



Inspection Report

Property Address:
1333 Eighth Ave UNIT 205
San Diego CA 92101



All Pro Property Inspection

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Date: 6/12/2024**Time:** 01:00 PM**Report ID:**

20240612-1333-Eighth-Ave-UNIT-205

Property:1333 Eighth Ave UNIT 205
San Diego CA 92101

PLEASE READ THE FOLLOWING INFORMATION

The purpose of this inspection is to assess the general condition of the property. Our Inspectors are Generalists and not Specialists. 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 highly recommend that you follow our further evaluation recommendations as outlined in your inspection report prior to the end of your contingency period. Special attention is given to identifying deficiencies in systems and components that require immediate repair, or that need further investigation. Chips, cracks, blemishes, etc. that are cosmetic in nature are not reportable items. The Client(s) is/are therefore advised to inspect and evaluate such items personally and take corrective action(s) if concerned.

This report is the exclusive property of All Pro Property Inspections and the client(s) whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. The observations and opinions expressed within this report are those of All Pro Property Inspections and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the International Association of Certified Home Inspectors Standards of Practice of a General Home Inspection.

SCOPE OF THE INSPECTION:

All Pro Property Inspections Inspectors will inspect all properties in accordance with the International Association of Certified Home Inspectors, Standards of Practice of a General Home Inspection. We respectfully ask that you read and become familiar with these Standards of Practice at the following link: **STANDARDS OF PRACTICE** If you have any questions or concerns of these Standard of Practice of a General Home Inspection please contact us 760-557-5571.

All Pro Property Inspections provides you with a basic overview of the condition of the property at the time and date of the inspection. The purpose of your Home Inspection is to evaluate the general condition of the structure at the noted address. This includes determining whether systems are still performing their intended functions. The inspection to be performed for Client(s) is a limited, visual, non-invasive, non-destructive, nontechnically exhaustive evaluation, performed for a determined fee, designed to identify material defects in the systems, structures, and components of the above-referenced primary building and its associated primary parking structure as they exist at the time and date of the inspection. A material defect is a condition that significantly affects the value, desirability, habitability or safety of the building. Style or aesthetics shall not be considered in determining whether a specific system, structure, or component is defective. The inspection shall be limited to those specific systems, structures, and components that are present and visually accessible at the date and time of the inspection. Components and systems shall be operated with normal user controls only and as conditions and limitations permit. The inspection provides a general overview of the more obvious repairs or replacement that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not. There are limitations to the scope of this Inspection.

The inspection report shall describe and identify the inspected systems, structures, and components of the building and identify material defects in those systems, structures, and components observable during the inspection, with limitations. Defects that are concealed/ are not accessible are specifically disclaimed. This includes defects that are concealed in/ behind the walls and wall coverings, in/ behind the floors and floor

coverings, concealed by fresh paint, soil, vegetation, or other landscaping, or by stored items throughout the interior or exterior of the house/ property. Client(s) understands that the inspector shall use specialized tools at aid in the inspection process with the Client(s) best interest in mind, but that some concealed defects may go undetected and are unable to be reported on. Inspectors will not find conditions that may only be visible when storage or furniture is moved. Inspectors do not remove wallpaper, look behind pictures, and move furniture / stored items, lift flooring (including carpet) to look underneath, or cut / remove vegetation / landscaping. Client(s) agrees to hold the Inspector and All Pro Property Inspections harmless if Client(s) or any of the Client(s) representatives discovers concealed defects that were undetected at the time and date of the inspection.

LIMITATIONS, EXCEPTIONS AND EXCLUSIONS:

Excluded from this limited, visual, non-intrusive, non-destructive, non-technically exhaustive generalist inspection of the structure is any system, structure, or component of the building which is inaccessible, concealed from view, or cannot be inspected due to circumstances beyond the control of Inspector, or which Client(s) has agreed is not to be inspected. In addition to concealed defects, the following are excluded from the scope of this inspection unless specifically agreed to in writing:

1. Determining compliance with each manufacturers' specifications, researching building codes for the year built or modified, ordinances, regulations, covenants, or other restrictions (such as HOA rules), including local interpretations thereof.
2. Obtaining or reviewing information from any third-parties including, but not limited to: government agencies (such as permits), component or system manufacturers (including product defects, recalls or similar notices, unless agreed to in writing), square footage, contractors, managers, sellers, occupants, neighbors, consultants, homeowner or similar associations, attorneys, agents or brokers. All Pro Property Inspections does not endorse nor inspect unpermitted structures or additions and exclusively disclaims them from our inspection and inspection report. Geotechnical, engineering, structural, architectural, geological, hydrological, land surveying or soils-related examinations.
3. Examination of conditions related to animals, rodents, insects, wood-destroying insects, organisms, mold, and mildew or the damage caused thereby. Mold determination is not part of this inspection (unless agreed to in writing). If evidence of unidentified stains is noted, a specialist should be consulted to determine type. Mold has been known to cause health risks. The Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.
4. Certain factors relating to any systems, structures, or components of the building, including, but not limited to: Recalls, adequacy, efficiency, durability or remaining useful life, costs to repair, replace or operate, fair market value, marketability, quality, or advisability of purchase.
5. Environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible, corrosive contaminants, wildfire, geologic or flood.
6. Dismantling of any system, structure, or component, or perform any intrusive or destructive examination, test or analysis. Inspector is limited to evaluating components from standard service or access covers.
7. Examining or evaluating fire-resistive qualities of any system, structure or component of the building.
8. Systems, structures, or components of the building, which are not permanently installed (such as refrigerators, washing machines and dryers, window AC, etc).
9. Systems, structures, or components that are not part of the main house, unless specifically identified in the written inspection report.
10. Common areas, or systems, structures, or components thereof, including, but not limited to, those of a common interest (HOA).
11. Examining or evaluating the acoustical or other nuisance characteristics of any system, structure, or component of a building, complex, adjoining properties, or neighborhood.
12. Operating or evaluating low voltage electrical, antennas, security systems, cable or satellite television, telephone, remote controls, radio controls, timers, intercoms, computers, computer networks, photo-electric, motion sensing, or other such similar non-primary electrical power devices, exterior yard lighting, components, or systems.
13. Evaluation of any pool/spa, barn, fence, irrigation system, built in BBQs or other structures unless agreed to in writing.
14. Evaluation of any type of electric Solar system and related components on or off the house/ structure.
15. Examining or operating any sewage disposal system or component including, but not limited to: septic tanks and/or any underground system or portion thereof, or ejector pumps for rain or waste.
16. Environmental evaluation and inspection. The building inspection is not intended to determine the presence of lead, radon, mold, Polychlorinated biphenyls (PCB's), mildew, urea- formaldehyde, asbestos, sulfur, contaminated drywall, Chinese drywall, or other toxins in the building, ground, water or air.
17. It is beyond the scope of this inspection to determine if any system or component is, has been, or will be part of any product, component or system recall. We highly recommend Client(s) subscribe or contact the CPSC (Consumer Product Safety Commission) for recall information regarding any system or component if concerned.

A home inspection is not a pest inspection. Any observations which the inspector may make in this report regarding evidence of peats or wood destroying organisms, are not a substitute for an inspection by a qualified licensed pest control operator or exterminator. Your inspector may only report on a portion of the currently visible conditions and cannot render an opinion regarding their cause, condition, or remediation. We recommend a careful review of any recent pest control inspection report concerning pest activity or wood destroying organisms on this property. If no such report is available, we recommend that a pest control inspection be performed on the property prior to the end of your contingency period.

Thank you for choosing All Po Property Inspections for your property inspection needs. We hope the information contained in your report is beneficial to you. If there are areas that you have questions about or would like further explanation, please don't hesitate to call us. Your satisfaction is important to us.

Comment Key or Definitions

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. 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.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Information Only (IO) = This item, is for your information only.

This home was built in 1982 and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the

appropriate expert for any repairs or further inspection.

This condominium inspection is a partial inspection and is performed on only those components that the buyer or homeowner is responsible for. *It does not include the exterior components of the property, crawlspace or attic and all of the components contained therein* as this is usually owned by the association and is not owned by the buyer or home owner. It is up to the buyer to determine if any of these excluded areas are in fact the buyers responsibility and if so, to notify the inspector so these areas will be inspected. Please note a different charge will apply should the buyer want these areas inspected. It also is not possible in some cases to inspect attic areas where a duplex unit exist and the buyer is purchasing the lower unit, or vice versa. Our company makes no representation as to the condition of these areas that were not inspected.

IN ATTENDANCE DURING THE INSPECTION:

INSPECTOR, BUYER'S AGENT

TYPE OF BUILDING:

CONDOMINIUM

APPROXIMATE YEAR BUILT (BASED ON BUYERS AGENT-BUYER-OR/MLS):

1982

APPROXIMATE TEMPERATURE:

80, DEGREES

WEATHER TYPE:

CLEAR

GROUND/ SOIL SURFACE CONDITIONS:

DRY

RAINED IN THE LAST 3 DAYS:

YES

NUMBER OF LEVELS:

1

OCCUPIED:

NO

INSPECTED IN ACCORDANCE WITH:

THE INTERNATIONAL ASSOCIATION OF CERTIFIED HOME INSPECTORS STANDARDS OF PRATICE AND CODE OF ETHICS

UTILITIES:

ALL UTILITIES WERE ON

DIRECTIONS:

THE TERMS 'FRONT,' 'REAR,' 'LEFT,' AND 'RIGHT' ARE USED IN REFRENCE TO THE PROPERTY AS VIEWED FROM THE FRONT DOOR.

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. We do not verify that the materials are installed according to manufacturer's specifications. We recommend that all stains be further evaluated by a qualified licensed roof contractor prior to the end of your contingency period and repaired as necessary.

Note: We recommend that all roofs be inspected and maintained periodically by a qualified licensed roof contractor.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Inspection Items

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1.0 ROOF COVERINGS/ MATERIALS

Findings

This inspection is being performed on a condominium. A condo inspection is limited to the interior space only, and does not include the roof in any way. Please contact the HOA for information regarding the condition of the roof, repair history, or any other roof concerns.

IN NI NP RR IO Inspection Items

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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. However, we do not predict the remaining life, the integrity, or guarantee that the roof will not leak. We also recommend obtaining a home warranty that includes coverage for the roof (s). Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Note: This roof inspection reports on the type and condition of the roofing materials, missing and/or damaged materials, and attachments (excluding solar systems, antennas, etc.) where visible. This does not constitute a warranty, guarantee, roof certification, or life expectancy evaluation of any kind. Roofs are not water tested for leaks. The condition of the roofing underlayment material was not verified/inspected. For further evaluation and a roof certification, we recommend you consult a qualified licensed roofing contractor prior to the end of your contingency period.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Property Notes: Identifying the location of property lines, easements, and other property restrictions, and their implications to existing structures are beyond the scope of our general home inspection.

