by licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Rear Exterior

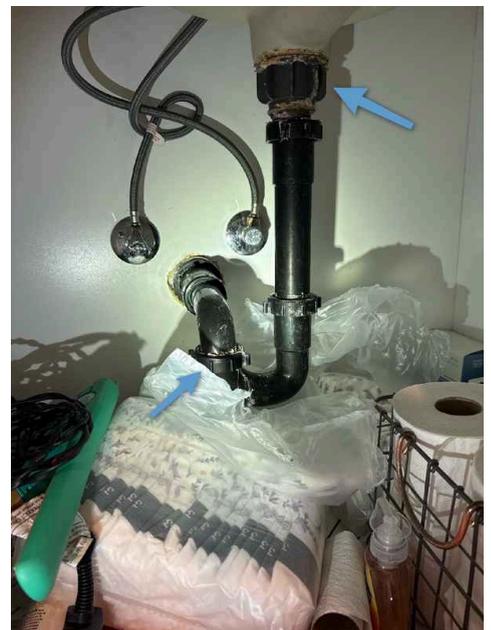
4.5.1 Plumbing Drain, Waste and Vent Systems

 Observation Item
PREVIOUS LEAK

Evidence of previous possible leaks were noted at the drain line below the sink. Area appeared dry at the time of the inspection. Advise monitoring and repair by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Unit 3660 Hall Bathroom

4.5.2 Plumbing Drain, Waste and Vent Systems

 Attention Item
SLOW DRAINS - SINK

Slow drainage was noted at the sink. This may be due to debris collection in the drain or a possible plumbing defect. Recommend further evaluation and correction by a licensed plumbing contractor prior to closing.

Recommendation

Contact a qualified plumbing contractor.



Unit 3662 Kitchen

4.5.3 Plumbing Drain, Waste and Vent Systems

 Attention Item
SLOW DRAIN - SHOWER

Slow drainage was noted at the Shower. This may be due to debris collection in the drain or a possible plumbing defect. Recommend further evaluation and correction by a licensed plumbing contractor prior to closing.

Recommendation

Contact a qualified plumbing contractor.



Unit 3658

4.5.4 Plumbing Drain, Waste and Vent Systems

Attention Item

DISPOSER DRAIN HORIZONTAL

The disposer drain was noted installed in a sub-standard manner. This configuration was considered "acceptable" in the past, but may promote debris collection and blockages. Advise consulting a licensed plumbing contractor to determine if reconfiguration is necessary.

Recommendation

Contact a qualified plumbing contractor.



Unit 3662



Unit 3660



Unit 3658

4.5.5 Plumbing Drain, Waste and Vent Systems

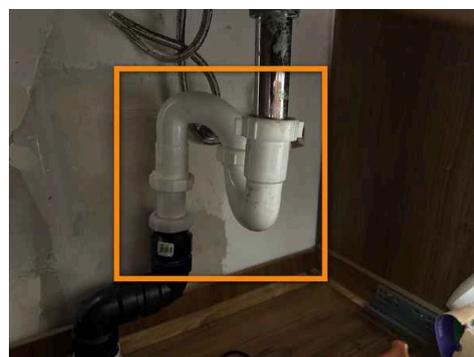
Attention Item

IMPROPER DRAIN CONFIGURATION

The drain lines below the sink were noted incorporating non-standard installation practices. A reconfiguration of the drain system at this location is likely necessary. Advise further evaluation by a licensed plumbing contractor to determine a complete list of necessary repairs.

Recommendation

Contact a qualified plumbing contractor.



Unit 3664 Bathroom

4.5.6 Plumbing Drain, Waste and Vent Systems

Attention Item

CAST IRON CORRODED

Cast Iron pipes are showing rust and corrosion due to age. They appear to be at the end of their useful life. We advise contacting a licensed plumber for further evaluation, and possible replacement of all damaged pipes.

Recommendation

Contact a qualified plumbing contractor.



4.5.7 Plumbing Drain, Waste and Vent Systems

CLEANOUT MISSING CAP

Attention Item

The sewer clean out was noted missing a required cap. Advise correction by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Right Exterior

4.6.1 Water Heaters, Controls, Flues and Vents

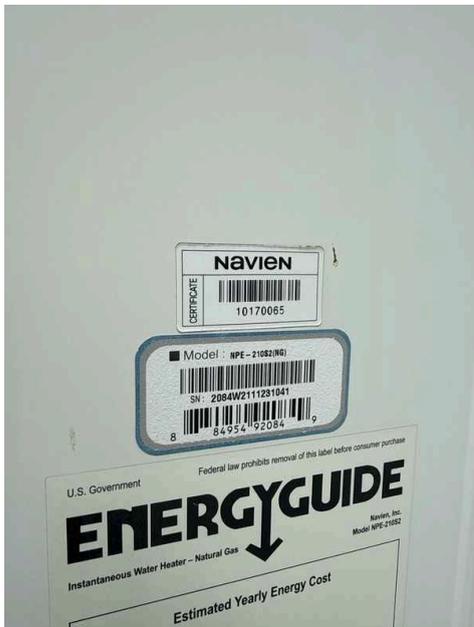
WATER HEATER-REPLACED

Observation Item

The water heater installed in this home is not original. Recommend asking the sellers for documentation showing that this unit was installed by a licensed plumbing contractor per the manufactures installation requirements. If documentation cannot be produced, I recommend this unit be further explored by a licensed plumbing contractor or SDG&E for safety.

Recommendation

Contact a qualified plumbing contractor.



MFD 2020



MFD 2019

4.6.2 Water Heaters, Controls, Flues and Vents

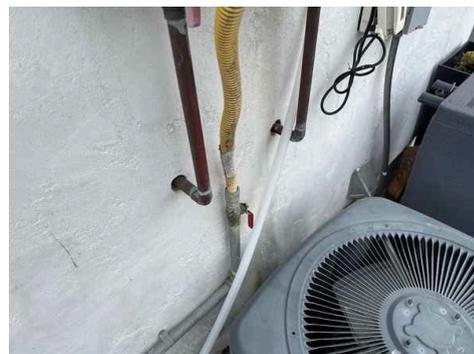
 Observation Item

SEDIMENT TRAP

A lack of sediment trap was noted present at the water heater gas supply. This would be standard for water heaters installed 2007 or prior. However, this is recommended for retrofitting with older appliances and is required for any water heater installed after 2008. Advise correction by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



4.6.3 Water Heaters, Controls, Flues and Vents

 Observation Item

EXPANSION TANK

An expansion tank is not installed at the water heater. This may not have been a required fixture at the time of construction. However, most water heater manufacturers recommend installation when the home's water system is a "closed" system. Recommend consulting a licensed plumbing contractor to determine if corrections are needed at this time.

