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September 10, 2025

Client(s): Carrie Lam

Re: 5002 Dubois Dr., San Diego, CA 92117
Inspection Date: 09/08/2025
File #-25-1569 Dubois



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

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Subject Property:
5002 Dubois 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

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

NOTATIONS / COMMENTS

1.27 Client Consultation:

Our client(s) was not present for the inspection. A verbal consultation of our findings is a part of this inspection. We recommend that you, our client, contact our office after reading this report for that consultation in order to answer any questions you may have about our findings. We cannot be responsible for any misunderstandings without that verbal consultation.

GROUND(S)

EXTERIOR COVERING(S)

3.12 Structure:

Repair - The rear cover is nailed to the building, not bolted as required by today's standards. This type of installation does not last as well as a bolted system and may fail in the event of seismic movement or strong winds.

Further Evaluation - Framing member(s) appear to be undersized for the length of span at the rear cover.

Marginal - The patio cover is being supported by the rafter tails of the house, which, are not designed for supporting additional weight.

RETAINING WALL(S)

3.17 Old System:

Marginal - The component was old and likely would have limited remaining life.

BUILDING EXTERIOR

BUILDING EXTERIOR

4.3 Exterior Windows:

Repair - Replacement windows were not caulked around the top and sides of the window frame at the enclosed patio addition. Caulking is needed to prevent moisture intrusion.

4.4 Pest Activity:

Further Evaluation - There was evidence of wood destroying organisms in various locations. See Pest Inspection Report or have one performed.

SIDING SYSTEM

4.8 Old System:

Marginal - The paper flashing was visible in the garage and damaged in places. Damaged flashing will not be effective in protecting the wood structure from moisture. The paper flashing was not visible from the interior of the house because wall finishes were installed. This component is the water protective element behind the siding material. Its expected useful life is approximately 30 years. In drier climates, such as Southern California, the life expectancy of the flashing paper can be increased to 50 years. Older flashing paper will have less ability to repel moisture and a greater tendency to crack or deteriorate. Painting the stucco can help to repel moisture. Recommend consultation with a qualified siding contractor.

4.9 Water Intrusion:

Marginal - Opening(s) present where moisture and/or small rodents can intrude. Corrective action is recommended.

EXTERIOR WOOD

4.12 Damaged Wood:

Repair - Moisture damage was observed. See Pest Inspection Report for damage to exterior wood members or have one performed.

GUTTERS & DOWNSPOUTS

4.16 Damage:

Repair - Gutters were damaged at one or more locations.

FOUNDATION & STRUCTURE

INTERIOR SLAB

5.5 Slab Construction:

Marginal - The addition room addition walls appear to have been built directly on the patio slab. This is a potential problem for two reasons. The first is that there is no footing to receive the added weight of this building and second, water may get under the wall entering the building. The construction does not appear to have been legally permitted. Recommend verifying if the construction was permitted. The buyer should be aware of the ramifications of ownership concerning unpermitted living space.

UNDER-FLOOR AREA

5.11 Columns & Supports:

Further Evaluation - Deterioration was noted to some of the concrete piers. This condition is typically caused by excessive moisture is reaching the sub-area. It is important to take action in order to stop further damage to the foundation. Corrective action may include improving site drainage, as well as replacing damaged piers. Further evaluation and corrections as needed are recommended by a qualified foundation contractor.

5.12 Columns & Supports :

Further Evaluation - One pier appears to have been removed. We do not know the reason for this condition and if this pier was needed. Further evaluation and corrections as needed are recommended by a qualified foundation contractor.

5.13 Moisture Wood:

Further Evaluation - Water stains noted on framing or sheathing. A licensed pest inspector should evaluate this condition for possible moisture damage. Stains are an indication of a past or present leak, which should also be evaluated further.

5.14 Moisture Soils:

Further Evaluation - Moist soil conditions were present. The source of the moisture was not determined. This is usually an indication that drainage around the foundation needs to be corrected/improved but this also may be from lwaking cast iron pipes. It is important to take action in order to prevent damage to the foundation.

Further Evaluation - Signs of past water entry were present. The source of the moisture was not determined. This is usually an indication that drainage around the foundation needs to be corrected/improved. It is important to take action in order to prevent damage to the foundation.

5.15 Pest Activity:

Further Evaluation - There was evidence of a insect infestation. See Pest Inspection Report.

FLOOR & WALL FRAMING

5.20 Floor Framing:

Further Evaluation - Lifting or gaps under the wood plate line were noted. Additionally a beam end is being supported by a sloped/ uneven section of wall rather than a horizontal surface of the appropriate depth. Further evaluation is recommended by a framing specialist/ engineer.

Marginal - Wood shims were installed under the floor support joist / plate / beams. Shims are not allowed to be used because they can crush under the load of the building or become loose. This is an unprofessional repair that should be corrected by a licensed framing contractor.

ROOF COVERING

ROOF COVERING

6.7 Improper Installation:

Repair - The roof pitch was not sufficient for the type of roof covering installed. Problems associated with this include excessive moisture retention, moisture infiltration or leaking, and limited service life. A licensed roofing contractor should be called to make further evaluation and corrections as needed.

VISIBLE FLASHING

6.11 Missing Flashing:

Repair - Metal flashing was not visible and appears to be missing at roof to wall transitions. Metal flashing is a component of the roofing system that would ordinarily be installed at this location to prevent water infiltration. This installation requires more maintenance than flashing to prevent leaking. We recommend installing metal flashing.

GARAGE

GARAGE INTERIOR

8.6 Fire Separation:

Safety - Hole(s) were noted in the drywall between the garage and the crawlspace/ floor framing. This interrupts the integrity of the fire separation wall. All holes should be filled with an approved material.

GARAGE DOOR(S)

8.10 Automatic Door Opener(s):

Safety - The garage door(s) has no working safety reverse mechanism. The pressure sensing safety reverse was not operational or needs adjustment. Motion sensors were not installed. **The present condition is a serious safety concern.**

PLUMBING

WATER SUPPLY SYSTEM

9.6 Water Supply Pipes:

Marginal - Corrosion was noted on several sections of piping under the house. The component was showing signs of advanced aging and likely would have limited remaining life. Be aware that old corroded pipes and fittings are at a higher risk of leaking. Recommend a licensed plumbing contractor for further evaluation.

9.8 Hose Faucets:

Repair - Copper piping was found in contact with galvanized iron fitting(s) at the exterior. This condition assists in causing electrolysis, a reaction which accelerates rusting/deterioration. Recommend removing/replacing the galvanized material.

WASTEWATER SYSTEM

9.13 Wastewater Pipes:

Repair - The cast iron drain pipes were old. Excessive rust/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. We recommend further evaluation of the cast Iron system and needed repairs made at this time by a

qualified plumber.