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2.0 EXTERIOR (GENERAL COMMENTS)

Findings

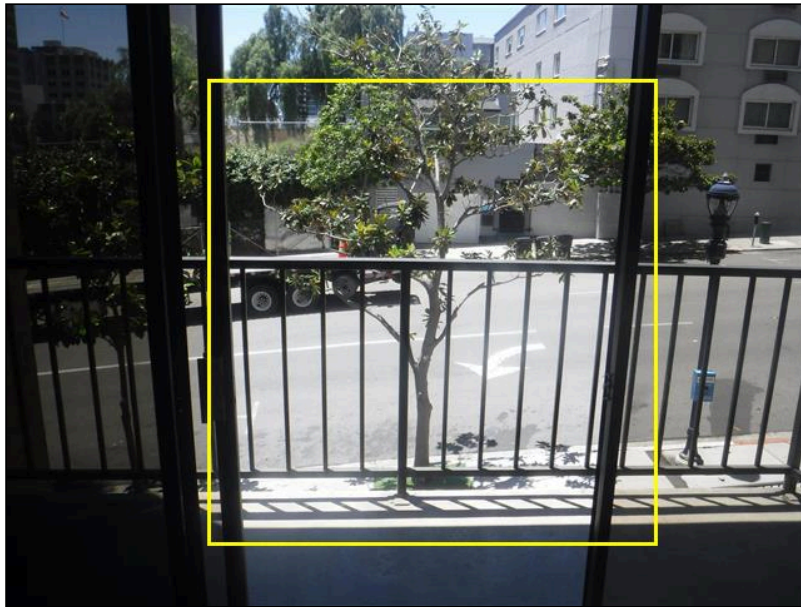
This inspection is being performed on a condominium. A condo inspection is limited to the interior space only, and does not include the exterior in any way. Please contact the HOA for information regarding the condition of the exterior, repair history, or any other exterior concerns.

2.1 DOORS (EXTERIOR)

EXTERIOR ENTRY DOORS: METAL

Findings

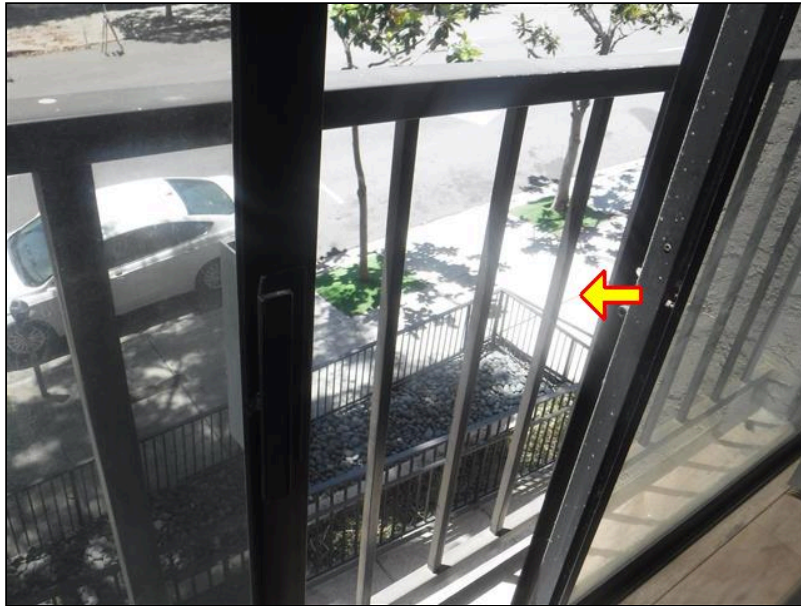
(1) The sliding screen doors are missing. We recommend replacing/ installing by a qualified person.



2.1 Item 1(Picture)

IN NI NP RR IO Inspection Items

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2.1 Item 2(Picture)

(2) The latch is missing at the sliding glass door in the bedroom. We recommend necessary repairs or replacement by a qualified person.



2.1 Item 3(Picture)

IN NI NP RR IO Inspection Items

(3) The sliding glass doors are mounted with the sliding portion of the doors mounted on the exterior side of the home. This may have common at the time of original construction. However, this may allow the sliding portion of the doors to be easily removed by a would be intruder from the exterior of the house. We recommend having the sliding portion of the door installed on the inside or upgrading the sliding glass doors to the type with the sliding portion of the door mounted on the interior of the home by a qualified licensed door contractor.



2.1 Item 4(Picture)

(4) The bed room sliding glass door rollers appear to be worn or incorrectly adjusted, which makes it difficult to open and close the door. We recommend having the rollers adjusted, replaced, the track cleaned or other necessary corrections by a qualified person.



2.1 Item 5(Picture)

IN NI NP RR IO Inspection Items

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2.2 WINDOWS (INTERIOR AND EXTERIOR)

WINDOWS: DOUBLE PANE ALUMINUM

Findings

(1) A window latch was found to be inoperable at a family room window. We recommend necessary repair or replacement by a qualified licensed window contractor.



2.2 Item 1(Picture)

(2) The dual pane windows were dirty at the time of the inspection. This limits the inspectors ability to observed fogged windows (failed seals in dual pane windows). We recommend having the windows cleaned and then inspected by this company or a qualified licensed window contractor prior to the end of your contingency period.



2.2 Item 2(Picture)

(3) WINDOW COMMENT: Only a representative number of accessible windows are checked for operation during this inspection in accordance with the standards of

IN NI NP RR IO Inspection Items

practice of a home inspection. In some instances inspector may not be able to disclose the exact condition of every window. This includes reporting on the condition of the locks, springs, counter-balance mechanisms, or evidence of leaking if furniture, personal items or window coverings prevent access to windows and surrounding areas. If concerned we recommend having all blocked/ concealed windows inspected once stored items have been removed.

(4) Failed seals in insulated glass dual pane windows are not always visible or detectable. In some instances the home inspector may not be able to disclose the exact condition of every window, depending on the ambient conditions or if the windows are dirty at the time of the inspection. Windows are reported as they are observed at the time of the inspection only. If you have present or future concerns regarding the integrity of the dual pane thermal seals, we strongly recommend that you consult with a qualified licensed window contractor for further evaluation. This inspection is not a guarantee of any kind regarding the integrity of the dual pane windows.

• □ □ □ □ 2.3 SAFETY GLASS (EXTERIOR)

Findings

The glass at the glass windows and doors is tempered at the glass windows and glass doors where required, which is indicated by a stamp or marking on the glass.

• □ □ □ □ 2.4 BALCONIES

Findings

This inspection is a condo inspection. The exterior of the unit is not included in the inspection. This exclusion includes the decks and/or balconies. Decks and balconies are most likely the responsibility of the HOA, but this should be confirmed during your due diligence period.

IN NI NP RR IO Inspection Items

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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 licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Water Heater

The home inspector shall observe: The water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing, the capacity of the water heating equipment if labeled. The Temperature Pressure Relief (TPR) valve is not tested because the TPR valve is prone to leaking once activated. The inspector is not required to: measure the capacity, temperature, age, life expectancy or adequacy of the water heater, evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.

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IN NI NP RR IO Inspection Items



3.0 MAIN WATER HEATER (CONTROLS)

WATER HEATER MANUFACTURE: UNKNOWN

WATER HEATER LOCATION: COMMON WATER HEATER FOR THE BUILDING.

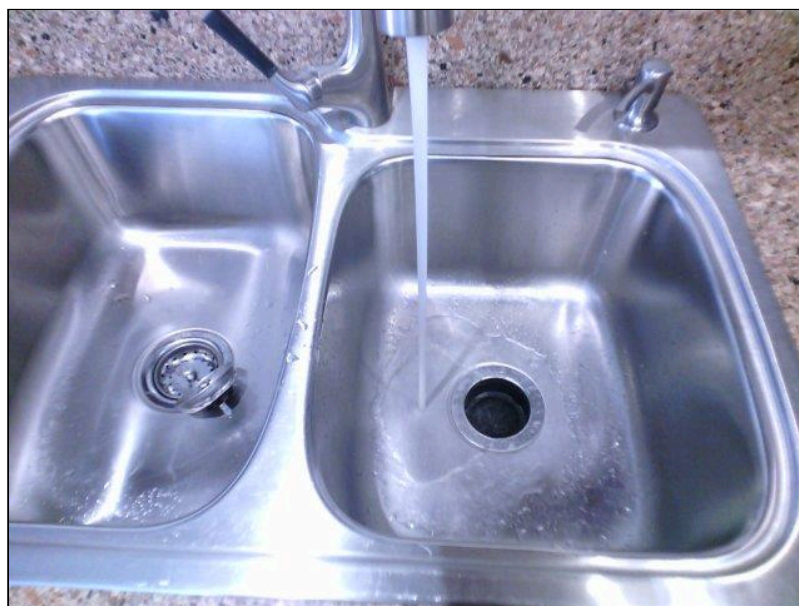
Findings

There appears to be a community hot water system for this home. We do not inspect community water heaters. If concerned we recommend contacting the HOA.

Note: The temperature of the water was tested using a thermal camera during the inspection and was found to be operating within normal range.



3.0 Item 1(Picture)



3.0 Item 2(Picture)

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The water heater 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. 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 licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. The home inspector is not required to: Move personal items, panels, furniture, equipment, or anything that obstructs access or visibility. Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards. If concerned we recommend further evaluation by a qualified licensed professional in the appropriate trade prior to the end of your contingency period.

Note: All moisture stains should be investigated until the client is satisfied that the condition is sufficiently understood. Where there are concerns regarding water leaks or infiltration, we recommend that a qualified industrial hygienist evaluate for mold, fungus, or other microbial material prior to the end of your contingency period.

Determining if damage, the presence of organic growths, moisture or wood rot behind walls, floors and ceiling coverings is beyond the scope of our general home inspection. If you are concerned or believe that these conditions may exist in a nonvisible or concealed area, we recommend that you have this home further examined by a qualified contractor or environmental hygienist prior to the end of your contingency period.

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IN NI NP RR IO Inspection Items



4.0 INTERIORS (GENERAL COMMENTS)

WALL AND CEILING MATERIALS: SHEETROCK, ACOUSTIC TEXTURE (POPCORN)

Findings

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

(1) A representative sampling for moisture was performed at accessible interior walls using a moisture meter. (*areas prone to moisture, such as kitchens, bathrooms, below grade walls, exterior walls with doors/windows*). An elevated moisture was not detected at the time of the inspection.



4.0 Item 1(Picture)

(2) Determining if damage, the presence of organic growths, moisture or wood rot behind walls, floors and ceiling coverings is beyond the scope of our general home inspection. If you are concerned or believe that these conditions may exist in a nonvisible or concealed area, we recommend that you have this home further examined by a qualified contractor or environmental hygienist prior to the end of your contingency period.



4.1 CEILINGS Findings

IN NI NP RR IO Inspection Items

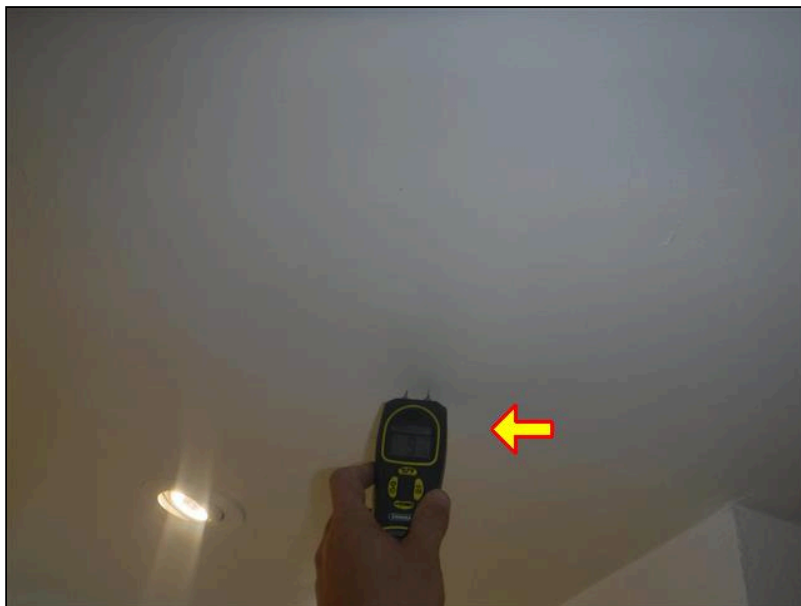
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IN NI NP RR IO Inspection Items

(1) Water stain(s) noted at the ceiling in the hallway. These stains were tested for moisture and were found to be dry at the time of the inspection. No elevated level of moisture was detected which may indicate that the staining is old or from a one-time event (such as a tub/toilet over-flow). The stain were dry at the time of the inspection so I could not determine if the leak is still active. Under certain conditions or regular use there may be an active leak. We recommend further evaluation by a qualified licensed plumber prior to the end of your contingency period if concern.