Recommendation

Contact a qualified plumbing contractor.



4.6.4 Water Heaters, Controls, Flues and Vents

 Safety Concern
FLUE-POORLY INSTALLED

The water heater flue pipe appears to be poorly installed. This condition may pose a potential Carbon Monoxide hazard and should be repaired by a licensed plumbing contractor for safety.

Recommendation

Contact a qualified plumbing contractor.



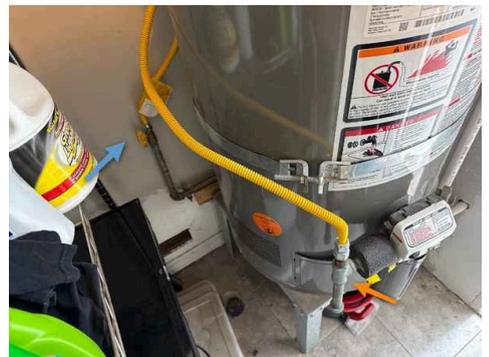
4.6.5 Water Heaters, Controls, Flues and Vents

 Observation Item
SEDIMENT TRAP IMPROPER

The sediment trap was noted installed at the water heater side. This is not in compliance with today's building standards. Recommend correction by a licensed plumbing contractor as required.

Recommendation

Contact a qualified plumbing contractor.



4.7.1 Temperature and Pressure (T&P) Relief Valve

 Safety Concern
MISSING DRAIN LINE

The pressure relieve valve is not equipped with a required drain line. This condition poses a scalding hazard. Advise correction by a licensed plumbing contractor for safety.

Recommendation

Contact a qualified plumbing contractor.



4.7.2 Temperature and Pressure (T&P) Relief Valve

 Safety Concern
WRONG MATERIAL

The TPR valve discharge pipe appears to be a material not rated for this application. This may prove to be a safety concern. Typically the TPR valve discharge pipe on water heaters requires a 3/4 rigid galvanized, copper, or CPVC pipe. Recommend further evaluation by a licensed plumber and repair as needed.

Recommendation

Contact a qualified plumbing contractor.



4.9.1 Water Pressure

UNABLE TO LOCATE

Attention Item

A pressure regulator was not found. If no pressure regulator is installed, a pressure surge in the water supply could adversely affect your plumbing system, and even lead to a leak. We recommend having a pressure regulator installed by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

4.10.1 Gas Storage and Distribution Systems (Interior Fuel Storage, Piping, Venting, Supports, Leaks)

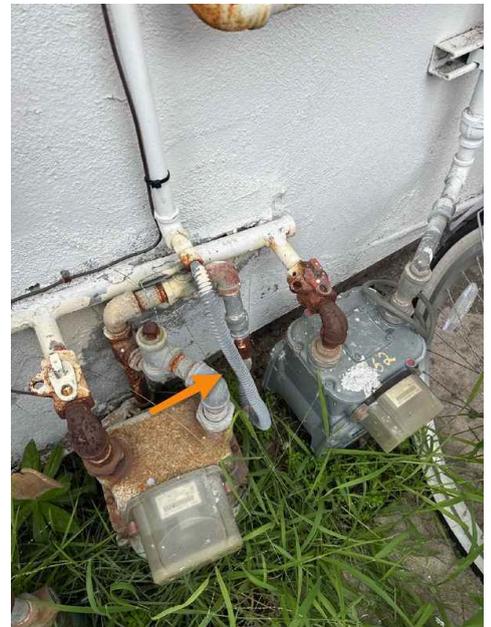
Attention Item

IMPROPER GAS SUPPLY

A portion of the gas supply is not properly installed. Advise consulting a licensed plumbing contractor for necessary corrections.

Recommendation

Contact a qualified plumbing contractor.



4.11.1 Correct Plumbing at Faucets(Hot Left, Cold Right)

Safety Concern

HOT/COLD REVERSED - SINK

The hot and cold water supply was noted reversed at the sink. Hot should be on the left or away from you, while cold should be toward you or to the right. This is considered a scalding hazard. Advise consulting a licensed plumbing contractor for necessary corrections.

Recommendation

Contact a qualified plumbing contractor.



Unit 3664 Kitchen

5: ELECTRICAL SYSTEM

		IN	NI	NP	A
5.1	Main and Distribution Panels				X
5.2	System Grounding and Grounding Equipment	X			
5.3	Overcurrent Devices (Circuit Breakers, Fuses)	X			
5.4	Branch Circuit Conductors				X
5.5	Connected Devices and Fixtures	X			
5.6	Exterior Lighting	X			
5.7	Polarity and Ground of Receptacles				X
5.8	Operation of GFCI (Ground Fault Circuit Interrupters)				X
5.9	Operation of AFCI (Arc Fault Circuit Interrupters)				X
5.10	Smoke Detectors				X
5.11	Carbon Monoxide Detector				X
5.12	Cable and Telephone Entrance	X			
5.13	Overhead Service Entrance Conductors				X

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Electrical Service Conductors

Overhead Service

Panel Type

Circuit Breakers

Panel Capacity

Undersized (Undetermined Amperage)