9.16 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. 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

9.20 Gas Main Service:

Further Evaluation - Gas service was not on at the time of the inspection. We did not test any gas appliances.

WATER HEATER

WATER HEATER - 1

10.8 Operation:

Advisory - The gas/ water heater was turned off at the time of the inspection. Operation of the water heater and proper orientation of the hot/cold fixtures was not determined. Recommend testing the water operation prior to sale.

10.10 Plumbing Connections:

Repair - Corrosion was noted at the shutoff valve. Recommend further evaluation or replacement.

HEATING & COOLING

HEATING UNITS

11.10 Old System:

Safety - The wall furnace(s) did not have the safety spill sensors that are present on newer heaters. These sensors will turn off the heater if the vent does not work properly, possibly saving someone's life. Recommend upgrading to a newer and safer heating system.

Further Evaluation - The heater was an older model. Corrosion/Rust Flakes were noted in or around the heat exchanger. Deterioration of the heat exchanger is a safety concern. We recommend a full system evaluation by a licensed HVAC contractor.

11.11 Burner:

Safety - There are burn marks and/or rust outside of the burn chamber. This may be from combustion gases spilling out. **This should be considered a serious safety hazard and needs further evaluation / correction.**

ELECTRICAL

ELECTRIC SERVICE

12.2 Deficiency(s):

Safety - The overhead main service wires lacked adequate clearance. Service lines were less than 10' over walkway (accessible to pedestrians). We recommend installing a service pole and raising the service wires to the correct height for safety.

MAIN PANEL

12.7 Old Panel:

Marginal - Old panel with original circuit breakers and buss bar noted. The expected service life of a circuit breaker/ bus bar is 40-50 years. These breakers/ bus bar appear to have reached or exceeded this time frame. No damage, melting or scorching was noted at this time. However, old, outdated breakers may not perform in a reliable manner. Recommend further evaluation by a licensed electrician.

Marginal - The main electrical service appeared to be outdated and undersized by today's standards. A minimum 100 amp capacity is recommended by today's standards. Recommend a licensed electrician for further evaluation.

Marginal- The electrical distribution was outdated. Too few 120-volt circuits were installed for small appliances, lights, and outlets. There is a greater chance of breakers tripping due to overload. Further, each small appliances was not provided with a dedicated circuit. Recommended upgrading to a safe modern electrical distribution system.

12.8 Problem Brand/Type:

Further Evaluation - Zinsco / Sylvania brand panel present. Zinsco brands are particularly problematic, problems mostly associated to deterioration of the main bus bars. We routinely recommend further evaluation by a licensed electrician. This may require removal of all the breakers to fully view all of the contact points.

GROUNDING

12.14 Circuit Grounding:

Repair - 3 hole grounded outlets were installed at many locations, even though no grounding wire was present throughout most of the electrical system. 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.

Marginal - Many of the outlets throughout the structure 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.

Safety - Appliance circuit(s) were ungrounded.

Safety - Outlets were found ungrounded in wet areas. We recommend upgrading for safety reasons.

WIRING

12.16 Old Wiring:

Repair - Old or worn old cloth 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.

12.17 Wiring Infractions:

Repair - Open spliced wires were observed in the kitchen. Wire connections are exposed, and consequently, are a shock and fire hazard. Correction is needed to contain spliced wires/connections inside a sealed junction box.

12.18 Exterior Wiring:

Safety - Open splices were noted. Wire connections are exposed, and consequently, are a shock and fire hazard. Correction is needed to contain spliced wires/connections inside a sealed junction box.

LIGHTS & OUTLETS

12.24 Outlets Not Working:

Defective - An area or circuit of outlets and/or lights has no power (sun room). There seems to be a "short circuit". A licensed electrician is recommended to trouble shoot the circuit and make corrections as needed.

12.25 Outlets Hazardous:

Repair - Outlet(s) were found with the hot and neutral wires reversed in the living room and kitchen. Reverse polarity can be hazardous in certain circumstances, can damage equipment, or render an equipment ground ineffective. We recommend having an electrician repair this condition and check all other outlets for this condition.

12.27 GFCI's Not Installed:

Safety - GFCI safety device(s) were not installed. Recommend an upgrade for added safety at all applicable locations. The current electrical code requires GFCI protection for outlets at the exterior, garages, bathrooms,

laundry sinks, wet bars, & kitchens.

ALARMS

12.31 Smoke Detector(s):

Safety - Not installed. The present condition is a safety concern. Recommend installing smoke detectors at all required locations.

12.32 CO Detector(s):

Safety - Carbon monoxide detector(s) were not installed / not observed. CO detectors are required when gas burning appliances, direct garage access or fireplace(s) are present. CO detectors should be placed on each floor level.

INTERIOR COMPONENTS

MOISTURE INTRUSION

13.1 Water Stains/Leaks:

Further Evaluation - Water stains and/or water damage was noted at interior walls, windows or door openings in the enclosed patio room. This suggests there has been a past leak. The stains or patched areas were tested and found to be dry at the time of our inspection. This condition could be from an active or intermittent leak or a leak that has already been repaired. Recommend asking the seller as to the history of leaks and any subsequent repairs. The source of the moisture should be corrected as well as any damaged materials.

13.2 Possible Mold:

Further Evaluation - Conditions were present that are conducive for mold growth where moisture stains/damage was noted. We suggest contacting the appropriate moisture/ mold specialist for further evaluation.

FINISH SURFACES

13.5 Damage:

Repair - Damage was noted to finish flooring.

Marginal - Floor finishes had heavy wear.

13.9 Tile/Stone Flooring:

Marginal - Many of the tiles made a hollow sound when tapped on. Often this is from a poor installation where tiles are not set properly in mortar, but in some cases, can be due to moisture wicking up through the slab causing the mortar bond to fail. Moisture in patio slab flooring is a common occurrence especially with poor grading at the exterior. A specialty contractor is recommended for further evaluation and corrections as needed.

KITCHEN

KITCHEN APPLIANCES & FEATURES

14.4 Old Appliances:

Marginal - Older and/or heavily used appliances were present. Appliances may have a limited remaining service life.

14.5 Disposal:

Safety - There are open splices in the electrical wiring to the disposal. This is a potential shock hazard. Repair is needed.

Repair - Damage/Deterioration was noted and the garbage disposal was frozen.

14.6 Range hood:

Repair - Not functional. The appliance did not respond to user controls.

Marginal - The appliance was an older model and/or appeared heavily used.

14.7 Countertops:

Repair - Damage noted.

14.8 Cabinets:

Repair - Moisture damage found under the sink. We recommend correcting the source of the moisture as well as replacing any damaged materials. Additionally past stains/ damage noted in the fridge zone that should be repaired/ replaced.