4.1 Item 1(Picture)



4.1 Item 2(Picture)

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

(2) The ceiling has typical cosmetic wear in areas. We recommend prep and paint by a qualified person.



4.1 Item 3(Picture)



4.1 Item 4(Picture)



4.2 WALLS



4.3 FLOOR COVERINGS

Findings

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

The floor is sloping in several areas. Possibly due to flooring installation issues. We recommend necessary repairs by a qualified licensed flooring contractor, if the buyer is concerned.

Note: This did not appear to be a structure issue. However, if structural issues exist it is beyond the scope of this home inspection and should be brought to the attention of the HOA for any necessary repairs needed at this time.



4.3 Item 1(Picture)



4.3 Item 2(Picture)



4.4 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

Findings

Recommend resealing the counters and backsplash at the bathrooms and kitchen

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

locations to prevent moisture intrusion.



4.4 Item 1(Picture)



4.5 DOORS (REPRESENTATIVE NUMBER)

Findings

(1) Closet door floor guides are missing at one or more bedroom closet doors. This is a pinching hazard. We recommend installing where needed by a qualified person.



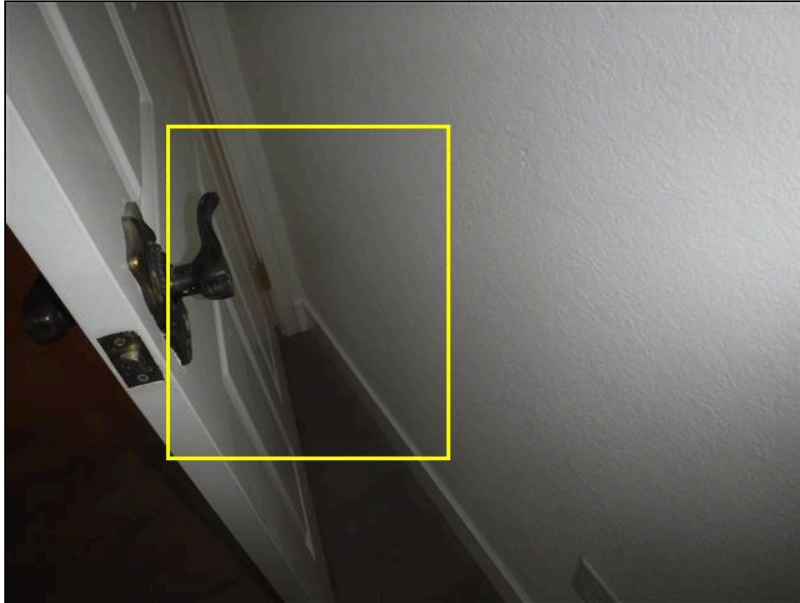
4.5 Item 1(Picture)

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

(2) Door stoppers are missing at one or more doors. Door stoppers are recommended where door handles contact walls. We recommend adding door stops and repair of any walls by a qualified person.



4.5 Item 2(Picture)

(3) The hallway bathroom door lock is not operating correctly. We recommend repairs or replacement by a qualified licensed contractor.



4.5 Item 3(Picture)



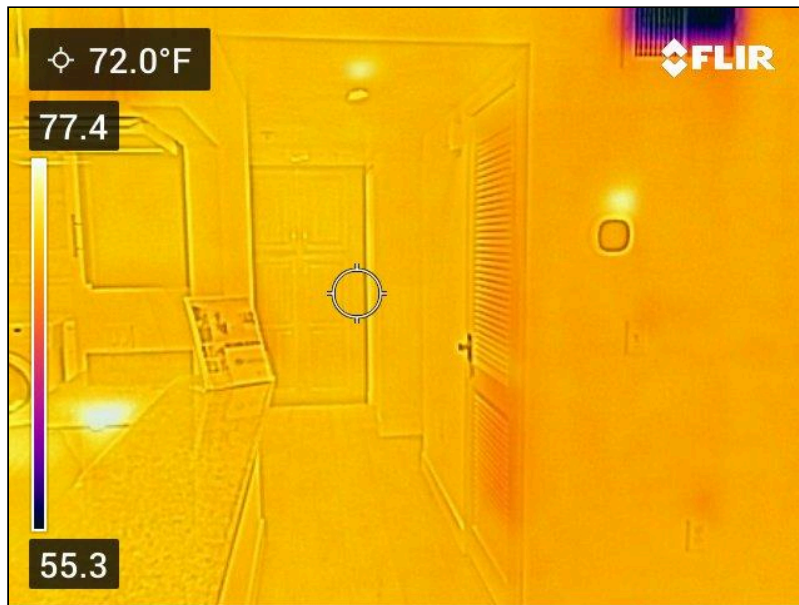
4.6 INFRARED CAMERA INSPECTION Findings

IN NI NP RR IO Inspection Items

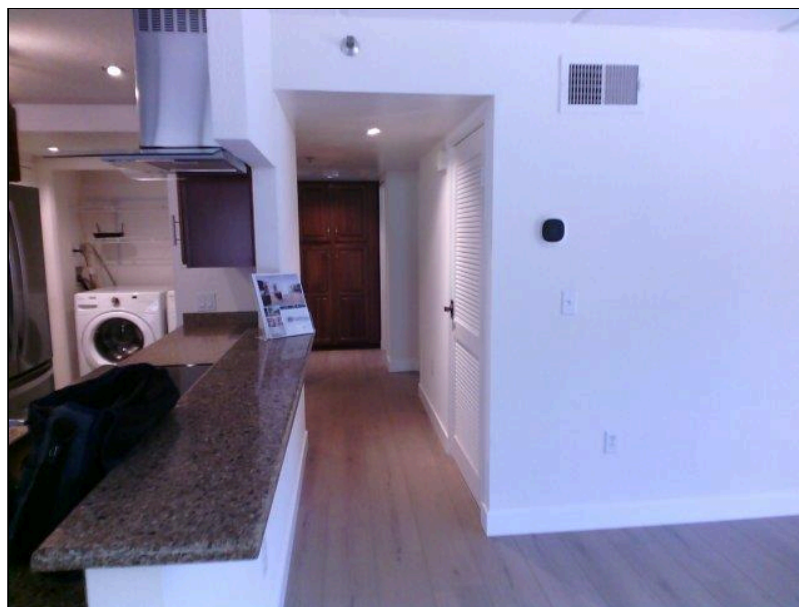
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IN NI NP RR IO Inspection Items

An infrared (thermal imaging) scan was performed throughout the house and garage at the time of the inspection using a hand held infrared (thermal imaging) inspection camera. No anomalies were found at the time of the inspection using this camera.



4.6 Item 1(Picture)



4.6 Item 2(Picture)



4.7 SAFETY GLASS (INTERIOR)

Findings

The glass at the glass windows and doors is tempered at the glass windows and glass doors where required, which is indicated by a stamp or marking on the glass.



4.8 INTERIORS - OTHER

Findings

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

(1) There is acoustic texture present at the ceiling. Some of this acoustic texture installed before the 1980's has been known to contain asbestos. It is beyond the scope of this general home inspection for us to test for asbestos. The only way to confirm the presence or absence of asbestos is by having it tested by a qualified person. We recommend having the acoustic texture tested by a qualified person if concerned.



4.8 Item 1(Picture)

(2) Determining the presence of organic growths, moisture or wood rot behind any walls, floors and ceiling coverings is beyond the scope of our general home inspection. We recommend further evaluation by a qualified licensed contractor or a environmental hygienist prior to the end of your contingency if you are concerned .

IN NI NP RR IO Inspection Items

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The interior 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. The inspection did not involve moving furniture and inspecting behind furniture, area rugs 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 licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Cosmetic deficiencies are considered normal wear and tear and are not reported.

5. Smoke/ CO Detectors

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Inspection Items



5.0 SMOKE DETECTORS Findings

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

There is only one smoke detector present in the common hallway as required at the time of construction. We recommend installing additional smoke detectors where needed to comply with current fire and safety standards and regulations.



5.0 Item 1(Picture)

5.1 CARBON MONOXIDE DETECTOR(S)

Findings

Carbon Monoxide detectors are not installed in this home. We recommend installing Carbon Monoxide detectors where needed prior to occupying the home.

5.2 BEDROOM EGRESS

5.3 FIRE SPRINKLERS

Findings

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

There is a fire sprinkler system installed in the condo and was not inspected by this company at the time of the home inspection. Inspecting fire sprinkler systems is beyond the scope of our general home inspection. We recommend periodic tests performed by the HOA. Recommend inquiring with the HOA regarding this system if the buyer is concerned.



5.3 Item 1(Picture)



5.4 SAFETY - OTHER

Findings

All smoke detector should be tested upon moving into home, and every six months or per manufactures instructions. Smoke detectors should be replaced when they reach 10 years of age as their sensor becomes less effective over time or per manufactures instructions.

All carbon monoxide detectors should be tested upon moving into home, and every six months or per manufactures instructions. Carbon monoxide detectors should be replaced per manufactures instructions.

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6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials unless otherwise agreed upon. Determining whether shower pans are watertight is beyond the scope of the inspection.

Laundry Note: Washers and dryers are not moved or tested during the inspection. The washer drain line and the dryer vent duct are not tested. Best practices for washer and dryer installation include the following recommendations: Use braided metallic water hoses to reduce the potential of leaks at the washing machine. Use flexible metal dryer vent connector. Use a half inch appliance connector and gas valve for all newer gas dryers. Installation of a drain pan under the washing machine with a drain pipe terminating at the exterior.

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IN NI NP RR IO Inspection Items



6.0 DRAIN, WASTE, AND VENT SYSTEMS

PLUMBING WASTE (OBSERVED INSIDE THE HOME): METAL, PARTIALY VISIBLE

GAS DISTRIBUTION: NONE

WASHER DRAIN SIZE: 2" DIAMETER

Findings

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

(1) A corrugated (flexible) waste pipe is installed at several bathroom sinks. This is a non standard installation because this type of material may hold bacteria and is more likely to become clogged. We recommend replacing this corrugated (flexible) waste pipe by a qualified licensed plumber.