Branch Wire 15 and 20 Amp

Copper

Wiring Methods

Romex

Exterior Lighting Control

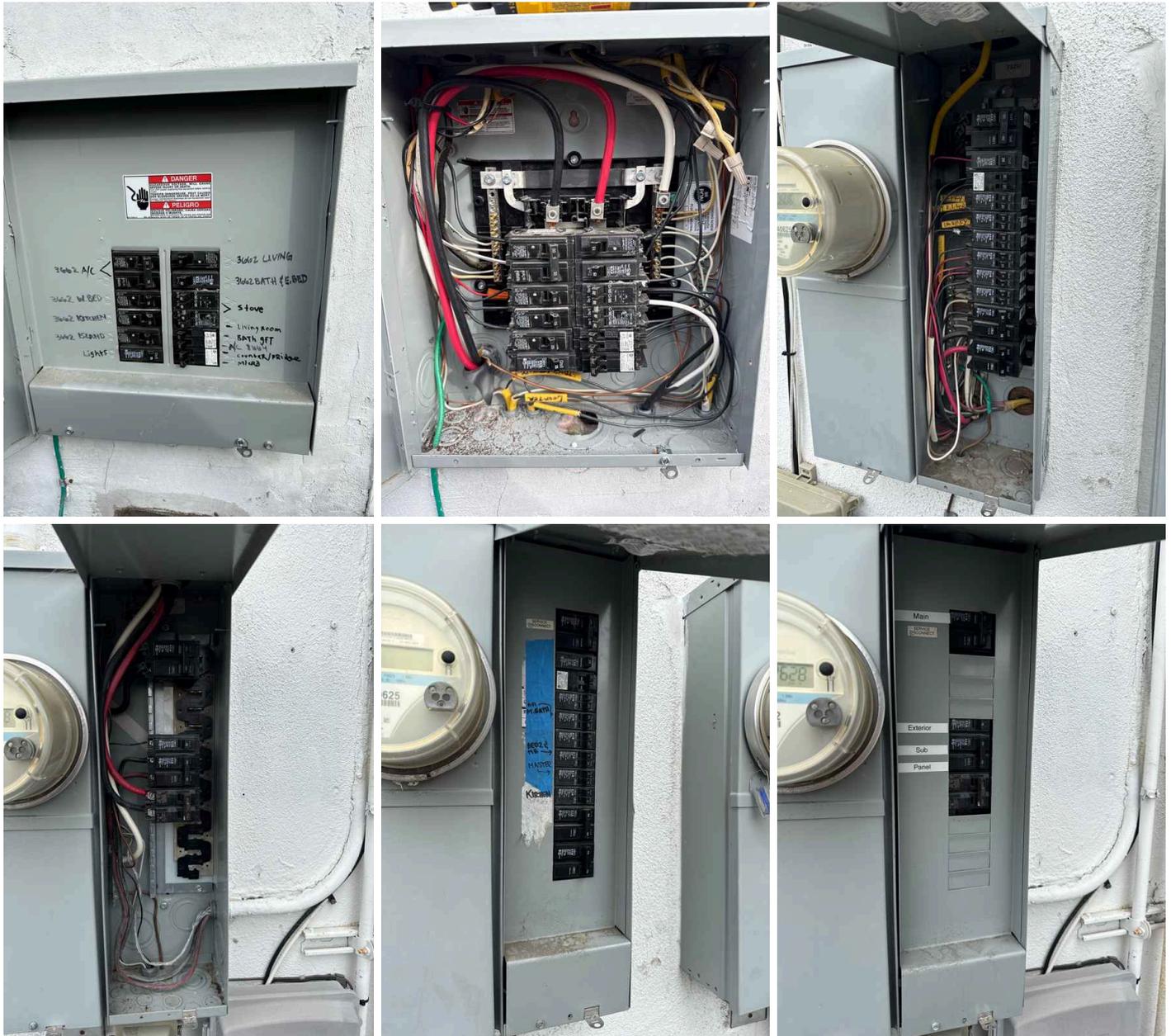
Standard switched

Main and Distribution Panels: Type

Main Panel

Main and Distribution Panels: Picture of Panels

Pictures of electrical panel(s).



Operation of GFCI (Ground Fault Circuit Interrupters): GFCI INFO

Definition: A ground-fault is an unintentional electrical path between a source of electrical current and a grounded surface. Electrical shock can occur if a person comes into contact with an energized part. GFCI's (ground-fault circuit-interrupters) can greatly reduce the risk of shock by immediately shutting off an electrical circuit when that circuit represents a shock hazard (i.e., a person comes in contact with a faulty appliance together with a grounded surface). GFCI's can be installed in a circuit breaker panel board or directly in a receptacle outlet.

Operation of AFCI (Arc Fault Circuit Interrupters): AFCI INFO

Definition: When an electrical switch is opened or closed, an arc, or discharge of electricity across a circuit, occurs. Unintentional arcs can occur at loose connections or where wires or cords have been damaged. Such arcs can lead to high temperatures and sparking, possibly igniting combustibles. AFCI's (arc-fault circuit-interrupters) protect against fire by continuously monitoring the electrical current in a circuit and shutting off the circuit when unintended arcing occurs. These devices are designed to discriminate between unintended arcing and the type of arcing that occurs when a switch is operated.

Limitations

General

ELECTRICAL INSPECTION LIMITATIONS

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair and further evaluation recommendation items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Main and Distribution Panels

PANEL INACCESSIBLE

UNIT 3664

The panel was not accessible at the time of the inspection. Recommend further evaluation.



Branch Circuit Conductors

ELECTRICAL INSPECTION LIMITATIONS

Please note: due to wall coverings, insulation, HVAC ductwork or other obstructions, it was not possible to observe the branch circuit wiring throughout this entire home. Damage to the insulation or wiring itself can be present in a non-visible location. You should consider having the branch circuit wiring further explored by a licensed electrical contractor before the end of your contingency period to determine if any latent defects exist.

Observations

5.1.1 Main and Distribution Panels



FULL PANEL

The electrical panel appears to be mostly full. Space is not provided for the addition of many more breakers(if any). We could not inspect the condition of bus bars. It is recommended that the panel be further evaluated by a licensed electrical contractor to verify the condition of the bus bar and to determine if repairs or expansion is necessary.

Recommendation

Contact a qualified electrical contractor.



5.1.2 Main and Distribution Panels

WIRE CLAMP

⊖ Attention Item

Wire clamp noted missing at the main panel. A plastic bushing or wire clamp protects and secures the wiring as it enters into the electric box. We advise corrections by a licensed electrician.

Recommendation

Contact a qualified professional.



5.1.3 Main and Distribution Panels

METER TAG CUT

⊖ Attention Item

The service tag at the electrical meter was noted cut. This may indicate that the electrical panel has been tampered with without the service providers knowledge. Advise contacting SDGE for further evaluation to determine if corrections are needed at this time.

Recommendation

Contact a qualified professional.



5.4.1 Branch Circuit Conductors

 Attention Item
OPEN JUNCTION BOX

Open junction box(es) noted. Whenever wires are joined together, the junction box must have a cover for safety. We advise installing an approved cover plate for safety.

Recommendation

Contact a qualified electrical contractor.



Unit 3660 Attic



Unit 3658 Kitchen

5.4.2 Branch Circuit Conductors

 Attention Item
ORIGINAL WIRING

Portions of the original electrical wiring were noted present and in use. This wiring may not be as safe as modern electrical circuits. Recommend consulting a licensed electrical contractor to determine if corrections are needed at this time.

Recommendation

Contact a qualified electrical contractor.



5.7.1 Polarity and Ground of Receptacles

 Attention Item
NON-GROUNDED-3 PRONG OUTLETS

UNIT 3662

The original two pronged outlets have been replaced with three pronged outlets, which are not grounded. We advise contacting a licensed electrician to properly ground all outlets near water sources and those that service electronically sensitive equipment, i.e. computers, fax machines, hi-tech stereo equipment.