Marginal - Excessive or heavy wear noted.

LAUNDRY

LAUNDRY UTILITIES & FEATURES

15.7 Dryer Vent:

Safety - The flex vent is not an approved material. This is a safety concern. Corrections are needed for safety.

BATHROOMS

Bathroom #1

16.8 Sink Drain Plumbing:

Repair - Deterioration/Corrosion noted to the drain line and/or wet trap under the sink. Replacement recommended.

16.11 Tub/Shower Enclosure:

Repair - Tile(s) are cracked / damaged. Cracks may allow moisture into the wall causing hidden damage and the edges can be sharp. Repair / replacement is recommended by a tile contractor.

Marginal - The tile work for the shower surround was older/original. Though loose tiles or weak backing were not found, be aware that this component is beyond its normal expected service life. A high degree of maintenance may be required to keep the shower surround intact. Additionally the door assembly is old and worn.

Bathroom #2

16.22 Sink Plumbing Fixture:

Repair/ Replace - There was no water flow from either the hot or cold side or there was not flow at all from the plumbing fixture. If pushed harder the sink leaks from the handle. Corrective action recommended.

16.25 Tub/Shower Enclosure:

Repair - Tile(s) are cracked / damaged at the sill. Cracks may allow moisture into the wall causing hidden damage and the edges can be sharp. Repair / replacement is recommended by a tile contractor.

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 desirability 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):** Carrie Lam.
- 1.2 Property Address:** 5002 Dubois Dr., San Diego, CA 92117.
- 1.3 Building Type:** Single-family home, 1 story.
- 1.4 Building Age:** 1958.
- 1.5 Approximate Size:** 1008 sf. See appraisal or legal description for precise estimate of size.
- 1.6 Utilities:** Public. Utilities were turned on.
- 1.7 Current Occupancy:** Vacant.

INSPECTION DETAILS

- 1.8 Inspector:** Lonny Davidson CREIA Certified.
- 1.9 Date of Inspection:** 09/08/2025.
- 1.10 Time Arrived:** 9:30 am.
- 1.11 Time Departed:** 11:40 am.
- 1.12 Weather:** Fair, Dry.
- 1.13 Approx. Air Temperature:** 80 degrees F.
- 1.14 Present at Inspection:** No one.

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 roof covering, Replacement dual pane windows, Replacement dual pane sliding doors.

**1.17 Building
Additions/Modifications:**

Enclosed patio.

1.18 Verify Permit:

An enclosed patio was present. This type of improvement normally needs to be permitted. Recommend asking the building owner for these records or checking directly with the local building agency for this information. The room addition walls appear to have been built directly on the patio slab. This is a potential problem for two reasons. The first is that there is no footing to receive the added weight of this building and second, water may get under the wall entering the building. The construction does not appear to have been legally permitted. Recommend verifying if the construction was permitted. The buyer should be aware of the ramifications of ownership concerning unpermitted living space.

1.19 Improvements:

We recommend obtaining all relevant documentation and receipts regarding the scope of repairs performed as well as any transferable warranties.

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.

- 1.21 Excluded Systems/Components:** Telecommunication -phone/tv/internet, Irrigation.
- 1.22 General Condition:** There is deferred maintenance in major system(s). This will likely significantly increase operating costs for this building in the near future.
- 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 Older Building:** This is an older building. There are items that may have been installed per the standards at the time of construction, but are not as safe as our current standards. Within the body of the report, we may inform you that there are improvements that you could undertake to bring this building up to a safer condition.
- 1.25 Seller's Disclosure(s):** None provided to inspector.
- 1.26 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. **Davidson Inspection will not be held responsible for any deficiencies that are not reported in performing the inspection. Davidson Inspection in no way becomes a guarantor of the condition of the property.**
- 1.27 Client Consultation:** Our client(s) was not present for the inspection. A verbal consultation of our findings is a part of this inspection. We recommend that you, our client, contact our office after reading this report for that consultation in order to answer any questions you may have about our findings. We cannot be responsible for any misunderstandings without that verbal consultation.

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.

GROUPS

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:**

Flat building pad.

3.2 Exterior Grade at Foundation:

Marginal - The finished grade level of exterior flatwork was too high against the building at the patio slab addition. Ideally, the exterior flatwork should be held at least 2" below the bottom edge of the siding to help protect the siding and structure against moisture damage and termite infestation.

3.3 Associated Concerns:

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. 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.

DRAINAGE**3.4 Drainage Features:**

Surface drainage. Partial perimeter roof gutters and downspouts were installed to assist site drainage.

3.5 Soil Gradient Next to Foundation:

Marginal - Paved surfaces directed surface runoff toward the foundation or were flat against the foundation. Paving abutting the structure should not be pitched so that surface runoff collects against the foundation. Corrective measures recommended.

PAVING & FLATWORK

3.6 Driveway Material: Concrete.

3.7 Walking Surfaces Material: Concrete, Pavers.

3.8 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.

3.9 Damage:



Marginal - Raised/Settled surface was noted. Repairs are recommended.

Marginal - Large and/or excessive crack(s) were present.

3.10 Trip Hazards:



Advisory - Raised/Settled surfaces were present at one or more location that represent a trip hazard.

Marginal - Steps at the exterior are of substandard, loose, or irregular. This should be considered a trip or injury hazard. There are steps taller than 8".

EXTERIOR COVERING(S)**3.11 Material/Type:**

Attached, Wood framing. Small cover at the front and larger cover at the rear.

3.12 Structure:

Repair - The rear cover is nailed to the building, not bolted as required by today's standards. This type of installation does not last as well as a bolted system and may fail in the event of seismic movement or strong winds.

Further Evaluation - Framing member(s) appear to be undersized for the length of span at the rear cover.

Marginal - The patio cover is being supported by the rafter tails of the house, which, are not designed for supporting additional weight.

Marginal - The posts are in contact with the concrete patio. This can lead to moisture and moisture and wood destroying organism intrusion, correction is recommended. See Pest Inspection Report for damage to exterior wood members.

Upgrade - Strapping can be added to the front cover posts for better seismic performance.

3.13 Roof Covering:

See roofing section of the report.

RETAINING WALL(S)

3.14 Material/Type:

Concrete block.

3.15 Cracks:



Maintenance - Moderate cracks / movement are present in the wall. Cracking of this nature is not uncommon and is an indication of modest movement/settlement in underlying soils. Generally, repair or sealing of these cracks is recommended to prevent moisture infiltration, which can cause further damage.

3.16 Damage:



Marginal - The mortar cap or cap blocking was loose. The wall cap is in need or repair ed to prevent moisture from entering the top of the wall.

3.17 Old System:

Marginal - The component was old and likely would have limited remaining life.