6.0 Item 1(Picture)



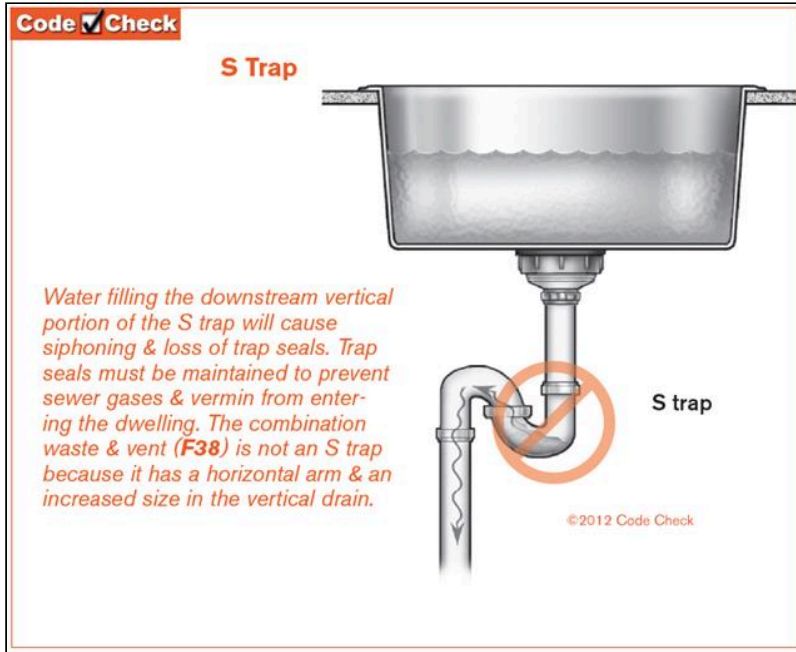
6.0 Item 2(Picture)

IN NI NP RR IO Inspection Items

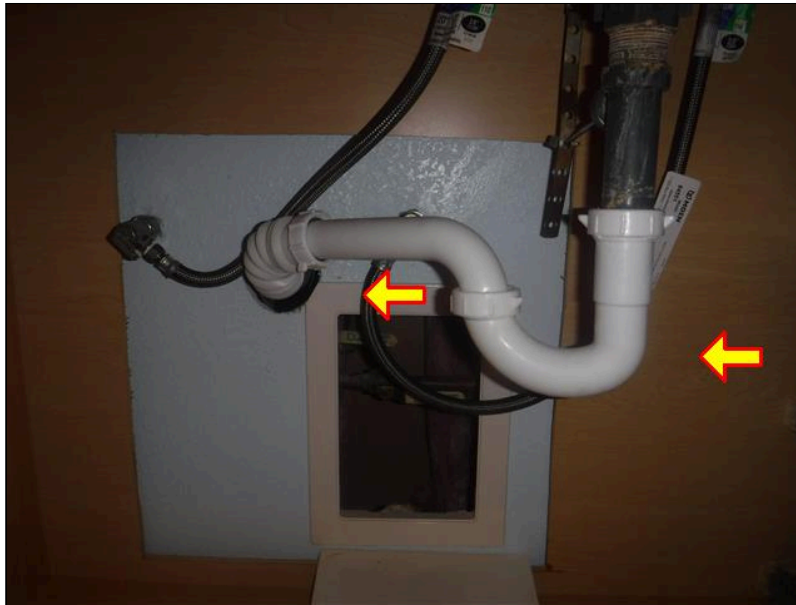
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Inspection Items

(2) There is a non standard trap ("S" Trap) installed at the hall bathroom sink which could siphon water out of the waste trap. We recommend necessary repairs by a qualified licensed plumber.



6.0 Item 3(Picture)



6.0 Item 4(Picture)

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

(3) A washer pan and drain line is not installed under the washing machine. When a washing machine is installed on a floor level above another finished floor a washer pan and drain line should be installed to help prevent damage from an overflowing washer or a leak. We recommend installing a drain pan and a drain line if possible by a qualified licensed plumber.



6.0 Item 5(Picture)

(4) At the time of the inspection we evaluated all drain pipes by running water through every drain that has an active fixture while observing its draw and watching for blockages or slow draining. Kitchen and bathroom fixtures were tested for an extended period of time during the inspection. We did not test the laundry stand pipe if a washing machine is connected. A video-scan of the drains and main line can only help determine the actual condition(s) of these drain pipes. We recommend having a sewer camera inspection conducted to help determine the condition of the pipes prior to the end of your contingency period.

(5) This inspection is being conducted on a condominium unit. The inspection is limited to the components that are inside of the unit only. Plumbing components that are located beyond the interior of the condominium, such as common drain lines, are not evaluated as part of this inspection and are the responsibility of the HOA. If you have any concerns about any plumbing components outside the interior of this unit we recommend contacting the HOA.



6.1 WATER SUPPLY, DISTRIBUTION SYSTEMS

PLUMBING WATER DISTRIBUTION (INSIDE THE HOME): COPPER, PARTIALLY VISIBLE
WATER SOURCE: PUBLIC

Findings

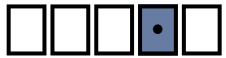
The observable water distribution pipes are copper where viewable in the home. However, the complete water distribution piping is not viewable and the entire type of water distribution plumbing cannot be determined or confirmed at the time of the inspection. Some houses built in the 1980's through the early 1990's may have had a portion of the water distribution installed with polybutylene plumbing which has a higher probability of leaks. Confirming all the materials that may have been used throughout the entire plumbing system is not possible within the limitations and scope of a home inspection. We recommend asking the seller and/or qualified licensed

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IN NI NP RR IO Inspection Items

plumber to identify or confirm what the entire water distribution piping materials were made of prior to the end of your contingency period. If the house does have polybutylene plumbing installed we recommend replacing by a qualified licensed plumber to help prevent future leaks.



6.2 CONNECTED FIXTURES (VALVES, FAUCETS, TOILETS, ECT)

Findings

(1) Both toilet handles are loose/not adjusted correctly. We recommend repairs or replacement by a qualified licensed plumber.



6.2 Item 1(Picture)



6.2 Item 2(Picture)

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

(2) The kitchen faucet is loose. We recommend necessary repairs or replacement by a qualified licensed plumber.



6.2 Item 3(Picture)

(3) The hall bathroom faucet handles are loose/not operating properly. We recommend necessary repairs or replacement by a qualified licensed plumber.



6.2 Item 4(Picture)

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

(4) The right side primary bathroom sink stopper was inoperable when tested. We recommend necessary repairs or replacement by a qualified person.



6.2 Item 5(Picture)

(5) The primary bathroom toilet tank is loose on the bowl. No leaks were observed at the time of the inspection. We recommend necessary repairs by a qualified licensed plumber.



6.2 Item 6(Picture)



6.3 TUB/ SHOWER ENCLOUSER(S)

Findings

(1) The hall bathroom tile surround has cracked or missing grout between the tiles and needs repair or replace. There may be water damage to the wall behind the tiles which is not visible. Determining if water damage exists in the wall behind tiles is beyond the

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

scope of our general home inspection. We recommend having the tiles repaired by a licensed tile contractor. Additional repairs may be required when tiles are removed. This area should be evaluated further by a qualified licensed tile contractor prior to the end of your contingency period.



6.3 Item 1(Picture)

(2) The hall bathroom tub faucet handles and tub spout are loose. This condition could allow water to enter behind the tub/shower wall and could put unwanted stress on the water supply pipes. We recommend necessary repairs by a qualified licensed plumber.



6.3 Item 2(Picture)

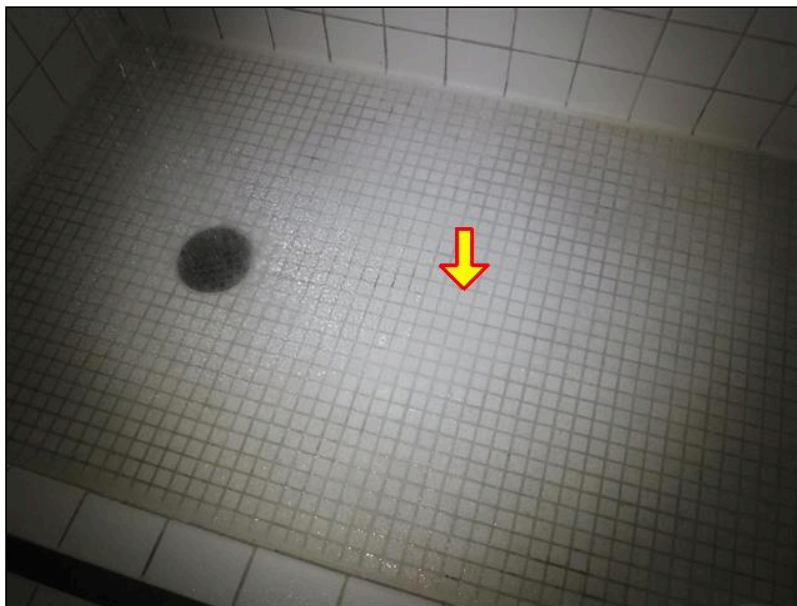
(3) The primary bathroom tile surround has cracked or missing grout between the tiles and needs repair or replace. There may be water damage to the wall behind the tiles which is not visible. Determining if water damage exists in the wall behind tiles is beyond the scope of our general home inspection. We recommend having the tiles repaired by a licensed tile contractor. Additional repairs may be required when tiles are

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

removed. This area should be evaluated further by a qualified licensed tile contractor prior to the end of your contingency period.



6.3 Item 3(Picture)

6.4 HOT AND COLD REVERSED AT FIXTURES

6.5 WATER PRESSURE/ REGULATOR

WATER PRESSURE (PSI): COULD NOT DETERMINE, APPEARS TO BE ADEQUATE

Findings

The pressure regulator appears to be located in a common area. The regulator was not located or tested as part of this inspection. The water pressure did appear to be adequate at the time of the inspection. If the buyer is concerned we recommend inquiring with the HOA.

IN NI NP RR IO Inspection Items

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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 line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. The water supply and waste line piping that is concealed within inaccessible areas such as covered walls and concrete slab floors was not evaluated. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails 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 licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

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IN NI NP RR IO Inspection Items



7.0 MAIN AND SUB PANELS

ELECTRIC PANEL MANUFACTURE: ZINSCO

Findings

(1) There is a Zinsco/ Sylvania brand main electrical panel installed. This type of panel was made with alloy buss bars which are easily dented. Due to this condition, a poor connection with the circuit breakers may develop. This could cause over-heating. We recommend that you consult with a qualified licensed electrician as to the integrity of this electric panel prior to the end of your contingency period.



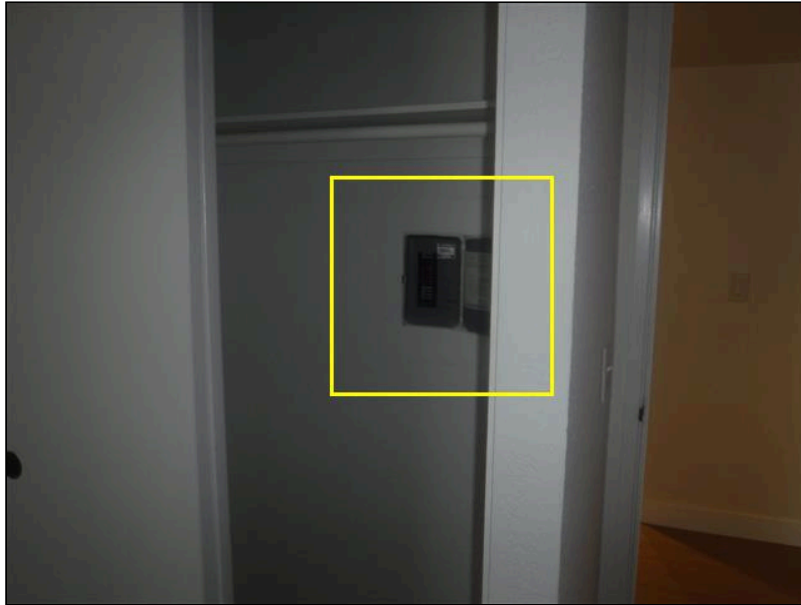
7.0 Item 1(Picture)

IN NI NP RR IO Inspection Items

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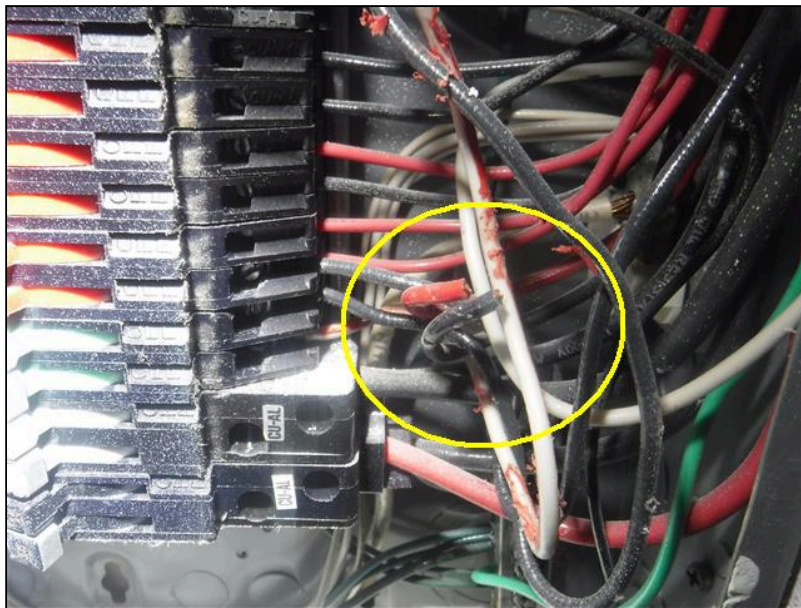
IN NI NP RR IO Inspection Items

(2) There is a sub electrical panel located in a closet. Sub electrical panels are no longer allowed to be installed in closets due to the combustible nature of clothing and inadequate clearances. We recommend having the sub-panel relocated to an approved location by a qualified licensed electrician.