Recommendation

Contact a qualified electrical contractor.

5.8.1 Operation of GFCI (Ground Fault Circuit Interrupters)

 Attention Item
GFCI UNGROUNDED

One or more GFCI outlet in the home was noted mis-wired with no ground. This condition can prevent proper operation of the outlet and pose a potential safety concern. Advise correction by a licensed electrical contractor.

Recommendation

Contact a qualified professional.



Unit 3662 Bathroom

5.9.1 Operation of AFCI (Arc Fault Circuit Interrupters)

 Observation Item

LACK OF ADEQUATE PROTECTION

The home is not equipped with adequate AFCI protection as per today's building requirements. Recommend retrofitting as required by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.

5.10.1 Smoke Detectors

 Attention Item

NO OPERATIONAL UNITS

No operable smoke detectors were found in the home. Recommend installing smoke detectors to comply with the current safety requirements prior to moving into the home.

Recommendation

Contact a qualified professional.



Unit 3658

5.11.1 Carbon Monoxide Detector

 Observation Item

NOT MOUNTED

A carbon monoxide detector was present, but not mounted. Advise correction by a qualified person.

Recommendation

Contact a qualified professional.



Unit 3660 Bedroom Hall



Unit 3658 Bedroom Hall

5.13.1 Overhead Service Entrance Conductors

 Attention Item

MAST TOO SHORT

The electrical service weather mast does not extend above the roofline as required by today's building standards. Recommend consulting a licensed electrical contractor to determine if corrections are needed at this time.

Recommendation

Contact a qualified electrical contractor.



5.13.2 Overhead Service Entrance Conductors

IMPROPER ELECTRICAL CONNECTIONS

 Safety Concern

Improper overhead electrical connections were noted at the service entrance. Advise further evaluation and repair by a licensed electrical contractor for safety.

Recommendation

Contact a qualified electrical contractor.



6: INTERIORS

		IN	NI	NP	A
6.1	Interior General				X
6.2	Ceilings				X
6.3	Walls				X
6.4	Floor Coverings				X
6.5	Counters and a Representative Number of Cabinets				X
6.6	Tub/Shower Enclosure				X
6.7	Doors (Representative Number)				X
6.8	Windows (Representative Number)				X
6.9	Attic	X			
6.10	Room Additions/Modifications				X

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Ceiling Materials

Sheetrock

Wall Materials

Sheetrock

Floor Covering(s)

Vinyl Tongue and Groove

Interior Doors

Wood

Cabinetry

Wood

Kitchen Countertop

Granite

Windows

Vinyl, Double Pane

Limitations

Interior General

GENERAL LIMITATIONS

The interior of the structure was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, equipment or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Interior General

GENERAL LIMITATIONS CONT.

Please note: Determining if damage, the presence of organic growths, moisture or wood rot behind wall, floor and ceiling coverings is beyond the scope of this inspection. If you are concerned or believe that these conditions may exist in a non-visible or concealed area, I recommend that you have this home further examined by a qualified contractor or environmental hygienist.

Attic

ATTIC LIMITED ACCESS

Due to the structure of the roof/framing, insulation and forced air handling components, some areas of the attic were not visible and could not be fully inspected.

Observations

6.1.1 Interior General



Observation Item

MUSTY ODOR

A musty odor was noted at the interior living space. Unable to determine the exact cause. Recommend inquiry with the seller about any past moisture issues and have further evaluated by a licensed environmental hygienist as necessary.

Recommendation

Contact a qualified environmental contractor



Unit 3662 2nd Bedroom

6.2.1 Ceilings



Attention Item

WATER STAINING-ROOF

Moisture stain noted on the walls/ceiling in one or more areas. This could be indicative of a previous leak. The area appeared dry at the time of the inspection. Recommend further evaluation by a licensed roofing and restoration contractor to determine if repairs are needed at this time. Please note: determining if damage exist behind the walls of any surface is beyond the scope of this inspection.

Recommendation

Contact a qualified roofing professional.



Laundry

6.2.2 Ceilings



Observation Item

ATTIC COVER DAMAGED

Damage was noted at the attic access cover. You may wish to view this for yourself and have repaired or replaced as desired.

Recommendation

Contact a qualified drywall contractor.



Unit 3660

6.3.1 Walls



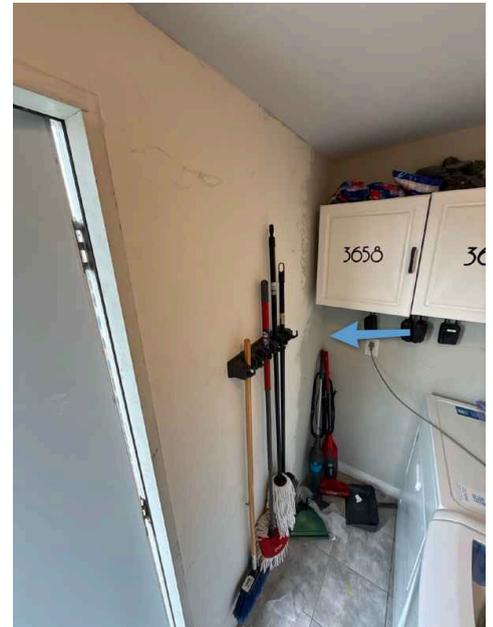
Observation Item

WALL PATCHES

Patches or evidence of repairs noted in areas. Unable to determine the exact cause. You may wish to ask the sellers about any repairs you are concerned about. Please note: determining if damage exist behind the walls of any surface is beyond the scope of this inspection.

Recommendation

Contact a qualified drywall contractor.



Laundry

6.3.2 Walls

GENERAL-POSSIBLE ORGANIC GROWTH

Attention Item

Staining/possible organic growth was noted. Unable to determine the exact cause. Recommend further evaluation by a licensed environmental hygienist and installation of a bathroom vent fan to prevent continued issues.

Recommendation

Contact a qualified mold remediation contractor



Unit 3658

6.3.3 Walls

DAMAGED DRYWALL

Attention Item

Damage was noted at the drywall in one or more location. You may wish to view this for yourself and have repaired by a licensed drywall contractor as desired.

Recommendation

Contact a qualified drywall contractor.



Unit 3660 2nd Bedroom

6.4.1 Floor Coverings

BUCKLING AT FLOORING

Attention Item

Portions of the flooring appeared to be buckling in areas. This may be indicative of improper installation or moisture issues. Advise necessary correction by licensed flooring contractor.

