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SUBJECT PROPERTY:

4103 Pine Hills Rd, Julian, CA 92036

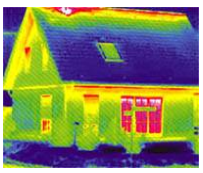


PREPARED FOR:
Dave Wargo & Nancee Whitson

INSPECTION DATE:
10/14/2026

INSPECTOR:
Greg Campbell, CCI
Cell: 858.335.1279
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InspectRite
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Providing assurance and confidence in the transfer of real property.

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 as well as your **Inspection Agreement**.

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

Thank you for choosing ***InspectRite***. 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.

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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

This summary is only part of the report. There are important observations and recommendations present in the body of the report. For a full understanding of the building conditions, you must read the entire 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.

GROUNDS

RAISED DECKS/PORCHES

3.12 Damage:

Further Evaluation - Damage was noted. We recommend further evaluation from a licensed pest inspection company. If a pest inspection has already been performed than refer to that report for additional information regarding damage to wood members. Condition was observed at: various locations.

FOUNDATION & STRUCTURE

UNDER-FLOOR AREA

6.11 Pest Activity:

Further Evaluation - There was evidence of rodent activity. The evidence is typically droppings or rodent trails in insulation. Many pest inspection companies do not include inspect or report on rodent activity, which can readily damage electrical wiring, HVAC ducting and insulation. Consequently, it would be advisable to consult with a 'pest or rodent control specialist' to determine the extent of the condition and its ramifications.

ROOF COVERING

ROOF COVERING

7.6 Composition Roof Damage:

Repair - Damaged/Missing shingles were present. The condition may be due to wind damage. Any opening in the roof covering is considered an active leak. Repairs are needed to ensure adequate weather protection. Condition was observed at: right front.

ATTIC

ATTIC SPACE

8.6 Pest Activity:

Further Evaluation - There was evidence of rodent activity. The evidence is typically droppings or rodent trails in insulation. Many pest inspection companies do not include inspect or report on rodent activity, which can readily damage electrical wiring, HVAC ducting and insulation. Consequently, it would be advisable to consult with a 'pest or rodent control specialist' to determine the extent of the condition and its ramifications. Condition was observed at: furnace attic.

WATER HEATER

WATER HEATER - 1

11.10 Vent Termination:

Further Evaluation - An unconventional termination was observed for this direct vent water heater. The exhaust vent did not positively extend to the exterior and a common grill cover is being used. This condition may affect drafting and/or combustion air intake. We recommend further evaluation and correction as needed by a qualified plumbing or HVAC contractor.

ELECTRICAL

OUTLETS

13.29 GFCI's Not Verified:

Safety - GFCI safety device(s) were not verified at the following locations: some exterior outlets, garage.

13.30 GFCI's Not Installed:
Safety - GFCI safety device(s) were not installed at required locations at the time the structure was built/renovated. These included the following locations: laundry sink/counter.

KITCHEN

KITCHEN APPLIANCES & FEATURES

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

LAUNDRY

LAUNDRY UTILITIES & FEATURES

16.8 Dryer Vent:
Safety - The exterior vent termination is screened. A screen on a dryer vent is not allowed. This creates a fire hazard and should be corrected. Recommend removing the screen.

BATHROOMS

Bathroom #1

17.8 Shower Enclosure:
Repair - Cracked grout joints and loose/offset tiles were observed. The lower wall areas tested with elevated moisture levels with a moisture meter. Water infiltration is suspected. We recommend further evaluation and repair by a qualified tile contractor.

Bathroom #2

17.13 Sink Drain Plumbing:
Repair - Corrosion noted to the drain line and/or wet trap under the sink. Replacement recommended.

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. The inspection report is NOT intended to reveal minor defects. 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 **InspectRite** at **866.994.0505.** For your convenience, a list of service companies and contractors in your area is available within our website at **www.inspectrite.com**. You may also find useful a section on Repair and Replacement Cost Estimates for a variety of systems and components.

PROPERTY INFORMATION

1.1 Client(s): Dave Wargo & Nancee Whitson.

1.2 Property Address: 4103 Pine Hills Rd, Julian, CA 92036.

1.3 Building Type: Single-family home, 1 story.

1.4 Building Age: 2006 year built. 20 years old.

1.5 Approximate Size: 1600 sf. See appraisal or legal description for precise estimate of size.

1.6 Utilities: Public - electric. Private - water, propane, septic system Utilities were turned on. Utilities have been identified as a courtesy only. Actual utility type should be verified by the owner or from public records.

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

INSPECTION DETAILS

1.8 Inspector: Greg Campbell, CREIA Certified Inspector.

1.9 Date of Inspection: 10/14/2026.

1.10 Time Arrived: 11:30 am.

1.11 Time Departed: 2:45 pm.

1.12 Weather: Fair, Dry.

1.13 Present at Inspection: Agent.

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.