3.18 Moisture/Drainage:



Marginal - Surface deterioration and water stains noted to the wall. This is usually an indication that the waterproofing and/or drainage system behind the wall is damaged or insufficient.

FENCES/WALLS/GATES

3.19 Material/Type: Wood, Chain link.

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

3.21 Fencing:



Repair - Sections of the fencing were tipping.

Marginal - The wood fences were near or at the end of their useful life.

3.22 Gate(s): **Maintenance** - Adjustment/Repair is needed to improve the operation of the gate(s).

LANDSCAPING

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

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 Exterior Wall Insulation: **Marginal** - Probably none for dwellings pre-1960 (approx. R4).

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

4.3 Exterior Windows:



Repair- Replacement windows were not caulked around the top and sides of the window frame at the enclosed patio addition. Caulking is needed to prevent moisture intrusion.

Advisory - Installation of the bathroom aluminum windows are covered by trim at the exterior.

4.4 Pest Activity:



Further Evaluation - There was evidence of wood destroying organisms in various locations. See Pest Inspection Report or have one performed.

SIDING SYSTEM

4.5 Material/Type: Stucco.

4.6 Life Expectancy: The life expectancy of stucco siding, in a mild climate zone, is 50-60 years. This is based on the capability of the flashing paper behind the stucco to remain intact and repel moisture.

4.7 Maintenance:

Maintenance - Small areas, typically at corners or bottom edge of the stucco siding, were chipped, loose or missing. Routine repairs recommended.

4.8 Old System:

Marginal - The paper flashing was visible in the garage and damaged in places. Damaged flashing will not be effective in protecting the wood structure from moisture. The paper flashing was not visible from the interior of the house because wall finishes were installed. This component is the water protective element behind the siding material. Its expected useful life is approximately 30 years. In drier climates, such as Southern California, the life expectancy of the flashing paper can be increased to 50 years. Older flashing paper will have less ability to repel moisture and a greater tendency to crack or deteriorate. Painting the stucco can help to repel moisture. Recommend consultation with a qualified siding contractor.

4.9 Water Intrusion:



Marginal - Opening(s) present where moisture and/or small rodents can intrude. Corrective action is recommended.

EXTERIOR WOOD

4.10 Exterior Wood:

Present. Eaves, Window surrounds, Door surrounds.

4.11 Maintenance:



Maintenance - Gaps were noted. Gaps in exterior siding or trim should be sealed/protected to help prevent water infiltration and moisture damage.

Maintenance - Faded and/or peeling paint was noted. 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.

4.12 Damaged Wood:



Repair - Moisture damage was observed. See Pest Inspection Report for damage to exterior wood members or have one performed.

4.13 Water Intrusion:

Maintenance - Gaps were noted. Gaps in exterior siding or trim should be sealed/protected to help prevent water infiltration and moisture damage.

GUTTERS & DOWNSPOUTS

4.14 Material/Type:

Partial perimeter, Vinyl.

4.15 Drainage:

Marginal - Gutter(s) were improperly pitched.

4.16 Damage:



Repair - Gutters were damaged at one or more locations.

4.17 Upgrade:

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.

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**5.1 Foundation Type:**

Perimeter concrete footings, Raised cast-in-place concrete stem walls. Patio slab at addition.

5.2 Limited Viewing:

Visible areas were limited to exposed areas of the perimeter stem walls.

PERIMETER WALLS**5.3 Moisture:**

Maintenance - Spalling, weathering or surface deterioration was noted to the concrete foundation stem wall(s). This is often a symptom of excessive moisture in the soils as a result of poor drainage. The rough concrete surface tends to trap moisture that could possibly infiltrate and damage to the concrete or embedded steel reinforcement. The rough surface should be coated to fill the voids or otherwise sealed with a waterproofing agent. Also, recommend correcting drainage at any areas where water may be ponding or otherwise reducing irrigation.

Advisory - Mineral deposits or efflorescence was noted on the foundation stem walls. Efflorescence is a powdery crystalline substance caused by excessive moisture. This is usually an indication that drainage around the foundation needs to be corrected/improved. It is important to take action to correct any shortcomings with site drainage as a precautionary measure to help prevent damage to the foundation.

5.4 Damage:

Marginal - Damage is present to outer foundation stem walls in areas where it appears as though anchor bolts have swollen. It is a common occurrence for anchor bolts to swell when they are installed close to the surface of the foundation walls and/or grading and drainage is poor/ when sprinklers are wetting the foundation. We recommend having a foundation contractor evaluate these anchor bolt "pops" or damage to determine if this is truly what this damage is and what repairs are needed. Correcting grading and drainage is the best way to prevent anchor bolts from

swelling again in the future.

INTERIOR SLAB

5.5 Slab Construction:

Marginal - The addition room addition walls appear to have been built directly on the patio slab. This is a potential problem for two reasons. The first is that there is no footing to receive the added weight of this building and second, water may get under the wall entering the building. The construction does not appear to have been legally permitted. Recommend verifying if the construction was permitted. The buyer should be aware of the ramifications of ownership concerning unpermitted living space.

UNDER-FLOOR AREA

5.6 Support Type:

Wood posts supported by light concrete piers. Concrete partition stem wall(s).

5.7 Access Port:

Access was provided to under-floor area at the interior of the enclosed patio.

5.8 Under-floor Insulation:

None.

5.9 Ventilation:

Ventilation was provided for under-floor areas.

5.10 Access:

Advisory - Sections of the crawlspace were not crawled due to wet/ saturated soils near old waste plumbing. We recommend having these areas crawled/ inspected when the crawlspace is dry.

Advisory - Viewing was blocked by low portions of the crawl, insulation, mechanical equipment and hanging wires. Not all areas were visible or visible up close.

5.11 Columns & Supports:



Further Evaluation - Deterioration was noted to some of the concrete piers. This condition is typically caused by excessive moisture is reaching the sub-area. It is important to take action in order to stop further damage to the foundation. Corrective action may include improving site drainage, as well as replacing damaged piers. Further evaluation and corrections as needed are recommended by a qualified foundation contractor.

5.12 Columns & Supports :



Further Evaluation - One pier appears to have been removed. We do not know the reason for this condition and if this pier was needed. Further evaluation and corrections as needed are recommended by a qualified foundation contractor.

5.13 Moisture Wood:



Further Evaluation - Water stains noted on framing or sheathing. A licensed pest inspector should evaluate this condition for possible moisture damage. Stains are an indication of a past or present leak, which should also be evaluated further.

5.14 Moisture Soils:

Further Evaluation - Moist soil conditions were present. The source of the moisture was not determined. This is usually an indication that drainage around the foundation needs to be corrected/improved but this also may be from leaking cast iron pipes. It is important to take action in order to prevent damage to the foundation.

