



Inspection Report

Dong & Justina Nguyen

Property Address:

840 Paula St
Escondido CA 92027



All Pro Property Inspection

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Table of Contents

Cover Page..... 1

Table of Contents..... 3

Intro Page 4

1 Roofing 8

2 Exterior..... 13

3 Garage..... 26

4 Water Heater 31

5 Interiors 36

6 Fireplaces/ Chimneys 46

7 Smoke/ CO Detectors..... 49

8 Plumbing System..... 52

9 Electrical System 64

10 Heatpump(s)/ Heating and Cooling
Equipment 75

11 Structural Components..... 79

12 Ventilation and Insulation 81

13 Built-In Kitchen Appliances 85

14 Gas, Electric, Water Shut-Off Locations 91

General Summary..... 94

Date: 10/5/2025	Time: 09:00 AM	Report ID: 20251005-840-Paula-St
Property: 840 Paula St Escondido CA 92027	Customer: Dong & Justina Nguyen	Real Estate Professional: JR So Palisade Realty Inc.

PLEASE READ THE FOLLOWING INFORMATION

The purpose of this inspection is to assess the general condition of the property. Our Inspectors are Generalists and not Specialists. Further evaluated by licensed contractors who through their evaluations may identify additional material defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property. We highly recommend that you follow our further evaluation recommendations as outlined in your inspection report prior to the end of your contingency period. Special attention is given to identifying deficiencies in systems and components that require immediate repair, or that need further investigation. Chips, cracks, blemishes, etc. that are cosmetic in nature are not reportable items. The Client(s) is/are therefore advised to inspect and evaluate such items personally and take corrective action(s) if concerned.

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

SCOPE OF THE INSPECTION:

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

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

The inspection report shall describe and identify the inspected systems, structures, and components of the building and identify material defects in those systems, structures, and components observable during the inspection, with limitations. Defects that are concealed/ are not accessible are specifically disclaimed. This includes defects that are concealed in/ behind the walls and wall coverings, in/ behind the floors and floor coverings, concealed by fresh paint, soil, vegetation, or other landscaping, or by stored items throughout the

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

LIMITATIONS, EXCEPTIONS AND EXCLUSIONS:

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

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

A home inspection is not a pest inspection. Any observations which the inspector may make in this report

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

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

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

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

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

This home was built in or around 1967 and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

All Pro Property Inspection

Nguyen

**IN ATTENDANCE DURNING THE
INSPECTION:**
INSPECTOR, BUYER(S), BUYER'S AGENT

TYPE OF BUILDING:
SINGLE FAMILY DETACHED

**APPROXIMATE YEAR BUILT (BASED
ON BUYERS AGENT-BUYER-OR/
MLS):**
1967

APPROXIMATE TEMPERATURE:
70, DEGREES

WEATHER TYPE:
CLEAR

**GROUND/ SOIL SURFACE
CONDITIONS:**
DRY

RAINED IN THE LAST 3 DAYS:
NO

NUMBER OF LEVELS:
1

OCCUPIED:
NO

INSPECTED IN ACCORDANCE WITH:
THE INTERNATIONAL ASSOCIATION OF
CERTIFIED HOME INSPECTORS
STANDARDS OF PRATICE AND CODE OF
ETHICS

UTILITIES:
ALL UTILITIES WERE ON

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

1. Roofing

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

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

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

IN NI NP RR IO Inspection Items

1.0 ROOF COVERINGS/ MATERIALS

ROOF COVERING: 3-TAB FIBERGLASS

VIEWED ROOF FROM: WALKED ON THE ROOF, GROUND

Findings

(1) The roof was not fully visible due to the electric solar equipment/ panels. We recommend that you have these areas inspected by a qualified licensed roof contractor if you are concerned that there may be damaged shingles.



1.0 Item 1(Picture)

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

(2) There is a composition shingle roof installed which is comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. These roofs are warranted by the manufacturer to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. Poor maintenance is the most common cause of roof failure, but a southern exposure can cause a roof to deteriorate prematurely, as will the practice of layering over another roof.

The first indication of significant wear is when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof is ready to be replaced, but that it should be serviced or monitored. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. This is important, because in accordance with industry standards our inspection service does not include a guarantee against leaks.

We further recommend that you include "roof" coverage on a home warranty. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification, which is beyond the scope of a home inspection. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you ask them about its history and then schedule a regular maintenance service.

Please note that a home inspection is neither a guarantee of any kind against leaking, nor a warranty of the longevity of the roof. It is a visual evaluation of the roof and the attic below. We strongly recommend that you purchase and maintain a roof rider with your home warranty.

Note: The roof shows normal wear for its age and type, and to be in serviceable condition. The roof also appears to be newer. However, I am unable to determine it's exact age. If concerned we recommend asking the sellers to provide any documentation regarding when the roof was replaced.

IN NI NP RR IO Inspection Items

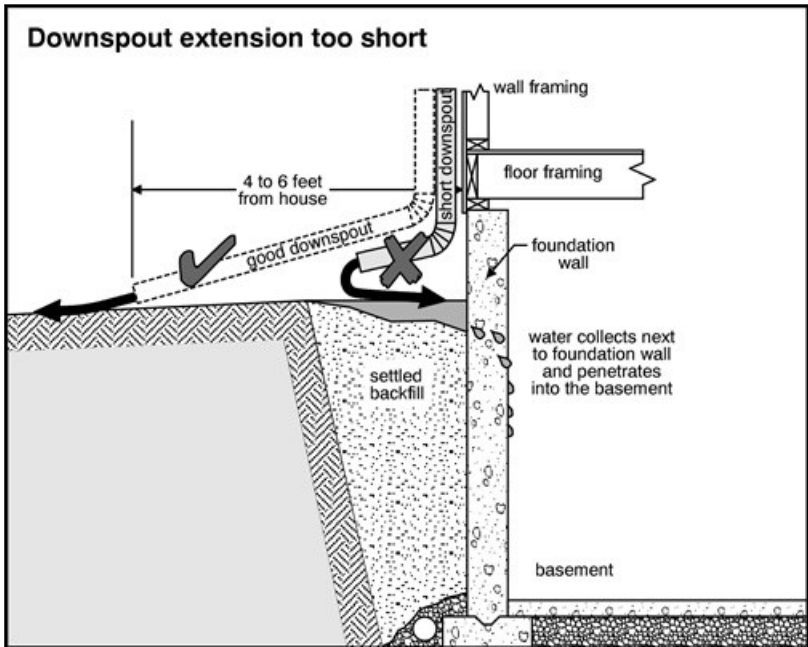
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1.0 Item 2(Picture)

- 1.1 FLASHINGS AND ROOF PENETRATIONS
- 1.2 ROOF DRAINAGE (GUTTERS/ DOWNSPOUTS, SCUPPERS)

Findings
(1) Downspouts need extensions and/or buried drain lines to carry water away from the home at several locations around the home. We recommend necessary corrections where needed by a qualified licensed contractor.