1.14 Directions: The terms 'front,' 'rear,' 'left,' and 'right' are used in reference to the property as viewed from outside the entry door.

PERMITS

1.15 Systems Replaced/Altered: Replacement water heater, Replacement furnace, Replacement a/c condenser.

1.16 Building Additions/Modifications: None known to the inspector.

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

1.17 Excluded Systems/Components: Telecommunication -phone/tv/internet, Security alarm, Photovoltaic / Solar Electric system, Fire sprinklers, Well water system, Backup generator system.

1.18 Disclosure(s): None provided to inspector.

1.19 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 features and systems that are not attached to the building. Also excluded are auxiliary buildings, pools, spas, 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. Items that appear to need attention, repair, or are beyond their expected service life are identified 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.

Functional - No material defect was observed. 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.

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

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, or has missing parts, or was unable to be safely used/tested, defective or requiring repair or replacement. Any item reported as needing repair should be considered a material defect.

Safety - Poses a health or safety risk.

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

GROUNDS

General Notes: 1) Detached exterior features are inspected as a courtesy only. These typically include hardscape features such as driveways, sidewalks, decks, patios, patio coverings, retaining walls, 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.

DISCLAIMER

3.1 Detached Features: 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.

SITE GRADING

3.2 Site Grading: Flat building pad with sloping surrounding terrain.

3.3 Exterior Grade at Foundation: Functional - The soil level or exterior grade was not in contact with the wood structure or siding.

DRAINAGE

3.4 Drainage Features: Surface drainage.

3.5 Soil Gradient Next to Foundation: **Maintenance** - The soil gradient was essentially flat next to the foundation at planter beds. Correcting the soil pitch is needed to improve drainage so that surface drainage is directed away from the foundation.

PAVING & FLATWORK

3.6 Driveway Material: Gravel.

3.7 Walking Surfaces Material: Gravel.

3.8 Condition: Functional -

RAISED DECKS/PORCHES

3.9 Material/Type:



Wood framing.

3.10 Limited Viewing: The structure(s) was built close to the ground or otherwise had restricted access. Limited areas visible.

3.11 Maintenance: **Marginal** - Earth-to-wood contact noted. Wood members in contact with soil will have a shorter life expectancy. Wood members in contact with soil are susceptible to moisture damage and termite infestation. Condition was observed at: spot locations.

Maintenance - Painting or refinishing is needed to preserve the condition of the exterior wood. This helps to protect it from weathering and dry rot.

3.12 Damage:



Further Evaluation - Damage was noted. We recommend further evaluation from a licensed pest inspection company. If a pest inspection has already been performed than refer to that report for additional information regarding damage to wood members. Condition was observed at: various locations.

EXTERIOR COVERING(S)

3.13 Material/Type: Fabric was installed as an overhead covering.

3.14 Damage:



Repair - Damage/Deterioration was present to the fabric.

RETAINING WALL(S)

3.15 Material/Type:



Fieldstone retaining wall(s) were present. This type of construction should not be considered a structural retaining element.

3.16 Condition: Functional - the wall is performing as intended.

OTHER FEATURES

3.17 Auxiliary / Detached Structures:



Greenhouse, Shed(s) and pump house were not inspected.

FENCES/WALLS/GATES

3.18 Material/Type: Wire. Limited areas accessible/visible. Be advised that the property line was not walked.

3.19 Condition: The overall condition of the fences were not inspected.

3.20 Driveway Gate(s):



The mechanical driveway gate was not inspected. Any comments made are strictly done as a courtesy only. The gate operated during the inspection.

LANDSCAPING

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

3.22 Plantings:



Maintenance - Plantings/Vines need to be trimmed away from the structure. Plantings that are in contact with the building can damage building materials.

Maintenance - Tree(s) planted close to the structure. Tree roots can cause structural damage to the foundation. Recommend removal or evaluation by a landscaping contractor or arborist.

3.23 Irrigation System: Not Inspected.

DEFENSIBLE SPACE

3.23 **Further Evaluation** - This property appears to be located in an area that may be considered high or very high fire risk. You may wish to obtain an additional inspection to determine conditions on site prior to sale of the building. We recommend checking with Cal Fire and your Realtor for more information. You can also view this link: https://www.fire.ca.gov/dspace.

POOL/SPA

3.24 Pool/Spa:



The above ground spa and related equipment were not inspected. Any comments made are strictly done as a courtesy only. The water was clear and warm. We did not see any sign of leaking around the perimeter of the spa.