7.0 Item 2(Picture)

(3) There are improperly terminated wires observed in the sub electrical panel. These wires must be properly terminated for safety. We recommend necessary corrections by a qualified licensed electrician.



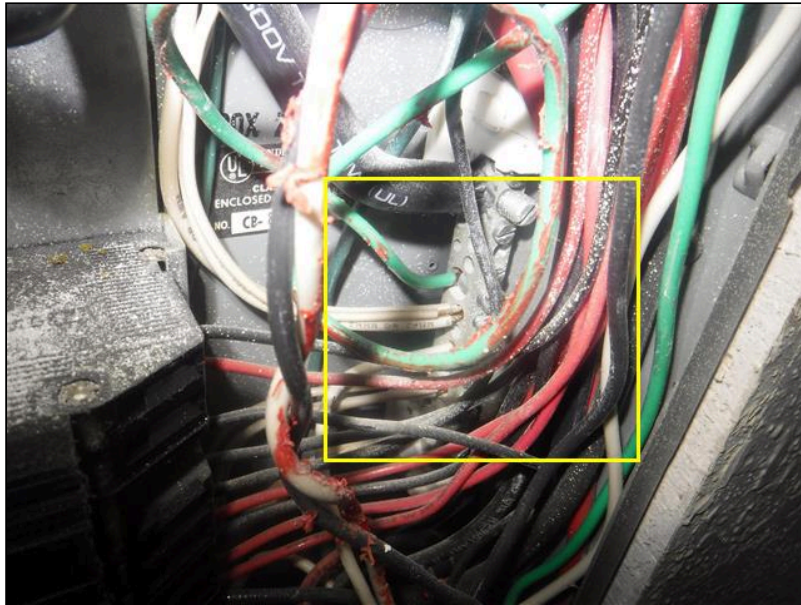
7.0 Item 3(Picture)

IN NI NP RR IO Inspection Items

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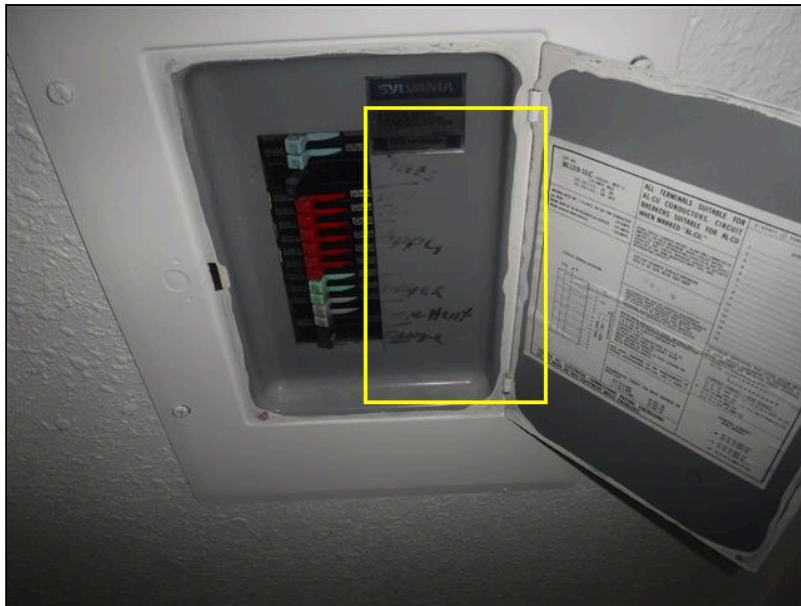
IN NI NP RR IO Inspection Items

(4) Neutrals and grounds are on the same bus-bar in the sub electric panel. Neutrals and grounds in sub electric panels should be on separate bus-bars. We recommend necessary corrections by a qualified licensed electrician.



7.0 Item 4(Picture)

(5) The sub panel breakers are illegible or confusing. We recommend having the breakers properly labeled for safety by a qualified person.



7.0 Item 5(Picture)



7.1 BRANCH CIRCUIT CONDUCTORS/ WIRING

BRANCH WIRE 15 AND 20 AMP: COPPER, PARTIALLY VISIBLE

WIRING METHODS: ROMEX, PARTIALLY VISIBLE

Findings

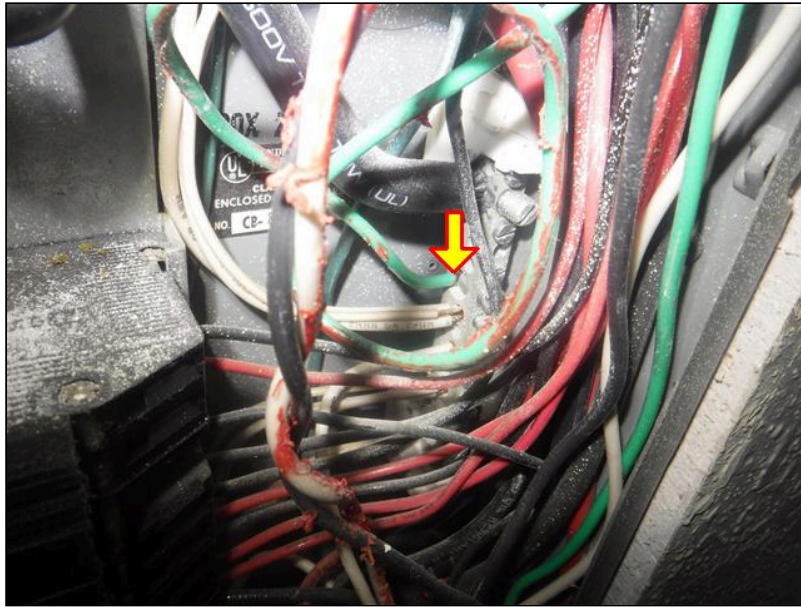
(1) Neutral wires connected to a single pole in the main panel, also known as ganged

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IN NI NP RR IO Inspection Items

neutrals. This is nonstandard installation. We recommend further evaluation and necessary corrections by a qualified licensed electrician.



7.1 Item 1(Picture)

(2) Older homes did not have the same requirements as newer homes. Home inspectors do not evaluate individual circuits for capacities, or identify which receptacles are on a particular circuit. Older homes are not required to be upgraded by the seller. Clients are hereby informed that some electrical upgrades will likely be required by some appliance installers and those costs will be your responsibility. If concerned about the capacity of individual circuits for their capacities we recommend further evaluation by a qualified licensed electrician prior to the end of your contingency period.

(3) Due to wall coverings or other obstructions, the entire branch circuit wiring throughout the home was not possible to fully observe. Damage to the insulation or wiring itself can be present in a non-visible locations. You may wish to have the branch circuit wiring further explored to determine if any latent defects exist by a qualified licensed electrician prior to the end of your contingency period



7.2 CIRCUIT BREAKERS/ FUSES

PANEL TYPE: CIRCUIT BREAKERS

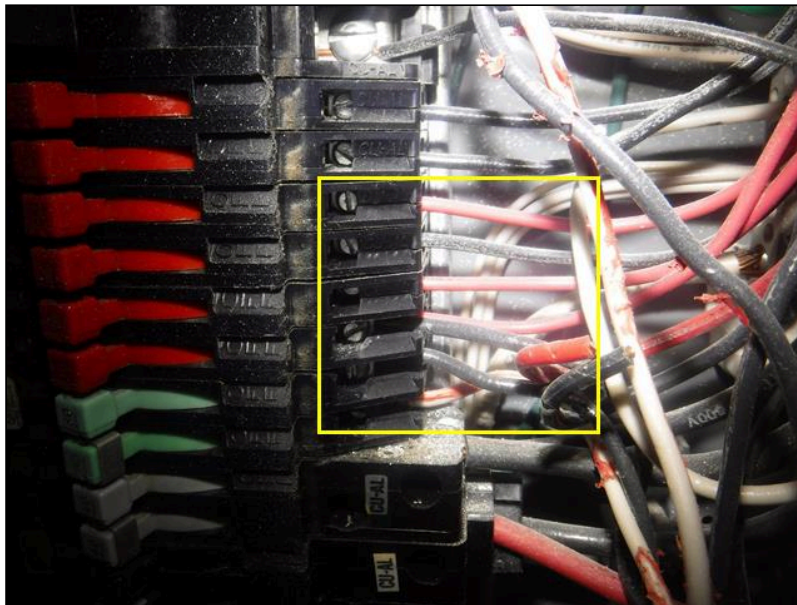
Findings

IN NI NP RR IO Inspection Items

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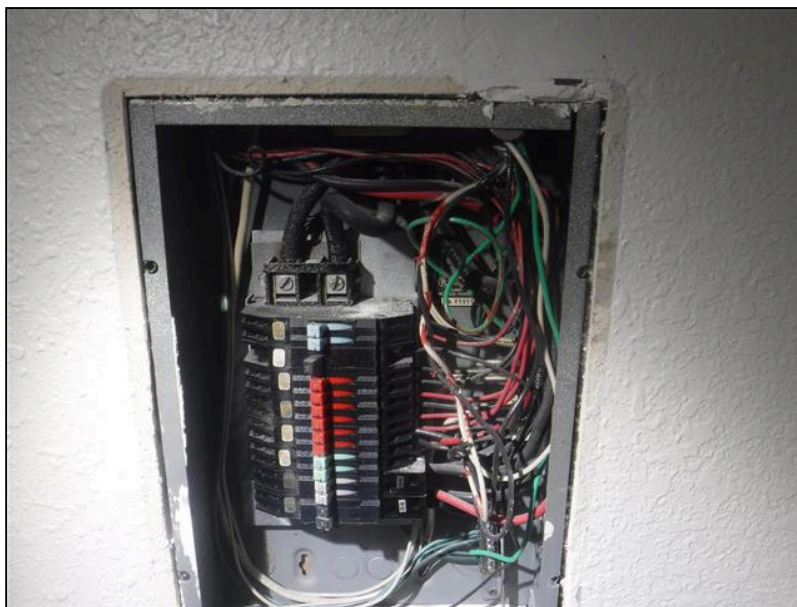
IN NI NP RR IO Inspection Items

(1) Two wires are connected to one circuit breaker in the sub panel. This is non standard and not allowed. We recommend necessary corrections by a qualified licensed electrician.



7.2 Item 1(Picture)

(2) Picture inside of the sub electrical panel. The dead front cover was removed at the time of the inspection and the breakers, wiring and grounding were inspected. Appears to be functioning as intended.