1.2 Item 1(Picture)



1.2 Item 2(Picture)

(2) Some rain gutters and downspouts are present/ installed. A complete rain gutter system helps control water flow and keeps moisture away from the foundation/ structure. We recommend having additional gutters and downspouts installed where needed by a qualified licensed contractor as an upgrade.

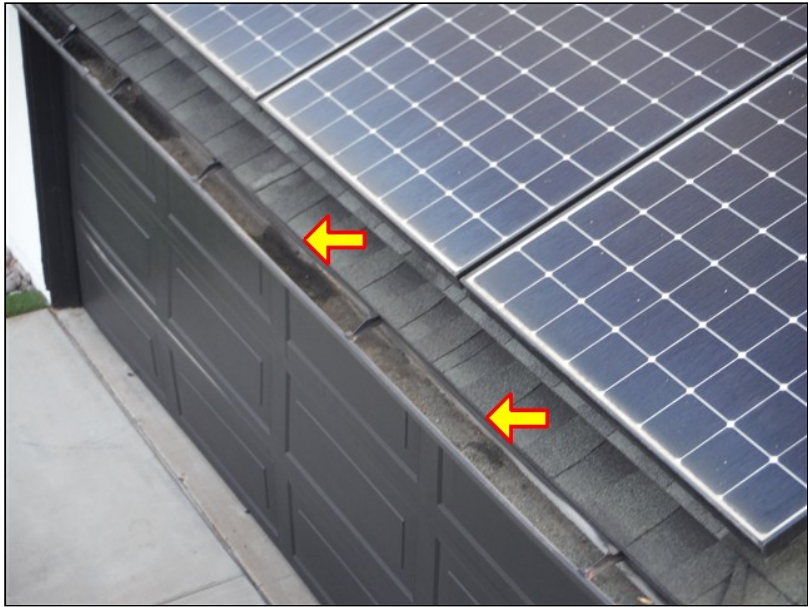


1.2 Item 3(Picture)

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IN NI NP RR IO Inspection Items

(3) Gutters require cleaning. We recommend having the gutters cleaned by a qualified licensed contractor.



1.2 Item 4(Picture)

(4) The gutter is damaged/sagging at one or more areas. We recommend replacing this gutter by a qualified licensed contractor.



1.2 Item 5(Picture)

1.3 ROOF SHEATHING (OBSERVABLE)

IN NI NP RR IO Inspection Items

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. However, we do not predict the remaining life, the integrity, or guarantee that the roof will not leak. We also recommend obtaining a home warranty that includes coverage for the roof (s). Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

2. Exterior

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

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

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IN NI NP RR IO Inspection Items

2.0 EXTERIOR (GENERAL COMMENTS)

LOT TYPE: GENTLE SLOPE

Findings

Unsecured items in a yard may be hazardous. Inspecting unsecured items for proper installation is beyond the scope of our general home inspection. We recommend that any unsecured items be checked by you or by a qualified person to ensure proper installation.

Note: The exterior appears to have been recently painted.

2.1 VEGETATION (WITH RESPECT TO ITS EFFECT ON THE BUILDING)

Findings

IN NI NP RR IO Inspection Items

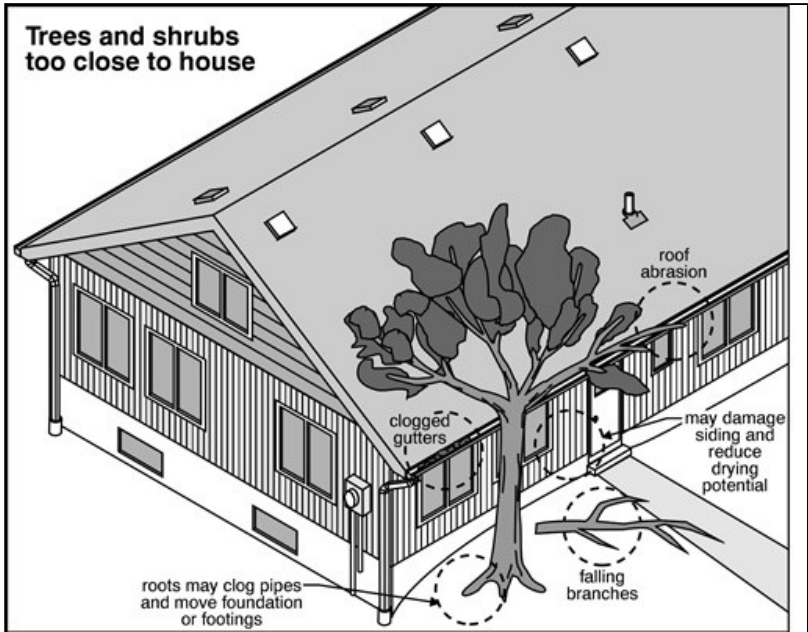
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IN NI NP RR IO Inspection Items

Tree(s) and/or large plants are located too close to the house. Tree limbs/vegetation that are too close to the house can cause damage in several ways. Limbs or vines in contact with roof or hanging near roof should be trimmed to prevent damage to roof and/or to prevent rodent infestation. Also, as the plants grow, damage can occur to the siding, concrete flat work and to the foundation. We recommend having the foliage removed or trimmed by a qualified professional to prevent damage to the house as soon as possible.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

2.2 GRADING AND DRAINAGE (WITH RESPECT TO ITS EFFECT ON THE BUILDING)

LOT DRAINAGE: GRADED

IN NI NP RR IO Inspection Items

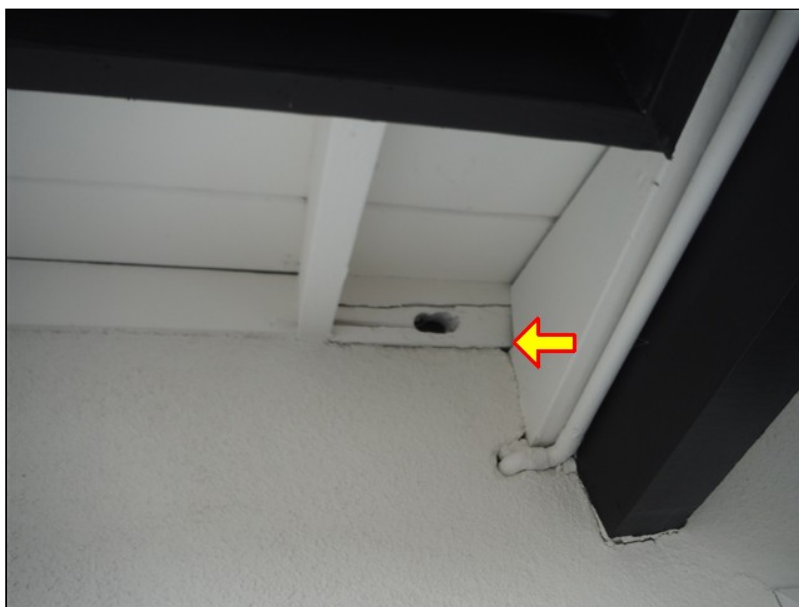
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SIDING MATERIAL: STUCCO