3.25 Pool/Spa Enclosure: **Marginal** - The cover is leaky and water-logged. We recommend replacement.

3.26 Pool/Spa Safety Features: In addition to an enclosure fence for the property that restricts access to the pool/spa, recent California regulations require new pools or spas to have at least two additional drowning prevention features. These features are recommended for existing pools/spas and may be: (1) A secondary enclosure that isolates the swimming pool/spa from the home. (2) A removable mesh fencing immediately around the pool/spa with gate(s) that self-close and self-latch and can accommodate a keyed

lockable device. (3) An approved safety pool/spa cover. (4) Exit alarms for doors that provide direct access to the pool/spa. (5) A self-closing, self-latching device for doors that provide direct access to the pool/spa, including sliding door. (6) An alarm placed in a swimming pool/spa that will sound upon detection of accidental or unauthorized entrance into the water. (7) Some other means of protection (undefined).

Be aware that we are not required to test or operate these features, or determine if they are sufficient, or in any other way meet manufacturer's standards or conform to regulatory requirements. Our inspection service only identifies which of the safety features we observed, with the understanding that CA regulations require at least two of these drowning prevention features be present.

Safety - We did not observe that two of the required safety features were present. No additional safety features were observed.

3.27 Concerns with Safety Features: **Safety** - Shortcomings were observed with the pool/spa safety features. Locking buckles were damaged.

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: Presumed 3-1/2", or thickness of wall cavity, fiberglass (minimum R11) for dwellings 1973 and newer.

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

SIDING SYSTEM

4.3 Material/Type: Synthetic or hardboard siding.

4.4 Life Expectancy: The life expectancy of synthetic or hardboard siding is 30 years. Life expectancy can be extended significantly with proper maintenance.

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

4.6 Maintenance:



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



Maintenance - Loose or displaced siding was noted in spot locations. Condition was observed at: right.

EXTERIOR WOOD

4.7 Exterior Wood: Eaves/Fascia, Window surrounds, Door surrounds.

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

4.9 Maintenance: **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. Condition was observed at: various wood components.

GUTTERS & DOWNSPOUTS

4.10 Material/Type: Metal, Partial perimeter.

4.11 Condition: Functional -

CHIMNEYS & FIREPLACES

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

CHIMNEY(S) / FIREPLACE(S)

5.1 Type:




Prefabricated metal firebox and flue.

5.2 Life Expectancy: The expected service life of a prefabricated flue and fireplace is 30 years when used regularly.

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

CHIMNEY / FIREPLACE - 1

5.4 Location:



Living room.

5.5 Type: Wood stove inserted into a prefabricated fireplace.

5.6 Limited Viewing: **Further Evaluation** - A wood stove was placed in the fireplace. The installation of the wood stove concealed areas of the fireplace that we normally inspect. Also, be aware that we do not inspect wood stoves.

5.7 Spark Arrestor / Cap:



Maintenance - Chimney cap is rusty. We recommend an application of a rust inhibitor and painting.

CHIMNEY / FIREPLACE - 2

5.8 Location:



Enclosed porch.

5.9 Type: Gas stove.

5.10 Condition: **Further Evaluation** - We were unable to light the gas stove. We recommend demonstrating the operation and contact a specialist as needed.

FOUNDATION & STRUCTURE

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

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

FOUNDATION

6.1 Foundation Type:



Perimeter concrete footings, Raised concrete block stem walls.

PERIMETER WALLS

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

6.3 Moisture: **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. Condition was observed inside the crawlspace at: few locations.

UNDER-FLOOR AREA

6.4 Support Type: Masonry partition stem wall(s).

6.5 Access Port: Access was provided to under-floor area at the exterior left and rear.

6.6 Under-floor Insulation: Unfaced fiberglass batts, 9 inches thick (approx R30).

6.7 Ventilation: Ventilation was provided for under-floor areas.

6.8 Condition: Functional - with maintenance items as noted below.

6.9 Access:



Advisory - Sub area was not accessible. Inspection recommended when access is

permissible. Condition was observed at: rear compartment. Access was blocked by the spa.

6.10 Moisture:



Further Evaluation - Moist soil conditions were present in a small area. The precise source of 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. Condition was observed inside the crawlspace at: front.

6.11 Pest Activity:

Further Evaluation - There was evidence of rodent activity. The evidence is typically droppings or rodent trails in insulation. Many pest inspection companies do not include inspect or report on rodent activity, which can readily damage electrical wiring, HVAC ducting and insulation. Consequently, it would be advisable to consult with a 'pest or rodent control specialist' to determine the extent of the condition and its ramifications.

6.12 Under-floor Insulation:



Maintenance - Insulation was falling out of place in some areas.

ANCHORING / BRACING

6.13 Foundation Anchors: The 1st level structure was bolted to the foundation.

FLOOR & WALL FRAMING

6.14 Main Structure Type: Wood. Limited areas visible due to insulation.

6.15 Condition: Functional - Framing was not visible or limited areas visible due to wall and/or floor

coverings. Determining the condition of the structure was limited.