Recommendation

Contact a qualified flooring contractor



Unit 3660



Unit 3660 Dining Room



Unit 3660 Master Bedroom

6.4.2 Floor Coverings

Attention Item

COSMETIC DAMAGE

Cosmetic damage was noted at the flooring in various locations. You may wish to view this for yourself and have repaired as desired.

Recommendation

Contact a qualified flooring contractor



6.5.1 Counters and a Representative Number of Cabinets

Observation Item

COSMETIC DAMAGE

Typical cosmetic damage noted. Advise paint and/or repairs as needed.

Recommendation

Contact a qualified professional.



Unit 3660 Kitchen

6.5.2 Counters and a Representative Number of Cabinets

Observation Item

CABINET DOOR-ADJUST

The cabinet door appears to need adjustment to allow for smooth operation. Advise necessary correction.

Recommendation

Contact a qualified cabinet contractor.



Various Locations

6.6.1 Tub/Shower Enclosure

 Attention Item**CLEAN AND RECAULK SHOWERS/TUBS**

The tub/shower enclosures need to be cleaned and recaulked to prevent moisture intrusion beyond the shower enclosure walls.

Recommendation

Contact a qualified professional.



Unit 3664 Bathroom

6.7.1 Doors (Representative Number)

 Observation Item**DOOR STOP**

VARIOUS LOCATIONS

One or more door stop is missing/damaged. Advise repair to prevent damage to the adjacent wall.

Recommendation

Contact a qualified professional.

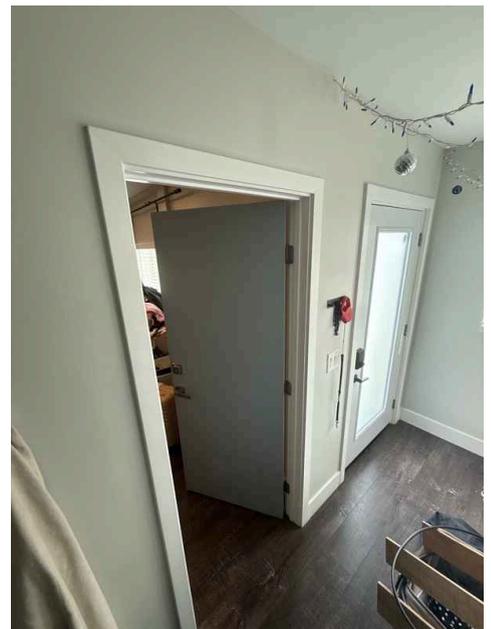
6.7.2 Doors (Representative Number)

 Attention Item**DOOR STICKS**

Interior door(s) sticks in one or more areas. Advise correcting and maintenance as needed.

Recommendation

Contact a qualified professional.



Unit 3660 Master Bedroom

6.7.3 Doors (Representative Number)

 Attention Item**INTERIOR DOOR REMOVED**

One or more interior door was noted removed at the time of the inspection. Advise asking the seller about this and have replaced as necessary.

Recommendation

Contact a qualified door repair/installation contractor.



Unit 3660 Bedroom Hall

6.8.1 Windows (Representative Number)



Attention Item

FOGGED OR FAILING WINDOWS

Fogged windows or failing UV coatings were noted. This may be indicative of failed hermetic seals. This condition will reduce the visibility and thermal efficiency of these windows. Recommend further evaluation by a licensed window contractor to determine repairs needed at this time.

Recommendation

Contact a qualified window repair/installation contractor.



Unit 3662 Master Bedroom

6.10.1 Room Additions/Modifications



Attention Item

ROOM ADDITIONS

This house appears to have additions or modifications to the original structure. Note, it is beyond the scope of our inspection to verify permits. We advise checking city records to verify the existence of permits before the close of escrow.

Recommendation

Contact a qualified professional.

6.10.2 Room Additions/Modifications



Attention Item

REMODELING/MODIFICATIONS

This home has undergone major renovation, remodeling, and/or additions to the original structure. As it is beyond the scope of our inspection to verify the existence of permits, we advise obtaining this prior to the close of escrow.

Recommendation

Contact a qualified professional.

7: INSULATION AND VENTILATION

		IN	NI	NP	A
7.1	Insulation in Attic	X			
7.2	Insulation Under Floor System				X
7.3	Vapor Retarders (On Ground, In Crawlspace or Basement)				X
7.4	Ventilation of Attic and Foundation Areas				X
7.5	Ventilation Systems (Kitchens, Baths and Laundry)				X
7.6	Ventilation Fans and Controls	X			

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Attic Insulation

Fiberglass

Floor System Insulation

NONE

Ventilation

Soffit Vents

Exhaust Fans

Fan

Dryer Power Source

Gas Connection

Dryer Vent

Flexible Metal

Limitations

General

INSULATION AND VENTILATION INSPECTION LIMITATIONS

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Observations

7.2.1 Insulation Under Floor System

FLOOR NOT INSULATED



Attention Item

The floor system is not fully insulated. This condition will negatively impact the thermal efficiency of the home. Recommend consulting a licensed insulation contractor to determine a complete list of necessary repairs.

Recommendation

Contact a qualified professional.

7.3.1 Vapor Retarders (On Ground, In Crawlspace or Basement)

VAPOR BARRIER NOT INSTALLED



Attention Item

The crawlspace is not equipped with a vapor barrier. This condition can lead to moisture-related issues. Recommend consulting a licensed foundation contractor to determine if corrections are needed at this time.

Recommendation

Contact a foundation contractor.

7.4.1 Ventilation of Attic and Foundation Areas

DAMAGED SCREENS-CRAWLSPACE

— Attention Item

Damage screens were noted at the crawlspace ventilation. This condition can allow for pest intrusion. Advise correction by a licensed pest control company.

Recommendation

Contact a qualified pest control specialist.



7.5.1 Ventilation Systems (Kitchens, Baths and Laundry)

VENT DUCT DAMAGED

— Attention Item

The vent duct was noted damaged at the time of the inspection. This condition may prevent proper ventilation. Advise further evaluation and repair by a licensed appliance contractor.

Recommendation

Contact a qualified appliance repair professional.