Further Evaluation - Signs of past water entry were present. The source of the moisture was not determined. This is usually an indication that drainage around the foundation needs to be corrected/improved. It is important to take action in order to prevent damage to the foundation.

5.15 Pest Activity:

Further Evaluation - There was evidence of a insect infestation. See Pest Inspection Report.

5.16 Ventilation:



Maintenance - Vent screen(s) were damaged or missing. Openings were present where pests/rodents could enter.

5.17 Associated Concerns:



Advisory - Soils appeared to be clayey. Movement of underlying soils may occur with excessive moisture that could damage exterior flatwork and adversely affect the foundation. Drainage controls and restricting irrigation are advisable.

ANCHORING / BRACING

5.18 Foundation Anchors:

The 1st level structure was bolted to the foundation.

Marginal - A minimal number of anchor bolts were installed. Anchor bolts spacing was wider than current standards.

FLOOR & WALL FRAMING

5.19 Main Structure Type:

Wood.

5.20 Floor Framing:

Further Evaluation - Lifting or gaps under the wood plate line were noted. Additionally a beam end is being supported by a sloped/ uneven section of wall rather than a horizontal surface of the appropriate depth. Further evaluation is recommended by a framing specialist/ engineer.

Marginal - Wood shims were installed under the floor support joist / plate / beams. Shims are not allowed to be used because they can crush under the load of the building or become loose. This is an unprofessional repair that should be corrected by a licensed framing contractor.

ROOF FRAMING

5.21 Type/Material: Conventional wood framing.

5.22 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

- 6.1 Material/Type:** Composition shingles.
- 6.2 Age:** Appeared to be within its expected service life.
- 6.3 Life Expectancy:** Hi-grade shingles are installed with a life expectancy exceeding 20 years.
- 6.4 Warranty:** We suggest asking the current owner if any roof warranty is in effect and transferable.
- 6.5 How Inspected:** Walked on.
- 6.6 Roof Maintenance:**



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

6.7 Improper Installation:



Repair - The roof pitch was not sufficient for the type of roof covering installed. Problems associated with this include excessive moisture retention, moisture infiltration or leaking, and limited service life. A licensed roofing contractor should be called to make further evaluation and corrections as needed.

VISIBLE FLASHING

6.8 Visible Flashings:

Metal.

6.9 Roof Penetrations:

We observed the following roof penetrations: Plumbing vent(s), flue vent(s), roof vent(s), and air exhaust vent(s)

6.10 Maintenance:



Maintenance - Flashing hoods/jacks had lifted. Gaps were present that can allow wind blown rain to infiltrate. Correction recommended.

6.11 Missing Flashing:



Repair - Metal flashing was not visible and appears to be missing at roof to wall transitions. Metal flashing is a component of the roofing system that would ordinarily be installed at this location to prevent water infiltration. This installation requires more maintenance than flashing to prevent leaking. We recommend installing metal flashing.

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

7.1 Access: Not applicable. An attic was not present. Vaulted ceilings were present.

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.

8.1 Type: Attached 2 car garage.

GARAGE INTERIOR

8.2 Fire Wall: A fire separation wall is constructed between the garage and living space.

8.3 Ventilation Type: Screened wall vents to the exterior.

8.4 Moisture Concerns:



Advisory - Water stains were noted on the underside of the roof sheathing or framing. We suspect that the stains occurred prior to the installation of the current roof covering, however, you may wish to have a roofing contractor investigate the condition.

8.5 Pest Activity:



Further Evaluation - There was evidence of a insect infestation. See Pest Inspection Report.

8.6 Fire Separation:



Safety - Hole(s) were noted in the drywall between the garage and the crawlspace/ floor framing. This interrupts the integrity of the fire separation wall. All holes should be filled with an approved material.

GARAGE DOOR(S)

8.7 Type: Sectional type.

8.8 Automatic Door Opener(s): Installed.

8.9 Garage Door(s):

Marginal - The component was old and likely would have limited remaining life.

Maintenance - Adjustment or service is needed to improve the operation. Additionally door balances should be checked and maintained to prevent overburdening the garage door opener.

8.10 Automatic Door Opener(s):

Safety - The garage door(s) has no working safety reverse mechanism. The pressure sensing safety reverse was not operational or needs adjustment. Motion sensors were not installed. **The present condition is a serious safety concern.**

GARAGE- FOUNDATION, SLAB & FRAMING**8.11 Condition:**

Functional - with routine or maintenance items needed.

8.12 Garage Foundation:

Maintenance - Spalling, weathering or surface deterioration was noted to the concrete foundation stem wall(s). This is often a symptom of excessive moisture in the soils as a result of poor drainage. The rough concrete surface tends to trap moisture that could possibly infiltrate and damage to the concrete or embedded steel reinforcement. The rough surface should be coated to fill the voids or otherwise sealed with a waterproofing agent. Also, recommend correcting drainage at any areas where water may be ponding or otherwise reducing irrigation.

Advisory - Mineral deposits or efflorescence was noted on the foundation stem walls. Efflorescence is a powdery crystalline substance caused by excessive moisture. This is usually an indication that drainage around the foundation needs to be corrected/improved. It is important to take action to correct any shortcomings with site drainage as a precautionary measure to help prevent damage to the foundation.

8.13 Garage Floor Slab:



Marginal - Some wear was noted to the slab that can be repaired.

8.14 Garage Framing:



Further Evaluation - Split/damaged roof framing was observed. Recommend further evaluation and repair by a qualified framing contractor/ engineer at this time.

Advisory - A storage loft was added in the garage. The storage loft relied on the existing roof framing for support. The roof framing was not designed to support additional storage loads. Consequently, only very light loads should be stored unless additional structural modifications are made.

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

9.1 Piping Material:

Copper pipes, Limited areas visible.

9.2 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.

9.3 Water Main & Shutoff:



Located, at exterior front.

9.4 Water Pressure:

67 psi.

9.5 Water Meter:

Advisory - Be aware that the water meter is an old type that does not have a shutoff valve that can be turned by hand. The main water shutoff valve at the house served as the only emergency water shutoff for the property. You may wish to contact the water company to upgrade this old type of water meter, or otherwise obtain a special wrench capable of turning off the water meter valve.

9.6 Water Supply Pipes:

Marginal - Corrosion was noted on several sections of piping under the house. The component was showing signs of advanced aging and likely would have limited remaining life. Be aware that old corroded pipes and fittings are at a higher risk of leaking. Recommend a licensed plumbing contractor for further evaluation.

Maintenance - Copper water supply lines are touching galvanized gas pipes in the crawlspace or attic. We recommend separating dissimilar metals to prevent corrosion.