7.2 Item 2(Picture)

7.3 SERVICE AND GROUNDING EQUIPMENT

7.4 CONNECTED DEVICES AND FIXTURES (REPRESENTATIVE NUMBER)
Findings

IN NI NP RR IO Inspection Items

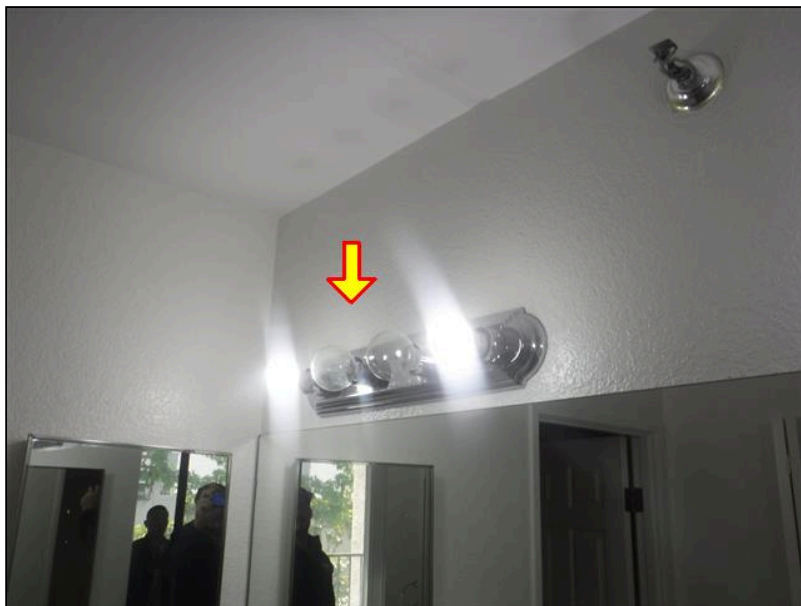
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Inspection Items

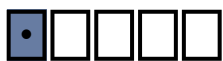
Several lights throughout the house did not function when tested possibly due to bad bulbs or a miss wired fixtures. Occasionally there may something wrong with the fixtures which cannot be determined without a working bulb. We recommend asking the seller to demonstrate that theses lights are working prior to the end of the inspection contingency period, or changing the bulbs and testing again. If these lights do not function we recommend further evaluation by a qualified licensed electrician and necessary repairs or replacement as needed.



7.4 Item 1(Picture)



7.4 Item 2(Picture)



7.5 POLARITY AND GROUNDING (OF A REPRESENTATIVE NUMBER OF RECEPTACLES)

Findings

A representative number of receptacles throughout the house and garage were tested

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IN NI NP RR IO Inspection Items

for power, polarity and grounding according to our standards-of-practice. These receptacles observed to be ok at the time of the inspection unless otherwise noted.



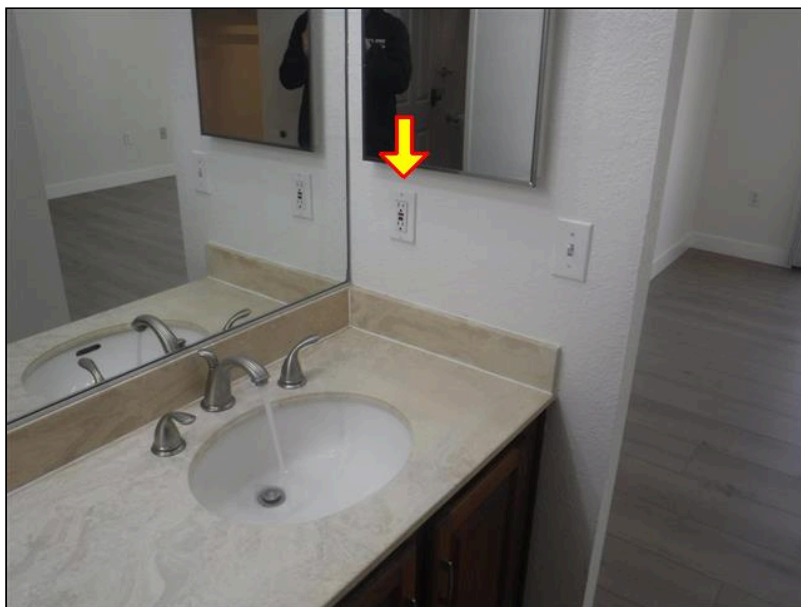
7.5 Item 1(Picture)



7.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Findings

(1) There is more than one GFCI receptacle installed on the bathroom circuit. This condition is not a hazard but can cause confusion to reset if one trips. Only one GFCI is required to protect all of the receptacles past the GFCI. We recommend necessary corrections by a qualified licensed electrician.

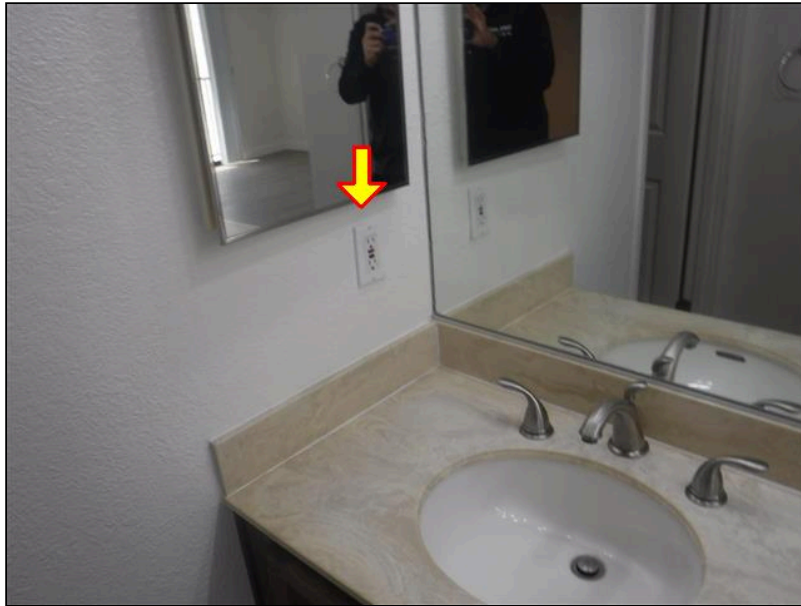


7.6 Item 1(Picture)

IN NI NP RR IO Inspection Items

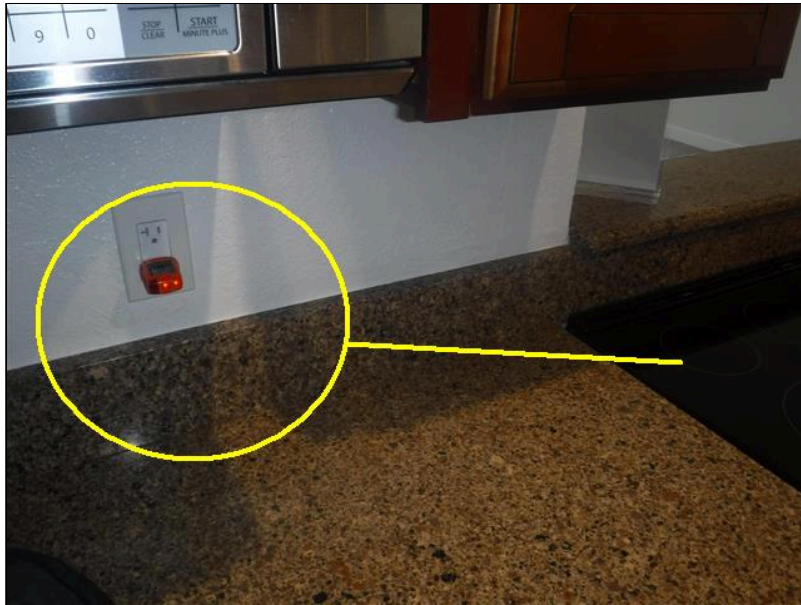
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Inspection Items



7.6 Item 2(Picture)

(2) We recommend upgrading all receptacles within 6 feet of any plumbing fixtures, outside/ exterior, in the garage, and any non fixed appliance receptacles in the kitchen to GFCI protected receptacles by a qualified licensed electrician for safety.



7.6 Item 3(Picture)

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

(3) The GFCI receptacle located in the kitchen is not operating properly, or has failed as it did not trip when tested. The outlet may be defective or mis-wired. We recommend replacement by a qualified licensed electrician.



7.6 Item 4(Picture)



7.7 OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)

Findings

There is no AFCI protection installed for the bedrooms. This may have been common for the age of construction. However, AFCI's are currently required to be installed in this location. We recommend installing AFCI's where needed as an upgrade by a qualified licensed electrician for safety.



7.8 JUNCTION BOXES (OBSERVABLE)

Findings

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IN NI NP RR IO Inspection Items

Several junction boxes are loose in the wall. This condition could put stress on the conductors which can lead to loose connections. We recommend having these junction boxes secured by a qualified person.



7.8 Item 1(Picture)



7.8 Item 2(Picture)

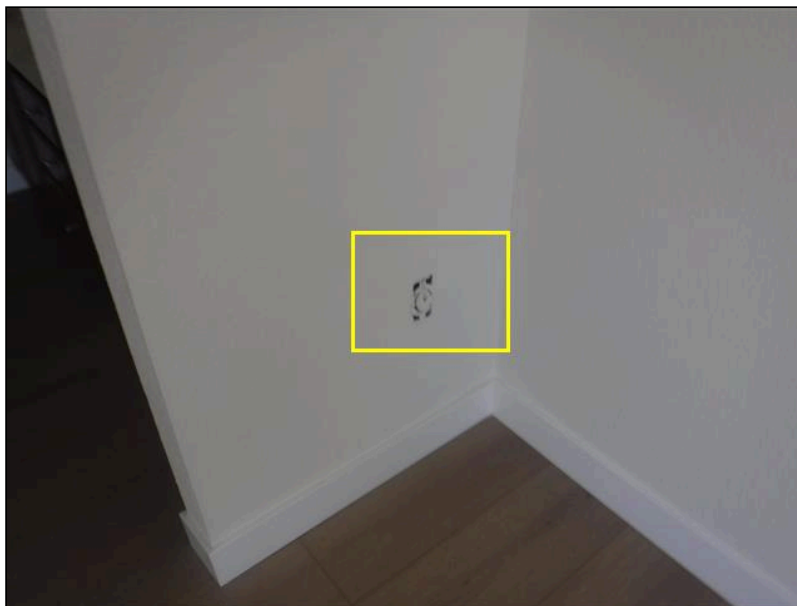
7.9 ELECTRICAL - OTHER Findings

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IN NI NP RR IO Inspection Items

One or more cover plates are missing. We recommend replacement by a qualified person.



7.9 Item 1(Picture)

IN NI NP RR IO Inspection Items

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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 items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. All electrical concerns/ defects should be considered a safety concern and should be corrected.

8. Heatpump(s)/ Heating and Cooling Equipment

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Note: A limited visual inspection can not adequately evaluate the heat exchanger for cracks and holes. Most areas of the heat exchanger are not visible without dismantling the furnace. Dismantling the furnace is beyond the scope of our general home inspection. Evaluation of the heat exchanger is expressly excluded. Evaluating the adequacy, efficiency, or even distribution of air throughout the home is not part of the inspection. Thermostats are not checked for calibration or programmable features.

