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R.D Williams
Inspection Date: 06/11/2024
File #-24-1355 Hewlett

INTRODUCTION

The purpose of the inspection is to assess the general condition of the property. 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 is therefore advised to inspect and evaluate such items personally.

For additional information regarding the scope of the inspection, please refer to the **Inspection Guidelines** section of the report.

For a list of the more significant items found during the inspection, please refer to the **Summary Report**.

Thank you for choosing *Davidson Inspection*. We hope the information contained in the 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.

Sincerely,
Lonny Davidson
CREIA CCI Inspector

Enclosures: Summary Report, Inspection Report

SUMMARY REPORT

Deficient items or concerns affecting the use of the property were found during the course of the inspection that warrant correction and/or further evaluation. For your convenience, the more significant items are listed below in brief.

PROPERTY & INSPECTION INFORMATION

PERMITS

1.16 Systems Replaced/Altered:

Replacement electrical panels, Electrical distribution at various locations, Replacement furnace, Replacement a/c condenser/ evaporator (cooling system), Replacement water heater, Some replacement windows.

1.18 Verify Permit:

Addition(s) were present. Recommend verifying if the construction was permitted. The owner should be aware of the ramifications of ownership concerning an unpermitted addition.

The structure was not setback a minimum of 5 feet from the perimeter fence. There is a concern that the structure is encroaching within the lot setback requirement. Recommend verifying if the construction was permitted and if it meets the lot setback requirement.

GROUNDS

SITE GRADING

3.2 Sloping Terrain:

Further Evaluation - The building was situated within a hillside setting. Evaluation of soil stability is beyond the scope of the inspection. The potential for earth movement, soil properties, such as clayey or expansive soil, the effectiveness of grading and soil preparation, are best evaluated by an engineer. You may wish to geological conditions evaluated by a geotechnical engineer. We advise evaluation of geological conditions by a geotechnical engineer.

3.4 Exterior Grade at Foundation:

Marginal - The exterior grade level was too high next to exterior door threshold(s) at flatwork and porches. Ideally, the exterior grade at door landings should be a minimum of 1-1/2" below the door threshold or interior floor. The present condition can allow for water infiltration during wet periods.

DRAINAGE

3.6 Soil Gradient Next to Foundation:

Repair - The soil gradient sloped toward the foundation at the garage. The slope should fall away from the foundation to keep surface runoff from collecting at the foundation. Correcting the soil pitch is needed to improve drainage. If drainage systems are installed underground and not visible in any areas around the house we recommend gathering any documentation of this installation and any permits before listing.

PAVING & FLATWORK

3.16 Steps On-grade:

Safety - Handrails were missing. Handrails are required where 4 or more risers are present.

RETAINING WALL(S)

3.21 Structure:

Advisory - Retaining walls 3 ft. and shorter are considered a minor landscaping feature and do not require a permit. Retaining walls more than 3 ft. tall require a permit for their construction. We recommend asking the neighbor to the left about engineer's reports and permits for the large walls that are so close to the structure/ property line. It is

important these walls were constructed correctly to a permitted/ engineered design.

BUILDING EXTERIOR

BUILDING EXTERIOR

4.3 Exterior Windows:

Marginal - Sealant is deteriorated at one or more windows sampled. Deteriorated glazing putty should be removed and re-applied to guard against moisture damage and air infiltration.

4.4 Pest Activity:

Further Evaluation - There was evidence of a past insect infestation. See Pest Inspection Report or have one performed.

CHIMNEYS & FIREPLACES

CHIMNEY / FIREPLACES

5.6 Outdated System:

Further Evaluation - This is an older/original fireplace. The flue is not visible. Recommend further evaluation by a F.I.R.E. certified fireplace specialist at this time and before use to determine safe use. Recommend annual cleaning and evaluation of older chimney/flues.

5.8 Water Intrusion:

Further Evaluation - There was evidence of water infiltration at the top of the firebox and rust/ corrosion was noted. The source should be found and the problem corrected. Corrosion to firebox should be evaluated at this time.

5.12 Fireplace, General:

Advisory - This fireplace is a type unit that has a metal firebox designed to transmit heat to the air in the room from vents at the top of the fire box. It is very important to maintain a tight seal between the firebox and the heated air so that carbon monoxide does not disperse into the room. Inspection is recommended now and at regular intervals in the future by a F.I.R.E. certified chimney sweep.

ROOF COVERING

ROOF COVERING

7.5 Older Roof:

Marginal - The roof covering is at or near the end of its useful life. Signs of advanced aging were observed with the roofing material and/or paper underlayment. We recommend budgeting for a new roof covering.

7.8 Flat Roof Damage:

Repair - Bare spots or thin areas in the protective gravel cap were observed. Cracking and blistering of underlying felts has occurred due to exposure to UV light. Repair is recommended in these areas at this time.

VISIBLE FLASHING

7.18 Improper Flashing :

Repair - Metal flashing was improperly installed / was not sealed at the furnace vent.

PLUMBING

WATER SUPPLY SYSTEM

10.4 Water Pressure:

Repair - The static water pressure was greater than 80 psi, which is higher than the normal range. High water

pressure can damage fill valves in toilets, dishwashers and washers. The pressure regulator should be adjusted to lower the water pressure, or otherwise replaced if it is not functional.

WASTEWATER SYSTEM

10.12 Wastewater Pipes:

Marginal - The cast iron drain pipes were old. Corrosion was present. Ongoing repairs should be anticipated as this older system continues to age. Replacing the entire system will eventually need to be undertaken.

10.13 Underground Pipes:

Further Evaluation - The cast iron drain system was as old or nearly as old as its expected service life. Underground drain pipes could not be judged. A mature tree is present near where the main sewer line appears to be buried. Root invasion is a common cause of sewer lines damage or blockage. We recommend inspection by a qualified plumbing contractor using a 'snaking' video camera. You may also want to ask the owner if there is a history of sewer blockage.

HEATING & COOLING

HEATING UNIT - 1

12.15 Combustion Air:

Safety - The combustion air vent(s) and return air register are too close to each other. The furnace closet door had vents for combustion air and the return air grill is located directly below or very near the door to the furnace closet. This can allow "mixing" of the two air sources, a condition that can produce carbon monoxide. Alternatively, a vent can be installed to the exterior that pulls in air to the unit (high efficiency system) and the combustion air vents on the door can be sealed. It is also important to keep the door seal between the return air opening and the furnace closet tightly sealed for safety.

ELECTRICAL

GROUNDING

13.17 Circuit Grounding:

Repair - 3 hole grounded outlets were installed at many locations, even though outlets were testing ungrounded. The use of 3 hole grounded type outlets gives the false impression of a grounded circuit. Older style 2 slot outlets are still available and should be installed. Alternatively, GFCI protection may be installed for ungrounded outlets. Ungrounded small appliance use outlets were found at: the mini bar closet, lower bathroom and the kitchen

Safety - Ungrounded outlets were present in wet areas including the garage, lower bathroom and exterior. We recommend grounding wat area outlets as soon as possible and minimally adding GFCI protection. Lower bathroom outlet has GFCI protection but should still be grounded.

Marginal - Various outlets throughout the house were ungrounded. This is typical for construction predating 1965, but is considered outdated by today's standards. Suggest upgrading the electrical system to a modern system of grounded circuits, at least where three prong (grounded) appliances are used, such as at the garage, exterior, laundry, kitchen and bathrooms. Alternatively, GFCI protection may be installed for ungrounded outlets.

LIGHTS & OUTLETS

13.25 Lights Hazardous:

Safety - An 'open' light fixture was installed over a tub/shower where the light bulb(s) was touchable. The present condition should be considered extremely hazardous.

13.28 Outlets, Associated Concerns:

Marginal - Outlets are older in various locations. These devices have a limited reliable service life. Recommend replacing old outlets.

13.30 GFCI's Not Installed:
Safety - GFCI safety device(s) were not installed at required locations. These included the following locations: Garage outlets, exterior outlets, some kitchen counter outlets.

ALARMS
13.35 CO Detector(s):
Safety - Carbon monoxide detector(s) were not installed / not observed. CO detectors are required when gas burning appliances are present. CO detectors should be placed in the immediate vicinity outside of sleeping areas, on each floor level.

INTERIOR COMPONENTS

MOISTURE INTRUSION
14.1 Water Stains/Leaks:
Further Evaluation - Water stains and/or water damage was noted at the interior around door opening(s). There is a concern about past moisture intrusion. The door may not have proper weather protection or flashing (or this may be an exterior grade issue). We recommend correcting the source as well as any damaged materials.

14.2 Subterranean Living Space:
Further Evaluation - Water stains and/or water damage was not visible at the interior (or has been painted over in the past). However, areas were tested and found to have elevated levels of moisture. Moisture problems are often associated with subterranean construction even in the absence of visual evidence. We recommend a mold/moisture specialist for further evaluation.

DOORS & WINDOWS
14.14 Windows:
Marginal - The windows were older than their expected service life. Future performance may not be reliable. Better weather protection, improved operation, and energy savings can be gained with modern dual glazed windows.
Maintenance - Casement windows operation was poor in a few locations (tight/ difficult at the downstairs bathroom and the main bedroom). Hardware was binding, broken or missing. Be aware that routine, periodic service is generally needed for casement windows.
Maintenance - Window weather-stripping is damaged / displaced in various locations at old windows.

Report Index

Subject Property:
5410 Hewlett Dr.