Care should be taken when sanding or scraping old paint on houses over 40 years old. The paint may have lead in it which is known to be a health hazard. The only way to confirm the presence of lead in the paint or surrounding area is by arranging for lead testing by a qualified professional. Testing for lead is not part of this inspection. If the paint is found to have lead after testing, it should only be removed or encapsulated by a qualified licensed contractor.

Findings

Some damaged wood was observed at the eaves and fascia boards at one or more areas. Determining if this damage was caused by termites is beyond the scope of a home inspection. Home inspectors do not have the authority to comment on termites or dry rot, which is the responsibility of a state licensed pest inspector. We recommend referring to the pest inspection report for a full evaluation and necessary repairs made by a qualified licensed contractor.



2.4 Item 1(Picture)

EXTERIOR ENTRY DOORS: WOOD

WINDOWS: RETROFIT, DOUBLE PANE VINYL, DOUBLE PANE ALUMINUM

Findings

IN NI NP RR IO Inspection Items

(1) Damaged/ deteriorated sealant noted at several of the retrofit windows. We recommend resealing the top and sides of these windows by a qualified person to prevent moisture intrusion.



2.6 Item 1(Picture)



2.6 Item 2(Picture)

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

(2) There are several damaged window screens throughout the house. We recommend repair or replace as needed by a qualified person.



2.6 Item 3(Picture)



2.6 Item 4(Picture)

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

(3) A window latch was found to be difficult to operate. We recommend necessary repair or replacement by a qualified licensed window contractor.



2.6 Item 5(Picture)

(4) Condensation was observed between the panes of glass at one or more window(s). This occurs when the seal has failed between the panes of glass, and ambient air has entered the assembly. Replacement of the glass is required. Since some failed windows may not be easily found due to changing ambient conditions (heat, humidity, etc). We recommend having all of the windows reviewed by a licensed window contractor to determine how many windows require repair/replacement. We recommend repairing or replacing all windows that have failed window seals by a qualified licensed window contractor.



2.6 Item 6(Picture)

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

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

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

(6) Retrofit windows are inspected for proper operation and visible evidence of defects such as damage which may result from leaks. A home inspection is a generalist and not a specialist. A general inspection cannot guarantee against leaks specifically due to lack of rail. To do so would require water testing with specialized equipment by a specialist/ contractor in this field. Replacement windows are not flashed the same way as original windows and we cannot determine the adequacy of the flashing. It is important for you or a qualified professional to inspect these windows after the next rain for any signs of leaking. Failure to do so can result in property damage including damage to the framing members, flooring and drywall.

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

2.7 SAFETY GLASS (EXTERIOR)
Findings

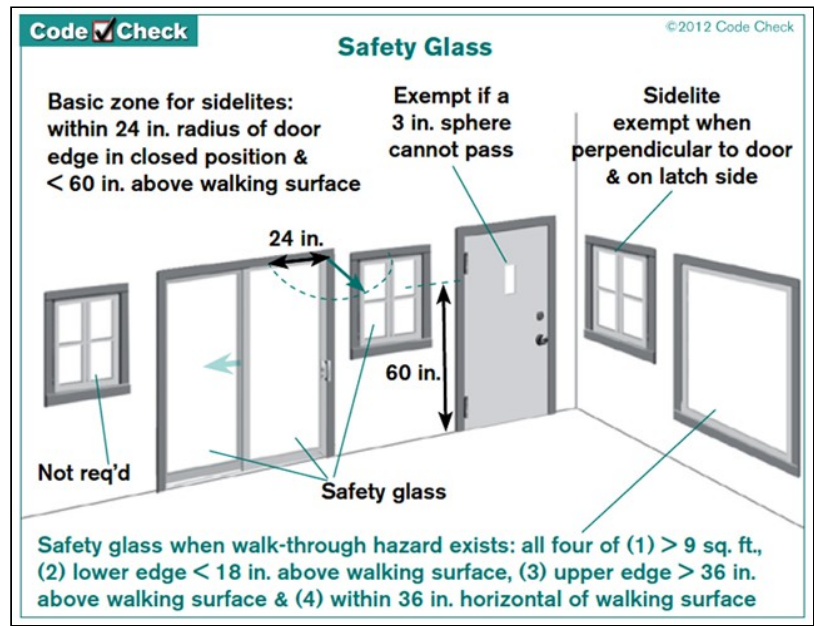
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IN NI NP RR IO Inspection Items

Homes built before 1979 may not have safety glazing (glass) where it is required in newer homes. Regular plate glass that is subject to human impact can cause injuries. Locations that have a higher probability of human impact are now required to have safety or tempered glass. These areas include sliding glass doors, windows or glass doors around tubs and showers, windows at stairwell landings, windows low to the ground, and windows which may be damaged either by a swinging door or by someone being pushed into the glass by a swinging door. Therefore glass inserts at doors and adjacent to doors should be safety glass.

Since plate glass was acceptable at the time of construction, home inspectors can only recommend upgrades for safety, but sellers do not have to bring an old house up to today's building code. Also some safety glass cannot be identified without specialty testing equipment which home inspectors do not use. We recommend upgrading doors and windows as needed for safety by a qualified licensed window contractor.



2.7 Item 1(Picture)

2.8

DRIVEWAYS, PATIOS, WALKWAYS

DRIVEWAY: CONCRETE

Findings

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IN NI NP RR IO Inspection Items

(1) Several stress and/ or settling cracks observed in the concrete driveway, walkways and rear patio. This may indicate that soil movement is occurring, there may be root encroachment, or the concrete was installed without proper re-enforcement. These areas may deteriorate further. We recommend repairs as needed using a qualified licensed contractor.



