



**SUMMARY**  
 15139 Almond Orchard Ln, San  
 Diego, CA 92131  
 Victor Bianchini  
 May 30, 2024

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3.1.1 Misc. Concerns / Comments  
**STUCCO DETERORATION**

EXTERIOR SIDE YARD

The side yard water feature rear wall stucco material is peeling and flaking. This appears consistent with the lack of maintenance and age. Refer to a licensed stucco contractor for further evaluations and repairs.

Recommendation  
 Contact a stucco repair contractor

Recommendation



Exterior Side Yard

4.1.1 Grading  
**WATER FEATURE NOT TESTED / INSPECTED**

Water features such as fountains, ponds and/or water falls are not included in the inspection.

Maintenance Item



4.3.1 Driveways, Sidewalks, Patios  
**WALKOFF HAZARD**

EXTERIOR STEPS CASITA

Recommendation

A residential walk hazard refers to any condition or element within a residential property that poses a potential danger to individuals walking or moving in and around the premises. These hazards can vary in severity and can result in slips, trips, falls, and related injuries.

Common examples of residential walk hazards include:

1. Uneven or cracked walkways: Walkways, sidewalks, or driveways that are uneven or cracked can create tripping hazards for residents and visitors. This could be due to settling of the ground, tree roots pushing up the pavement, or general wear and tear over time.
2. Slippery surfaces: Surfaces that become slippery when wet or icy, such as smooth tiles, slippery stairs, or poorly maintained outdoor paths, can significantly increase the risk of slips and falls.
3. Hazardous steps or stairs: Steps and stairs that are not properly designed, constructed, or maintained can pose a significant hazard to individuals navigating them. Issues like uneven riser heights, inadequate handrails, poor lighting, or loose steps can all contribute to accidents.
4. Cluttered walkways: Walkways obstructed with clutter, debris, or objects increase the risk of people tripping or falling. This can occur both indoors and outdoors, such as in hallways, entranceways, or even in yards.
5. Lack of proper lighting: Inadequate lighting along paths, stairways, or entry areas can make it difficult for people to see potential hazards, leading to accidents, especially during nighttime or in poorly lit areas.

To prevent residential walk hazards, it is important for homeowners and property managers to regularly inspect their residential properties for any potential hazards and promptly address them. This may involve repairing or replacing damaged walkways, maintaining proper lighting, clearing clutter, and ensuring the overall safety of the premises.

Recommendation

Contact a qualified general contractor.

#### 4.3.2 Driveways, Sidewalks, Patios

### STONE WALKWAYS CRACKED CHIPPED

 Recommendation

The exterior stone walkways are missing, grout / sealants in various locations. There are chipped and cracked stones with sharp edges. Caution. The stone walkways are uneven and pose a potential trip concern. Refer to a licensed contractor for repairs.

Recommendation

Contact a qualified masonry professional.





#### 4.8.1 Fences/Gates

### POOL GATE SELF CLOSING HINGE DAMAGED



Safety Hazard

The exterior side yard metal gate self-closing hinge is not operational and/or connected. Caution safety hazard. The gate leads to the pool and spa area. Refer to a licensed gate contractor for immediate repairs.

#### Recommendation

Contact a qualified general contractor.



Exterior Gate



Exterior Pool Gate



#### 4.9.1 Electrical Exposed

### OPEN JUNCTION BOX

EXTERIOR CASITA 2ND FLOOR WALL



Recommendation

The exterior rear stucco wall has open junction box with exposed wires. Caution shock hazard. Refer to a licensed contractor for repairs.

#### Recommendation

Contact a qualified electrical contractor.

### 6.1.1 Exterior Walls / Trim

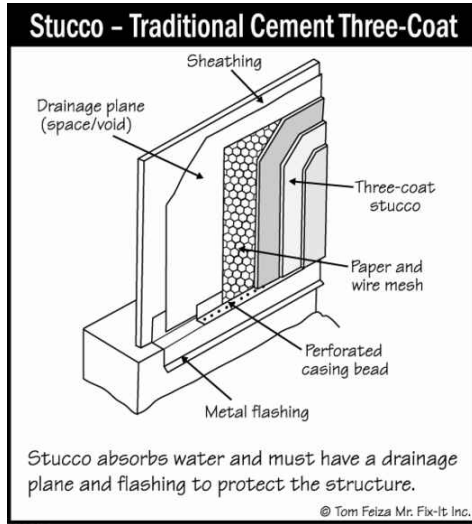
#### \*STUCCO STRESS CRACKS \*

 Recommendation

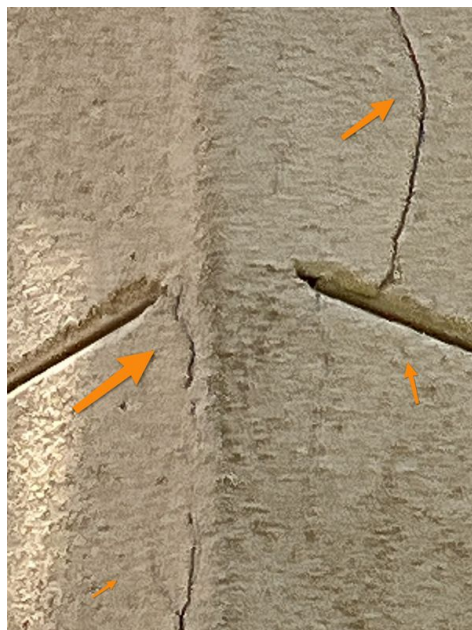
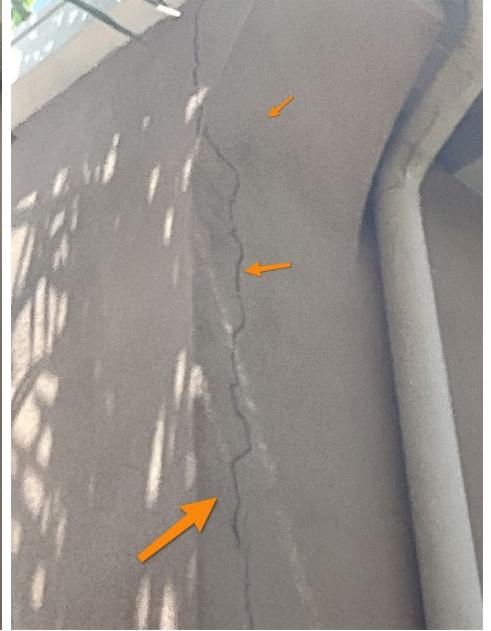
There are small stress fractures and open voids in the stucco around the windows and doors that result from movement, and are quite common. Most people do not realize that structures move, but they do and sometimes more or less continuously. Therefore, stress fractures can reappear after they have been repaired, and particularly if they have not been repaired correctly. Caution conditions are prone to moisture intrusion and damages. Monitor conditions and/or stucco contractor for cost of repairs.