The **STANDARDS OF PRACTICE** of the California Real Estate Inspection Association (CREIA)

are available upon request or may be viewed at www.creia.org

PROPERTY & INSPECTION INFORMATION

This report has been prepared for the benefit of the client. It is intended to report on the serviceability of the major systems and components of the property from a limited visual inspection. It should be used as a general guide to better help the client evaluate the overall condition and desireability of the property. The inspection and report does not imply that every component was inspected or that every possible defect was uncovered. Further, the inspection report is not a substitute for the required disclosures as described by California State Civil Code Section 1102. Patent defects are the responsibility of the seller to disclose.

Please read the entire report carefully. If you have questions or would like further explanation, please call DavidsonInspection at **619-435-0845.**

PROPERTY INFORMATION

1.1 Client(s): R.D Williams.

1.2 Property Address: 5410 Hewlett Dr., San Diego , CA 92115.

1.3 Building Type: Single-family home. 2 stories.

1.4 Building Age: 1959.

1.5 Approximate Size: 2158 sf. See appraisal or legal description for precise estimate of size.

1.6 Utilities: Public. Utilities were turned on.

1.7 Current Occupancy: Occupied. Limited areas visible/accessible due to household furnishings.

INSPECTION DETAILS

1.8 Inspector: Lonny Davidson CREIA Certified.

1.9 Date of Inspection: 06/11/2024.

1.10 Time Arrived: 9:30 am.

1.11 Time Departed: 12:30 pm.

1.12 Weather: Fair, Partly cloudy, Dry.

1.13 Approx. Air Temperature: 67 degrees F.

1.14 Present at Inspection: Owner(s), Seller's agents.

A verbal consultation of our findings is a part of our inspection service. When client(s) are not present, we recommend that they contact our office after reading this report for consultation in order to answer any questions about our findings.

1.15 Directions: The terms 'front,' 'rear,' 'left,' and 'right' are used in reference to the property as viewed from the street.

PERMITS

1.16 Systems Replaced/Altered: Replacement electrical panels, Electrical distribution at various locations, Replacement furnace, Replacement a/c condenser/ evaporator (cooling system), Replacement water heater, Some replacement windows.

1.17 Building Additions/Modifications:

Structural alteration(s)/ addition where the garage was extended.

1.18 Verify Permit:

Addition(s) were present. Recommend verifying if the construction was permitted. The owner should be aware of the ramifications of ownership concerning an unpermitted addition.
The structure was not setback a minimum of 5 feet from the perimeter fence. There is a concern that the structure is encroaching within the lot setback requirement. Recommend verifying if the construction was permitted and if it meets the lot setback requirement.

1.19 Improvements: We recommend gathering all relevant documentation and receipts regarding the scope of repairs performed as well as any transferable warranties before the home is listed.

Permit Verification: Be aware that permit investigation is not within the scope of the inspection. We recommend checking with the local building department for permit information when room additions/modifications may be present, as well as when modifications to plumbing, electrical, and heating/cooling systems are apparent.
Repair Notes: It is recommended that a buyer obtain all relevant documentation and receipts regarding the scope of repairs performed as well as any transferable warranties.

NOTATIONS / COMMENTS

1.20 Inspection Service:

CONFIDENTIAL REPORT: This inspection report is prepared for Client and is solely and exclusively for Clients own information and may not be relied upon by any other person who may be given this report at a later date. Other persons are advised to obtain their own inspection report from an independent inspection company, or contact DavidsonInspection.com Inc. to schedule an inspection with our company. DavidsonInspection.com Inc. will not be held liable for any other use of this report than to the intended client with whom an agreement has been made.
Advisory- Be aware that detached features described below are noted as a courtesy only. Paving, retaining walls, fencing, detached structures including decks, coverings and auxiliary buildings are beyond the scope of our inspection. Any comments are made as a strict courtesy only Only exterior items directly affecting or attached to the building, such as exterior grading, drainage, porches and attached structures are included as part of scope of work.

1.21 Excluded Systems/Components:

Telecommunication -phone/tv/internet, Security alarm, Intercom.

1.22 Excessive Furnishings:

Limited areas were visible/accessible due to excessive household furnishings. Conditions may be present that warrant correction, which had previously been concealed from view or changed from the time of the inspection.

1.23 Environmental:

Identification of environmental concerns is beyond the scope of the inspection. However, be aware that this building may have materials that contain asbestos and/or lead paint. Asbestos was widely used in building products until about 1978 and sporadically used until 1983. In older homes, asbestos may be present in flooring, paint, plaster, insulation, roofing products, furnaces, ducting, etc. Positive identification of asbestos can only be made from by a certified laboratory. Also, be aware that some lead was used in paint and copper piping solder and other building products until about 1978. Homeowners of older homes are now required to obtain a permit and test for lead paint prior to sanding, scraping, or removing interior walls, so that proper measures will be employed for its handling and disposal.

1.24 Inspection for Property Owner:

The owners' desire to obtain an inspection is in conjunction with the intent to sell the property. Prospective buyers of the property are advised to obtain a separate inspection during the escrow period. ***DavidsonInspection*** **will not be held responsible for any deficiencies that are not reported in performing the inspection.** ***DavidsonInspection*** **in no way becomes a guarantor of the condition of the property.**

HOW TO READ THIS REPORT

2.1 Basic Limitations:

The inspection does not include pool, spa, sprinklers, or septic systems, unless mentioned otherwise. Termites, dry rot and other pest activity are also beyond the scope of this report. Reporting of possible lead paint, asbestos, toxic wastes, indoor pollutants, or any type of environmental concern is outside the scope of this report. Terms and conditions crucial to the understanding of the inspection limitations and scope of our work are contained in your **Inspection Agreement** separate from this report. Additional information is also provided under the section **Inspection Guidelines** at the end of this report.

2.2 Organization & Word Definitions:

This report is organized by individual sections pertaining to specific construction systems/components. Within each section there is first a description of the components inspected followed by observations or a statement of its condition. When any item in the report is identified to be "**Functional**", the meaning is that, in the opinion of the inspector, the component is capable of being used for its intended purpose without the need for immediate repair or replacement. Some functional components may be aged or worn from time and usage. Items that appear to need attention, repair, or are beyond their expected service life are described by the inspector. The following definitions may be helpful in understanding the condition of such items. Any recommendation by the inspector suggests corrective action or further evaluation. Repair or further evaluation should be undertaken by an appropriately qualified tradesman, licensed contractor, or engineer**.** The client should always seek additional information until he/she is satisfied that the condition is sufficiently understood.

Advisory - A word of caution, attention, or instruction.

Monitor - Appears to be functioning in its present condition; however, there is a concern that the condition may later change, possibly necessitating corrective action.

Upgrade - Appears to be functioning as intended, but would benefit from improvement or replacement.

Maintenance - Needs regular maintenance or routine repairs.

Marginal - Has limited remaining useful life or limited performance.

Repair - Not performing as intended, requiring repair or replacement.

Defective - Did not respond when tested or responded poorly, or has missing parts, or was unable to be safely used/tested.

Safety - Poses a health or safety risk.

Further Evaluation - Due to complexity, unusual appearance, restricted access or the need to better assess the condition, further evaluation should be taken.

GROUNDS

General Notes: 1) Exterior features that are inspected typically include hardscape features such as driveways, sidewalks, decks, patios, patio coverings, retaining walls, balconies, etc. as well as property line fences in close proximity to the building. 2) Cracks in concrete less than 1/8 inch are considered common cracks, often attributed to shrinkage, expansion and contraction, or minor soil movement. 3) Testing irrigations is not part of the inspection unless otherwise noted.

Grading & Drainage Notes: 1) The soil grade should be maintained at least 6 inches below the top of the foundation and any wood products. This helps to prevent moisture damage and termite infestation. 2) Directing drainage away from the foundation is extremely important. Many problems associated with the foundation are often a result of improper or poor drainage. Grading should always slope away from the foundation for good drainage. 3) Gutters & downspouts are strongly recommended for flat graded sites to help keep roof runoff away from the foundation.

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

SITE GRADING

3.1 Site Grading:

Steep sloping terrain.

3.2 Sloping Terrain:

Further Evaluation - The building was situated within a hillside setting. Evaluation of soil stability is beyond the scope of the inspection. The potential for earth movement, soil properties, such as clayey or expansive soil, the effectiveness of grading and soil preparation, are best evaluated by an engineer. You may wish to geological conditions evaluated by a geotechnical engineer. We advise evaluation of geological conditions by a geotechnical engineer.

3.3 Slope(s):

Maintenance - Surface erosion or sloughing was observed on slopes. Vegetation was sparse on sections of slopes. Vegetation is important to prevent erosion and maintain slope soil stability.

3.4 Exterior Grade at Foundation:

Marginal - The exterior grade level was too high next to exterior door threshold(s) at flatwork and porches. Ideally, the exterior grade at door landings should be a minimum of 1-1/2" below the door threshold or interior floor. The present condition can allow for water infiltration during wet periods.

DRAINAGE

3.5 Drainage Features: Surface drainage.

3.6 Soil Gradient Next to Foundation:

Repair - The soil gradient sloped toward the foundation at the garage. The slope should fall away from the foundation to keep surface runoff from collecting at the foundation. Correcting the soil pitch is needed to improve drainage. If drainage systems are installed underground and not visible in any areas around the house we recommend gathering any documentation of this installation and any permits before listing.

3.7 Trapped Areas:

Marginal - Surface drainage was blocked / trapped near the garage. Drainage improvements are recommended. Corrective action should be undertaken by a licensed landscaping contractor to divert water away from the foundations.

3.8 Underground Drains:

Advisory - Recommend verifying that the underground drainage system is functional, and recommend flushing drains annually.
Advisory - Subsurface drain inlet(s) were present but a discharge point was not found. The front curb was not cored. Recommend asking the owner where the underground drains terminate / discharge.