2.8 Item 1(Picture)



2.8 Item 2(Picture)

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IN NI NP RR IO Inspection Items

(2) A tripping hazard exists at the patio where pavers are missing. We recommend necessary repairs by a qualified licensed contractor to avoid injuries.



2.8 Item 3(Picture)

2.9 FENCE AND/OR GATES

Findings

The fence is loose, leaning and deteriorated in several areas. We recommend necessary repairs or replacing as needed by a qualified licensed fence contractor.



2.9 Item 1(Picture)

IN NI NP RR IO Inspection Items

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2.9 Item 2(Picture)

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2.10 IRRIGATION

Findings
Landscape sprinklers or irrigation systems are beyond the scope of our general home inspection when present. We did not inspect or check any type of landscape sprinklers or irrigation systems. We recommend verifying that the landscape sprinklers or irrigation systems are functional by a qualified person prior to the end of your contingency period.

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2.11 DECKS AND PATIO COVERS

Findings

IN NI NP RR IO Inspection Items

(1) Posts in contact with the concrete patio at the front of the house. Posts should be elevated off the ground on a footing/strap system to prevent moisture damage. We recommend corrections by a deck contractor as needed.



2.11 Item 1(Picture)

(2) The wood posts are not strapped to the beams. We recommend having the posts strapped for stability and seismic resilience. We recommend necessary repairs by a qualified licensed deck contractor.



2.11 Item 2(Picture)

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2.12 ADDITIONAL BUILDINGS/STRUCTURES ON THE PROPERTY

Findings

We did not inspect any additional buildings on the property. I only inspected the main structure on the property. Deficiencies may exist with these structures or building (s).

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

Our company makes no representation to the condition of these structures or building (s). We do recommend that any and all additional buildings on the property be inspected prior to the end of your contingency period.



2.12 Item 1(Picture)

2.13 EXTERIOR - OTHER

Findings
Note: 1) The soil grade should be maintained at least 4 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 viewed. 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 often 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 qualified licensed pest inspection company is needed to report on such damage and is strongly recommended.

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Garage door operators; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Garage door operator remote control transmitters, Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. The home inspector is not required to: Move personal items, panels, furniture, equipment that obstructs access or visibility.

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3.0 GARAGE VEHICLE DOOR(S)

GARAGE VEHICLE DOOR MATERIAL: METAL - PANEL

Findings
The garage vehicle door is dented/damaged. Over time, dents/damage may become larger or develop cracks due to the bending of the metal panels. We recommend necessary repairs by a qualified licensed garage door contractor



3.0 Item 1(Picture)

3.1 GARAGE VEHICLE DOOR OPENER(S)

AUTO-OPENER MANUFACTURE: LIFT-MASTER

Findings

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(1) One or more of the lights did not work when the garage door opener was tested. The lights built in the garage door opener are a safety device. We recommend replacing the bulbs and testing again. If the bulbs fail to light we recommend necessary repairs or replacement by a qualified licensed garage door contractor.



3.1 Item 1(Picture)

(2) The safety reverse photo-eye is mounted at an incorrect height from the ground. Most manufacturers recommend mounting these devices at about 4"-6" from the ground for safety. We recommend necessary corrections by a qualified licensed garage door contractor.



3.1 Item 2(Picture)

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(3) The garage door opener was tested and will reverse when met with resistance.

Note: Photo eye sensors are in place and will reverse the garage door.



3.1 Item 3(Picture)

- 3.2 GARAGE CEILING
- 3.3 GARAGE WALLS (INCLUDING FIREWALL SEPERATION)

3.4 GARAGE FLOOR/ SLAB

3.5 GARAGE PEDESTRAIN DOOR(S)

GARAGE VEHICLE DOOR TYPE: ONE DOOR - AUTOMATIC

3.6 FIRE-RATED DOOR

Findings

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(1) The garage fire door to the house swings toward the garage, which has a lower floor level. Current building standards would require that a 36 inch landing no more than 1 inch lower than the threshold be installed so that the door does not swing over a lower floor level. This may have been acceptable at the time of construction and therefore the requirement is unknown. Recommend installing a proper landing by a qualified licensed contractor as an upgrade for safety.



3.6 Item 1(Picture)

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(2) The door between the house and garage did not have a Fire Rating Certificate or Plate. Without a plate, I could not confirm whether the door meets fire code safety requirements. We recommend further evaluation by a licensed door contractor. The "fire door" is required to meet one of the following characteristics:1-3/8 inch thick solid wood, 1-3/8 inch thick steel shell door with Honeycomb core, Fire-rated (with certificate plate). If the door is not rated as a fire door we recommend replacing by a qualified licensed door contractor for safety.



3.6 Item 2(Picture)

3.7 FIRE-DOOR CLOSING DEVICE

Findings

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IN NI NP RR IO Inspection Items

The required auto-closing hinge was not installed and requires installation at the door to the garage. We recommend installing an auto-closing hinge by a qualified licensed door contractor.



3.7 Item 1(Picture)

3.8 GARAGE VENTILATION

3.9 GARAGE - OTHER

Findings

If present, the testing and operation of door opener remotes and/or exterior keypads are not inspected and are beyond the scope of our general home inspection. If concerned we recommend verifying proper operation prior to the end of your contingency period.

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The garage was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Water Heater

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

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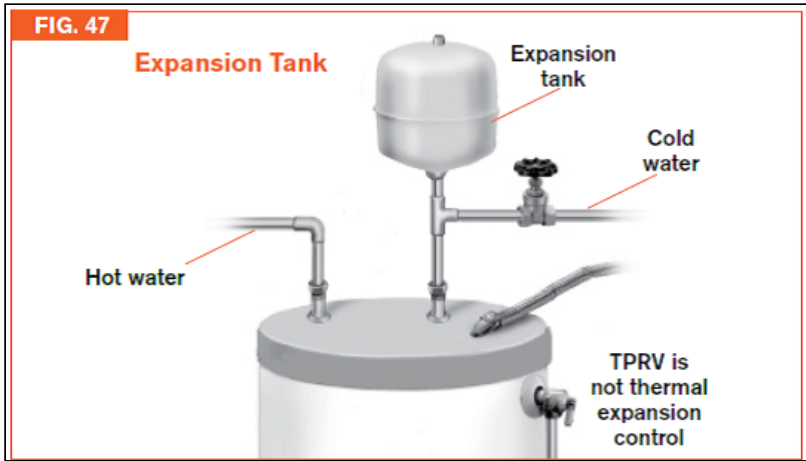
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4.0 MAIN WATER HEATER (CONTROLS)

WATER HEATER MANUFACTURE: A.O. SMITH
WATER HEATER LOCATION: GARAGE
WATER HEATER POWER SOURCE: NATURAL GAS
WATER HEATER YEAR MANUFACTURED: 2008
WATER HEATER CAPACITY: 40 GALLON

Findings

(1) The water heater does not have a "Thermal Expansion Tank" installed to prevent a possible leak at the T&P or "pop-off" valve. Recent changes in code require one when a new water heater is installed. This change is not retroactive on older previously installed Gas/LP water heaters. In addition, this requirement is subject to your local municipal code. There were no leaks or drips at the T&P valve during inspection. If your water heater does begin to drip or leak, then a thermal expansion tank may be needed. We recommend installing a thermal tank by a qualified licensed plumber as an upgrade.