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IN NI NP RR IO Inspection Items

8.0 HEATING MODE AND EQUIPMENT

ENERGY SOURCE: ELECTRIC

NUMBER OF HEAT PUMP SYSTEMS: ONE

HEAT PUMP BRAND: CLIMATE MASTER

NUMBER OF CONDENSERS: UNKNOWN

HEAT PUMP AGE: COULD NOT DETERMINE APPEARS TO BE NEWER

Findings

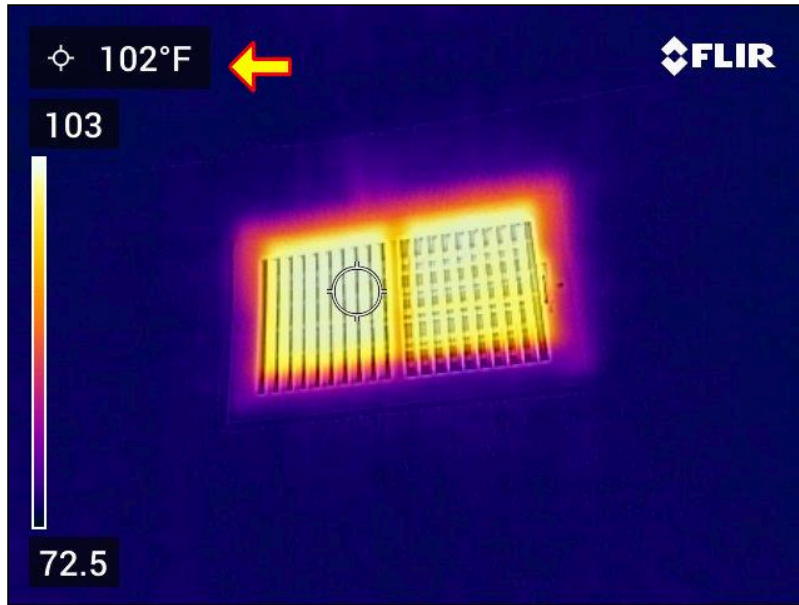
The heat pump was tested and produce heat at the time of the inspection. However, the heat pump installed in this home does not appear to be original. We recommend asking the sellers for documentation showing that this unit was installed by a qualified licensed HVAC contractor per the manufactures installation requirements. If documentation cannot be produced, I recommend this heat pump be further evaluated by a qualified licensed HVAC contractor.



8.0 Item 1(Picture)

IN NI NP RR IO Inspection Items

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8.0 Item 2(Picture)



8.1 COOLING MODE AND EQUIPMENT

CONDENSER AGE: COULD NOT DETERMINE

Findings

(1) No secondary condensate drain line installed. We recommend that a secondary be installed by a licensed plumber as back up to the primary.



8.1 Item 1(Picture)

IN NI NP RR IO Inspection Items

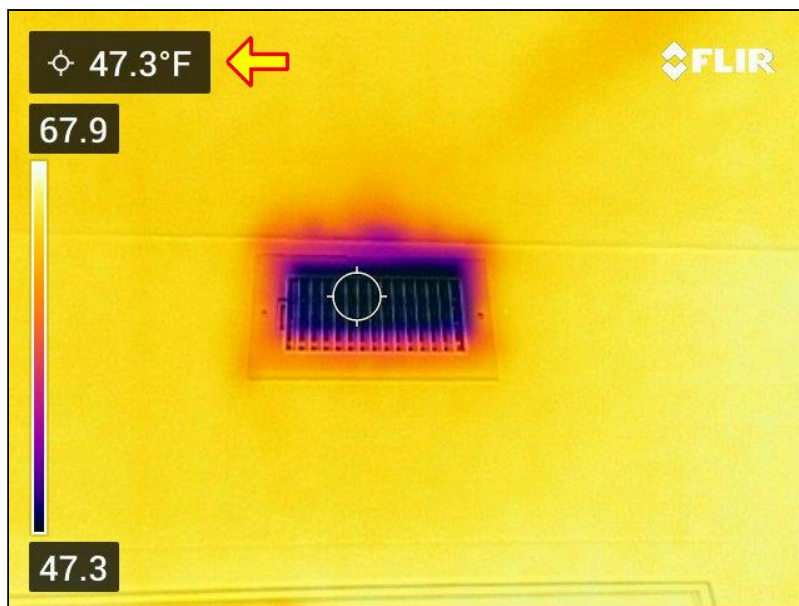
(2) An ambient air test was performed by using a thermal camera on the heat pump in cooling mode to determine if the difference in temperatures of the supply and return air were between 14 degrees and 22 degrees which indicates that the heat pump is cooling as intended.

The air supplied to the room was measured around 47 degrees.

The air returning to the system (return) was measured at 66 degrees.

This indicates that the range in temperature drop is normal. This is not an exhaustive test and cannot predict the performance of the heat pump on extremely hot or humid days.

Note This inspection is a condominium inspection which is limited to the interior portion of the condo only. No exterior components are inspected. This exclusion includes any part of the heating or air conditioning system, heat pump, boilers, solar panels, etc, that are located on the roof. We recommend contacting the HOA regarding the condition of the components on the roof, or to request permission for a qualified licensed HVAC contractor to access the roof and inspect the components.



8.1 Item 2(Picture)

IN NI NP RR IO Inspection Items

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8.1 Item 3(Picture)



8.2 THERMOSTAT/ REMOTE

Findings

The thermostat was operational when used to operate the HVAC system at the time of the inspection. Programmable thermostats are not adjusted and no testing is done to check the accuracy or programmed settings of the thermostat. If concerned we recommend verifying proper operation of the programmable settings prior to the end of your contingency period by a qualified person.



8.2 Item 1(Picture)



8.3 DISTRIBUTION SYSTEMS (DUCTS, AIR FILTERS, ECT)

DUCTWORK: NOT VISIBLE

IN NI NP RR IO Inspection Items

FILTER TYPE: DISPOSABLE

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The 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 HVAC contractor would discover (Heating, Ventilation, and Air Conditioning). 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 licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Note: Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Identification of portions of the wall structure not directly visible requires logical assumptions on the part of the Inspector that are based on the Inspectors past experience and knowledge of common building practices.

Upon observing indications that structural problems may exist that are not readily visible, or the evaluation of which lies beyond the Inspector's expertise, the inspector may recommend evaluation or testing by a specialist that may include invasive measures, which would require homeowner permission.

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IN NI NP RR IO Inspection Items



9.0 STRUCTURE (GENERAL INFORMATIONAL)

ATTIC ACCESS/ LOCATION: NONE FOUND

Findings

This inspection is for a condominium. A condo inspection only includes an evaluation of the interior components of the condo only. It excludes the evaluation of the structural components of the building and or any portion of the building that is not part of the interior of this individual condo. If concerned about any exterior structural component, we recommend contacting the HOA.

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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 licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Ventilation and Insulation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

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IN NI NP RR IO Inspection Items

10.0 INSULATION IN THE ATTIC SPACE

R-VALUE (APPROXIMATE): NOT VISIBLE

Findings

The attic space insulation was not visible.

10.1 DRYER VENT

DRYER VENT: NONE

Findings

There is no dryer vent installed in the laundry room area. We recommend proper installation of a dryer vent which terminates to the exterior of the building by a qualified licensed contractor.



10.1 Item 1(Picture)

10.2 BATHROOM VENTING

10.3 LAUNDRY ROOM VENTING

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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 licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. Inspection of built-in appliances is limited. It does not include dismantling and inspection of internal parts. 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, or determine the effectiveness or life remaining of any built-in appliances.

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IN NI NP RR IO Inspection Items



11.0 RANGE/ OVEN

RANGE/ OVEN/ COOKTOP: ELECTRIC

Findings

The range/oven was tested and was functional at the time of the inspection. This test is not exhaustive and does not confirm the performance, accuracy, or effectiveness of the oven.



11.0 Item 1(Picture)

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11.0 Item 2(Picture)



11.1 DISHWASHER

Findings

No dishwasher is installed. This is for your information.



11.2 RANGE HOOD/ VENT

RANGE HOOD/ EXHAUST TYPE: VENTED

Findings

The range exhaust vent was tested and was functional at the time of the the inspection. This is not an exhaustive test, and does not evaluate the performance or effectiveness of the unit.



11.3 FOOD WASTE DISPOSER

Findings

IN NI NP RR IO Inspection Items

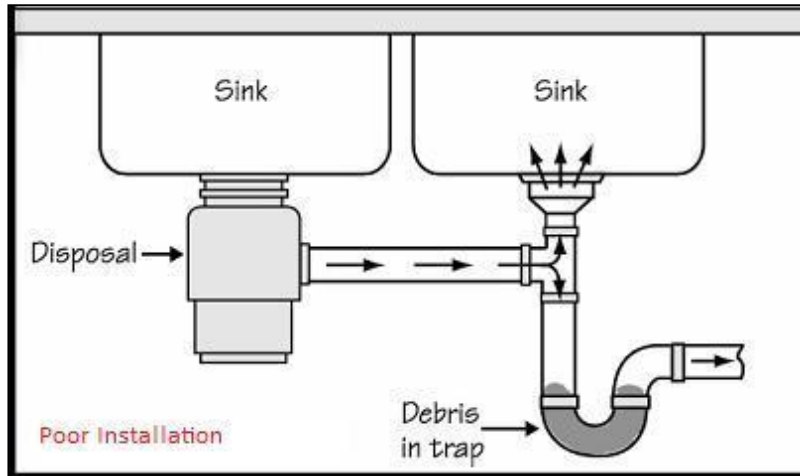
(1) The food waste disposer cutting plates are rusted. We recommend replacing as needed by qualified person.

Note: The food waste disposer was tested and functioned properly at the time of the inspection. This is not an exhaustive test and does not verify the efficiency of the unit.



11.3 Item 1(Picture)

(2) The food waste disposal drain is installed in a non-standard manner. The drain tube exiting the disposer is installed horizontally and intersects the drain line of the other sink basin with a "T" fitting, then down to the P-trap. This can cause waste from the disposer to rise into the opposite sink basin before draining. We recommend necessary corrections by a qualified licensed plumber.



11.3 Item 2(Picture)



11.4 MICROWAVE (BUILT-IN)

Findings

The built in microwave was tested with a microwave testing device and was functional at the time of the inspection. This is not an exhaustive test, and does not predict the

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IN NI NP RR IO Inspection Items

performance of the microwave.



11.4 Item 1(Picture)



11.5 WASHING/ DRYER (CLOTHES)

DRYER POWER SOURCE: 220 VOLT ELECTRIC ONLY

Findings

The clothes washer and dryer are not part of our general inspection and were not inspected or commented on. If concerned about there serviceability and functionality we recommend further evaluation by a qualified licensed appliance contractor prior to the end of your contingency period.



11.6 REFRIGERATOR

Findings

(1) Refrigerators built in or not are not part of our general home inspection and are not inspected or commented on. If concerned about its serviceability and functionality we recommend further evaluation by a qualified licensed appliance contractor prior to the end of your contingency period.

(2) I could not identify or inspect the water shut off valve for the refrigerator. I do not move refrigerators in order to access the outlet. Moving refrigerators is out of the scope of a home inspection. If concerned we recommend verifying that the water shut off valve is operational, not corroded and not leaking prior to the end of your contingency period.

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The built-in appliances of the home were 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 licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Gas, Electric, Water Shut-Off Locations

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IN NI NP RR IO Inspection Items

12.0 MAIN GAS SHUT-OFF VALVE

Findings

The main gas meter is located in a common area and was not inspected or identified as part of this inspection.

12.1 MAIN ELECTRICAL PANEL

Findings

The main electric panel is located in a common area and was not inspected or identified as part of this inspection.

12.2 MAIN WATER SHUT-OFF

Findings

The main water shut-off is located in a common area and was not inspected or identified as part of this inspection.

12.3 SUB ELECTRICAL PANEL(S)

Findings

The sub-panel is located in a bedroom.