ROOF FRAMING

6.16 Type/Material: Prefabricated light wood trusses.

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

ROOF COVERING

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

ROOF COVERING

7.1 Material/Type:



Composition shingles.

7.2 Age: Original roof covering(s).

7.3 Life Expectancy: Hi-grade shingles are installed with a life expectancy exceeding 20 years.

7.4 How Inspected: Walked on.

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

7.6 Composition Roof Damage:



Repair - Damaged/Missing shingles were present. The condition may be due to wind damage. Any opening in the roof covering is considered an active leak. Repairs are needed to ensure adequate weather protection. Condition was observed at: right front.

VISIBLE FLASHING

7.7 Visible Flashings: Metal. We observed the following types of flashings: Jacks, roof valleys, and drip edge.

7.8 Roof Penetrations: We observed the following roof penetrations: Plumbing vent(s), flue vent(s), roof vent(s), air exhaust vent(s), skylight(s), chimney(s), and pipe(s)

7.9 Condition: Functional - Roof flashings appeared to be properly integrated with the roof covering and were serviceable condition.

MISCELLANEOUS ITEMS

7.10 Miscellaneous:



Solar panels were installed on the roof. Inspection of solar water heating and electrical generation systems is beyond the scope of our inspection.

ATTIC

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

ATTIC SPACE

8.1 Access:



Ceiling hatches, Wall hatch. Multiple attic entrances. Access location: Bedrooms, Laundry, Exterior right.

8.2 Viewing: The attic was entered and inspected where accessible. Limited areas accessible/visible due to truss framing.

8.3 Roof Sheathing Type: Oriented Strand Board, with reflective radiant barrier.

8.4 Condition: Functional - with associated concerns as noted below.

8.5 Attic Space:



Advisory - Storage material (spare floor planks) were stored on top of water piping. This is not recommended as this can damage the pipe and cause unexpected leakage. Recommend removal or relocating. Condition was observed at: laundry room attic.

8.6 Pest Activity: **Further Evaluation** - There was evidence of rodent activity. The evidence is typically droppings or rodent trails in insulation. Many pest inspection companies do not include inspect or report on rodent activity, which can readily damage electrical wiring, HVAC ducting and insulation. Consequently, it would be advisable to consult with a 'pest or rodent control specialist' to determine the extent of the condition and its ramifications. Condition was observed at: furnace attic.

ATTIC INSULATION

8.7 Material/Thickness: Fiberglass batts, 9+ inches thick (approx. R30+).

8.8 Condition: Functional - Insulation was adequate.

ATTIC VENTILATION

8.9 Type: Attic ventilation included: Gable vent(s) and roof vent(s)

8.10 Condition: Functional - Ventilation was adequate.

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. 5) Garage doors installed after July 1st, 2019 require backup batteries.

9.1 Type:




Detached 2 car garage.

GARAGE INTERIOR

9.2 Limited Inspection: Limited wall areas visible. Much of the garage interior could not be viewed and accessed due to stored items.

9.3 Ventilation Type: Operable window(s)

9.4 Condition: Functional -

GARAGE DOOR(S)

9.5 Type: Sectional type.

9.6 Automatic Door Opener(s): Not installed.

9.7 Condition: Functional -

GARAGE- FOUNDATION, SLAB & FRAMING

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

9.9 Condition: Functional -

9.10 Garage Floor Slab: **Advisory** - Narrow crack(s) were observed in the floor slab. The cracks we observed did not appear to be unusual.

DETACHED GARAGE ROOF

9.11 Material/Type:



Composition shingles.

9.12 Age: Original roof covering(s).

9.13 Life Expectancy: Hi-grade shingles are installed with a life expectancy exceeding 20 years.

9.14 How Inspected: Walked on.

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

9.16 Roof Maintenance:



Maintenance - Nail heads need a dap of sealant to prevent moisture intrusion.

9.17 Composition Roof Damage:



Maintenance - Roof shingles had been lifted by birds storing acorns along the rake edge at the front and rear. Recommend securing the shingles.

ROOF - EXPOSED FLASHING

9.18 Visible Flashings: Metal. We observed the following types of flashings: Drip edge.

9.19 Roof Penetrations: We observed the following roof penetrations: Skylight(s)

9.20 Condition: Functional - Roof flashings appeared to be properly integrated with the roof covering and were serviceable condition.

DETACHED GARAGE SIDING

9.21 Material/Type: Synthetic or hardboard siding.

9.22 Life Expectancy: The life expectancy of synthetic or hardboard siding is 30 years. Life expectancy can be extended significantly with proper maintenance.

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

9.24 Maintenance: **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. Condition was observed at: fascia, window and/or door trim.