4.0 Item 1(Picture)

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(2) The water heater is an older unit/ 10 plus years, and repairs or even failure can be expected. Based on manufacture's statistics the average life of a water heater is 7-10 years. We recommend replacing the water heater by a qualified licensed plumber.



4.0 Item 2(Picture)

(3) A leak pan is not installed under the water heater. We recommend installing a leak pan under the water heater by a qualified licensed plumber.



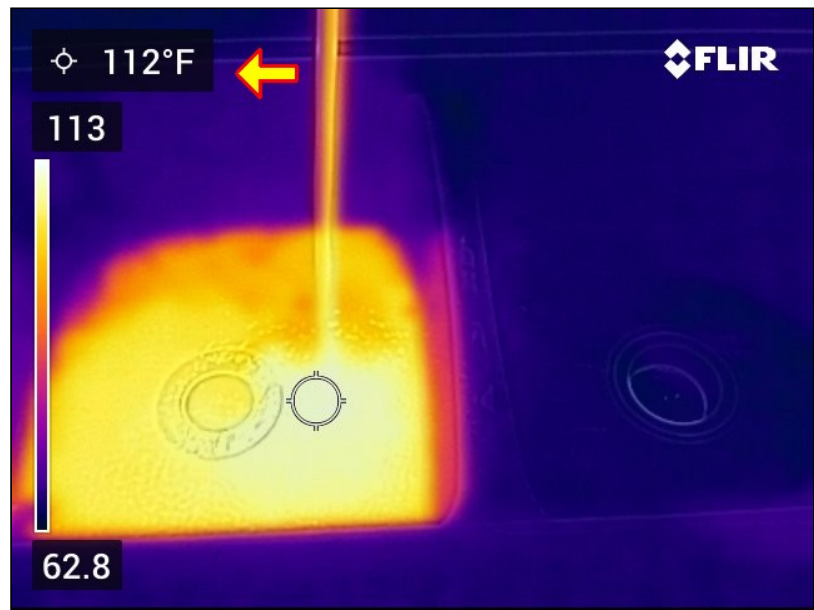
4.0 Item 3(Picture)

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(4) The water heater was inspected and was found to be operational at the time of the inspection. We did not evaluate the efficiency or recover rate of the water heater which is beyond the scope of a general home inspection. If concerned we recommend you consult a qualified licensed plumber. We recommend flushing the water heater routinely as regular maintenance.



4.0 Item 4(Picture)



4.0 Item 5(Picture)

4.1 MAIN WATER HEATER FLUE

WATER HEATER FLUE MATERIAL: SINGLE WALL, TRANSITE

Findings

A section of the water heater flue is a cemetitious-type flue. Cemetitious-type flues may contain asbestos and other hazards. The only way to confirm the presence or absence of

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asbestos is through lab testing. It is beyond the scope of a home inspection to test for the presence or absence of asbestos. We recommend replacing this section of the water heater flue by a qualified licensed plumber.



4.1 Item 1(Picture)

4.2 MAIN WATER HEATER (PLATFORM & STRAPPING)

Findings

The water heater is adequately strapped as required.

4.3 MAIN WATER HEATER (TEMPERATURE & PRESSURE RELIEF VALVE)

Findings

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IN NI NP RR IO Inspection Items

The water heater Temperature and Pressure (T&P) relief valve pipe short. The T&P pipe should extend within 6 inches of the floor. We recommend necessary corrections by a qualified licensed plumber.



4.3 Item 1(Picture)

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The water heater in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Interiors

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

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

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

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5.0 INTERIORS (GENERAL COMMENTS)

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

Findings

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



5.0 Item 1(Picture)

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

(3) Homes built before the 1980's are known to have building materials that may contain asbestos. It is beyond the scope of this general home inspection for us to test for asbestos. The only way to confirm the presence or absence of asbestos is by having the materials lab tested. If your concerned about asbestos, we recommend that you have the home evaluated by a qualified licensed environmental hygienist prior to the end of your contingency period.

5.1 CEILINGS

Findings

IN NI NP RR IO Inspection Items

(1) Hairline cracking was observed at the ceiling at several locations in the house. These hairline cracks are likely due to material shrinkage or settlement of the structure. We recommend prep and paint by a qualified licensed contractor.



5.1 Item 1(Picture)



5.1 Item 2(Picture)

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IN NI NP RR IO Inspection Items

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



5.1 Item 3(Picture)

5.2 WALLS

Findings

(1) The walls have cosmetic damage in several locations. We recommend prep and paint and/or repairs as needed by a qualified licensed drywall contractor.



5.2 Item 1(Picture)

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5.2 Item 2(Picture)

(2) Care should be taken when scraping paint on a house over 40 years old. The paint probably had lead in it which is known to be poisonous. We did not test the paint for lead which is out of the scope of a general home inspection. If your concerned that the paint may contain lead, we recommend that you have the paint tested for lead prior to the end of your contingency period by a qualified licensed contractor.



5.3 FLOOR COVERINGS

Findings

(1) Gaps noted in the flooring in several areas. Unworkmanlike finish in these areas. We recommend repairs or replacement by a qualified licensed flooring contractor.



5.3 Item 1(Picture)



5.3 Item 2(Picture)

(2) The carpet in areas of the house is loose, which could be a tripping hazard and lead to premature wear. We recommend having the carpet stretched by a qualified licensed floor contractor.