Laundry

8: ROOFING

		IN	NI	NP	A
8.1	Roof General	X			
8.2	Roof Coverings				X
8.3	Flashings, Skylights and Roof Penetrations				X
8.4	Roof Sheathing (As observable from attic)	X			
8.5	Roof Drainage Systems				X

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Roof Covering

Tile, Asphalt/Fiberglass
Composition Shingle, Rolled
Asphalt/Fiberglass

Viewed roof covering from

Ground

Limitations

Roof General

ROOF UNDERLAYMENT INSPECTION LIMITATION

Due to lack of visibility as a result of the installed roof coverings, we are not able to inspect, evaluate or comment on the condition or installation of the roof underlayment system. Deficiencies with the underlayment can include but not limited to: premature failure, shrinkage, not installed, improper installation or physical damage. As a result of these limitations, we recommend further evaluation by a licensed roof contractor to determine if latent defects exist.

Roof General

ROOF INSPECTION LIMITATIONS

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Observations

8.2.1 Roof Coverings

REPLACED ROOF (GENERAL)



The roof appears to have been replaced. Installing a roof requires permits and must be done per manufactures installation guidelines. I recommend asking the sellers for documentation showing that the roof was permitted and installed by a licensed Roof contractor per the manufactures installation requirements. Many roof manufactures will warranty a product for up to 30 years, however this is not a warranty or guarantee on the workmanship, which is typically the cause for issues/leaks and may not be covered by the manufacture warranty. If documentation cannot be produced, you should contact the roof manufacture for warranty details and or a licensed roof contractor for further evaluation.

Recommendation

Contact a qualified roofing professional.



8.2.2 Roof Coverings

 Attention Item

WOVEN VALLEY (ASPHALT)

A woven "closed" valley was noted present at the roof covering in one or more location. This may have been acceptable at the time of installation, but is known to promote moisture intrusion issues and is typically not in accordance with the manufacturers specifications. It is recommended that these areas be further evaluated by a licensed roofing contractor to determine if further action is needed at this time.

Recommendation

Contact a qualified professional.



8.2.3 Roof Coverings

 Observation Item

PREVIOUS REPAIRS

Evidence of previous possible repairs were noted at the roofing. I recommend asking the seller about this and have further evaluated by a licensed roofing contractor as necessary.

Recommendation

Contact a qualified roofing professional.



8.2.4 Roof Coverings

 Attention Item
RIDGE CAPS MISSING/DAMAGED

The ridge caps were noted missing/damaged in areas. Advise consulting a licensed roofing contractor for necessary repairs.

Recommendation

Contact a qualified roofing professional.



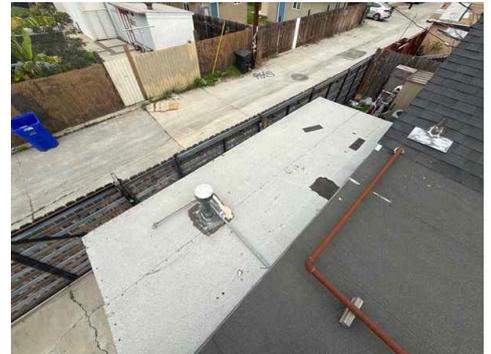
8.2.5 Roof Coverings

 Attention Item
IMPROPER INSTALLATION

Portions of the roof covering do not appear to be installed in accordance with the manufacturers specifications. This condition may promote adverse wear and possible leaks. Recommend consulting a licensed roofing contractor for necessary corrections.

Recommendation

Contact a qualified roofing professional.



Laundry

8.2.6 Roof Coverings

 Attention Item
ROOFING-DISBONDING

Portions of the roofing material was noted disbonding at the time of the inspection. This condition may allow for moisture intrusion. Advise correction by a licensed roofing contractor.

Recommendation

Contact a qualified roofing professional.



8.3.1 Flashings, Skylights and Roof Penetrations

 Attention Item
SEAL PENETRATIONS (GENERAL)

The roof penetrations need caulking around the perimeter of the flashings where sealant is aged and/or failing. Advise repair by a licensed roof contractor.

Recommendation

Contact a qualified roofing professional.



8.3.2 Flashings, Skylights and Roof Penetrations

IMPROPER ROOF PENETRATION

An improper roof penetration was noted at the furnace flue pipe. Recommend consulting a licensed HVAC contractor to determine corrections needed at this time.

Recommendation

Contact a qualified HVAC professional.



8.3.3 Flashings, Skylights and Roof Penetrations

IMPROPERLY ABANDONED PENETRATION

An improperly abandoned roof penetration was noted. This condition may pose a potential for moisture intrusion. Recommend consulting a licensed roofing contractor for necessary repairs.

Recommendation

Contact a qualified roofing professional.



8.5.1 Roof Drainage Systems

GUTTER SYSTEM INCOMPLETE

The home is not equipped with a full system of gutters and downspouts/drain lines. Gutters and drain lines are recommended to mitigate erosion and prevent possible water intrusion.

Recommendation

Contact a qualified professional.



8.5.2 Roof Drainage Systems

GUTTER-PHYSICAL DAMAGE

Physical damage was noted at the gutter system in various locations. You may wish to view this for yourself and have repaired as desired.

Recommendation

Contact a qualified gutter contractor





9: EXTERIOR

		IN	NI	NP	A
9.1	Exterior General Information	X			
9.2	Wall Cladding, Flashing and Trim				X
9.3	Windows	X			
9.4	Doors (Exterior)				X
9.5	Eaves, Soffits and Fascia				X
9.6	Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building)				X
9.7	Decks, Balconies, Steps, Porches, Patio Covers and Applicable Railings	X			
9.8	Tempered Glass at Doors/Windows	X			
9.9	Fencing and Gates				X
9.10	Crawlspace				X

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Information

SIDING MATERIAL

WOOD

EXTERIOR ENTRY DOORS

WOOD

APPURTENANCE

PATIO, PORCH, SIDEWALK

DRIVEWAY

CONCRETE

Limitations

Exterior General Information

EXTERIOR LIMITATIONS

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Observations

9.2.1 Wall Cladding, Flashing and Trim

STUCCO CRACKS

Stucco cracks and deterioration noted in areas. These cracks may be prone to moisture intrusion issues. You may wish to view them for yourself and have repaired by a licensed contractor.

Recommendation

Contact a stucco repair contractor



9.4.1 Doors (Exterior)



Attention Item

WOOD DAMAGE

Wood damage/evidence of wood destroying organisms noted at one or more exterior door. Advise consulting a licensed termite inspector and/or door contractor for necessary repairs.

Recommendation

Contact a qualified door repair/installation contractor.



Unit 3660 Dining Room



Unit 3660

9.5.1 Eaves, Soffits and Fascia



Attention Item

WOOD DESTROYING PESTS

Moisture damaged wood, evidence of possible wood destroying organisms noted. Recommend consulting the termite inspection report for corrective actions needed.

Recommendation

Contact a qualified pest control specialist.