#### Recommendation

Contact a stucco repair contractor



XO14



ADU Exterior



ADU Exterior

### 6.1.2 Exterior Walls / Trim

#### \* STUCCO EXTENDS DOWN INTO SOILS \* ADU

 Recommendation

The stucco extends down to the soil without the benefit of a weep-screed. Weep screed is a horizontal strip of metal that isolates the stuccoed structural walls from the foundation and allows them to move independently of the foundation. This not only prevents horizontal cosmetic cracks that are commonly seen at the base of many stuccoed walls but also isolates the stucco from the soil and inhibits the wicking effect of moisture being drawn up into the stucco which in turn creates the flaking and peeling that is common on such surfaces.

Recommendation  
Contact a stucco repair contractor

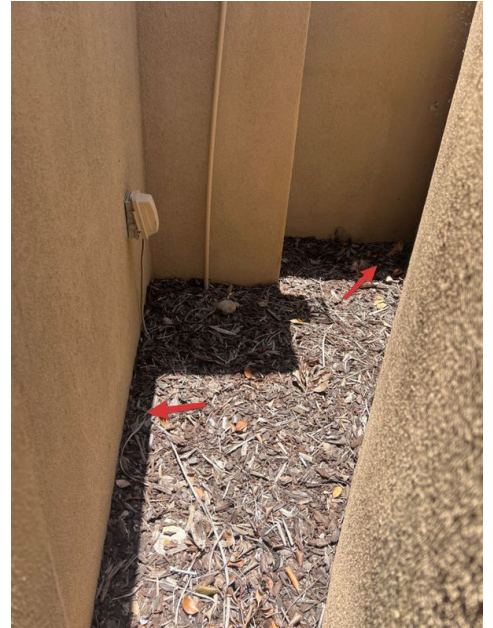
### 6.1.3 Exterior Walls / Trim

## STUCCO EXTENDS DOWN INTO SOILS

 Maintenance Item

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Recommendation  
Contact a stucco repair contractor



### 6.4.1 Steps

## ADU EXTERIOR STAIRCASE

 Recommendation

ADU Exterior Staircase Handle is Missing. Please refer to a license contractor for further evaluation.

Recommendation  
Contact a qualified professional.



### 6.4.2 Steps

## ADU EXTERIOR AREA OF CONCERN

 Recommendation

Recommendation  
Contact a qualified professional.



### 7.1.1 Coverings

## LOOSE CHIPPED & CRACKED TILES

Recommendation

The roof has loose, chipped, and cracked tile(s). Caution ⚠ The roof need maintenance and repairs. Refer a licensed roofing contractor for maintenance and repairs.

### Recommendation

Contact a qualified roofing professional.

### 8.1.1 Access

## NOT FULLY EVALUATED – INSULATION

Recommendation

Insulation has been installed on the attic floor and/or the roof sheeting. The insulation obscures the attic floor and/or roof structure. The inspector makes no attempt to move or remove it for evaluation purposes. All areas and components obscured by the insulation are excluded from this inspection.

### 9.2.1 Floor, Walls, Ceiling

## GARAGE FLOORS / WALLS BLOCKED BY STORED ITEMS

Maintenance Item

View of garage interior walls, floor and ceiling at the time of inspection. The \*garage walls, ceiling and floor have stored items which impede the inspector's full view. Remove stored items and re-inspect at later date.



### 9.4.1 Occupant Doors

## SELF-CLOSING HINGES NEED MAINTENANCE

Safety Hazard

The garage entrance door to the residence is not self-closing. Caution safety hazard ⚠ the garage entry door is required to be on self-closing hinge(s). This compromises the fire separation between the garage and the living space. Refer to a licensed contractor for maintenance and repairs.

Recommendation  
Contact a qualified general contractor.



#### 10.1.1 Excluded Items

### CABLE / SATELLITE / TELEPHONE / INTER COMMUNICATION / ALARM SYSTEMS

 Recommendation



**Note:** If present, cable, satellite, telephone, inter communication and alarm systems are not inspected. Evaluating these systems are beyond the scope of a property inspection. Their condition is unknown, and they are excluded from this inspection. Recommend that a qualified specialist review these systems and make repairs if necessary.

Recommendation  
Contact a qualified professional.

#### 10.1.2 Excluded Items

### PHOTOVOLTAIC SOLAR ENERGY SYSTEM

 Recommendation

**Note:** A photovoltaic solar energy system was installed. Evaluating these systems is beyond the scope of a home inspection. Its condition is unknown, and it is excluded from this inspection. Recommend that a qualified electrician review this system and make repairs if necessary.

Recommendation  
Contact a qualified professional.