5.3 Item 3(Picture)

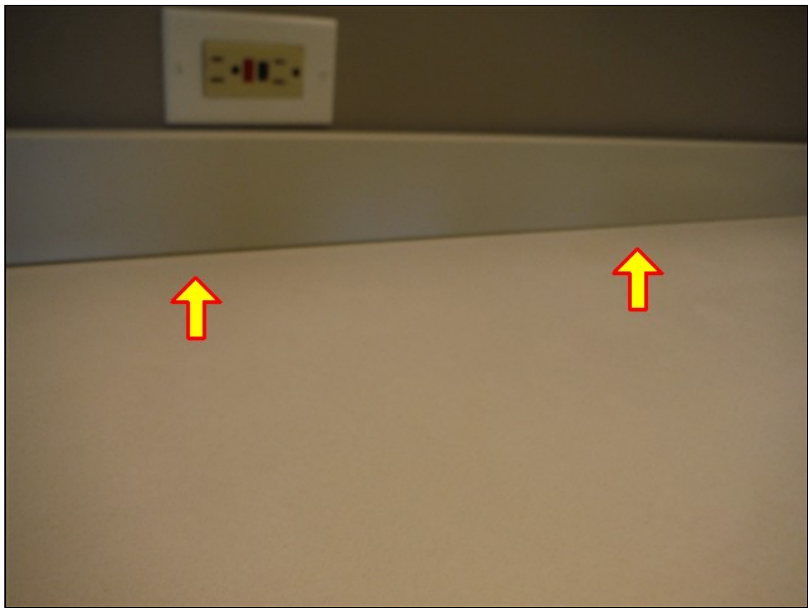
5.4 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)
Findings

IN NI NP RR IO Inspection Items

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



5.4 Item 1(Picture)



5.4 Item 2(Picture)

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IN NI NP RR IO Inspection Items

(2) The bottom shelf in the cabinet below the kitchen sink is stained, bowed/ damaged. This area was tested for moisture and was found to be dry at the time of inspection. We recommend necessary repairs or replacement by a qualified licensed contractor.



5.4 Item 3(Picture)

(3) Damage/loose drawer guides are noted at the bathroom cabinet drawers. We recommend necessary corrections by a qualified person.



5.4 Item 4(Picture)

5.5 DOORS (REPRESENTATIVE NUMBER)

Findings

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IN NI NP RR IO Inspection Items

(1) The door latching hardware is damaged at one or more areas. We recommend service or replacement by a qualified person.



5.5 Item 1(Picture)

(2) There are interior doors that are missing at one or more areas throughout the house. We recommend replacing where needed by a qualified person.



5.5 Item 2(Picture)

5.6 INFRARED CAMERA INSPECTION Findings

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IN NI NP RR IO Inspection Items

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



5.6 Item 1(Picture)



5.6 Item 2(Picture)

5.7 SAFETY GLASS (INTERIOR)

Findings

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

5.8 INTERIORS - OTHER

Findings

IN NI NP RR IO Inspection Items

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840 Paula St

Page 45 of 103

IN NI NP RR IO Inspection Items

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



5.8 Item 1(Picture)

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

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Cosmetic deficiencies are considered normal wear and tear and are not reported.

6. Fireplaces/ Chimneys

This inspection of the fireplace/ chimney is limited to the readily visible portions only. The inner reaches of a chimney flue are not visually accessible and the view from the top or bottom is not adequate to discover possible deficiencies or damage with in our general home inspection. We recommend that a National Fire Protection Association (NFPA) 211 Standard, Level II inspection by a qualified licensed professional be preformed prior to the end of your contingency period. They can use specialized tools, testing procedures, mirrors, and video cameras to thoroughly evaluate the fireplace system. We do not light the gas or start a fire, or check for proper drafting.

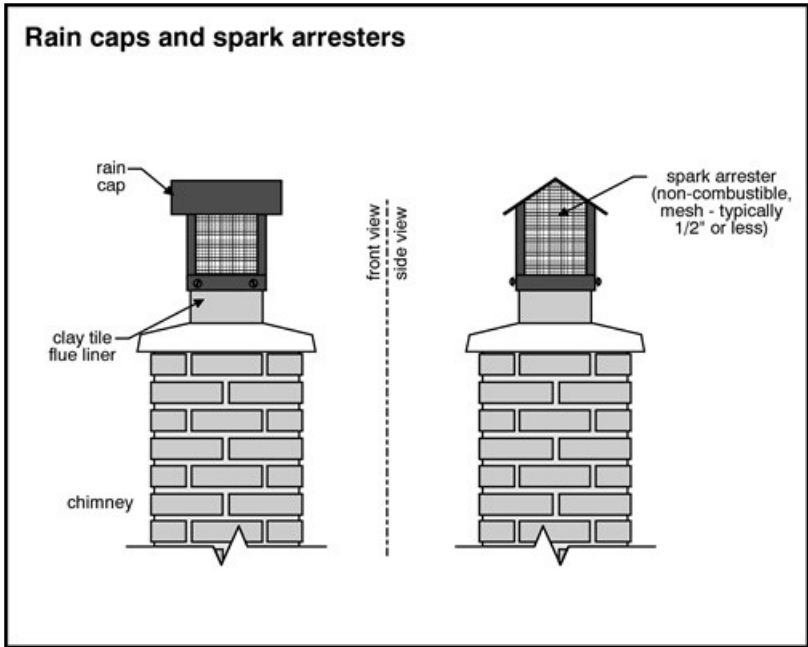
All fireplaces should be cleaned and inspected by a qualified licensed person on a regular basis to insure safe operation.

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6.0 FIREPLACE(S)/ CHIMNEY(S)

FIREPLACE TYPE: CONVENTIONAL
NUMBER OF FIREPLACES: ONE

Findings
(1) A spark arrester/ rain cap is not present/ installed. This may have been acceptable at the time of construction. Spark arresters prevent cinders from falling onto the roof which is a fire hazard. The rain cap prevents water from entering the chimney flue to help prevent deterioration. We recommend having a spark arrester/ rain cap installed by a qualified person.



6.0 Item 1(Picture)



6.0 Item 2(Picture)

(2) The chimney crown (mortar cap) is cracked. We recommend necessary repairs to

IN NI NP RR IO Inspection Items

help prevent moisture intrusion and further deterioration by a qualified licensed chimney contractor.



6.0 Item 3(Picture)

(3) Cracks are observed in the bricks of the chimney. The cracks do not appear to extend through the chimney, but are present in the bricks. To help prevent further cracking or water intrusion, the cracks should be repaired/ sealed. We recommend necessary repairs by a licensed chimney contractor.