Maintenance - Loose/Unsupported water supply line(s) were observed. Additional support strap(s) are needed to prevent undue stress and potential risk for damage on the pipe or fittings. The condition was observed inside the crawlspace.

9.7 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 sinks and/or toilets. Although there were no leaks at the time of inspection, replacement is recommended as preventative maintenance.

9.8 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.

Repair - Copper piping was found in contact with galvanized iron fitting(s) at the exterior. This condition assists in causing electrolysis, a reaction which accelerates rusting/deterioration. Recommend removing/replacing the galvanized material.

9.9 Associated Concerns:

Upgrade - We recommend adding a water purifier/ softener to protect the water pipes from hard water. San Diego has very hard water.

WASTEWATER SYSTEM**9.10 Piping Material:**

Cast iron drain pipes. Limited areas visible.

9.11 Life Expectancy:

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

9.12 Cleanout Locations:

Not found.

9.13 Wastewater Pipes:

Repair - The cast iron drain pipes were old. Excessive rust/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. We recommend further evaluation of the cast Iron system and needed repairs made at this time by a

qualified plumber.

9.14 Wastewater Pipes :



9.15 Wastewater Pipes :



9.16 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. 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.

9.17 Cleanouts:

Marginal - Plumbing drain cleanouts were not found for this building and may not be present. While this not unusual in older buildings, clean-outs are now required on all buildings at the front and rear exterior (often in garages), kitchens, laundry rooms, and second floor terminal fixtures. Properly located and accessible cleanouts can save time and money when a plumber is needed for cleaning out clogged buildings drains. Installation of these devices is recommended.

GAS SUPPLY SYSTEM**9.18 Main Gas Entrance:**

Gas meter located at exterior left side.

9.19 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.

9.20 Gas Main Service:

Further Evaluation - Gas service was not on at the time of the inspection. We did not test any gas appliances.

Marginal - Electrical panel(s) appeared to be located within 3 feet of the gas meter. This may not be considered an approved installation by the utility company, which typically requires separation due to the increased likelihood of a gas leak at or near the meter. We recommend moving the electrical panel when upgraded.

9.21 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.

9.22 Gas Distribution:

Maintenance - Loose/Unsupported gas line(s) found in the garage. Additional support strap(s) and/or block(s) are needed to prevent undue stress and potential risk for damage on the pipe or fittings.

9.23 Gas Shutoffs & Connectors:



Repair - An old type solid brass or aluminum gas connector was noted in the garage. This ductile metal tubing can become brittle with age and susceptible to crimping and cracking. Additionally appliance connectors were being used as gas distribution (not at appliances). Repairs are recommended at this time for safety.

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

- 10.1 Type:** Gas, Natural draft venting.
- 10.2 Life Expectancy:** The expected life of a domestic gas water heater is approximately 10-12 years.

WATER HEATER - 1

- 10.3 Location:** Garage.
- 10.4 Capacity:** 40 gallons.
- 10.5 Age:** 2012.
- 10.6 Enclosure:** Open location, free combustion air supply.
- 10.7 Seismic Straps:** Installed.
- 10.8 Operation:** **Advisory** - The gas/ water heater was turned off at the time of the inspection. Operation of the water heater and proper orientation of the hot/cold fixtures was not determined. Recommend testing the water operation prior to sale.
- 10.9 Old(er) System:** **Marginal** - The water heater was an older model. However, excessive corrosion was not present in the combustion chamber or on the exterior of the tank. Nevertheless, it's future performance may be short-lived.

10.10 Plumbing Connections:



Repair- Corrosion was noted at the shutoff valve. Recommend further evaluation or replacement.

10.11 Fuel:

Marginal - An old gas connector was noted at the appliance. Recommend upgrading to modern gas connectors as a safety upgrade.

10.12 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.

10.13 Pan & Drain:

Upgrade - The water heater was installed over wood framing 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

- 11.1 Type:** Gas, Wall mounted.
- 11.2 Life Expectancy:** The life expectancy of a gas wall mounted furnace in a mild climate zone, such as most of Southern California, is 20-25 years.
- 11.3 Service Requirements:** Annual service, including evaluation of the heat exchanger, is recommended for older furnaces.

HEATING UNITS

- 11.4 Location (Zone):** One in the livine room/ kitchen zone and one at the end of the hall near bedrooms.
- 11.5 Limited Inspection:** Gas or pilot was turned off at the time of the inspection. The heating system was not turned on.
- 11.6 Type:** Gas, Wall mounted.
- 11.7 Capacity:** Estimated 25,000 BTU's.
- 11.8 Age:** Original/ old equipment.
- 11.9 Operation:** **Advisory** - Gas service was off. The system was not operated.
- 11.10 Old System:**



Safety - The wall furnace(s) did not have the safety spill sensors that are present on newer heaters. These sensors will turn off the heater if the vent does not work properly, possibly saving someone's life. Recommend up grading to a newer and safer heating system.

Further Evaluation - The heater was an older model. Corrosion/Rust Flakes were noted in or around the heat exchanger. Deterioration of the heat exchanger is a safety concern. We recommend a full system evaluation by a licensed HVAC contractor.

11.11 Burner:



Safety - There are burn marks and/or rust outside of the burn chamber. This may be from combustion gases spilling out. **This should be considered a serious safety hazard and needs further evaluation / correction.**

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

12.1 Service Type: Single Phase, 120/240 Volt. Overhead.

12.2 Deficiency(s):

Safety - The overhead main service wires lacked adequate clearance. Service lines were less than 10' over walkway (accessible to pedestrians). We recommend installing a service pole and raising the service wires to the correct height for safety.

ELECTRIC PANEL(S)**12.3 Overload Protection:**

Circuit breakers. The reliable service life of circuit breakers is 40-50 years.

12.4 Main Panel:

Located at the exterior left. Original panel. 120 Volt and 240 Volt branch circuits were installed.

MAIN PANEL**12.5 Panel Access:**

Advisory - The main electrical panel appeared to be closer than "36 from the gas service/ meter. This used to be allowed, but for safety reasons has been discontinued. For additional information please contact the local utility department or a qualified/ licensed electrician.

12.6 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.

12.7 Old Panel:

Marginal - Old panel with original circuit breakers and buss bar noted. The expected service life of a circuit breaker/ bus bar is 40-50 years. These breakers/ bus bar appear to have reached or exceeded this time frame. No damage, melting or scorching was noted at this time. However, old, outdated breakers may not perform in a reliable manner. Recommend further evaluation by a licensed electrician.

Marginal - The main electrical service appeared to be outdated and undersized by

today's standards. A minimum 100 amp capacity is recommended by today's standards. Recommend a licensed electrician for further evaluation.