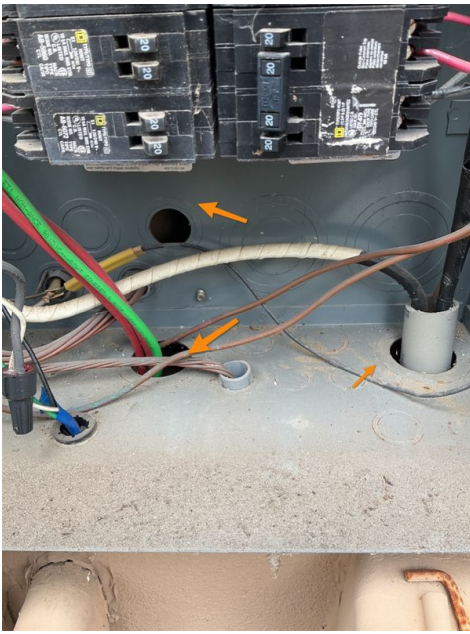
#### 10.3.1 \*Electrical \*Main \*Panel

### OPEN VOID/SLOT

 Recommendation

The electrical panel has open voids/slots. Caution area is prone to rodents nesting inside the electrical panel and wall cavity. Safety hazard Refer to licensed electrical contractor for repairs.

Recommendation  
Contact a qualified professional.



10.5.1 \*Electrical \*Sub \*Panel ADU  
**NOT LABELED**

 Recommendation

The electrical sub-panel circuits are not clearly labeled with indelible marker. NEC standards require that all circuit breakers be clearly identified. Seek licensed electrical contractor for repairs. Sub-panels are often located inside residences, but they should not be located inside cloth closets, where they might be concealed and could impede an emergency disconnect. However, when they are located outside they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled. Refer to licensed electrical contractor for the cost to relocate sub-panel.

Recommendation  
Contact a qualified electrical contractor.



10.8.1 Switches / Receptacles  
**TOGGLE SWITCHES MISSING**

 Recommendation

Toggle switches throughout the residence, appears to be missing. Please refer to a licensed electrician for further valuation and repairs.

Recommendation  
Contact a qualified professional.





### 10.10.1 Lighting & Fans

#### **EXTERIOR LIGHT FIXTURES MISSING / DAMAGED**

 Safety Hazard

The building exterior light fixtures show adverse conditions. The light fixtures are intermittent, missing with exposed wires, rusted fixtures. Caution potential safety concern. Seek a licensed electrical contractor for further evaluations.

**Recommendation**

Contact a qualified electrical contractor.



### 10.10.2 Lighting & Fans

#### **NO POWER BEDROOM & GUEST BATHROOM**

 Recommendation

2ND FLOOR BATHROOM BEDROOM

The guest bedroom and bathroom appear not to have any power to lights and receptacles. Refer to a licensed electrician to verify conditions.

**Recommendation**

Contact a qualified electrical contractor.

### 10.10.3 Lighting & Fans

#### **OPEN JUNCTION**

 Recommendation

Outdoor patio barbecue area, ceiling, fan and or light not in place we have exposed electrical wiring missing junction box cover. Safety concern. Refer to a licensed electrician for repairs.

Recommendation  
Contact a qualified electrical contractor.



### 11.1.1 Excluded Plumbing System

## WATER SOFTNER / TREATMENT DEVICE

Recommendation

**Note:** A water softener system / water treatment device was installed on the premises. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Water softeners typically work by removing unwanted minerals (e.g. calcium, magnesium) from the water supply. They prevent build-up of scale inside water supply pipes, improve lathering while washing, and prevent spots on dishes. Recommend consulting with the property owner about this system to determine its condition, required maintenance, age, expected remaining life, etc.

Recommendation  
Contact a qualified professional.



### 11.1.2 Excluded Plumbing System

## OUTDOOR BBQ

Maintenance Item

Our company does not inspect outdoor kitchens, bar-b-que grills or fire pits. These devices should be further explored by a qualified contractor to ensure that they are installed in a safe manner and comply with today's building standards.

Recommendation

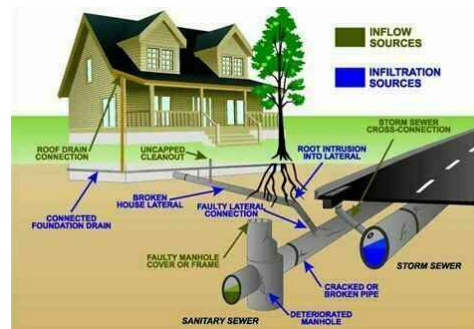
Contact a qualified appliance repair professional.

### 11.1.3 Excluded Plumbing System

## SEWER CAMERA INSPECTION RECOMMENDED

Recommendation

Our inspection of the drain waste lines is limited to running water down each sink, tub and shower drain and look for slow or clogged drains at each fixture. This test is very limited and does not ensure that the main drain line is not blocked or clogged and truly functional. Only a sewer line video scope can provide an accurate and detailed inspection of the main sewer line. Problems with the main sewer line can be very expensive to repair and should be identified during your contingency period. This service can be provided by our company at request and is highly recommended. The cost are \$275.00



Recommendation

Contact a qualified plumbing contractor.

### 11.1.4 Excluded Plumbing System

## SUMP PUMP

Recommendation

**Note:** A sump pump was present on the property. The system was not tested and requires ongoing maintenance. Recommend consulting with owner for history and any documentation and instructions that may be available at this time.

### 11.3.1 Supply Lines

## ANTI-SIPHON DEVICE MISSING

Recommendation

If the exterior wall hose bibs are missing, anti-siphoning devices. They are susceptible to cross-contamination into potable water supply. Refer to licensed contractor for repairs.