9.6.1 Vegetation, Grading, Drainage and Hardscape
(With respect to their effect on the condition of the building)

Attention Item

LOW AREAS-POOR DRAINAGE

Low/neutral areas were observed at the grading which will cause water to pond during rain or extended irrigation. Standing water can be detrimental to the integrity of the foundation of the house. It is important to prevent or minimize standing water around the house. This can be accomplished by properly sloping the ground away from the house, or adding yard drains to carry water away from the low lying areas. Rain gutters should also be installed and drained away from the house. Advise monitoring during times of rain and making corrections as needed.

Recommendation

Contact a qualified landscaping contractor



9.6.2 Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building)

Attention Item

PREVIOUS REPAIRS

Evidence of previous repairs were noted at the hardscape in areas. Recommend asking the homeowners about this and have further evaluated as necessary.

Recommendation

Contact a qualified professional.



9.6.3 Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building)

Attention Item

MOVEMENT AT HARDSCAPE

Evidence of movement was noted at the hardscape in areas. This may be indicative of possible drainage issues, soil movement or tree root activity. Unable to determine the exact cause. Recommend monitoring and repair by a licensed masonry contractor as necessary.

Recommendation

Contact a qualified masonry professional.



9.9.1 Fencing and Gates

Attention Item

GATE HARDWARE-DAMAGED/LOOSE

The gate hardware was noted damaged or loose at the time of the inspection. Advise correction to allow for proper operation and prevent further possible damage.

Recommendation

Contact a qualified fencing contractor



9.10.1 Crawlspace

Attention Item

DEBRIS IN CRAWLSPACE

Construction debris/refuse was noted present in the crawlspace in areas. This condition can prevent proper accessibility and promote the attraction of pests. Advise removal by a qualified person.

Recommendation

Contact a qualified professional.



9.10.2 Crawlspace

Attention Item

WOOD DESTROYING ORGANISMS

Evidence of possible wood destroying organisms were noted in the crawlspace in areas. Recommend further evaluation by a licensed termite inspection company to determine the scope of necessary corrections.

Recommendation

Contact a qualified pest control specialist.

9.10.3 Crawlspace

Attention Item

EXCESS MOISTURE

Excess moisture was noted in the crawlspace area. This condition prevents proper evaluation of the crawlspace and can promote a wide variety of adverse wear related issues. Advise further evaluation by a licensed drainage and foundation contractor to determine corrections needed at this time.

Recommendation

Contact a qualified grading contractor.



10: STRUCTURAL COMPONENTS

		IN	NI	NP	A
10.1	Structural General Information	X			
10.2	Walls (Structural)	X			
10.3	Foundations, Basements and Crawlspace				X
10.4	Columns or Piers				X
10.5	Floors (Structural)				X
10.6	Ceilings (structural)	X			
10.7	Roof Structure and Attic				X
10.8	Presence of Foundation Bolts	X			

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Foundation

Poured concrete

Wall Structure

2 X 4 Wood

Floor Structure

Slab

Ceiling Structure

2X4

Roof Structure

Stick-built

Roof-Type

Gable, Flat

Method used to observe attic

Crawled, Limited access, From entry, Inaccessible

Attic info

Scuttle hole, None Found

Method used to observe Crawlspace

Crawled, Limited access

Columns or Piers

Concrete Piers, Wood post

Structural General Information: Suggested Foundation Maintenance & Care

Proper drainage and moisture maintenance is imperative to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement-cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

Structural General Information: Foundations

Future performance of the structure cannot be predicted or warranted. This inspection is one of the first impressions and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time the inspection. Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are like to occur. The Inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region at the time of the inspection. This does not guarantee the future life or failure of the foundation. The inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by a Structural Engineer of your choice. Foundations inspected in accordance with the Standards of Practice.

Limitations

Structural General Information

STRUCTURAL INSPECTION LIMITATIONS

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Foundations, Basements and Crawlspaces

LIMITED INSPECTION DUE TO OBSTRUCTIONS

Due to floor coverings, vegetation, siding or other obstructions, not all areas of the foundation were visible. Our review of the home's foundation is limited. You may wish to have this further explored by a licensed foundation contractor and/or a licensed structural engineer to determine if any latent defects exist.

Floors (Structural)

FLOOR/FOUNDATION INSPECTION LIMITATIONS

Due to floor coverings, vegetation, siding or other obstructions, not all areas of the foundation were visible. Our review of the home's foundation is limited. You may wish to have this further explored by a licensed foundation contractor and/or a licensed structural engineer to determine if any latent defects exist.

Presence of Foundation Bolts

HOME LIKELY BOLTED

The home is likely bolted to the foundation. However, drywall was in place at the time of the inspection. Bolts could not be seen because of this. I recommend further evaluation by a licensed foundation contractor to confirm.

Observations

10.3.1 Foundations, Basements and Crawlspaces



Attention Item

SPALLING/DETERIORATION

Spalling/deterioration was noted at the foundation walls in various locations. This may be indicative of age and prolonged moisture contact. Advise consulting a licensed foundation contractor to determine if corrections are needed at this time.

Recommendation

Contact a foundation contractor.

10.4.1 Columns or Piers



Attention Item

SHIFTED POST/PIERS

Shifting was noted in the post/pier system. This condition can contribute to structural movement. Recommend consulting a licensed foundation contractor for necessary correction and seismic retrofitting as required.

Recommendation

Contact a foundation contractor.



10.4.2 Columns or Piers

SHIMMING AT PIERS
 Attention Item

Shimming was noted at the post/pier system. This condition may be indicative of previous structural movement. Advise consulting a licensed foundation contractor for further evaluation to determine if corrections are needed at this time.

Recommendation

Contact a foundation contractor.



10.5.1 Floors (Structural)

POSSIBLE WOOD DESTROYING PESTS
 Attention Item

Evidence of wood destroying organisms noted. Recommend further evaluation by a licensed termite inspector.

Recommendation

Contact a qualified professional.



10.5.2 Floors (Structural)

SLOPING FLOORS
 Attention Item

UNIT 3662, UNIT 3660

The floor appear to be sloping. The exact evaluation is beyond the scope of our inspection. We advise further evaluation by a structural engineer or qualified licensed contractor before the end of your contingency period to evaluate the structure, and advise you on possible required repairs.

Recommendation

Contact a foundation contractor.

10.7.1 Roof Structure and Attic

CRACKED/SPLIT FRAMING
 Attention Item

Cracked/split framing was noted in the attic. This may be indicative of structural settlement. Recommend reinforcement/repair by a licensed framing contractor as necessary.