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 pipes cannot be judged. Underground waste pipes can be observed for breaks or root intrusion by means of a snaking camera by others if desired. 2) Inspection of private septic systems is beyond scope of the inspection.

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

WATER SUPPLY SYSTEM

10.1 Piping Material: Copper pipes, Limited areas visible.

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

10.3 Water Main & Shutoff: The main shutoff valve was not found.

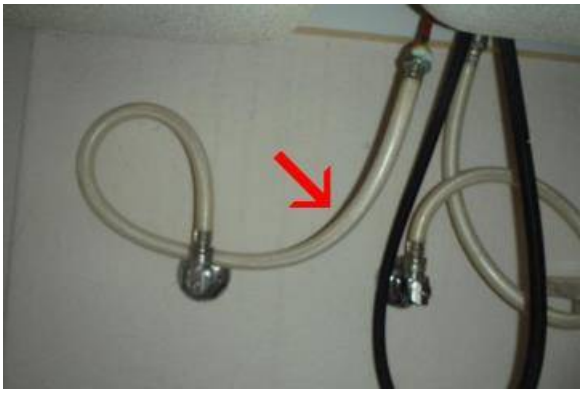
10.4 Water Pressure: Unable to take a pressure reading at hose faucets because a pump system was installed. Water flow appeared adequate and not excessive.

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

10.6 Water Main & Shutoff: **Advisory** - The main shutoff valve was not found. Its location and operation should be verified.

10.7 Water Supply Pipes: **Advisory** - There was a long wait before hot water reached plumbing fixtures far from the water heater. Condition was observed at: master bathroom.

10.8 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 leaking and failure as they age. Recommend replacing old components as an upgrade to the system.

Upgrade - Old corrugated metal or inexpensive plastic plumbing connectors were generally being used. These components are less reliable than flexible braided steel plumbing connectors. We recommend installing new braided lines.

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

WASTEWATER SYSTEM

10.10 Piping Material: ABS plastic drain pipes. Limited areas visible.

10.11 Life Expectancy: The life expectancy of ABS plastic waste piping exceeds the life of the structure.

10.12 Cleanout Locations: Inside crawlspace.

10.13 Condition: Functional -

GAS SUPPLY SYSTEM

10.14 Main Gas Entrance:



Located at exterior right side.

10.15 Gas Supply System:




Liquid Propane Gas, Not inspected. We recommend that you check with the current owner to see who owns this tank and the piping to the building because some of these systems are leased and some may be owned by the property owner. Interior gas lines were not fully visible. Gas lines are rigid iron pipe. The life expectancy of the gas piping is for the life of the structure.

10.16 Condition: Functional -

FIRE SPRINKLERS

10.17 Fire Sprinklers:




A fire suppression system was installed. Inspection of this system is beyond the scope of our inspection. Any comments made are strictly done as a courtesy only. We suggest obtaining operational and maintenance information from the owner/seller, if available, or otherwise contacting a system installer or service provider.

10.18 Concerns:



Maintenance - There is nest material in or on the bell. This material may prevent the bell from working properly.

WATER HEATER

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

WATER HEATING SYSTEM

11.1 Type: Gas, Tankless. Direct vent type.

11.2 Life Expectancy: The expected life of a tankless gas water heater is approximately 15-20 years.

WATER HEATER - 1

11.3 Location:



Laundry room.

11.4 Capacity: 199,900 BTU's.

11.5 Age: 2022 - Dated by manufacturer's specifications tag.

11.6 Enclosure: Combustion air is drawn in through pipe to the exterior.

11.7 Condition: Functional - with associated concerns as noted below.

11.8 Fuel: **Upgrade** - A sediment trap or drip leg was not installed before the gas appliance shutoff valve. This is a simple pipe assembly made of a tee and nipple that catches moisture and debris in the gas which can cause the appliance to malfunction. This device is required by manufacturers of water heaters and furnaces or any gas appliance that has automatic ignition. We recommend adding a sediment trap now or when the appliance is eventually replaced.

11.9 Exhaust Vent: **Advisory** - The vent pipe has tape at the connections. Tape is not needed on the vent if the pipe is installed correctly. Tape blocks our view so we can not inspect the connection.

11.10 Vent Termination:



Further Evaluation - An unconventional termination was observed for this direct vent water heater. The exhaust vent did not positively extend to the exterior and a common grill cover is being used. This condition may affect drafting and/or combustion air intake. We recommend further evaluation and correction as needed by a qualified plumbing or HVAC contractor.

11.11 Thermal Expansion Tank:

Upgrade - A thermal expansion tank was not installed. This device is recommended for all 'closed' plumbing systems to avoid excessive pressure on the plumbing system from hot water expansion. With a pressure regulator valve installed, the plumbing system is closed and a thermal expansion tank is needed. This device is usually installed on a plumbing line above the water heater and helps prevent leaks/damage to the plumbing system, particularly premature failure of the water heater.