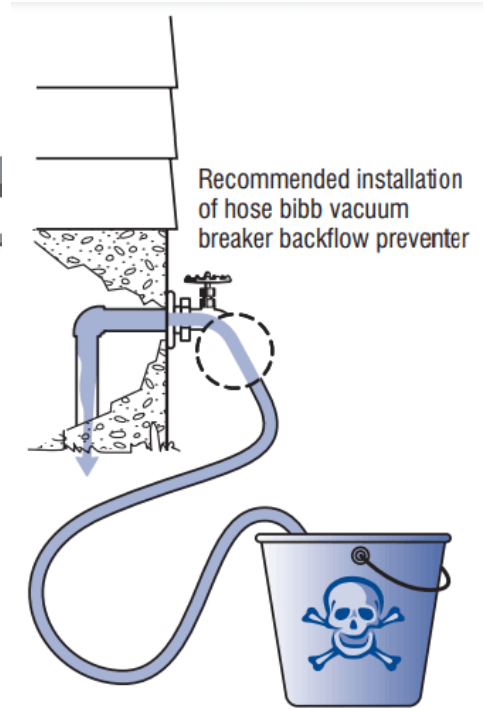
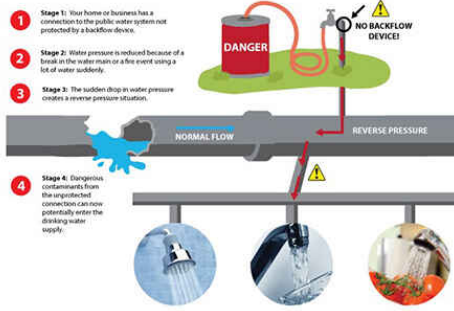
Recommendation

Contact a qualified plumbing contractor.



Hose Bib Backflow Preventer

**HOW BACKFLOW CAN HAPPEN**



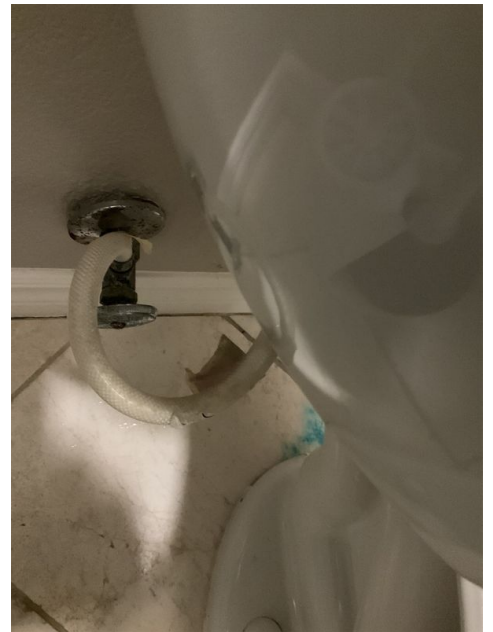
11.3.2 Supply Lines

**WATER SUPPLY VALVE OXIDATION**

Recommendation

The water supply valves beneath the sinks, toilets, and laundry area shows oxidation and rust at valve stems and pipe connection which are conducive to water leakage if not replaced immediately. Seek licensed plumbing contractor for approved repairs and cost of replacement.

Recommendation  
Contact a qualified plumbing contractor.

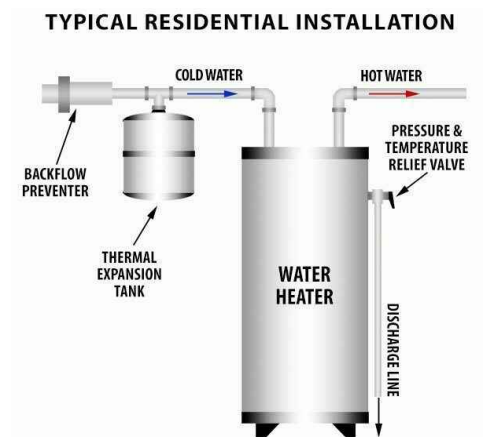


11.4.1 Water Heater

**\*NO EXPANSION TANK**

Recommendation

An expansion tank was not installed for the water heater. Current standards and manufacturers instructions recommend that expansion tanks be installed during water heater installations on closed loop systems. The presence of a pressure regulator where the water pipe enters the home, prevents back flow, and makes this a closed loop system. When water is heated, it expands, and can put pressure on the water heater or plumbing components, the expansion tank provides an area for this "expanded" water to enter. The installation of an expansion tank is recommended to be conducted by a licensed plumber.



Recommendation  
Contact a qualified plumbing contractor.

### 11.4.2 Water Heater

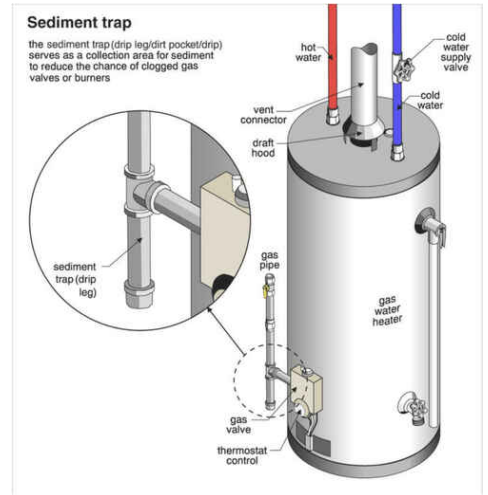
#### \*SEDIMENT TRAP (DRIP LEG)

The gas supply pipe at the water heater did not contained a drip leg/ sediment trap. This may have been standard at the time of installation but now is highly recommended. The purpose of a drip leg is to prevent sediment/ debris from entering and clogging the water heater gas valve which could cause the water heater to shut down. Recommend having a drip leg installed by a qualified licensed plumber.

Recommendation  
Contact a qualified professional.



Recommendation



### 11.4.3 Water Heater

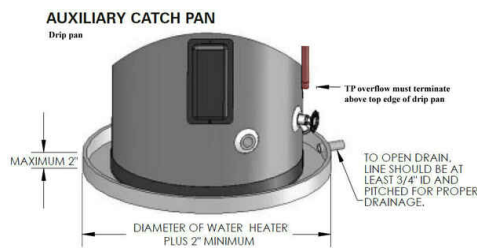
#### NO CATCH / SMITTY PAN INSTALLED

The water heater is not equipped with a leak pan. This is a recommended correction when the appliance is installed in a location where failure may pose a potential for water damage. Advise consulting a licensed plumbing contractor for correction.

Recommendation  
Contact a qualified plumbing contractor.