3.9 Site Drainage, General:

Marginal - The building pad sits below the street grade. Strict drainage controls and restricting irrigation are advisable to better ensure that stable site conditions prevail and to keep moisture out of the structure or foundation.
Advisory - The building lot was constructed on steeply sloping terrain. Strict drainage controls and restricting irrigation are advisable to better ensure that stable site conditions prevail.

PAVING & FLATWORK

3.10 Driveway Material: Concrete.

3.11 Walking Surfaces Material: Concrete. Gravel in garden.

3.12 Soil Stability Indicator: **Advisory** - There was modest distress to exterior flatwork that was observed that suggests there has been some movement / settlement with soils underlying the building pad. In our opinion, the degree or amount of distress was not unusual for the age and site conditions of this property. However, be aware that evaluation of soil stability is beyond the scope of the inspection. The client may wish to have soils / geological conditions evaluated by a geotechnical engineer.

3.13 Maintenance:

Maintenance - Cracks and gaps in paving should be sealed/repaired to stop water infiltration, which can help prevent further damage.
Maintenance - Front porch grout need to be re-tuckpointed/ sealed for longevity.

3.14 Damage:

Marginal - Raised/Settled surface was noted. Damage was attributed to tree roots and soils/ slope.

3.15 Trip Hazards:

Advisory - A trip or injury hazard was present at one or more locations. Loose bridge should be secured to prevent tripping and various trip hazards are present in the garden areas. Paving surfaces were irregular or raised; and/or steps or landings were not conforming to standard construction practices. Potential trip hazards should be corrected for enhanced safety.

3.16 Steps On-grade:

Safety - Handrails were missing. Handrails are required where 4 or more risers are present.

EXTERIOR COVERING(S)

3.17 Material/Type:

Detached, Wood framing.

3.18 Condition: Functional.

RETAINING WALL(S)

3.19 Material/Type: Interlocking concrete blocks. Concrete block. Concrete.

3.20 Condition: Functional.

3.21 Structure:

Advisory - Retaining walls 3 ft. and shorter are considered a minor landscaping feature and do not require a permit. Retaining walls more than 3 ft. tall require a permit for their construction. We recommend asking the neighbor to the left about engineer's reports and permits for the large walls that are so close to the structure/ property line. It is important these walls were constructed correctly to a permitted/ engineered design.

3.22 Guardrails:

Safety - No guardrail present at walk-off. Guardrails are required for user safety where there is an elevation change (drop off) of 30 inches or more.

FENCES/WALLS/GATES

3.23 Material/Type: Wood, Chain link.

3.24 Maintenance: **Advisory -** Painting or staining wood fencing is recommended periodically to insure appearance and longevity.

LANDSCAPING

3.25 Landscaping: Landscaping and landscape features were not inspected. Any comments made are strictly done as a courtesy only.

3.26 Plantings: **Maintenance** - Tree(s) were touching or overhanging the roof. Leaf litter was collecting on the roof. Plantings that are touching or overhanging the roof provide a pathway for rodents to get on roofs and possibly into attic spaces.
Maintenance - Tree(s) planted close to the structure. Tree roots can cause structural damage to the foundation. Recommend evaluation by a landscaping contractor or arborist.

BUILDING EXTERIOR

Building Exterior Notes: 1) The exterior soil grade should be maintained at least 6 inches below the top of the foundation and not in contact with wood products. This helps to prevent moisture damage and termite infestation. 2) The condition and/or presence of flashing, including window and door flashing, is hidden behind the exterior siding and cannot be judged. The inspector relies on signs of leakage at the interior to determine the fitness of this component. 3) Minor cracks in stucco finishes are to be expected and will normally not effect the integrity of stucco siding or the waterproofing system. 4) Exterior wood members are prone to damage. Regular maintenance, including painting, is needed to prevent damage. All gaps in the siding and trim should be sealed or otherwise maintained to prevent water intrusion. 5) We do not identify wood damaged by moisture and pests. Inspection by a licensed pest inspection company is needed to report on such damage and is strongly recommended.

BUILDING EXTERIOR

4.1 Soil Stability Indicator: There was no significant distress to the exterior block walls that was observed that would suggest there has been undue movement / settlement with the foundation or structure.

4.2 Exterior Doors:

Maintenance - Poor finish was noted on exterior side of one or more door. Painting/Refinishing is needed to protect the wood construction.

4.3 Exterior Windows:

Marginal - Sealant is deteriorated at one or more windows sampled. Deteriorated glazing putty should be removed and re-applied to guard against moisture damage and air infiltration.

4.4 Pest Activity:

Further Evaluation - There was evidence of a past insect infestation. See Pest Inspection Report or have one performed.

SIDING SYSTEM

4.5 Material/Type: Block walls, Wood and stone veneer.

4.6 Life Expectancy: The life expectancy of masonry siding is for the life of the structure. The life expectancy of exterior wood siding and/or trim is 30 years. Life expectancy can be extended significantly with proper maintenance.

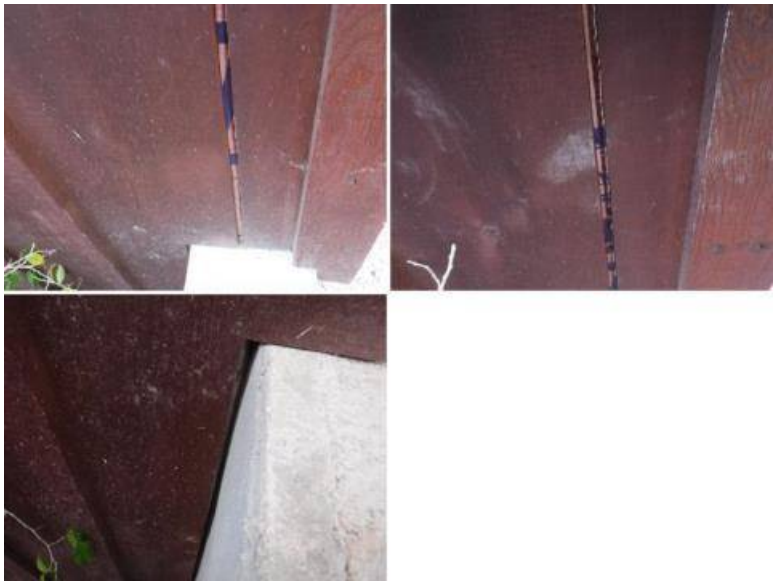
4.7 Maintenance:

Maintenance - Gaps were noted in stone veneer and at brick around penetrations. . Gaps can be re-tuckpointed or sealed to help prevent water infiltration and moisture damage.

4.8 Old System:

Marginal - The paper flashing was not present in the garage and gaps are present that could allow water in. Paper flashing is for protecting the interior and structure from moisture. This component is the water protective element behind the siding material. Staining was noted inside the garage. Recommend consultation with a qualified siding contractor.

4.9 Water Intrusion:



Maintenance - Gaps were noted where flashing behind the wood was visible at the garage addition. Gaps in exterior siding or trim should be sealed/protected to help prevent water infiltration and moisture damage.

EXTERIOR WOOD

4.10 Exterior Wood: Present.

4.11 Condition: Functional - with routine or maintenance items as noted. Be aware that our scope of work does not include identifying wood damaged by moisture and pests. Inspection by a licensed pest inspection company is needed to report on such damage.

4.12 Maintenance:

Maintenance - Faded and/or peeling paint was noted. Cracking/Weathering noted with exterior wood trim. This component was showing signs of advanced aging. Painting is needed at this time to preserve the condition of the exterior wood. Paint helps to protect exterior wood from weathering and dry rot.
Maintenance - Gaps were noted. Gaps in exterior siding or trim should be sealed/protected to help prevent water infiltration and moisture damage.

GUTTERS & DOWNSPOUTS

4.13 Material/Type:

Small section along the garage.

4.14 Upgrade:

Upgrade - Guttering was not installed in all appropriate locations. Partial system only. Suggest installing full perimeter gutters and downspouts as an upgrade to help improve drainage.
Marginal - Vinyl gutters deform easily, damage easily, and leak. Consequently, vinyl gutters are not considered a durable product in comparison with metal gutters. Replacement is recommended.

CHIMNEYS & FIREPLACES

Fireplace Notes: 1) The chimney flue is normally not fully visible for inspection. Fireplace boxes were checked for normal operation and general state of repair. Our inspection is limited to the readily visible portions only and we do not light the gas or start a fire. 2) All fireplaces should be cleaned and inspected on a regular basis to insure safe operation.

CHIMNEY(S) / FIREPLACE(S)

5.1 Type: Masonry block or brick. Manufactured metal firebox inserted into an older masonry system.

5.2 Life Expectancy: The expected service life of a masonry chimney and fireplace is 50-70 years when used regularly.

5.3 Limited Viewing: We were not able to view the inside of the flue(s).

5.4 Fireplace Features: Damper(s)

CHIMNEY / FIREPLACES

5.5 Location:

One at the upper level and one at the lower level (Same stack).

5.6 Outdated System: **Further Evaluation** - This is an older/original fireplace. The flue is not visible. Recommend further evaluation by a F.I.R.E. certified fireplace specialist at this time and before use to determine safe use. Recommend annual cleaning and evaluation of older chimney/flues.

5.7 Chimney Damage:

Maintenance - Small cracks were observed in grout. This is often an early sign of aging and deterioration. It would be beneficial to investigate what measures can best be take to slow or halt future deterioration and/or to find out if routine service/repair is needed at this time. We recommend contacting a qualified fireplace professional for this.