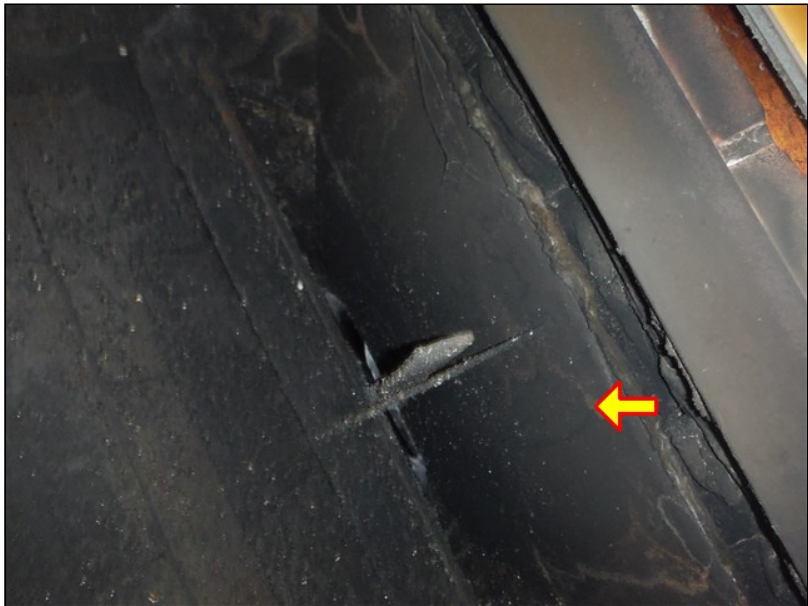
6.0 Item 4(Picture)

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(4) Excessive soot and/or creosote was present at the interior of the chimney. This is considered a fire hazard because the creosote is a tar-like material that can burn. The presence of soot/creosote can also conceal defects and prevents a visual inspection of the flue. We recommend having the chimney cleaned and inspected by a qualified licensed chimney sweep for safety due to the presence of soot/creosote.



6.0 Item 5(Picture)

6.1 DAMPER/ DAMPER CLAMP

6.2 HEARTH/ MANTLE

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The fireplace was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Smoke/ CO Detectors

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IN NI NP RR IO Inspection Items

7.0 SMOKE DETECTORS

Findings

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IN NI NP RR IO Inspection Items

(1) There are several smoke detectors missing where required. We recommend installing additional smoke detectors where needed to comply with current fire and safety standards and regulations.



7.0 Item 1(Picture)



7.0 Item 2(Picture)

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(2) One or more of the smoke detectors in the house are older models. Studies show that detectors that are more than 10 years old have a high rate of failure. Many old detectors do not have battery back-up, and will not work if the electricity is off. New requirements for smoke detectors are the sealed 10 year battery life smoke detectors. We recommend that all old detectors be replaced prior to occupancy of the house for safety.



7.0 Item 3(Picture)

7.1 CARBON MONOXIDE DETECTOR(S)

Findings
Carbon Monoxide detectors are not installed in this home or were not located/ not in a correct location at the time of the inspection. We recommend installing Carbon Monoxide detectors where needed prior to occupying the home.

Note: The quantity of Carbon Monoxide detectors that are required to be installed varies with each house. Larger houses, or those with multiple levels are required to have more CO detectors. A Carbon Monoxide detector is required on each level of a multi-level house and adjacent to each cluster of bedrooms.

7.2 BEDROOM EGRESS

7.3 SAFETY - OTHER

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

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

IN NI NP RR IO Inspection Items

replaced per manufactures instructions.

IN NI NP RR IO Inspection Items

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8. Plumbing System

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

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

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8.0 DRAIN, WASTE, AND VENT SYSTEMS

PLUMBING WASTE (OBSERVED INSIDE THE HOME): ABS, PARTIALY VISIBLE, CAST IRON

GAS DISTRIBUTION: RIGID IRON PIPE, PARTIALLY VISIBLE

WASHER DRAIN SIZE: DRAINS INTO A WASH BASIN/ SINK

Findings

IN NI NP RR IO Inspection Items

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



8.0 Item 1(Picture)



8.0 Item 2(Picture)

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(2) Some of the original drain, waste and vent system has been replaced with ABS plastic piping and some of the original cast iron piping is still present. Cast iron lines typically have a life span of about 50-60 years. Due to this fact, we highly recommend that you have the entire waste piping system evaluated by a qualified licensed plumber, **to include a video scope of the main sewer line, prior to the end of your contingency period.**



8.0 Item 3(Picture)

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

8.1 WATER SUPPLY, DISTRIBUTION SYSTEMS

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

Findings

IN NI NP RR IO Inspection Items

(1) There was no water flow at hot water at the hall bathroom when tested. This is non standard. We recommend further evaluation by a qualified licensed plumber prior to the end of your contingency period and necessary repairs made as needed.



8.1 Item 1(Picture)

(2) Water pressure was observed to be reduced when multiple faucets where operated at the same time. We recommend further evaluation by a qualified licensed plumber and necessary repairs made.



8.1 Item 2(Picture)

(3) It was common practice for homes built from the 1950's through the 1990's to have some portions of the plumbing distribution system installed through the concrete slab which have been known to deteriorate and result in leaks. During the inspection we tried to determine if any slab leaks may exist. At the time of the inspection we did not find any evidence of current leaks.

IN NI NP RR IO Inspection Items

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

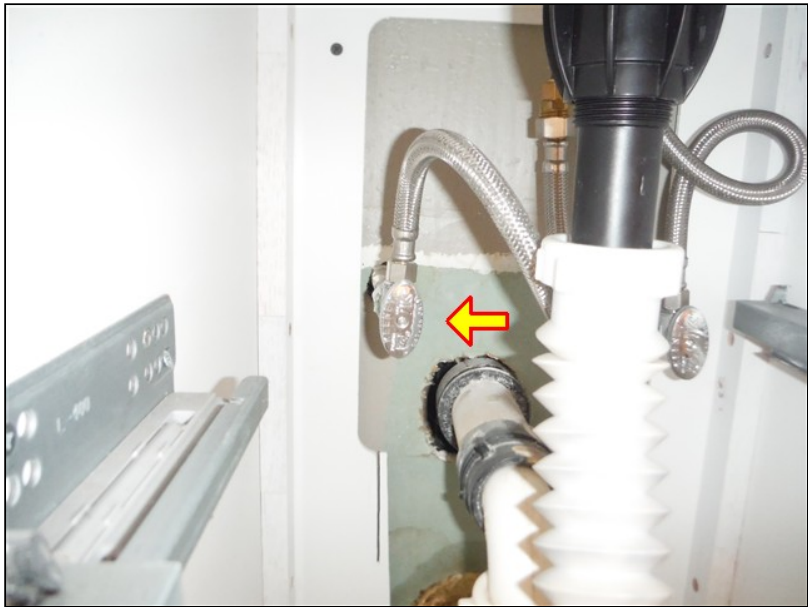
8.2 CONNECTED FIXTURES (VALVES, FAUCETS, TOILETS, ECT)

Findings

(1) Several of the angle stop valves are an older style gate valve. These gate valves can become "seized" due to lack of regular use and/ or calcium build up. We recommend replacing these older style gate valves with ball type water shut off angle stop valves by a qualified licensed plumber.