Recommendation



### 11.5.1 Irrigation

#### IRRIGATION SYSTEM NOT TESTED

EXTERIOR



Recommendation

There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commercial referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate matters, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We test every visually accessible manual sprinkler actuator and evaluate its coverage, but due to the variety and complexity of many automatic control panels we do not test them. However, inasmuch as the actuators are under pressure, we look for any evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program.

Recommendation

Contact a qualified landscaping contractor

#### 11.11.1 Toilets / Bidets

### TOILET TANK LEAKS



Safety Hazard

The toilet tank was leaking where it attached to the toilet. Flooring, the sub-floor or areas below may get damaged. Recommend that a qualified contractor remove the tank(s) and install a new rubber ring and tank(s) should be securely anchored to the toilet to prevent movement and leaking.

Recommendation

Contact a qualified plumbing contractor.



#### 11.12.1 Exhaust Fans / Ventilation

### EXHUAUST FAN LIGHT NON FUNCTIONAL



Recommendation

GUEST HOUSE BATHROOM 2ND FLOOR

The ceiling exhaust fan light not responding. Light bulb replacement recommended.

Recommendation

Contact a qualified professional.



Light Bulb Need Replacement

11.13.1 Laundry  
**NO CATCH PAN**

 Recommendation

The laundry area washing machine does not have the approved drain pan or floor drain beneath the washing machine. Caution uniform standards of practice recommend that a drain pan be in place. The laundry area is susceptible to moisture intrusion and damages. Refer to a licensed contractor for repairs and maintenance.

Recommendation  
Contact a qualified appliance repair professional.

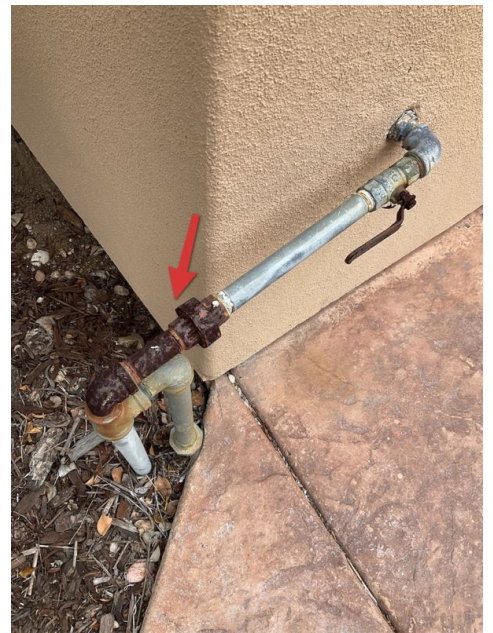


11.14.1 Fuel Systems  
**REAR YARD GAS PIPE EXCESSIVE RUST**

 Safety Hazard

The rear side yard barbecue gas galvanized pipe show excessive rust and oxidation and prone to gas leakage. Caution potential safety hazard. Refer to a licensed plumbing contractor for repairs.

Recommendation  
Contact a qualified plumbing contractor.



Exterior Rear Side Year

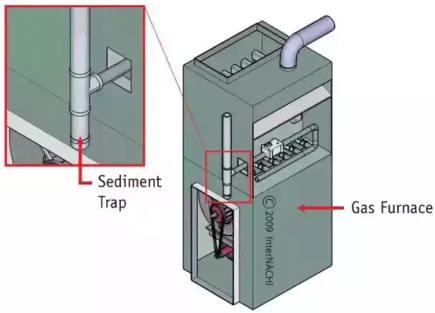
12.2.1 Heating / Forced Air  
**SEDIMENT TRAP (DRIP LEG)**

 Recommendation

The furnace gas supply is missing condensation drip leg, and/or sediment trap at gas supply pipe connection. Seek a licensed HVAC contractor for approved repairs.

Recommendation  
Contact a qualified professional.

### Sediment Trap



### 12.5.1 Air Conditioner NEAR LIFESPAN



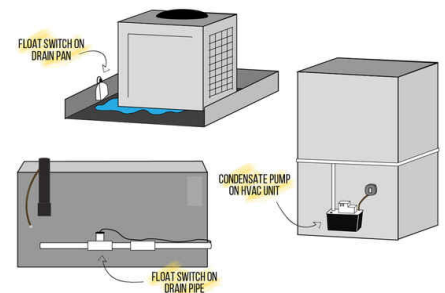
By industry lifespan standards, one or more hvac components appeared to be at or near its useful lifespan (~15 years) and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future or discussing replacement options with a qualified HVAC technician to determine applicable costs.

Recommendation  
Contact a qualified HVAC professional.

### 12.5.2 Air Conditioner NO SAFETY T- SWITCH



(Safety T Switch) No float switch for emergency shutoff was found on the "evaporator coil" to shut the system off in the event the condensate line becomes clogged this is known as "Safety T- Switch" without this mechanism, water from the condensate line will overflow onto whatever is below/around the unit, potentially causing excessive moisture damage. Refer to a licensed HVAC contractor for immediate repairs prior to sale.



Recommendation  
Contact a qualified HVAC professional.

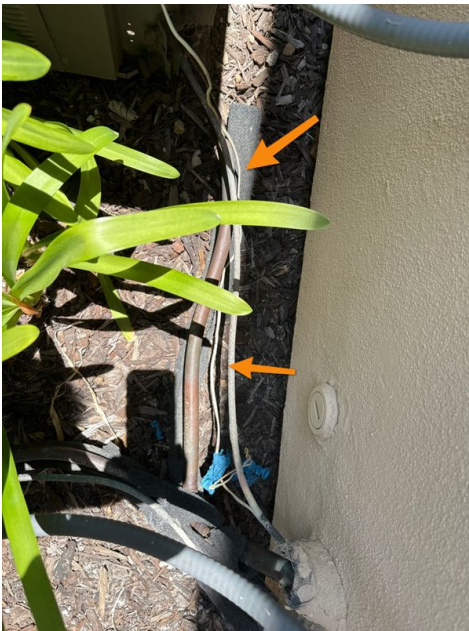
### 12.5.3 Air Conditioner INSULATION MISSING / DETERIORATING



The insulation for the refrigerant line was in contact with the soil and deteriorating / missing. Caution  $\Delta$  this places premature wear on system components. Refer to licensed HVAC contractor for repairs.