Maintenance - Early signs of deterioration were noted to the mortar crown. Narrow cracks / separations in the crown are present. Routine repairs are needed at this time to prevent moisture infiltration and potential damage to chimneystack.

Maintenance - Eroded mortar joints and/or loose/missing mortar noted. This condition traps moisture causes further deterioration that weakens the brickwork. Re-tuckpointing of mortar joints are needed at this time. We recommend contacting a qualified fireplace professional for this work.

5.8 Water Intrusion:

Further Evaluation - There was evidence of water infiltration at the top of the firebox and rust/ corrosion was noted. The source should be found and the problem corrected. Corrosion to firebox should be evaluated at this time.

5.9 Spark Arrestor / Cap:

Safety - A substandard or makeshift spark arrestor is present. All fireplaces are required to have an approved spark arrestor with openings no larger than 5/8" to contain embers. Correction is needed for safety.
Upgrade - A rain cap is not installed and is not required on a masonry chimney; however, it helps to protect the chimney and firebox moisture and deterioration. We recommend installing them on all chimneys.

5.10 Flue:

Maintenance - Buildup of soot and creosote was evident. The buildup of combustible residue is considered hazardous. Recommend cleaning the chimney flue at this time.

5.11 Ash Pit:

Marginal - Ash pits are now considered unsafe (fire hazard) and most fireplace companies recommend sealing them off and discontinuing use of the ash pit. We recommend doing so.

5.12 Fireplace, General:

Advisory - This fireplace is a type unit that has a metal firebox designed to transmit heat to the air in the room from vents at the top of the fire box. It is very important to maintain a tight seal between the firebox and the heated air so that carbon monoxide does not disperse into the room. Inspection is recommended now and at regular intervals in the future by a F.I.R.E. certified chimney sweep.

5.13 Fireplace Damage:

Maintenance - Mortar is missing or deteriorated in masonry joints. It is important for that the fireplace and chimneystack are smoke tight for safe. Correction is recommended by a qualified fireplace professional prior to use.

5.14 Fireplace Opening:

Upgrade - Glass doors are not installed on this fireplace. Glass doors are part of the energy conservation improvements started in the mid 1980s. If this fireplace is newer than 1987, this omission should be considered a defect. If this is a unit that is older than 1987 then installation of glass doors should be considered as an upgrade. There are glass doors that provide vents to the interior and these vents can be opened during a fire and closed when not needed.

Upgrade - The fireplace did not have an attached fire screen. A fire screen is required to contain hot embers and prevent items from coming into contact with the fire.

FOUNDATION & STRUCTURE

Foundation Notes: 1) Footings and floor slabs are commonly not visible for inspection. The inspection is limited to only the visible portions of the foundation system. 2) Distressed foundations will typically affect other components, such as floor slabs or floor framing, floor finishes, walls, and wall openings for doors and windows. The inspector relies on visual signs of distress from such components to determine the fitness of the foundation. 3) All concrete or masonry experiences some degree of cracking due to shrinkage and normal settlement. Cracks less than 1/8" wide are considered within normal tolerances. 4) Exterior grading should allow for surface water to drain away from the foundation. Adequate site drainage is essential for the long-term stability of the foundation. 5) Soil stability and geological hazards are beyond the scope of the inspection.

Structure Notes: 1) Structural framing is often inaccessible or hidden behind finish materials. Concealed areas are excluded from our inspection. 2) Deficiencies in the framing will typically effect other components, such as wall finishes and the operation of doors and windows. The inspector relies on visual signs of distress from such components to determine the fitness of the structural framing. 3) Inspection of the framing does not imply that the structure has the capability to withstand lateral loads from strong winds or earthquakes.

FOUNDATION

6.1 Foundation Type: Perimeter concrete footings, Slab on-grade construction with block walls.

6.2 Limited Viewing: Visible areas were limited to exposed areas of the perimeter stem walls.

PERIMETER WALLS

6.3 Condition: Functional - The visible areas of the foundation showed no sign of unusual cracking or movement.

INTERIOR SLAB

6.4 Condition:

Functional - Narrow/ normal crack(s) were observed in the floor slab. All concrete experiences some degree of cracking due to shrinkage. The cracks we observed did not appear to be unusual.

6.5 Cracks: **Monitor** - Finish flooring materials had been removed or were not installed. Cracking was observed in the floor slab. Cracks were narrow and did not display any measurable vertical offset. Cracks less than 1/8" wide are normally attributed to concrete shrinkage or are otherwise considered within acceptable tolerances for normal cracking of concrete. If further evaluation is desired, the integrity of the foundation is best evaluated by an engineer.

6.6 Slab Construction: **Advisory -** The basic construction of the modern concrete floor slab employs embedded steel reinforcement and a heavy plastic film vapor barrier. These attributes may not be present in older floor slabs, especially in homes predating 1950. Homes predating 1960 may not contain slab reinforcement. Without the benefit of embedded steel bars or mesh, an unreinforced floor slab is more prone to cracking and displacement. Without the benefit of an effective vapor barrier, a higher rate of moisture penetration can occur. This can adversely affect finish floor materials and lead to other moisture related problems. Reducing irrigation next to the home and maintaining proper drainage around the perimeter of the home are particularly important for older slab-on grade homes to ensure stability and discourage moisture infiltration.

ANCHORING / BRACING

6.7 Foundation Anchors: Not visible due to wall finishes. Bolts were seen in the garage.

FLOOR & WALL FRAMING

6.8 Main Structure Type: Masonry.

6.9 Condition: Functional - Framing was not visible or limited areas visible due to wall and/or floor coverings. Determining the condition of the structure was limited.

ROOF FRAMING

6.10 Type/Material: Conventional wood framing.

6.11 Condition: Functional - Limited areas visible. Determining the condition of the roof framing was limited to areas that were exposed for direct inspection.

ROOF COVERING

Roofing Notes: 1) Some areas of the roof may not be visible or accessible due to height, slope, weather conditions or type of material. 2) Roof coverings are inspected for general state of repair. The inspection does not offer an opinion on whether or not the roof leaks, or will remain free of leaks. We do not verify that the materials are installed according to manufacturer's specifications. If you want to obtain a roof certification, you should consult with a licensed roofing contractor. 3) Water stains are an indication of water intrusion at some time. All stains should be investigated by a roofing contractor and repaired as necessary. 4) Nearly all roofs should be inspected and maintained periodically.

ROOF COVERING

7.1 Material/Type: Built-up flat roof with gravel cap.

7.2 Age: Appeared older.

7.3 Life Expectancy: The life expectancy for a built-up flat roof is typically 15-20 years.

7.4 How Inspected: Walked on.

7.5 Older Roof: **Marginal** - The roof covering is at or near the end of its useful life. Signs of advanced aging were observed with the roofing material and/or paper underlayment. We recommend budgeting for a new roof covering.

7.6 Roof Maintenance:

Maintenance - Sealant around vent penetrations is cracked/deteriorated. Fresh sealant is needed at this time to prevent leakage.

7.7 Past Repairs:

Advisory - Repairs and/or patching were observed that may indicate the roof has leaked in the past. Recommend asking the seller as to the history of any leaks and subsequent repairs.

7.8 Flat Roof Damage:

Repair - Bare spots or thin areas in the protective gravel cap were observed. Cracking and blistering of underlying felts has occurred due to exposure to UV light. Repair is recommended in these areas at this time.

7.9 Flat Roof Damage :

2nd ROOF COVERING

7.10 Material/Type: Built-up flat roof with rolled composition cap sheet at the addition on the garage.

7.11 Age: Appeared newer.

7.12 Warranty: This is a newer roof. We suggest asking the current owner if any roof warranty is in effect and transferable.

7.13 How Inspected: Walked on.

7.14 Condition:

Functional - Visible portion(s) of the roof appear in normal condition, laying smooth, and within its useful life.

VISIBLE FLASHING

7.15 Visible Flashings: Metal.

7.16 Roof Penetrations: We observed the following roof penetrations: Plumbing vent(s), flue vent(s), and chimney(s)

7.17 Improper Flashing:

Marginal - Excessive amounts of sealant was used to stop water infiltration at the chimney. Its use in this manner is not recommended because it lacks durability This may be an indication of past or present leaking and suggests that the metal flashing may not be installed or is deficient is some manner. We recommend having this evaluated when roof repairs or maintenance are being performed.

7.18 Improper Flashing :

Repair - Metal flashing was improperly installed / was not sealed at the furnace vent.

ATTIC

Attic Notes: 1) Often times, the inspector will not climb into the attic space. The inspector is not expected to risk injury or property damage to perform the inspection when there is no clear path or safe walkway. 2) Attic spaces should be ventilated to dissipate moisture and heat buildup beyond normal levels. 3) A minimum of 6" (R-19) for attic insulation is recommended. Thicker attic insulation is usually desirable.

ATTIC SPACE

8.1 Access: Ceiling hatch at the hall.

8.2 Viewing: Viewing was limited to that portion of the attic that was visible from the hatch.

8.3 Roof Sheathing Type: Not visible due to insulation board.

8.4 Condition: Functional.

ATTIC INSULATION

8.5 Material/Thickness: Fiberglass batts at some wall bays.

8.6 Energy Loss:

Upgrade - Insulation was not installed in much of the attic. Suggest upgrading by adding insulation in the attic.

ATTIC VENTILATION

8.7 Type: Low vents were installed.

8.8 Condition: Functional - with routine repair or maintenance items as noted below.

8.9 Deficiency(s): **Marginal** - Attic ventilation was marginal. Increased ventilation will help to reduce attic temperatures in the summertime, which is beneficial to the life of the roof covering and can reduce heat transfer to the interior. Recommend installing additional roof vents when the roof covering is repaired or replaced.