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. 5) As of January 1, 2020 R22 refrigerant has been banned and is phasing out. If your system contains R22 it will likely need to be upgraded in the near future.

HEATING SYSTEM

12.1 Type: Hybrid - Gas, Forced air/Heat Pump.

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

The life expectancy of an electric heat pump / air conditioner is 10-15 years. The exterior compressor is typically the first major component to fail. The interior evaporator may last twice as long.

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

Routine service of electric heat pumps is recommended every other year. Routine service is important for the efficient operation of the appliance. Replacing return air filters is recommended annually.

HEATING UNIT - 1

12.4 Location (Zone):



Attic.

12.5 Capacity: 100,000 BTU's.

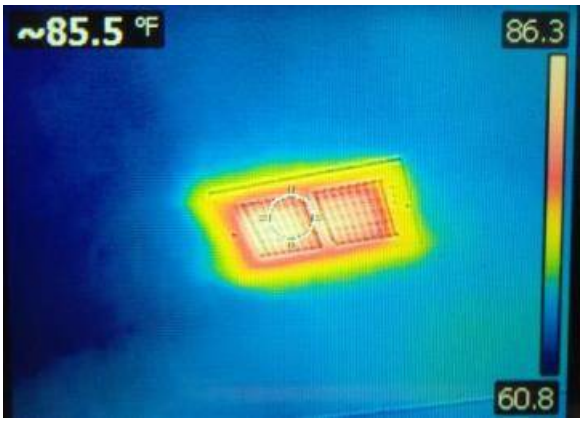
12.6 Age: 2024 - Dated by manufacturer's specifications tag. Heating equipment less than 5 years old are normally covered under the manufacturer's warranty.

12.7 Thermostat Location: Hallway.

12.8 Filter Location: Return air grill(s) on ceiling and/or wall.

12.9 Enclosure(s): Open location, free combustion air supply.

12.10 Condition:



Functional - The system operated normally and was within its designed service life.

12.11 Operation: **Advisory** - The furnace was tested in electric heat pump mode only. Gas burners will only active under extreme cold conditions.

COOLING SYSTEM

12.12 Type: Central air conditioning. Reverse Heat Pump.

12.13 Life Expectancy: The life expectancy of this type of central air conditioning system under normal usage is 12-15 years. The exterior compressor/condenser is typically the first major

component to fail. The interior evaporator may last twice as long.

COOLING UNIT - 1

12.14 Location (Zone):

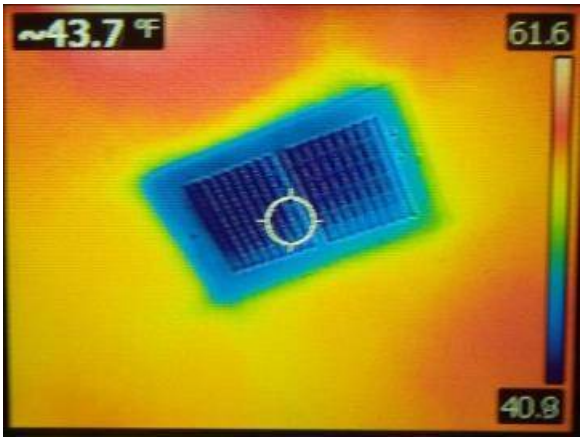


The condenser/compressor located at: exterior right.

12.15 Capacity: 60,000 BTU's (5 tons)

12.16 Age: 2024 - Dated by manufacturer's specifications tag. Central air conditioning systems less than 5 years old are normally covered under the manufacturer's warranty.

12.17 A/C Tempt. Drop:



+15 degrees F. Satisfactory.

12.18 Condition: The system operated normally. However, deficiencies or concerns were present with the system, its appearance, or its installation. See notations below.

12.19 Condensate Drains:



Further Evaluation - There was evidence of past leaking next to the evaporator at the drain connection, evaporator housing, or catch pan. We did not detect any

current leaking for the time we ran the unit, however, we operated the unit for only a limited time and can not be assured that the system is draining condensate properly or if there is an active leak. Suggest providing information regarding the history of leaks and contact a licensed HVAC contractor as needed.

AIR DUCTS / DISTRIBUTION

12.20 Air Distribution: Insulated ducts connected to room registers. Limited areas visible.

12.21 Condition: Functional - Conditioned air was detected from all room air registers.

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. 6) New building practice requires 36" between the main panel and gas meter. This should be verified by a licensed professional. 7) Car chargers, battery storage and panel performance are not part of this inspection.