Marginal- The electrical distribution was outdated. Too few 120-volt circuits were installed for small appliances, lights, and outlets. There is a greater chance of breakers tripping due to overload. Further, each small appliances was not provided with a dedicated circuit. Recommended upgrading to a safe modern electrical distribution system.

12.8 Problem Brand/Type: **Further Evaluation** - Zinsco / Sylvania brand panel present. Zinsco brands are particularly problematic, problems mostly associated to deterioration of the main bus bars. We routinely recommend further evaluation by a licensed electrician. This may require removal of all the breakers to fully view all of the contact points.

GROUNDING

12.9 Building Ground: Not found.

12.10 Water Pipe Bond/Ground: Not found.

12.11 Circuit Grounding: Many of the outlets were ungrounded. This is typical for construction predating 1965, but is considered outdated by today's standards.

12.12 Building Ground: **Advisory** - The building ground (termination point and device) was not found. The building ground is required be accessible. We recommend having an electrician locate and inspect its condition.

12.13 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. We recommend having an electrician locate and inspect its condition.

12.14 Circuit Grounding:



Repair - 3 hole grounded outlets were installed at many locations, even though no grounding wire was present throughout most of the electrical system. 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.

Marginal - Many of the outlets throughout the structure 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.

Safety - Appliance circuit(s) were ungrounded.

Safety - Outlets were found ungrounded in wet areas. We recommend upgrading for safety reasons.

WIRING

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

12.16 Old Wiring: **Repair** - Old or worn old cloth 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.

12.17 Wiring Infractions: **Repair** - Open spliced wires were observed in the kitchen. Wire connections are exposed, and consequently, are a shock and fire hazard. Correction is needed to contain spliced wires/connections inside a sealed junction box.

12.18 Exterior Wiring:



Safety - Open splices were noted. Wire connections are exposed, and consequently, are a shock and fire hazard. Correction is needed to contain spliced wires/connections inside a sealed junction box.

Marginal - Plastic sheathed cables were exposed to potential mechanical damage. In this situation, the wiring should be housed in a protective conduit.

12.19 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.

Marginal - Wiring was missing cable connector(s) or detached at outlets or J boxes. Wiring should be properly attached at junction boxes to guard against chafing and accidental disconnection.

12.20 Crawlspace: **Maintenance** - Unsecured wiring is present. Loose wiring can be accidentally pulled or disconnected.

LIGHTS & OUTLETS**12.21 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.

12.22 GFCI Observed Locations:

None.

12.23 Lights Not Working:

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

12.24 Outlets Not Working:

Defective - An area or circuit of outlets and/or lights has no power (sun room). There seems to be a "short circuit". A licensed electrician is recommended to trouble shoot the circuit and make corrections as needed.

12.25 Outlets Hazardous:

Repair - Outlet(s) were found with the hot and neutral wires reversed in the living room and kitchen. Reverse polarity can be hazardous in certain circumstances, can damage equipment, or render an equipment ground ineffective. We recommend having an electrician repair this condition and check all other outlets for this condition.

12.26 Outlets, Associated Concerns:

Marginal - No bathroom outlet was noted in the bathrooms (just ungrounded outlets at lights). We recommend upgrading when the panels are upgraded.

Marginal - Very few outlets were installed. More 120-volt circuits should be installed when the panels are upgraded to reduce the chance of overloading and tripping the circuit.

Marginal - The kitchen countertop outlets were on one circuit. A minimum of two 120-volt circuits should be present to reduce the chance of overloading and tripping the circuit.

12.27 GFCI's Not Installed:

Safety - GFCI safety device(s) were not installed. Recommend an upgrade for added safety at all applicable locations. The current electrical code requires GFCI protection for outlets at the exterior, garages, bathrooms, laundry sinks, wet bars, & kitchens.

ALARMS

- 12.28 Testing:** Smoke detector(s) and/or CO detectors were viewed for location but not tested.
- 12.29 Smoke Alarm Location(s):** Not installed.
- 12.30 CO Alarm Location(s):** Not installed.
- 12.31 Smoke Detector(s):** **Safety** - Not installed. The present condition is a safety concern. Recommend installing smoke detectors at all required locations.
- 12.32 CO Detector(s):** **Safety** - Carbon monoxide detector(s) were not installed / not observed. CO detectors are required when gas burning appliances, direct garage access or fireplace(s) are present. CO detectors should be placed 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**13.1 Water Stains/Leaks:**

Further Evaluation - Water stains and/or water damage was noted at interior walls, windows or door openings in the enclosed patio room. This suggests there has been a past leak. The stains or patched areas were tested and found to be dry at the time of our inspection. This condition could be from an active or intermittent leak or a leak that has already been repaired. Recommend asking the seller as to the history of leaks and any subsequent repairs. The source of the moisture should be corrected as well as any damaged materials.

13.2 Possible Mold:

Further Evaluation - Conditions were present that are conducive for mold growth where moisture stains/damage was noted. We suggest contacting the appropriate moisture/ mold specialist for further evaluation.

FINISH SURFACES**13.3 Wear & Tear:**

Finish surfaces are not inspected for cosmetic conditions or normal wear and tear.

13.4 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. Narrow cracks were present on the interior wall and/or ceiling finishes. These cracks are common with wood framed structures and are a result of seasonal changes in temperature and humidity as well as slight movements in framing connections.

13.5 Damage:

Repair - Damage was noted to finish flooring.

Marginal - Floor finishes had heavy wear.

13.6 Associated Concerns:

Marginal - There are steps taller than 8". This should be considered a trip or injury hazard.

13.7 Environmental:

Advisory - "Popcorn" or acoustic texture was present. Texture installed prior to 1979 may contain asbestos, however, testing is necessary to know this. Also, be aware that a permit is required before interior walls/ceiling are altered, sanded or scraped for homes predating 1979.

13.8 Flooring:

Maintenance - Floor gaps are present. We recommend filling or covering floor gaps to prevent debris (or more debris) from entering the gaps.

13.9 Tile/Stone Flooring:

Marginal - Many of the tiles made a hollow sound when tapped on. Often this is from a poor installation where tiles are not set properly in mortar, but in some cases, can be due to moisture wicking up through the slab causing the mortar bond to fail. Moisture in patio slab flooring is a common occurrence especially with poor grading at the exterior. A specialty contractor is recommended for further evaluation and corrections as needed.

Maintenance - There is missing / loose grout in the tiles. Re-grouting of these areas is recommended to keep debris out of these openings. If this condition persists there may be a problem with the sub-straight / base material and further evaluation is recommended.

DOORS & WINDOWS**13.10 Sampling:**

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

13.11 Glazing:

Double pane glass.

13.12 Interior Doors:



Maintenance - Door hardware did not operate properly where strike is installed backwards.