12.3 Item 1(Picture)

IN NI NP RR IO Inspection Items

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General Summary



All Pro Property Inspection

760-557-5571

Travis@allpropi.com

Customer

Jason Lewis

Address

1333 Eighth Ave UNIT 205
San Diego CA 92101

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Exterior

2.1 DOORS (EXTERIOR)

Repair or Replace

- (1) The sliding screen doors are missing. We recommend replacing/ installing by a qualified person.
- (2) The latch is missing at the sliding glass door in the bedroom. We recommend necessary repairs or replacement by a qualified person.
- (3) The sliding glass doors are mounted with the sliding portion of the doors mounted on the exterior side of the home. This may have common at the time of original construction. However, this may allow the sliding portion of the doors to be easily removed by a would be intruder from the exterior of the house. We recommend having the sliding portion of the door installed on the inside or upgrading the sliding glass doors to the type with the sliding portion of the door mounted on the interior of the home by a qualified licensed door contractor.
- (4) The bed room sliding glass door rollers appear to be worn or incorrectly adjusted, which makes it

difficult to open and close the door. We recommend having the rollers adjusted, replaced, the track cleaned or other necessary corrections by a qualified person.

2.2 WINDOWS (INTERIOR AND EXTERIOR)

Repair or Replace

(1) A window latch was found to be inoperable at a family room window. We recommend necessary repair or replacement by a qualified licensed window contractor.

4. Interiors

4.1 CEILINGS

Repair or Replace

(1) Water stain(s) noted at the ceiling in the hallway. These stains were tested for moisture and were found to be dry at the time of the inspection. No elevated level of moisture was detected which may indicate that the staining is old or from a one-time event (such as a tub/toilet over-flow). The stain were dry at the time of the inspection so I could not determine if the leak is still active. Under certain conditions or regular use there may be an active leak. We recommend further evaluation by a qualified licensed plumber prior to the end of your contingency period if concern.

(2) The ceiling has typical cosmetic wear in areas. We recommend prep and paint by a qualified person.

4.3 FLOOR COVERINGS

Repair or Replace

The floor is sloping in several areas. Possibly due to flooring installation issues. We recommend necessary repairs by a qualified licensed flooring contractor, if the buyer is concerned.

Note: This did not appear to be a structure issue. However, if structural issues exist it is beyond the scope of this home inspection and should be brought to the attention of the HOA for any necessary repairs needed at this time.

4.4 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

Repair or Replace

Recommend resealing the counters and backsplash at the bathrooms and kitchen locations to prevent moisture intrusion.

4.5 DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

(1) Closet door floor guides are missing at one or more bedroom closet doors. This is a pinching hazard. We recommend installing where needed by a qualified person.

(2) Door stoppers are missing at one or more doors. Door stoppers are recommended where door handles contact walls. We recommend adding door stops and repair of any walls by a qualified person.

(3) The hallway bathroom door lock is not operating correctly. We recommend repairs or replacement by a qualified licensed contractor.

4.8 INTERIORS - OTHER

Repair or Replace

(1) There is acoustic texture present at the ceiling. Some of this acoustic texture installed before the 1980's has been known to contain asbestos. It is beyond the scope of this general home inspection for us to test for asbestos. The only way to confirm the presence or absence of asbestos is by having it tested by a qualified person. We recommend having the acoustic texture tested by a qualified person if concerned.

5. Smoke/ CO Detectors

5.0 SMOKE DETECTORS

Repair or Replace

There is only one smoke detector present in the common hallway as required at the time of construction. We recommend installing additional smoke detectors where needed to comply with current fire and safety standards and regulations.

5.1 CARBON MONOXIDE DETECTOR(S)**Repair or Replace**

Carbon Monoxide detectors are not installed in this home. We recommend installing Carbon Monoxide detectors where needed prior to occupying the home.

6. Plumbing System

6.0 DRAIN, WASTE, AND VENT SYSTEMS**Repair or Replace**

(1) A corrugated (flexible) waste pipe is installed at several bathroom sinks. This is a non standard installation because this type of material may hold bacteria and is more likely to become clogged. We recommend replacing this corrugated (flexible) waste pipe by a qualified licensed plumber.

(2) There is a non standard trap ("S" Trap) installed at the hall bathroom sink which could siphon water out of the waste trap. We recommend necessary repairs by a qualified licensed plumber.

(3) A washer pan and drain line is not installed under the washing machine. When a washing machine is installed on a floor level above another finished floor a washer pan and drain line should be installed to help prevent damage from an overflowing washer or a leak. We recommend installing a drain pan and a drain line if possible by a qualified licensed plumber.

6.1 WATER SUPPLY, DISTRIBUTION SYSTEMS**Inspected**

The observable water distribution pipes are copper where viewable in the home. However, the complete water distribution piping is not viewable and the entire type of water distribution plumbing cannot be determined or confirmed at the time of the inspection. Some houses built in the 1980's through the early 1990's may have had a portion of the water distribution installed with polybutylene plumbing which has a higher probability of leaks. Confirming all the materials that may have been used throughout the entire plumbing system is not possible within the limitations and scope of a home inspection. We recommend asking the seller and/or qualified licensed plumber to identify or confirm what the entire water distribution piping materials were made of prior to the end of your contingency period. If the house does have polybutylene plumbing installed we recommend replacing by a qualified licensed plumber to help prevent future leaks.

6.2 CONNECTED FIXTURES (VALVES, FAUCETS, TOILETS, ECT)**Repair or Replace**

(1) Both toilet handles are loose/not adjusted correctly. We recommend repairs or replacement by a qualified licensed plumber.

(2) The kitchen faucet is loose. We recommend necessary repairs or replacement by a qualified licensed plumber.

(3) The hall bathroom faucet handles are loose/not operating properly. We recommend necessary repairs or replacement by a qualified licensed plumber.

(4) The right side primary bathroom sink stopper was inoperable when tested. We recommend necessary repairs or replacement by a qualified person.

(5) The primary bathroom toilet tank is loose on the bowl. No leaks were observed at the time of the inspection. We recommend necessary repairs by a qualified licensed plumber.

6.3 TUB/ SHOWER ENCLOUSER(S)**Repair or Replace**

(1) The hall bathroom tile surround has cracked or missing grout between the tiles and needs repair or replace. There may be water damage to the wall behind the tiles which is not visible. Determining if water damage exists in the wall behind tiles is beyond the scope of our general home inspection. We recommend having the tiles repaired by a licensed tile contractor. Additional repairs may be required when tiles are removed. This area should be evaluated further by a qualified licensed tile contractor

prior to the end of your contingency period.

(2) The hall bathroom tub faucet handles and tub spout are loose. This condition could allow water to enter behind the tub/shower wall and could put unwanted stress on the water supply pipes. We recommend necessary repairs by a qualified licensed plumber.

(3) The primary bathroom tile surround has cracked or missing grout between the tiles and needs repair or replace. There may be water damage to the wall behind the tiles which is not visible. Determining if water damage exists in the wall behind tiles is beyond the scope of our general home inspection. We recommend having the tiles repaired by a licensed tile contractor. Additional repairs may be required when tiles are removed. This area should be evaluated further by a qualified licensed tile contractor prior to the end of your contingency period.

7. Electrical System

7.0 MAIN AND SUB PANELS

Repair or Replace

(1) There is a Zinsco/ Sylvania brand main electrical panel installed. This type of panel was made with alloy buss bars which are easily dented. Due to this condition, a poor connection with the circuit breakers may develop. This could cause over-heating. We recommend that you consult with a qualified licensed electrician as to the integrity of this electric panel prior to the end of your contingency period.

(2) There is a sub electrical panel located in a closet. Sub electrical panels are no longer allowed to be installed in closets due to the combustible nature of clothing and inadequate clearances. We recommend having the sub-panel relocated to an approved location by a qualified licensed electrician.

(3) There are improperly terminated wires observed in the sub electrical panel. These wires must be properly terminated for safety. We recommend necessary corrections by a qualified licensed electrician.

(4) Neutrals and grounds are on the same bus-bar in the sub electric panel. Neutrals and grounds in sub electric panels should be on separate bus-bars. We recommend necessary corrections by a qualified licensed electrician.

(5) The sub panel breakers are illegible or confusing. We recommend having the breakers properly labeled for safety by a qualified person.

7.1 BRANCH CIRCUIT CONDUCTORS/ WIRING

Repair or Replace

(1) Neutral wires connected to a single pole in the main panel, also known as ganged neutrals. This is nonstandard installation. We recommend further evaluation and necessary corrections by a qualified licensed electrician.

7.2 CIRCUIT BREAKERS/ FUSES

Repair or Replace

(1) Two wires are connected to one circuit breaker in the sub panel. This is non standard and not allowed. We recommend necessary corrections by a qualified licensed electrician.

7.4 CONNECTED DEVICES AND FIXTURES (REPRESENTATIVE NUMBER)

Repair or Replace

Several lights throughout the house did not function when tested possibly due to bad bulbs or a miss wired fixtures. Occasionally there may be something wrong with the fixtures which cannot be determined without a working bulb. We recommend asking the seller to demonstrate that these lights are working prior to the end of the inspection contingency period, or changing the bulbs and testing again. If these lights do not function we recommend further evaluation by a qualified licensed electrician and necessary repairs or replacement as needed.

7.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Repair or Replace

(1) There is more than one GFCI receptacle installed on the bathroom circuit. This condition is not a hazard but can cause confusion to reset if one trips. Only one GFCI is required to protect all of the receptacles past the GFCI. We recommend necessary corrections by a qualified licensed electrician.

(2) We recommend upgrading all receptacles within 6 feet of any plumbing fixtures, outside/ exterior, in the garage, and any non fixed appliance receptacles in the kitchen to GFCI protected receptacles by a

qualified licensed electrician for safety.

(3) The GFCI receptacle located in the kitchen is not operating properly, or has failed as it did not trip when tested. The outlet may be defective or mis-wired. We recommend replacement by a qualified licensed electrician.

7.7 OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)

Not Present

There is no AFCI protection installed for the bedrooms. This may have been common for the age of construction. However, AFCI's are currently required to be installed in this location. We recommend installing AFCI's where needed as an upgrade by a qualified licensed electrician for safety.

7.8 JUNCTION BOXES (OBSERVABLE)

Repair or Replace

Several junction boxes are loose in the wall. This condition could put stress on the conductors which can lead to loose connections. We recommend having these junction boxes secured by a qualified person.

7.9 ELECTRICAL - OTHER

Repair or Replace

One or more cover plates are missing. We recommend replacement by a qualified person.

8. Heatpump(s)/ Heating and Cooling Equipment

8.0 HEATING MODE AND EQUIPMENT

Inspected

The heat pump was tested and produce heat at the time of the inspection. However, the heat pump installed in this home does not appear to be original. We recommend asking the sellers for documentation showing that this unit was installed by a qualified licensed HVAC contractor per the manufactures installation requirements. If documentation cannot be produced, I recommend this heat pump be further evaluated by a qualified licensed HVAC contractor.

10. Ventilation and Insulation

10.1 DRYER VENT

Repair or Replace

There is no dryer vent installed in the laundry room area. We recommend proper installation of a dryer vent which terminates to the exterior of the building by a qualified licensed contractor.

11. Built-In Kitchen Appliances

11.3 FOOD WASTE DISPOSER

Repair or Replace

(1) The food waste disposer cutting plates are rusted. We recommend replacing as needed by qualified person.

Note: The food waste disposer was tested and functioned properly at the time of the inspection. This is not an exhaustive test and does not verify the efficiency of the unit.

(2) The food waste disposal drain is installed in a non-standard manner. The drain tube exiting the disposer is installed horizontally and intersects the drain line of the other sink basin with a "T" fitting, then down to the P-trap. This can cause waste from the disposer to rise into the opposite sink basin before draining. We recommend necessary corrections by a qualified licensed plumber.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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