Recommendation

Contact a qualified general contractor.



Unit 3660

11: HEATING EQUIPMENT

		IN	NI	NP	A
11.1	Heating Equipment				X
11.2	Normal Operating Controls	X			
11.3	Automatic Safety Controls	X			
11.4	Presence of Installed Heat Source in Each Room	X			
11.5	Flue(s) for Heating Equipment	X			
11.6	Distribution Systems (HVAC Ducting and Related Equipment)				X

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Heat Type

Forced Air, Heat Pump Forced Air
(also provides cool air)

Energy Source

Natural gas, Electric

Number of Heat Systems (excluding wood)

Four

Ductwork

Insulated

Filter Type

Washable

Cooling Equipment Type

Air conditioner unit

Cooling Equipment Energy Source

Electricity

Number of AC Only Units

Four

Normal Operating Controls : Type

Thermostat, Remote

Automatic Safety Controls : Type

Safety switch, Vent Limit Switch

Presence of Installed Heat Source in Each Room: Type

In wall

Heating Equipment : Picture of Heating Equipment

Picture of heating equipment.



Unit 3662



Unit 3660

Heating Equipment : Thermal Image Showing Operation

The furnace turned on and produced heat at the time of the inspection.



Unit 3662



Unit 3660



Unit 3658



Limitations

General

HEATING AND COOLING SYSTEM LIMITATIONS

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General

ADDITIONAL HEATING AND COOLING SYSTEM LIMITATIONS

Please note: due to wall or floor coverings, insulation, roof framing or other obstructions, it was not possible to observe the entire HVAC distribution system throughout this entire home. Damage to the ducting can be present in a non-visible location. You may wish to have the HVAC distribution system further explored by a licensed HVAC contractor before the end of your contingency period to determine if any latent defects exist.

Distribution Systems (HVAC Ducting and Related Equipment)

EVALUATION LIMITED

Please note: Due to wall or floor coverings, insulation, roof framing or other obstructions, it was not possible to observe the entire HVAC distribution system throughout this entire home. Damage to the ducting can be present in a non-visible location. You may wish to have the HVAC distribution system further explored by a licensed HVAC contractor before the end of your contingency period to determine if any latent defects exist.

Observations

11.1.1 Heating Equipment



HEATING SYSTEM-REPLACED

The heating system installed in this home is not original. The furnace(s) appeared serviceable at the time of inspection. However, we recommend asking the sellers for documentation showing that the unit(s) was installed by a licensed HVAC contractor per the manufactures installation requirements. If documentation cannot be produced, I recommend this unit be further explored by a licensed HVAC contractor for safety.

Recommendation

Contact a qualified HVAC professional.



Unit 3662



Unit 3660

11.1.2 Heating Equipment



HEAT PUMP

The heat pump appeared to turn on and produce heat at the time of inspection. However, determining the life remaining is beyond the scope of a home inspection. These units will typically last between 10-15 years. However, due to the mild climate in San Diego county, it is not uncommon to see older units (15+years) still in use. If you are concerned with the condition of the heat pump, you should consult with a licensed HVAC contractor to determine life remaining and/or potential cost of replacement.

Recommendation

Contact a qualified HVAC professional.

11.1.3 Heating Equipment



DRIP LEG

The furnace gas piping is not equipped with a sediment trap or drip leg. Advise installation by a licensed plumber or qualified professional.

Recommendation

Contact a qualified HVAC professional.



Unit 3662



Unit 3660

11.1.4 Heating Equipment

COMBUSTIBLE BLOCKING

Attention Item

The furnace was noted installed on combustibile blocking at the time of the inspection. This is typically not in accordance with the manufactures specifications. Advise consulting a licensed HVAC contractor for necessary repairs.

Recommendation

Contact a qualified HVAC professional.



Unit 3662



Unit 3660

11.6.1 Distribution Systems (HVAC Ducting and Related Equipment)

Attention Item

DIRTY FILTER

The filter is dirty and needs to be cleaned and/or replaced.

Recommendation

Contact a qualified HVAC professional.



Unit 3662

12: COOLING EQUIPMENT

		IN	NI	NP	A
12.1	Cooling and Air Handler Equipment				X
12.2	Normal Operating Controls	X			
12.3	Presence of Installed Cooling Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Cooling and Air Handler Equipment: System Information

For HVAC system information, please refer to Heating Equipment.



Cooling and Air Handler Equipment: Thermal Image Showing Operation

The AC appeared to turn on and produce cold air at the time of the inspection.



Unit 3662



Unit 3660



Unit 3658



Limitations

Cooling and Air Handler Equipment

CONDENSATION DRAIN NOT VISIBLE

The AC primary condensation drain appeared to terminate to an approve location. I was unable to verify the condition of the entire span of the drain line due to wall cladding and other finishes. You may wish to have this further evaluated by a licensed HVAC contractor to determine if maintenance is needed at this time.

Observations

12.1.1 Cooling and Air Handler Equipment

MISSING SLEEVE AT SUCTION LINE

Portions of the foam sleeving at the suction line were noted missing. This condition can lead to energy loss and condensation issues. Advise consulting a licensed HVAC contractor for necessary repairs.

Recommendation

Contact a qualified HVAC professional.

Attention Item



Unit 3660

12.1.2 Cooling and Air Handler Equipment

COMPRESSOR NOT LEVEL

Attention Item

The compressor unit (outside) was not level at the time of the inspection. This can cause adverse wear and cause components of the unit to fail prematurely. Advise correction by a qualified professional.

Recommendation

Contact a qualified HVAC professional.



12.1.3 Cooling and Air Handler Equipment

IMPROPER DRAIN TERMINATION

An improper drain termination was noted at the primary condensation drain. Advise consulting a licensed HVAC contractor for necessary correction.

Recommendation

Contact a qualified HVAC professional.

Attention Item



Unit 3662

13: GENERAL PICTURES

Information

Laundry Room



Complementary Photos

The photos in this section are provided as a complementary service and are not intended to represent or identify deficiencies within each evaluated room.

Unit 3662





Unit 3660





Unit 3658



Unit 3664



Rear Yard



Right Side Yard



Left Side Yard



STANDARDS OF PRACTICE

Inspection Details

Please refer to the Home Inspection [Standards of Practice](#) while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

Built-In Appliances

The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

The inspector will out of courtesy observe and operate the basic functions of the following kitchen appliances:

Dishwasher, Range, Cook Top, Oven; Trash Compactor; Garbage Disposal; Ventilation Equipment or Range Hood; and Permanently installed Microwave Oven.

The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units.

The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.