Recommendation  
Contact a qualified HVAC professional.





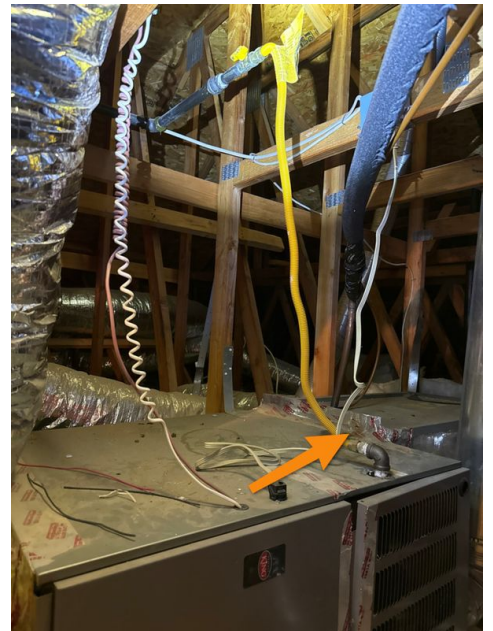
Exterior

### 13.1.1 Heating / Gas Forced Air **SEDIMENT TRAP (DRIP LEG)**

The furnace gas supply is missing condensation drip leg, and/or sediment trap at gas supply pipe connection. Seek a licensed HVAC contractor for approved repairs.

Recommendation  
Contact a qualified professional.

 Recommendation



### 13.2.1 Air Conditioner **A/C NOISY DURING OPERATION**

The air conditioner was noisy during operation. Recommend further evaluation and needed repairs be made by a licensed HVAC contractor.

Recommendation  
Contact a qualified HVAC professional.

 Safety Hazard

### 13.2.2 Air Conditioner **NEAR LIFESPAN**

By industry lifespan standards, one or more hvac components appeared to be at or near its useful lifespan (~15 years) and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future or discussing replacement options with a qualified HVAC technician to determine applicable costs.

 Safety Hazard

Recommendation  
Contact a qualified HVAC professional.

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### 13.2.3 Air Conditioner **NO SAFETY T- SWITCH**

 Safety Hazard

(Safety T Switch) No float switch for emergency shutoff was found on the “evaporator coil” to shut the system off in the event the condensate line becomes clogged this is known as “Safety T- Switch” without this mechanism, water from the condensate line will overflow onto whatever is below/around the unit, potentially causing excessive moisture damage. Refer to a licensed HVAC contractor for immediate repairs prior to sale.


Recommendation  
Contact a qualified HVAC professional.

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### 13.2.4 Air Conditioner **REFRIGERANT PIPES EXPOSED**

 Recommendation

EXTERIOR

The exterior HVAC refrigerant lines/pipes are not properly installed or protected. Observed HVAC refrigerant lines exposed and with missing insulation. Caution  refrigerant line are susceptible to damages. Seek licensed HVAC contractor for approved repairs.


Recommendation  
Contact a qualified heating and cooling contractor

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### 14.2.1 Air Conditioner **REFRIGERANT LINE INSULATION TOUCHING SOIL**

 Recommendation

EXTERIOR

The insulation for the refrigerant line was in contact with the soil and deteriorating / missing. Caution  this places premature wear on system components. Refer to licensed HVAC contractor for repairs.

Recommendation  
Contact a qualified heating and cooling contractor




HVAC Refrigerant Pipes

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### 14.2.2 Air Conditioner **COMPRESSOR NOISES**

 Recommendation

The exterior outdoor compressor appears to be making humming noises at fan coil. Caution  system refrigeration fluid weak. Seek HVAC contractor for repairs.

Recommendation  
Contact a qualified heating and cooling contractor

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### 15.1.1 Heating / Gas Forced Air

#### ADU NO HEAT



If your residence does not have heat within the habitable space, it is important to address this issue promptly to ensure the comfort and safety of occupants, especially during cold weather. Here are some steps you can take to troubleshoot and potentially resolve the lack of heat issue:

1. **\*\*Check the Thermostat\*\***: Make sure the thermostat is set to heat mode and the temperature is set higher than the current room temperature. Also, check if the thermostat has power and is functioning properly.
2. **\*\*Inspect the HVAC System\*\***: Check if the heating system (furnace, heat pump, boiler) is turned on and running. Make sure the pilot light is lit (if applicable) and there are no error codes or warning lights on the system.
3. **\*\*Check Air Filters\*\***: Dirty air filters can restrict airflow and reduce heating efficiency. Replace or clean the air filters if they are dirty or clogged.
4. **\*\*Inspect Air Ducts\*\***: Check for any blockages, leaks, or damage in the air ducts that may be preventing the heated air from reaching the habitable space. Make sure all vents and registers are open and unobstructed.
5. **\*\*Check for Power Outages\*\***: Ensure there are no power outages or issues with the electrical supply to the heating system.
6. **\*\*Thermostat Batteries\*\***: If your thermostat uses batteries, make sure they are not dead and replace them if needed.
7. **\*\*Professional Inspection\*\***: If you are unable to identify the cause of the heating issue or if there are complex HVAC systems involved, it is recommended to contact a licensed HVAC technician for a thorough inspection and repair.

In the meantime, you can use alternative heating sources such as portable electric heaters or blankets to temporarily provide warmth in the habitable spaces. However, these should be used with caution and following safety guidelines to prevent fire hazards.

Remember, maintaining a comfortable and safe indoor environment is essential, so addressing the lack of heat in your residence promptly is crucial.

#### Recommendation

Contact a qualified HVAC professional.