GARAGE

Garage Notes: 1) Automatic door openers can cause serious injury and even death when safety reverse devices are not installed or not operating properly. 2) Garage doors installed since 1993 are required to be equipped with both pressure sensing and motion sensing safety reverse devices. Any auto door opener not equipped with both types of safety reverses should be retrofitted or replaced. 3) The testing and operation of door opener remotes and exterior keypads are excluded from our inspection. 4) Fire rated assemblies are outside the scope of this inspection. We do not evaluate fire rated walls, only confirm that a separation wall is present.

9.1 Type: Attached 2 car garage.

GARAGE INTERIOR

9.2 Limited Inspection:

Stored items restricted viewing of the garage interior.

9.3 Fire Wall: A fire separation wall (block structure/ wall) is constructed between the garage and living space.

9.4 Ventilation Type: Vents for outside air were not provided.

9.5 Moisture Concerns:

Advisory - Subterranean space was present, meaning the interior floor elevation of the garage was significantly lower than the exterior soil grade. While moisture stains or other evidence of moisture were not observed at the interior associated with subterranean living space, below grade construction is prone to having moisture problems. Even in the absence of visual evidence, we recommend a mold/moisture specialist for further evaluation.

9.6 Fire Separation:

Stored items and shelving restricted viewing of the garage interior firewall. If any openings through the block wall of the house are present from the garage, the openings should be sealed for a correctly constructed firewall.

9.7 Ventilation:

Advisory - Vaporous liquids, such as paints, solvents, and gasoline, should not be stored in the garage without ventilation because gas burning appliance(s) were located in the garage.

Advisory - No passive ventilation is provided to the garage. Natural ventilation helps to remove harmful gases from cars, stored gas, paint or other toxic materials. Installing vents will improve user safety.

GARAGE DOOR(S)

9.8 Type: Sectional type.

9.9 Automatic Door Opener(s): Installed.

9.10 Garage Door(s): **Marginal**- The garage door was not properly balanced. This condition will overburden the garage door opener. Correction recommended to prevent damage to the motor. **Maintenance** - Adjustment or service is needed to improve the operation.

9.11 Automatic Door Opener(s): **Maintenance** - The pressure sensing safety reverse was not operational or needs adjustment. 10 to 20 pounds of pressure should make the door reverse. The present condition is also a safety issue. Auto-door manufacturers recommend adjusting the pressure sensor annually.

GARAGE- FOUNDATION, SLAB & FRAMING

9.12 Limited Viewing: Limited areas were visible due to stored items and/or parked car(s).

9.13 Condition:

Functional - Hairline crack(s) noted in the floor slab.

PLUMBING

General Plumbing Notes: 1) Inspection of the plumbing systems includes gas, water, waste, and vent piping. We test plumbing fixtures for normal use with user controls, and report on leaks, corrosion, and abnormal function. 2) Plumbing concealed behind walls or underground is excluded from inspection. 3) Fire suppression systems are not part of the inspection.

Water Supply Plumbing Notes: 1) All accessible plumbing fixtures are checked for normal water flow. 2) Between 40 psi - 80 psi is considered the normal range for water pressure. To maintain water pressure within this range, an operable pressure regulator may be needed. 2) The inspector does not test local supply line shutoff valves. These valves, if turned, may be subject to leaking. 3) Inspecting soft water systems and testing for water quality is beyond the scope of the inspection.
Wastewater Plumbing Notes: 1) Underground waste pipes can be observed for breaks or root intrusion by means of a video scan by others if desired. 2) Inspection of private septic systems is beyond scope of the inspection.

Gas Plumbing Notes: 1) The condition of propane or fuel storage tanks is not part of the inspection. Recommend the utility company or the fuel supplier that is currently providing service inspect the storage tank and main supply line. 2) Gas leak detection is not part of this inspection.

WATER SUPPLY SYSTEM

10.1 Piping Material: Copper pipes, Limited areas visible.

10.2 Life Expectancy: The life expectancy of copper plumbing is 60-90 years, though intermediate repairs may be necessary much sooner. The life expectancy of local water shutoff valves and/or plumbing connections serving sinks and/or toilets is 15-20 years.

10.3 Water Main & Shutoff:

Located inside the garage.

10.4 Water Pressure: 100 psi at the rear hose faucet.

Repair - The static water pressure was greater than 80 psi, which is higher than the normal range. High water pressure can damage fill valves in toilets, dishwashers and washers. The pressure regulator should be adjusted to lower the water pressure, or otherwise replaced if it is not functional.

10.5 Water Supply Pipes: **Advisory** - The copper plumbing appeared may be routed under the floor slab. This was a common practice among builders until the late 1980's and is still allowed by Code today. Be aware that this method of installation can lead to premature damage/deterioration of the copper plumbing in some cases. A leak under the slab is usually the result of imperfections with the protective plastic sleeve used to protect the metal piping from direct contact with soil, or the result of shifting or settling of underlying soils.

10.6 Local Water Shutoffs & Connectors:

Upgrade - Some newer or replacement local shutoff valves and/or plumbing connections were installed serving the sinks and/or toilets. Remaining components were old/original, beyond their expected service life. These components have a 15-20 year life expectancy and are prone to failure as they age. Recommend replacing old components as an upgrade to the system.
Marginal - Corrosion was noted at local shutoff valves and/or plumbing connections serving the sink at the kitchen. Although there were no leaks at the time of inspection, replacement is recommended as preventative maintenance.

10.7 Hose Faucets:

Upgrade - Anti-siphon device is missing at one or more locations. Installing anti-siphon devices at all hose connections will protect the potable water supply from possible cross contamination.

WASTEWATER SYSTEM

10.8 Piping Material:

Cast iron drain pipes.

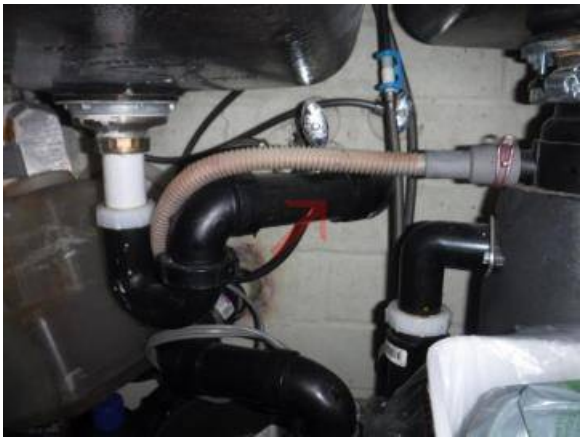
10.9 Life Expectancy:

The life expectancy of cast iron waste piping is approximately 60 years, though intermediate repairs may be necessary much sooner.

10.10 Cleanout Locations:

Exterior front, garage and Exterior rear.

10.11 Traps & Drain Arms:



Maintenance - A slightly negative pitch was observed in the drain arm at the kitchen. This condition promotes clogging. Adjustment or repair is recommended to create a positive pitch for proper flow.

10.12 Wastewater Pipes:

Marginal - The cast iron drain pipes were old. Corrosion was present. Ongoing repairs should be anticipated as this older system continues to age. Replacing the entire system will eventually need to be undertaken.

10.13 Underground Pipes:

Further Evaluation - The cast iron drain system was as old or nearly as old as its expected service life. Underground drain pipes could not be judged. A mature tree is present near where the main sewer line appears to be buried. Root invasion is a common cause of sewer lines damage or blockage. We recommend inspection by a

qualified plumbing contractor using a 'snaking' video camera. You may also want to ask the owner if there is a history of sewer blockage.

GAS SUPPLY SYSTEM

10.14 Main Gas Entrance:

Gas meter located at, exterior right.

10.15 Gas Supply System: Public utility gas meter. Interior gas lines were not fully visible. Gas lines are rigid iron pipe. The life expectancy of the gas piping is for the life of the structure.

10.16 Condition: Functional - with routine or maintenance items as noted below.

10.17 Corrosion Issues:

Maintenance - Corrosion was noted on iron gas pipe(s). Routine maintenance is needed. A rust inhibitor should be applied to prevent further deterioration.

WATER HEATER

Water Heater Notes: 1) The Temperature Pressure Relief (TPR) valve is not tested because the TPR valve is prone to leaking once activated. 2) Solar heating systems and recirculation pumps are not part of the inspection.

WATER HEATING SYSTEM

11.1 Type: Gas, Natural draft venting.

11.2 Life Expectancy: The expected life of a domestic gas water heater is approximately 10-12 years.

WATER HEATER - 1

11.3 Location: Garage.

11.4 Type: Gas, Natural draft venting.

11.5 Capacity: 40 gallons.

11.6 Age: 2015.

11.7 Enclosure: Confined location, fresh air vents are required. Combustion air vents were installed. (high low vents into garage area)

11.8 Seismic Straps: Installed.

11.9 Condition: Functional - The system operated normally. However, routine or maintenance items were noted. See notations below.

11.10 Plumbing Connections:

Repair - Rust/corrosion was noted on plumbing connections. Repair/ corrections are needed to protect against unexpected leaking.

11.11 Fuel: **Marginal** - A sediment trap or drip leg was not installed for the gas appliance. This is a simple pipe assembly made of a tee and nipple that catches moisture and debris in the gas. Debris can clog the gas valve causing the appliance to malfunction. This device is now required by manufacturers of water heaters and furnaces for new construction and replacements, and should be considered as an upgrade for existing water heaters and furnaces.