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

ELECTRIC SERVICE

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

13.2 Condition: Functional -

PHOTOVOLTAIC SYSTEM (Solar)

13.3 Photovoltaic System:



A photovoltaic electrical generation system is present on this building. This system is outside the scope of our inspection. We recommend that you contact the installer of this system if you have any questions about it's operation and maintenance.

ELECTRIC PANEL(S)

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

13.5 Main Panel:


Main Disconnect

Located at a power pole near the garage. Capacity - 200 Amp. Original panel. Copper main service conductors. 120 Volt and 240 Volt branch circuits were installed. The panel had available slots for additional breakers.

13.6 Subpanel -1:



Located in utility/laundry room. The subpanel was the main distribution panel. Capacity - 100-125 Amp. Original panel. Copper main service conductors. 120 Volt and 240 Volt branch circuits were installed. The panel was full. There were no available slots for additional breakers.

13.7 Subpanel -2:



Located in the garage. Capacity - 50 Amp. Original panel. Copper main service conductors. The panel was full. There were no available slots for additional breakers.

MAIN PANEL

13.8 Condition:



Functional - with routine or maintenance items as noted below.

13.9 Panel Housing: **Maintenance** - Exterior cover hinges are missing, broken or otherwise defective.

13.10 Labeling: **Maintenance** - Not all branch circuits were labeled or legibly labeled. All circuits should be labeled so that any one circuit can be quickly turned off in an emergency.

SUBPANEL - 1

13.11 Location: Utility or laundry room.

13.12 Condition: Functional -

SUBPANEL - 2

13.13 Location:



Garage.

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

13.15 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.

GROUNDING

13.16 Building Ground: Not found.

13.17 Water Pipe Bond/Ground: Not found.

13.18 Circuit Grounding: Grounded outlets were installed throughout.

13.19 Building Ground: **Advisory** - The building ground (termination point and device) was not found. The building ground is required be accessible. You may wish to have an electrician locate and inspect its condition.

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

WIRING

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

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

13.23 Crawlspace:



Maintenance - Unsecured wiring is present. Loose wiring can be accidentally pulled or disconnected.

OUTLETS

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

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

13.26 GFCI Observed Locations: Exterior, Bathrooms, Kitchen.

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

13.28 Outlets Damaged, Missing or Missing Parts: **Maintenance** - Outlet(s) was found loosely attached to the wall. Condition was observed at: a few locations.

13.29 GFCI's Not Verified: **Safety** - GFCI safety device(s) were not verified at the following locations: some exterior outlets, garage.

13.30 GFCI's Not Installed: **Safety** - GFCI safety device(s) were not installed at required locations at the time the structure was built/renovated. These included the following locations: laundry sink/counter.

LIGHTS

13.31 Limited Testing: One or more exterior light fixture was on a sensor or timer. These fixtures were not operated.

13.32 Condition: Functional -

13.33 Light Switch(es): **Advisory** - Light switch(s) was tested but did not seem to operate any fixture or appliance. Recommend asking the seller about the operation of this switch or contacting an electrician for further evaluation. Condition was observed at: one or more locations.

ALARMS

13.34 Testing: Smoke detector(s) and/or CO detectors were activated by pushing the test button.

13.35 Smoke Alarm Location(s): Inside bedroom(s) and Outside bedroom(s)

13.36 CO Alarm Location(s): Outside bedroom(s)

13.37 Condition: Functional -

13.38 Smoke Detector(s): **Advisory** - A redundant smoke alarm was not functional in the corner secondary bedroom.

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. Occupants' furnishings may prevent the testing of some windows. 5) Occupants' furnishings may restrict viewing of interior components. 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. 6) Testing central vacuum systems is not part of the inspection unless otherwise noted.

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

MOISTURE INTRUSION

14.1 Water Stains/Leaks: No water stains were found at the interior. Signs of moisture/water infiltration were not found from inspection of interior components.

FINISH SURFACES

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

14.3 Limited Viewing: Limited areas were visible/accessible due to furnishings. 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.

Closets and cabinets were full of stored items. Limited areas were visible/accessible.

14.4 Condition: Functional - with associated concerns as noted below. 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.

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

settlement with the foundation or structure.

14.6 Wood/Laminate Flooring:



Repair - Damage was noted to finish flooring. The condition appears to be from a prior plumbing or refrigerator leak. The area tested dry with a moisture meter. We recommend consulting with a qualified flooring contractor as desired. Condition was observed at: kitchen.

GLAZING

14.7 Glazing: Double pane glass. Glazing was dirty. Detection of fogged glazing was hindered. Single pane at the enclosed porch door.

14.8 Condition: Functional -

WINDOWS

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

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

14.11 Windows: **Maintenance** - Window(s) did not open and close properly. Windows were difficult to operate. Condition was observed at: enclosed porch.



Maintenance - Dust cover was missing from the garage casement crank mechanism.