16.1.1 Fireplace Conditions

**SOOT & ASHES**

Recommendation

The fireplace has soot & ashes within fireplace shelf/box. This impedes the inspectors full view. Professional cleaning recommended by qualified contractor.

Recommendation  
Contact a qualified professional.

16.1.2 Fireplace Conditions

**DAMPER CLAMP MISSING**

Recommendation

The fireplace damper is missing a clamp or lock that forces lid to stay open (required for Vented Gas/LP logs).

A damper clamp is simple devices that prevents your fireplace damper from fully closing. By not fully closing, any residual natural gas or fumes from burning natural gas (such as carbon monoxide) can flow up and out the chimney.

Recommendation  
Contact a qualified fireplace contractor.

17.4.1 Range/Oven/Cooktop ADU

**OVEN BURNER(S) / ELEMENT(S) INOPERABLE**

Safety Hazard

Oven gas burner(s) and/or electric element(s) appear inoperable. Recommend a qualified appliance repair person evaluate & repair.

Recommendation  
Contact a qualified appliance repair professional.



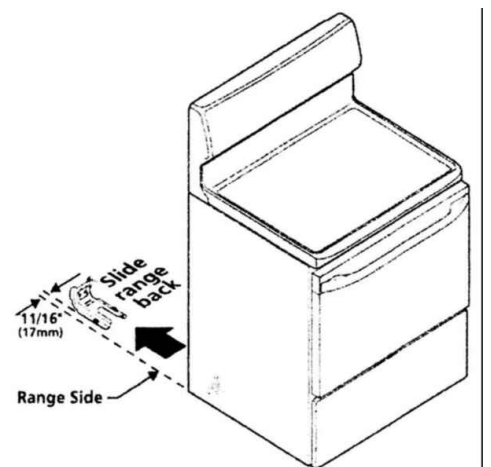
17.4.2 Range/Oven/Cooktop ADU

**\*ANTI TILT DEVICE / BRACKET MISSING**

Maintenance Item

An anti tilting device or bracket was not installed at the stove / range. This bracket prevents the range from tipping forward which could causing injuries to children and adults. Safety hazard. We recommend installation of an anti tip bracket by a licensed contractor for safety and to help prevent injury.

Recommendation  
Contact a handyman or DIY project



18.2.1 Interior Doors

**DOUBLE DOORS BINDING**

Recommendation

The interior and exterior double doors located in the living room, family room, and bedrooms are not fully functional. The double doors are binding and not operating correctly at hardware. Refer to a licensed door contractor for further evaluation.

Recommendation

Contact a qualified door repair/installation contractor.

18.3.1 Windows

**\* WINDOW GASKETS CRACKING**



The exterior & interior window(s) & glass doors gasket seals are worn, peeling and deteriorated in various locations. The gaskets are separating, failing and cracking which are conducive to moisture intrusion and failure. Caution ⚠ potential safety hazard. Seek a licensed window glazing contractor for further evaluations and cost of repairs.

Recommendation

Contact a qualified window repair/installation contractor.

18.3.2 Windows

**\*WINDOWS FOGGING / CLOUDY CAUTION**



The exterior / interior \* windows and doors in various locations within the structure(s) appear to have dirty, cloudy/ fogging conditions. This appears to be prior window condensation. The window gaskets maybe compromised and/or starting to fail. Refer to a licensed window contractor for service and/or replacement glass panels.

Recommendation

Contact a qualified window repair/installation contractor.



18.6.1 Stairs ADU

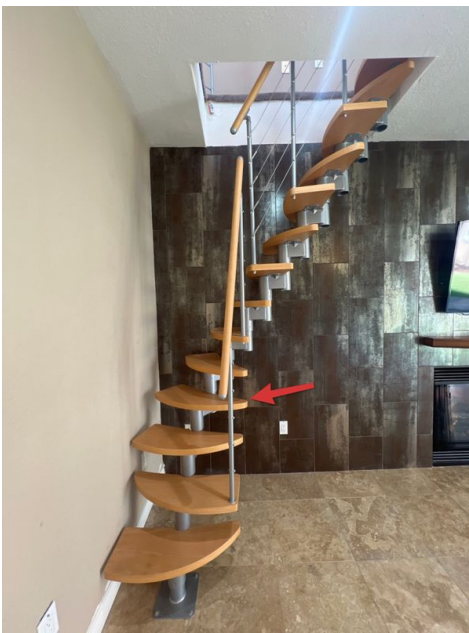
**STAIRCASE HAND RAILING**



The interior staircase hand railings does not meet uniform standards of practice. The height of the staircase railing is less than 34" inches. Caution ⚠ trip and fall hazard. Refer to licensed contractor for repair.

Recommendation

Contact a qualified general contractor.



### 21.1.1 Fireplace Conditions

#### **SOOT & ASHES**



The fireplace has soot & ashes within fireplace shelf/box. This impedes the inspectors full view. Professional cleaning recommended by qualified contractor.

Recommendation  
Contact a qualified professional.

### 21.1.2 Fireplace Conditions

#### **DAMPER CLAMP MISSING**



The fireplace damper is missing a clamp or lock that forces lid to stay open (required for Vented Gas/LP logs).

A damper clamp is simple devices that prevents your fireplace damper from fully closing. By not fully closing, any residual natural gas or fumes from burning natural gas (such as carbon monoxide) can flow up and out the chimney.

Recommendation  
Contact a qualified fireplace contractor.

### 22.1.1 Fences / Gates / Barriers

#### **FEWER THAN TWO DROWNING PREVENTION SAFETY FEATURES**



Effective January 1, 2018 the California Business and Professions Code Section 7195 require home inspectors to state the following in their reports when there are fewer than Two drowning prevention safety features:

CALIFORNIA HEALTH AND SAFETY CODE SECTION 115920-115929 now recommends a pool be equipped with at least Two of the following seven drowning prevention safety features:

- (1) The pool shall be isolated from access to a home by an enclosure that meets the requirements of Section 115923.
- (2) The pool shall incorporate removable mesh pool fencing that meets American Society for Testing and Materials (ASTM) Specifications F 2286 standards (the inspector is not able to determine if the ASTM specifications are met)
- (3) The pool shall be equipped with an approved safety pool cover.
- (4) The residence shall be equipped with exit alarms on those doors providing direct access to the pool.
- (5) All doors providing direct access from the home to the swimming pool shall be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor.
- (6) Swimming pool alarms that, when placed in pools, will sound upon detection of accidental or unauthorized entrance into the water.
- (7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the devices set forth above.