Repair - Damage noted to the hall bathroom door.

13.13 Windows:



Advisory- The windows cannot both be opened fully at the same time in various locations due to size.

13.14 Glazing:



Maintenance - Glazing was dirty. Not all defective glazing may be readily apparent due to dust/dirt on the glazing. We recommend cleaning the windows and sliding doors and checking for any glazing issues. Seals on double pane glazing are normally covered under the manufacturer's warranty for a minimum period of 5 year and often longer. Recommend checking the warranty period and to see if the warranty is transferable.

13.15 Escape & Rescue:

Safety - Window(s) did not meet emergency egress requirements at one or more bedrooms. Window sills were slightly higher than the current code requirement, which is a maximum 44" above the floor. Because of the old construction standard (46") and replacement windows, the sill height is now higher than 46" above the floor.

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

14.1 Finish Surfaces:

Countertop and cabinet finish surfaces had heavy wear and damage.

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

14.3 Appliances Inspected: Range, Garbage disposal(s), Range hood.

14.4 Old Appliances:



Marginal - Older and/or heavily used appliances were present. Appliances may have a limited remaining service life.

14.5 Disposal:



Safety - There are open splices in the electrical wiring to the disposal. This is a potential shock hazard. Repair is needed.

Repair - Damage/Deterioration was noted and the garbage disposal was frozen.

14.6 Range hood:

Repair - Not functional. The appliance did not respond to user controls.

Marginal - The appliance was an older model and/or appeared heavily used.

14.7 Countertops:



Repair - Damage noted.

Maintenance - Grout is missing in some areas.

14.8 Cabinets:

Repair - Moisture damage found under the sink. We recommend correcting the source of the moisture as well as replacing any damaged materials. Additionally past stains/ damage noted in the fridge zone that should be repaired/ replaced.

Marginal - Excessive or heavy wear noted.

Maintenance - Wall finishes are missing or gapped under the cabinet. We recommend sealing openings so all areas are washable.

14.9 Sink Plumbing Fixture:

Marginal - The water control handle(s) were binding and difficult to operate. This can often be repaired by changing worn components.

Maintenance - The faucet aerator appeared to be partially clogged. Recommend cleaning as the first step in correcting the problem.

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

- 15.1 Location:** Garage.
- 15.2 Utilities:** Gas plumbing, 120-volt grounded electrical outlet.
- 15.3 Dryer Duct:** Dryer duct was installed and routed to the exterior. Vent not tested.

15.4 Water Supply:



Upgrade - Standard rubber hoses are present, which should be replaced every 5 years to help prevent against failure. We recommend replacing with woven metal hoses for better performance/ less maintenance.

Maintenance- Water lines are lead to the drain line and shut-offs may be leaking slowly. We recommend replacing shut-offs if they do not completely shut the water off.

15.5 Gas Services:

Marginal - An old gas connector was noted at the appliance. Recommend upgrading to modern gas connectors as a safety upgrade.

15.6 Washer:

Upgrade - We suggest installing a catch pan with a drain to the exterior if possible to prevent water damage in the event of a leak.

15.7 Dryer Vent:



Safety - The flex vent is not an approved material. This is a safety concern. Corrections are needed for safety.

Maintenance - We recommend cleaning the dryer and dryer vent at this time and on a regular basis.

Maintenance - The exterior vent hood is loose.

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

16.1 Bathroom(s): 2 Bathrooms were present.

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

Bathroom #1

16.3 Bathroom: Main Bedroom Bathroom.

16.4 Finish Surfaces:



Finish surfaces had average wear for age.

16.5 Bathing Feature(s): Shower.

16.6 Ventilation Type: Window and air exhaust fan.

16.7 Sink Plumbing Fixture: **Maintenance** - Leaky water control handle(s) noted. This can often be repaired by changing worn components.

16.8 Sink Drain Plumbing:



Repair - Deterioration/Corrosion noted to the drain line and/or wet trap under the sink. Replacement recommended.

Maintenance - The mechanical drain stopper was not working/not installed.

16.9 Toilet:

Maintenance - The toilet was loose at the floor. Recommend pulling the toilet, checking for damage, and then installing a new wax ring and caulking around the base of the toilet for added stability.

Maintenance - The toilet did not flush properly. The tank controls need adjustment or repair. The handle sticks.

16.10 Tub/Shower Plumbing: **Maintenance** -The showerhead leaks at a fitting.

16.11 Tub/Shower Enclosure:

Repair - Tile(s) are cracked / damaged. Cracks may allow moisture into the wall causing hidden damage and the edges can be sharp. Repair / replacement is recommended by a tile contractor.

Marginal - The tile work for the shower surround was older/original. Though loose tiles or weak backing were not found, be aware that this component is beyond its normal expected service life. A high degree of maintenance may be required to keep the shower surround intact. Additionally the door assembly is old and worn.

16.12 Shower Plumbing: **Maintenance** -The showerhead leaks at a fitting.

16.13 Ventilation: **Marginal** - The appliance was an older model.

Marginal - The exhaust fan was noisy.

16.14 Miscellaneous:



Repair- Cracked tiles were present on the window sill.

Bathroom #2

16.15 Bathroom:

Hall Bathroom.

16.16 Finish Surfaces:



Finish surfaces had average wear for age.

16.17 Bathing Feature(s):

Tub/Shower combo.

16.18 Ventilation Type:

Window.

16.19 Countertops:

Maintenance - Caulking is needed to prevent water infiltration.

16.20 Cabinets:

Marginal - Some moisture damage or older looking stains found under the sink. No leaking was viewed at the time of inspection. We recommend correcting the source of the moisture (if not already) as well as replacing any damaged materials.

16.21 Sink / Basin:



Marginal - The sink had heavy wear.

16.22 Sink Plumbing Fixture: Repair/ Replace- There was no water flow from either the hot or cold side or there was not flow at all from the plumbing fixture. If pushed harder the sink leaks from the handle. Corrective action recommended.

16.23 Toilet:

Maintenance - The toilet was loose at the floor. Recommend pulling the toilet, checking for damage, and then installing a new wax ring and caulking around the base of the toilet for added stability.

16.24 Tub/Shower Plumbing:



Maintenance - The drain stopper was not working/not installed.

Maintenance - Missing or deteriorated caulking around the fixtures. Caulking as needed to prevent water infiltration.

16.25 Tub/Shower Enclosure:



Repair - Tile(s) are cracked / damaged at the sill. Cracks may allow moisture into the wall causing hidden damage and the edges can be sharp. Repair / replacement is recommended by a tile contractor.

Maintenance - Re-grouting around tiles is needed to prevent water infiltration.

16.26 Ventilation:

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

CLOSING REMARKS

17.1 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.

17.2 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.

17.3 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.