11.12 Exhaust Vent:

Marginal - Vent pipe materials were incompatible. Metal vent pipe was connected to old style transite pipe. Excessive condensation is a common occurrence with a transite pipe and may lead to premature corrosion/deterioration of the metal vent pipe and/or of the appliance below. Recommend replacing the old vent pipe when the appliance is eventually replaced or when roof repairs are undertaken.
Advisory - Transite vent pipe(s) observed. Transite is a material that may contain asbestos and will need special handling if removed or repaired.
Advisory - The vent pipe has tape at the connections. Tape is not needed on the vent if the pipe is installed correctly. Tape blocks our view so we can not inspect the connection.

11.13 Pan & Drain:

Upgrade - The water heater was installed without a catch pan and associated drain line. A catch pan and drain should be installed to help prevent potential water damage.

HEATING & COOLING

Heating & Cooling Notes: 1) The heating/cooling system is turned on as part of the inspection unless otherwise noted. 2) A 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. Evaluation of the heat exchanger is expressly excluded. 3) Evaluating the adequacy, efficiency, or even distribution of air throughout the home/building is not part of the inspection. 4) Thermostats are not checked for calibration or programmable features.

HEATING SYSTEM

12.1 Type: Gas, Forced air.

12.2 Life Expectancy: The life expectancy of a gas forced air furnace in a mild climate zone, such as most of Southern California, is 20-25 years.

12.3 Service Requirements: Routine service of gas furnaces is recommended every 3 years in a mild climate zone. Routine service is important for the safe operation of the appliance. Replacing return air filters is recommended annually.

HEATING UNIT - 1

12.4 Location (Zone): Exterior utility closet.

12.5 Type: High efficiency furnace.

12.6 Capacity: 60,000 BTU's.

12.7 Age: 2012.

12.8 Life Expectancy: The life expectancy of a gas forced air furnace in a mild climate zone, such as most of Southern California, is 20-25 years.

12.9 Filter Location: Located inside the furnace.

12.10 Enclosure(s): Confined location, fresh air vents are required. Combustion air vents were installed.

12.11 Service/Maintenance: **Maintenance** - A complete service and further evaluation is recommended at this time by a qualified HVAC service contractor.

12.12 Fuel: **Marginal** - A sediment trap or drip leg was not installed for the gas appliance. This is a simple pipe assembly made of a tee and nipple that catches moisture and debris in the gas. Debris can clog the gas valve causing the appliance to malfunction. This device is now required by manufacturers of water heaters and furnaces for new construction and replacements, and should be considered as an upgrade for existing water heaters and furnaces.

12.13 Exhaust Vent: **Advisory** - Transite vent pipe(s) observed (where vent passes through chimney. Transite is a material that may contain asbestos and will need special handling if removed or repaired.

12.14 Housing:

Maintenance - Insulation is falling off the plenums in the closet and needs to be taped.

12.15 Combustion Air:

Safety - The combustion air vent(s) and return air register are too close to each other. The furnace closet door had vents for combustion air and the return air grill is located directly below or very near the door to the furnace closet. This can allow "mixing" of

the two air sources, a condition that can produce carbon monoxide. Alternatively, a vent can be installed to the exterior that pulls in air to the unit (high efficiency system) and the combustion air vents on the door can be sealed. It is also important to keep the door seal between the return air opening and the furnace closet tightly sealed for safety.

12.16 Filter(s): **Maintenance** - Dirty filter(s) were noted. Suggest replacing the filter(s).

COOLING SYSTEM

12.17 Type: Central air conditioning. Electric, split system with an interior evaporator and exterior condenser.

12.18 Life Expectancy: The life expectancy of this type of central air conditioning system under normal usage is 15 to 20 years.

COOLING UNIT - 1

12.19 Location (Zone): Interior air handler and evaporator (in furnace closet); exterior compressor/condenser.

12.20 Type: Central air conditioning. Electric, split system with an interior evaporator and exterior condenser.

12.21 Capacity: 36,000 BTU's (3 tons)

12.22 Age: 2013.

12.23 Life Expectancy: The life expectancy of this type of central air conditioning system under normal usage is 15-20 years.

12.24 A/C Tempt. Drop: +15 degrees F. Satisfactory.

12.25 Condition: Functional - The system operated normally. However, routine or maintenance items were noted. See notations below.

12.26 Service/Maintenance: **Maintenance** - Service is recommended at this time by a qualified HVAC service contractor.

12.27 Condensate Drains: **Advisory** - We did not locate where the primary condensate drains terminate. Recommend asking the owner to locate or otherwise having an hvac contractor determine if the system is draining condensation adequately.

AIR DUCTS / DISTRIBUTION

12.28 Air Distribution: Ducts were not visible.

12.29 Condition: Functional - with routine or maintenance items as noted below.

12.30 Associated Concerns:

Advisory - HVAC register in the middle of the entry to the hall bathroom upstairs. Typically they are installed along the wall/ away from the middle of pathways. This register cover can get damaged when walked on.

ELECTRICAL

Electrical Notes: 1) We remove dead front covers from electrical panels to inspect the wiring inside the panels when it is safe to do so and when this will not interrupt occupants. 2) We inspect for unsafe wiring conditions and operate a fair sampling of accessible outlets and light switches. Furnishing will often prevent testing of some outlets. 3) Landscape lights, lights on timers or sensors, security systems, TV, phone, speaker systems, and other low voltage wiring are not part of the inspection. 4) GFCI is a safety device used for outlets located near water to protect against a serious electrical shock. 5) Aluminum conductors require periodic maintenance.

Electrical Repair Notes: All electrical infractions should be considered a safety concern and should be corrected. Electrical repairs should be undertaken by a licensed electrician.

ELECTRIC SERVICE

13.1 Service Type: Single Phase, 120/240 Volt. Underground.

13.2 Condition: Functional.

ELECTRIC PANEL(S)

13.3 Overload Protection: Circuit breakers. The reliable service life of circuit breakers is 40-50 years.

13.4 Main Panel: Located at the exterior left. Capacity - 200 Amp. A replacement panel was installed. 120 Volt and 240 Volt branch circuits were installed.

13.5 Subpanel -1: Located in a bedroom closet. Spare breaker(s) were installed for additional future circuit(s).

MAIN PANEL

13.6 Condition: Functional - with routine or maintenance items as noted below.

13.7 Labeling:

Maintenance - Not all branch circuits were labeled specifically. Generic labels such as lights, outlets, appliances were used. All circuits should be labeled sufficiently so that any one circuit can be quickly turned off in an emergency.

SUBPANEL - 1

13.8 Location:

Bedroom closet.

13.9 Panel Access: **Marginal** - The electrical panel is installed in a clothes closet. This location is considered unsafe because access may be restricted in an emergency and combustibles are likely to be in close proximity to the panel. Locating an electrical panel in a clothes closet has not been allowed in most areas for many years (1985). We recommend verifying if this panel upgrade was permitted or not.

13.10 Labeling:

Maintenance - Branch circuits were not labeled. All circuits should be labeled so that any one circuit can be quickly turned off in an emergency. We could not tell if all appliances had dedicated circuits with current labeling. Ideally each appliance should be on a dedicated circuit properly sized for the appliance load in order to prevent overload and overheating of wiring.

13.11 Openings in Panel:

Maintenance - Unused wire run(s) or knockout opening(s) were noted inside the panel. Unused knockouts inside the panel may allow small rodents or other pests to enter that can potentially damage components. Additionally, unused knockouts negate the fire protection of a sealed panel box. A blank cover should be installed over each unused opening.

GROUNDING

13.12 Building Ground: Metal grounding rod near main service panel. The grounding rod was not visible/ was buried.

13.13 Water Pipe Bond/Ground: Not found.

13.14 Circuit Grounding: Grounded outlets were installed throughout.

13.15 Condition: Functional - with routine or maintenance items as noted below.

13.16 Bonding: **Advisory** - Bonding to the water piping system was not found. A bonding jumper is required be accessible. It is needed to prevent potential stray current/voltage on the metal plumbing components. You may wish to have an electrician locate and inspect

its condition.

13.17 Circuit Grounding:

Repair - 3 hole grounded outlets were installed at many locations, even though outlets were testing ungrounded. The use of 3 hole grounded type outlets gives the false impression of a grounded circuit. Older style 2 slot outlets are still available and should be installed. Alternatively, GFCI protection may be installed for ungrounded outlets. Ungrounded small appliance use outlets were found at: the mini bar closet, lower bathroom and the kitchen

Safety - Ungrounded outlets were present in wet areas including the garage, lower bathroom and exterior. We recommend grounding wat area outlets as soon as possible and minimally adding GFCI protection. Lower bathroom outlet has GFCI protection but should still be grounded.

Marginal - Various outlets throughout the house were ungrounded. This is typical for construction predating 1965, but is considered outdated by today's standards. Suggest upgrading the electrical system to a modern system of grounded circuits, at least where three prong (grounded) appliances are used, such as at the garage, exterior, laundry, kitchen and bathrooms. Alternatively, GFCI protection may be installed for ungrounded outlets.

WIRING

13.18 Type:

Copper conductors on all branch circuits. The life expectancy of copper wiring is for the life of the structure.

13.19 Old Wiring:

Marginal - Old or worn wiring was found at various locations. Wiring should be replaced at the first signs of wear and tear. Recommend a licensed electrician for further evaluation and corrections as needed.

13.20 Romex Infractions:

Marginal - Plastic sheathed cables were exposed in cabinets to potential mechanical damagein the lower bathroom and the downstairs mini bar closet. In this situation, the wiring should be housed in a protective conduit.