DOORS

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

14.13 Sliding Door(s): **Maintenance** - Screen doors were not latching or were missing latching hardware.

14.14 Exterior Door(s): **Maintenance** - Door(s) did not open and close properly. Door(s) rub/stick. Condition was observed at: enclosed porch.

14.15 Interior Door(s): **Maintenance** - Door hardware did not operate properly. Door(s) did not latch. Strike plate needs adjustment. Condition was observed at: Secondary bedroom.

Advisory - The entryway closet door was locked. The closet was not inspected.

HALL COUNTERS/CABINETS

14.16 Condition: Functional -

BEDROOM CLOSET SHELVING/CABINETS

14.17 Condition: Functional -

MISCELLANEOUS FEATURES

14.18 Ceiling Fan(s): Functional -

KITCHEN

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

KITCHEN APPLIANCES & FEATURES

15.1 Finish Surfaces:



Countertop and cabinet finish surfaces were in good condition.

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

15.3 Appliances Inspected: Garbage disposal(s), Dishwasher(s), Range, Microwave oven, Range hood, Trash compactor.

15.4 Limitations: We did not inspect or operate the following appliances: Refrigerator.

15.5 Ventilation Type: An air exhaust fan vented to the exterior.

15.6 Condition: Functional - with associated concerns as noted below. Appliances were operational.

15.7 Range: **Advisory** - I could not see the gas valve / flex pipe. The connection was obscured from view.

15.8 Microwave:



Marginal - There is a concern with inadequate clearance to combustibles over the stovetop. The bottom of the microwave was less than 18" above the stovetop. The present condition may or may not meet manufacturer's requirements. Recommend checking the appliance manufacturer's installation requirements.

15.9 Trash Compactor: **Advisory** - The trash compactor was turned on see if it operated. We can not confirm that it compacts as intended. We can only confirm that the motor is working.

15.10 Refrigerator: Courtesy Note: The refrigerator was on and cool/ cold. The compressor and any water or ice dispensing features were not tested.

15.11 Cabinets:



Repair - Damage was noted to finish surface(s).

15.12 Sink Plumbing Fixture: **Maintenance** - Loosely mounted plumbing fixture noted.

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

LAUNDRY

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

dryers. (D) Installation of a drain pan under the washing machine with a drain pipe terminating at the exterior.

LAUNDRY UTILITIES & FEATURES

16.1 Location:



Interior.

16.2 Utilities: 240-volt electrical service, 120-volt electrical outlet. Gas plumbing was not observed or not installed.

16.3 Dryer Vent: Dryer vent installed and ducted to the exterior. Vent not tested.

16.4 Ventilation Type: Window.

16.5 Sink & Plumbing: Installed.

16.6 Condition: Functional - with routine or maintenance items as noted below. Appliances were not tested or not installed.

16.7 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.

16.8 Dryer Vent:



Safety - The exterior vent termination is screened. A screen on a dryer vent is not allowed. This creates a fire hazard and should be corrected. Recommend removing the screen.

BATHROOMS

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

BATHROOMS

17.1 Bathroom(s): 2 Bathrooms were present.

17.2 Finish Surfaces: Countertop and cabinet finish surfaces were in good condition.

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

Bathroom #1

17.4 Bathroom:



Master Bathroom.

17.5 Bathing Feature(s): Shower.

17.6 Ventilation Type: Window.

17.7 Shower Plumbing: **Maintenance** - Water flow was less than normal or had an irregular spray pattern. The showerhead may have partially clogged nozzles. Recommend cleaning as the first step in correcting.

17.8 Shower Enclosure:






Repair - Cracked grout joints and loose/offset tiles were observed. The lower wall areas tested with elevated moisture levels with a moisture meter. Water infiltration is suspected. We recommend further evaluation and repair by a qualified tile contractor.

Bathroom #2

17.9 Bathroom:



Hall Bathroom.

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

17.11 Ventilation Type: Window.

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

17.13 Sink Drain Plumbing: **Maintenance** - The mechanical drain stopper was not working/not installed.



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

17.14 Tub/Shower Enclosure:



Maintenance - Caulking is needed to prevent water infiltration. Condition was observed at: tub to floor transition.



Maintenance - A receptacle was observed with the flood rim of the tub that appears to be intended to receive a prefabricated shower wall. This will retain water and require a higher degree of maintenance.

CLOSING REMARKS

18.1 Re-inspection:

For an additional fee **InspectRite** 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 **InspectRite.** 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.

ENERGY SAVINGS

19.1 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
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.energy.ca.gov.

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.

19.2 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. Visit our website at **www.inspectrite.com** for more 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)	$2,000 - $3,000	8 - 12
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

The inspection report is NOT intended to reveal minor defects. 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 of the building(s) and building attachments. The major systems and components 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.

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