Recommend installing two or more of the choices above. A qualified person should evaluate and repair or replace as necessary, and as per standard building practices.

Recommendation  
Contact a qualified professional.

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#### 22.1.2 Fences / Gates / Barriers

### **ALARMS ON DOORS INOPERABLE / MISSING / REMOVED**

 Safety Hazard

The alarm for one or more doors between the house and the pool and/or spa was inoperable, missing and/or removed. All doors which give access to a swimming pool should be equipped with an audible alarm. A qualified person should evaluate and repair as necessary.

Recommendation  
Contact a qualified professional.

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#### 22.1.3 Fences / Gates / Barriers

### **THE LATCH TO THE GATE TO POOL ACCESS DOESNT FUNCTION PROEPERLY.**

 Recommendation

The Latch to the pool access area isn't functioning properly. Please refer to a license contractor for further evaluation.

Recommendation  
Contact a qualified professional.

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#### 22.2.1 Body, Deck, Copings

### **2006 - 2008 POSSIBLE GUNITE ISSUES**

 Recommendation

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The pool appears to have been built between 2006 and 2008. There is a potential for gunite issues with the pool shell. 700 to as many as 1000 pools in Bakersfield and surrounding areas were constructed with faulty gunite and may experience significant cracking. Recommend verify date of construction of the pool and further evaluation of the pool shell by a qualified pool contractor if the pool was constructed in 2006, 2007 or 2008.

Recommendation  
Contact a qualified swimming pool contractor

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22.2.2 Body, Deck, Copings

### **HAIRLINE CRACKS - DECK**

 Recommendation

The decking has a couple of minor hairline cracks that are not considered to be trip hazards. Hairline cracks could be caused after concrete is poured and placed in a fluid state. When it dries, it shrinks due to the loss of volume after it hardens. These cracks typically occur shortly after pouring the concrete; anywhere from the same day to a few months down the road.

Recommendation  
Recommend monitoring.

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22.2.3 Body, Deck, Copings

### **PLASTIC EXPANSION JOINTS - REPAIR**

 Recommendation

The caulking (mastic) that is in the expansion joint is shrinking and cracking due to weather, mostly the sun exposure, but also from deck movement. I recommend to remove and replace the mastic in the expansion joint.

Recommendation  
Contact a qualified professional.

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22.2.4 Body, Deck, Copings

### **\* POOL COPPING CAULKING MISSING**

 Recommendation

Pool bonding and coping are pulling and separating. The caulking and sealants are starting to fail. Refer to swimming pool contractor for repairs and further evaluations.

Recommendation  
Contact a qualified general contractor.

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22.2.5 Body, Deck, Copings

### **SUSPECT CONDITION POOL & SPA TUB LEAKAGE**

 Recommendation

EXTERIOR

The swimming pool & spa tub and other water features are subject to water loss due to lack of maintenance and interior cracking in pool & spa plaster. **Refer to a certified pool and spa leak detection** contractor.

Recommendation  
Contact a qualified visual observation

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22.3.1 Pumps, Filter, Skimmer

### **POOL & SPA MOTORS INTERMITTENT**

 Recommendation

The swimming pool & spa motor(s) are intermittent and appear at the end of their useful lifespan. The motors are make loud grinding noises. The pool & spa motors are prone to failure. Refer to a licensed pool contractor for cost of replacement.

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Recommendation  
Contact a qualified swimming pool contractor

### 22.3.2 Pumps, Filter, Skimmer

## SWIMMING POOL & SPA MOTORS MAKING LOUD NOISES

Recommendation

The swimming pool pumps, motors and equipment appear to lack general maintenance and service. The swimming pool and spa motors and pump show excessive rust, oxidation, and motor(s) are make loud noise and grinding sounds they appear at or nearing the end of useful lifespan and prone to failure.

Recommendation  
Contact a qualified swimming pool contractor



### 22.3.3 Pumps, Filter, Skimmer

## POOL FILTER LEAKING WATER

Recommendation

Pool filter appears to be leaking at the band connection. Refer to Pool contractor for repairs.

Recommendation  
Contact a qualified professional.

### LIGHT INOPERABLE

Recommendation

One or more underwater lights were inoperable or the inspector was not able to locate the switch to turn it on. Bulb(s) may be burned out or repairs may be needed. Recommend following up with selling party if there is a switch that was not found and get proof it is functional. A qualified person should evaluate and repair as necessary if not functional.

Recommendation

Contact a qualified professional.

### GFCI ISSUE

Safety Hazard

One or more ground fault circuit interrupter (GFCI) receptacles (outlets) were not functioning properly (would not trip / would not reset / still energized when tripped). Recommend repairs be made by a qualified licensed electrical contractor. For example, replacing with new GFCI receptacle outlet.

Recommendation

Contact a qualified electrical contractor.

### GFCI. REVERSE POLARITY

Safety Hazard

Swimming pool & spa electrical outlet GFCI has reversed polarity. GFCI is non-functional to provide safety feature for in pool lighting. Referred to a swimming pool contractor and licensed electrician for repairs.

Recommendation

Contact a qualified electrical contractor.



### POOL HEATER EXCESSIVE RUST

Recommendation

The pool & spa heater show excessive rust and oxidation in combustion chamber. Also there appears to be excessive debris inside the heater chamber. The heater is non-functional and/ or abandoned. Refer to swimming pool contractor for cost of replacement.

Recommendation

Contact a qualified swimming pool contractor