13.21 Garage:

Marginal - Plastic sheathed cables were installed on the face of the wall studs below 7 feet in the garage. This is improper because cables are exposed to potential mechanical damage.

LIGHTS & OUTLETS

13.22 Limited Testing: Limited outlets were accessible due to furnishings.

13.23 GFCI Protection: The current electrical code requires GFCI protection for outlets next to surfaces that may be wet. These locations include the exterior, garages, bathrooms, kitchen, laundry sinks, & wet bars.

13.24 GFCI Observed Locations: Some kitchen outlets, bathroom outlets.

13.25 Lights Hazardous:

Safety - An 'open' light fixture was installed over a tub/shower where the light bulb(s) was touchable. The present condition should be considered extremely hazardous**.**

13.26 Light Switch(es):

Advisory - Light switch(s) was tested but did not seem to operate any fixture or appliance at the mini bar closet. Recommend asking the seller about the operation of this switch or contacting an electrician for further evaluation.
Advisory - Fixtures were on dimmer switches that are not dim-able in the upstairs bedroom.

13.27 Outlets Hazardous: **Marginal** - Outlets had loose/worn contacts upstairs at older outlet(s) . This is a common problem with outlets that have been used frequently for many years. The condition can lead to arcing and should be considered hazardous. All outlets with loose/worn contacts should be replaced.

13.28 Outlets, Associated Concerns:

Marginal - Outlets are older in various locations. These devices have a limited reliable service life. Recommend replacing old outlets.

13.29 Outlets, Associated Concerns :

Marginal - Moisture was found on subterranean walls. Outlets were installed on lower sections of the walls and some rust was seen on the outer covers. We recommend having an electrician evaluate the outlets and wiring on these walls to ensure no corrosion or damage is present on the inside of the outlet boxes.

13.30 GFCI's Not Installed:

Safety - GFCI safety device(s) were not installed at required locations. These included the following locations: Garage outlets, exterior outlets, some kitchen counter outlets.

Upgrade - GFCI safety device(s) could be added at the mini bar as a safety upgrade even though no sink is present and this is not technically code.

ALARMS

13.31 Testing: Smoke detector(s) and/or CO detectors were viewed for location but were not tested.

13.32 Smoke Alarm Location(s): 1st floor, 2nd floor, Inside bedroom(s), Outside bedroom(s)

13.33 CO Alarm Location(s): Not installed.

13.34 Smoke Detector(s): **Marginal** - The detector(s) are poorly located in various locations. The smoke detector is too close to the corner for proper function. Most manufactures recommend at least 6" clearance so that the unit will sense the smoke. The corners are an area where smoke may not reach.

13.35 CO Detector(s): **Safety** - Carbon monoxide detector(s) were not installed / not observed. CO detectors are required when gas burning appliances are present. CO detectors should be placed in the immediate vicinity outside of sleeping areas, on each floor level.

INTERIOR COMPONENTS

Interior Notes: 1) Small cracks in drywall or plaster are typically attributed to wood shrinkage or settlement. Minor cracks should be expected and will normally not effect the integrity of the structure. 2) As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. 3) We do not operate or evaluate window/door treatments. Blinds and shutters and not inspected. 4) Double pane glazing is checked for "fogging". Lighting and weather conditions, as well as dust/dirt on glazing, may prevent detection of fogged glazing. 5) Occupants' furnishings may restrict viewing of interior components and may prevent the testing of some windows. 5) Testing central vacuum systems is not part of the inspection unless otherwise noted.

Water Intrusion Notes: 1) The interior space is inspected for evidence of water intrusion and leaks, however recent paint may conceal visual signs of moisture. Finish surfaces are tested for elevated levels of moisture only when there is visual evidence to suggest that moisture may be present. 2) All stains should be investigated until the client is satisfied that the condition is sufficiently understood. 3) Where there are concerns regarding water leaks or infiltration, we recommend that a qualified industrial hygienist evaluate for mold, fungus, or other microbial material.

MOISTURE INTRUSION

14.1 Water Stains/Leaks:

Further Evaluation - Water stains and/or water damage was noted at the interior around door opening(s). There is a concern about past moisture intrusion. The door may not have proper weather protection or flashing (or this may be an exterior grade issue). We recommend correcting the source as well as any damaged materials.

14.2 Subterranean Living Space:

Further Evaluation - Water stains and/or water damage was not visible at the interior (or has been painted over in the past). However, areas were tested and found to have elevated levels of moisture. Moisture problems are often associated with subterranean construction even in the absence of visual evidence. We recommend a mold/moisture specialist for further evaluation.

FINISH SURFACES

14.3 Wear & Tear: Finish surfaces are not inspected for cosmetic conditions or normal wear and tear.

14.4 Recently Painted: Wall and/or ceiling surfaces appeared to have been recently painted. Noteworthy conditions, such as water stains, that may have been present prior to painting would no longer be visible.

14.5 Limited Viewing: Closets were full of stored items. Very limited areas were visible/accessible. Limited areas were visible/accessible due to belongings/ furnishings.

14.6 Distress Symptoms: There was no significant distress observed to interior finish surfaces, such as unusual cracks or out-of-level floors, that would suggest there has been undue movement / settlement with the foundation or structure.

14.7 Damage:

Maintenance - Wall finishes are missing under the cabinet (mini bar). This is a health issue because all surfaces in this area should be cleanable / washable.

14.8 Associated Concerns:

Maintenance - Wall trim, such as baseboard and/or door casing, was loose or gapped downstairs.

14.9 Flooring:

Maintenance - Floor gaps were noted. We recommend filling or covering floor gaps to prevent debris from collecting in the gaps.

14.10 Flooring :

Advisory - HVAC register in the middle of the entry to the hall bathroom upstairs can be a trip hazard. Typically they are installed along the wall/ away from the middle of pathways.

14.11 Carpeting:

Maintenance - Carpet is loose at some locations. This can be a trip hazard.
Maintenance - Carpet wear/ damage noted at the stairs.

DOORS & WINDOWS

14.12 Sampling: A sampling of windows and doors are tested for normal operation and general state of repair.

14.13 Glazing: Mostly single pane glass. Various replacement dual pane windows.

14.14 Windows:

Marginal - The windows were older than their expected service life. Future performance may not be reliable. Better weather protection, improved operation, and energy savings can be gained with modern dual glazed windows.
Maintenance - Casement windows operation was poor in a few locations (tight/ difficult at the downstairs bathroom and the main bedroom). Hardware was binding, broken or missing. Be aware that routine, periodic service is generally needed for casement windows.
Maintenance - Window hardware problem noted. Window(s) were missing latching hardware at the main bedroom upstairs.
Maintenance - Window weather-stripping is damaged / displaced in various locations at old windows.

14.15 Safety Tempered Glass:

Safety - It did appeared that safety tempered glass was not installed at several high risk locations at stairways and or walkways adjacent to windows. Glazing that is safety tempered should bear a mark or etching at one corner. But this marking was not visible. We recommend installing safety glass or safety film at all locations subject to human impact. A glazing contractor should be contacted to determine where safety glazing is needed and when windows are upgraded we recommend using safety glazing.

14.16 Escape & Rescue:

Safety - One or more exterior doors had a deadbolt that was key operated on the inside. This can impede exiting in an emergency. For enhanced safety, we recommend replacing double-keyed cylinders with single-keyed cylinder deadbolts that are hand operated from the inside.

14.17 Escape & Rescue :

Safety - Window(s) did not meet emergency egress requirements at one or more bedrooms. Window sill(s) were noticeably too high above the floor. The window sill should not be higher than 44" by current safety standard (46" by old standard). Window(s) at the downstairs bedroom were 46" tall and windows at the upstairs bedroom were 5' tall.

STAIRS / RAILINGS

14.18 Handrails

Safety - Handrails were missing at the lower stairs. Handrails are required where 4 or more risers are present. A trip or injury hazard was present.

14.19 Guardrails:

Safety - Wide openings in railings were present. Railings provide inadequate protection for infants, small children, and pets. This should be considered an injury hazard. The current requirement is for openings to be no wider than 4".

HALL COUNTERS/CABINETS

14.20 Condition: Functional.

MISCELLANEOUS FEATURES

14.21 Pest Activity:

Further Evaluation - There was evidence of a past insect infestation at the entry door trim. See Pest Inspection Report or have one performed.

14.22 Ceiling Fan(s): Functional.

KITCHEN

Kitchen Notes: 1) Plumbing fixtures are checked for leaks and normal operation. 2) Permanently installed appliances are tested for normal operation. Inspection of built-in appliances is limited. It does not include dismantling and inspection of internal parts. 3) Microwave ovens are tested for heating function only. Testing for uniform heating, leakage, and various settings is not part of our inspection. 4) The inspection does not include testing refrigerators and portable appliances, the self-cleaning operation of ovens, clocks, timers, thermostats, etc., and the effectiveness of built-in appliances. 5) Water softening and filtering devices are beyond the scope of the inspection.

KITCHEN APPLIANCES & FEATURES

15.1 Finish Surfaces:

Countertop and cabinet finish surfaces were in very good condition.

15.2 Appliance Service Life: The life expectancy of major kitchen appliances ranges between 11-19 years.

15.3 Appliances Inspected: Garbage disposal(s), Dishwasher(s), Oven(s), Cooktop, Cooktop vent hood.

15.4 Condition: Functional - with routine or maintenance items as noted below.

15.5 Range hood:

Maintenance - Light(s) were not working or missing bulb(s). Recommend installing new light bulb(s) to test if the light fixture(s) are working.

15.6 Dishwasher Drain:

Marginal - An air gap device was not installed on the dishwasher drain hose above the sink. An air gap is required to prevent cross contamination from back siphoning in the event the sink becomes clogged. It may also help the dishwasher drain (and not leak) if the sink or disposal are clogged.

LAUNDRY

Laundry Notes: 1) Washers and dryers are not moved or tested during the inspection (unless noted otherwise in the report). 2) The washer drain line and the dryer vent duct are not tested. 3) Best practices for washer and dryer installation include the following recommendations: (A) Use braided metallic water hoses to reduce the potential of leaks at the washing machine. (B) Use flexible metal dryer vent connector, now required for all dryers. (C) Use a half inch appliance connector and gas valve for all newer gas dryers. (D) Installation of a drain pan under the washing machine with a drain pipe terminating at the exterior.

LAUNDRY UTILITIES & FEATURES

16.1 Location: Interior at the kitchen.

16.2 Utilities: 240-volt electrical service, 120-volt grounded electrical outlet. We do not know if gas is installed.

16.3 Dryer Duct: Dryer duct was installed and routed to the exterior. Vent not tested.

16.4 Water Supply: **Advisory** - Utilities were not visible. Plumbing connections could not be inspected. Be aware that washer valves and hoses that are not maintained in good condition can fail. It is advisable to check the condition of these plumbing connections at this time and annually.

16.5 Washer: **Upgrade** - We suggest installing a catch pan with a drain to the exterior to prevent water damage in the event of a leak.

16.6 Dryer Vent:

Maintenance - The dryer vent had lint build-up as seen from one of its ends. This can be a fire hazard. We recommend cleaning the dryer vent at this time and on a regular basis.

BATHROOMS

Bathroom Notes: 1) Plumbing fixtures are checked for leaks and normal operation. 2) It is very important to maintain all grouting and caulking in the bathroom. Minor imperfections can allow water to penetrate into the walls and floors, which overtime can result in significant water damage. Ongoing maintenance is essential. 3) Determining whether shower pans are watertight is beyond the scope of the inspection.

BATHROOMS

17.1 Bathroom(s): 2 Bathrooms were present.

17.2 Toilet(s): The toilet(s) were marked as low flush or otherwise appeared to use 1.6 gallons per flush or less.

Bathroom #1

17.3 Bathroom: Upper level bathroom.

17.4 Finish Surfaces:

Countertop and cabinet finish surfaces were in very good condition.

17.5 Bathing Feature(s): Shower.

17.6 Ventilation Type: Window.

17.7 Cabinets:

Maintenance - The mirror is older/ worn. This wear may continue or spread.

17.8 Sink Drain Plumbing:

Maintenance - The drain was slow/clogged. Corrective action recommended.
Maintenance - Wall cover for the drain line is corroded and can be replaced.

17.9 Shower Plumbing:

Advisory - Shower controls cannot be operated from outside the shower without reaching through the water. Technically to the latest code this is not a correct configuration.

17.10 Shower Enclosure:

Marginal - A low window is installed in the shower enclosure. This is a bad design that is prone to water infiltration/ extra maintenance.
Maintenance - Small hairline crack(s) on the pan can be sealed to prevent further cracking.
Upgrade - We recommend installing glass doors for a complete shower enclosure to prevent moisture from exiting the shower enclosure.

17.11 Ventilation: **Upgrade** - A window was installed for natural ventilation. Recommend installing an exhaust fan to improve ventilation - remove moisture.

Bathroom #2

17.12 Bathroom: Lower level.

17.13 Finish Surfaces:

Countertop and cabinet finish surfaces were in good condition.

17.14 Bathing Feature(s): Tub/Shower combo.

17.15 Ventilation Type: Window.

17.16 Countertops:

Maintenance - Grout is missing in some areas.

17.17 Cabinets:

Maintenance - Wall finishes are missing under the cabinet. This is a health issue because all surfaces in this area need to be cleanable / washable.

17.18 Toilet: **Maintenance** - The toilet was heard running (quiet slow run). The tank controls seem to need adjustment or repair.

17.19 Tub/Shower Plumbing: **Maintenance** - Missing or deteriorated caulking was noted around the shower head.

17.20 Ventilation: **Upgrade** - A window was installed for natural ventilation. Recommend installing an exhaust fan to improve ventilation - remove moisture.

CLOSING REMARKS

18.1 Re-inspection:

For an additional fee **DavidsonInspection** can re-inspect reported items after repairs are made. The fee for a return trip or re-inspection is shown on your inspection agreement.

Thank you for choosing DavidsonInspection**.** We appreciate the opportunity to be of service and hope that the information presented in this report is beneficial to you. Your satisfaction is important to us and we welcome your feedback.

18.2 Energy Saving Resources:

The state of California requires the inspection report to include contact information for energy savings. This information is provided below.

UTILITY BILL, REBATES AND OTHER ASSISTANCE
Online Consumer and Business Conservation Rebate Database: www.consumerenergycenter.org.
California Department of Consumer Affairs: www.dca.ca.gov/energy-challenge.htm.
California Energy Commission, for information on utility bill assistance programs: **800-772-3300** or www.consumerenergycenter.org.
California Public Utilities Commission Consumer Affairs Branch, for information on baseline and other optional rates and bill assistance programs: **800-649-7570** or www.cpuc.ca.gov.
Local Utility Company: SDG&E **800-411-7343**
California Energy Alternative Rates (CARE): Call your local utility company for information and applications.

18.3 Energy Upgrades:

The following table shows popular energy upgrades that you may want to consider. Pay back periods have been adjusted for Southern California's mild climate. Pay back periods for energy upgrades would be shorter for colder regions of the country with the exception of a photovoltaic (solar electric) system. Upgrades are based on the average cost or cost range for a 1,800 sf single family home.

POPULAR ENERGY UPGRADES

Energy Upgrade	Average Cost	Savings (per yr.)	Pay Back Period (yrs.)
Sealing gaps and adding weather-stripping	$20 - $200	$10 - $50	2 - 4
Photovoltaic System	$18K - $28K (with Fed & St rebates)	$1,000 - $2,000	12 -18
Attic Insulation- none existing (homes predating 1960)	$800 - $1,500	$200 - $300	4 - 5
Thin Attic Insulation (homes predating 1980)	$800 - $1,500	$100 - $200	7 - 10

Wall insulation- none existing (homes predating 1960)	$2,500 - $4,000	$150 - $250	15 - 20
Whole House Fan- alternative to air conditioning	$600 - $1,200	$80 - $200 (equivalent electric cooling)	6 -8
Replacement Dual Glazed Windows	$5,000 - $10,000	$200 - $300	+25

INSPECTION GUIDELINES

This report is intended only as a general guide to better help the client make his/her own evaluation of the overall condition of the property. The inspection is essentially a performance inspection. The major systems and components of the property are examined for function, excessive or unusual wear, and general state of repair. Wear and tear (such as chips, cracks, blemishes, etc.) on interior finishes (such as walls, countertops, flooring, etc.) is considered a cosmetic condition and is not reported. The client is advised to inspect and evaluate such items personally.

Report findings are the opinions of the inspector based on observations of readily accessible systems and components of the property as they appeared at the time of the inspection. The inspector is not required to move personal items, furniture, equipment, etc. that obstructs access or visibility. We are not responsible for components or areas that are not accessible for inspection. If the inspector is unable to access a component or area and this is later corrected, please contact our office for scheduling a re-inspection. An additional fee may apply.

The report does not imply that every component is inspected or that every possible defect is discovered. No representation is made about hidden or latent deficiencies that may be present at the time of the inspection. No guarantees or other representations are made about the future conditions or performance of systems and components. A home warranty policy can be purchased from a home warranty company to insure the future operation of home systems and appliances.

Specific code references are not cited within the inspection report. The purpose of the inspection is not to determine code compliance, rather it is to see if systems and components are installed properly and are performing as they were intended.

Repair or further evaluation of any item identified from the inspection should be done before the close of escrow. Repairs are often found to be more involved and costly once the work is undertaken to correct the condition. Estimates for repairs are not provided as part of the inspection. Determining the cost of repair should be left to the appropriate tradesman or specialist.

Additionally, the client is advised to personally conduct a thorough visual walk-through of the property after the seller/occupant has vacated the property and before the close of escrow. Conditions may be present that warrant correction, which had previously been concealed from view or changed from the time of the inspection.

Any type of environmental problem, such as the presence of asbestos, lead paint, soil contamination, water quality, indoor air quality, mold growth, etc., is beyond the scope of the inspection. Laboratory testing is normally required to identify a toxic substance. If such an evaluation is desired, then the appropriate specialist should be consulted.

If signs of a past or present water leak are identified from the inspection, including any type of water intrusion problem, then a specialist should be hired to test for elevated levels of mold and moisture.

The inspection does not report on the presence or absence of pests, such as wood destroying organisms, rodents, or insects. Exterior wood members such as siding, trim, decks, etc. are particularly prone to damage from pests and decay. A pest inspection is strongly recommended.

Structural, architectural, geological, hydrological, land surveying and soils related examinations are beyond the scope of the inspection. Determination of property lines, easements and setback requirements are beyond the scope of the inspection.

Verifying the existence or absence of building permits is not within the scope of the inspection. Additionally, determining the legal use of the building or property is not part of the inspection. Information regarding both building permits and legal use may be obtained from the local building, planning, and/or zoning departments.

The information in this report is intended for the sole use of the client. Any other use of this report is strictly prohibited. DavidsonInspection will not be held liable to any third parties. For additional terms and limitations, please refer to your Inspection

Agreement.