8.2 Item 1(Picture)



8.2 Item 2(Picture)

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



8.2 Item 3(Picture)

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8.3 TUB/ SHOWER ENCLOUSER(S)

Findings

(1) Mildew is noted in the sealant at one or more showers. We recommend removing the existing caulking and replacing by a qualified person.



8.3 Item 1(Picture)

IN NI NP RR IO Inspection Items

(2) The bathroom tub stopper is missing. We recommend replacement by a qualified person.



8.3 Item 2(Picture)

•

8.4 HOT AND COLD REVERSED AT FIXTURES

•

8.5 WATER PRESSURE/ REGULATOR

WATER PRESSURE (PSI): 80-85 PSI (HIGH)

Findings

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IN NI NP RR IO Inspection Items

The water pressure was checked with a water pressure gauge and was measured to be higher than 80 PSI at the time of the inspection. This is to high and corrections are needed. We recommend further evaluation by a qualified licensed plumber for necessary repairs or corrections.



8.5 Item 1(Picture)

8.6 HOSE SPIGOT(S)
Findings

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

(1) The exterior hose spigots do not have anti-siphon or anti-backflow devices installed on them. Theses anti-siphon or anti-backflow devices help prevent contaminated water from flowing back into the the house water supply system. We recommend installing anti-siphon or anti-backflow devices at the every exterior hose spigots by a qualified person.



8.6 Item 1(Picture)

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

(2) One or more hose spigot handles leaked when turned on. We recommend necessary repairs or replacement by a qualified licensed plumber.



8.6 Item 2(Picture)

(3) The accessible hose spigots were tested and were found to be operational at the time of the inspection.

Note: Some hose spigots may leak or drip when a watering hose is connected due to back pressure.

8.7 GAS/ FUEL STORAGE AND DISTRIBUTION SYSTEMS Findings

IN NI NP RR IO Inspection Items

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

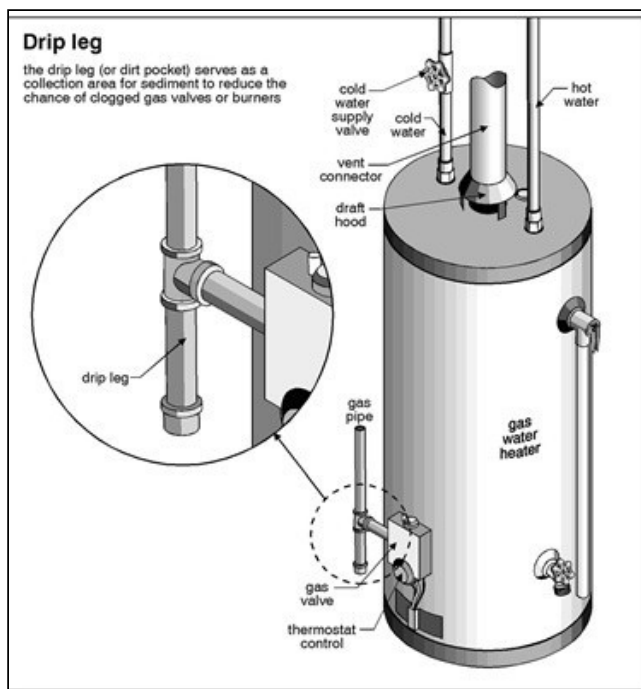
IN NI NP RR IO Inspection Items

(1) A 1/2" diameter gas pipe appears to feed more than one gas appliance. This is non-standard. Current standards require a 3/4" or larger gas pipe when servicing multiple gas appliances. We recommend further evaluation by a licensed plumber and necessary corrections as needed.



8.7 Item 1(Picture)

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



8.7 Item 2(Picture)

IN NI NP RR IO Inspection Items

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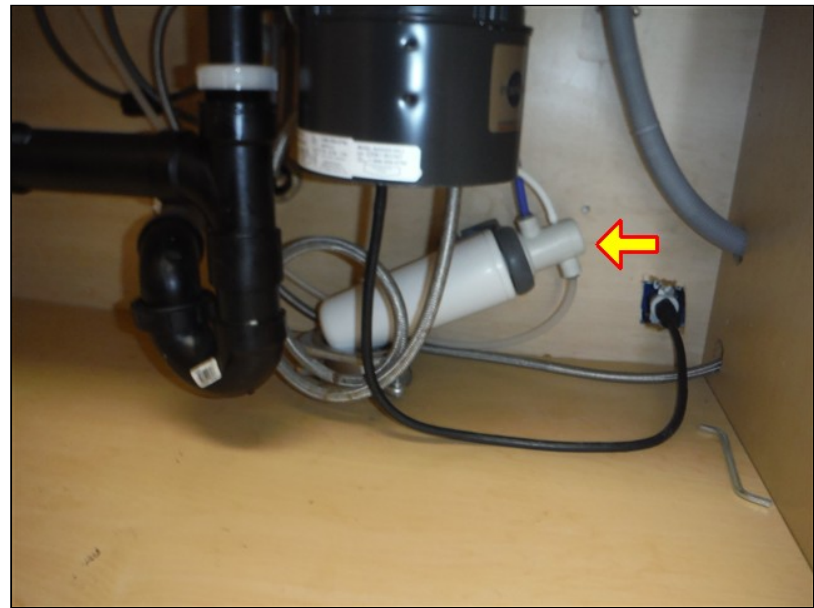
IN NI NP RR IO Inspection Items

(3) A gas and carbon monoxide leak test was conducted at accessible gas fittings and appliances using gas and CO leak detectors. There were no gas or CO leaks detected at the time of the inspection.

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8.8 WATER FILTER(S)

Findings
There is a water filter installed which we did not inspect. Water filters are out of the scope of a general home inspection. We recommend further evaluation by a qualified person if concerned.



8.8 Item 1(Picture)

IN NI NP RR IO Inspection Items

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. The water supply and waste line piping that is concealed within inaccessible areas such as covered walls and concrete slab floors was not evaluated. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Electrical System

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

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

IN NI NP RR IO Inspection Items

9.0 MAIN AND SUB PANELS

ELECTRIC SERVICE CONDUCTORS: BELOW GROUND
MAIN PANEL CAPACITY: 100 AMP
ELECTRIC PANEL MANUFACTURE: NOT LABELED

Findings

(1) There is no space provided for addition breakers in the main panel. I could not inspect the condition of the buss bars. We advise consulting with a qualified licensed electrician if expansion is needed.

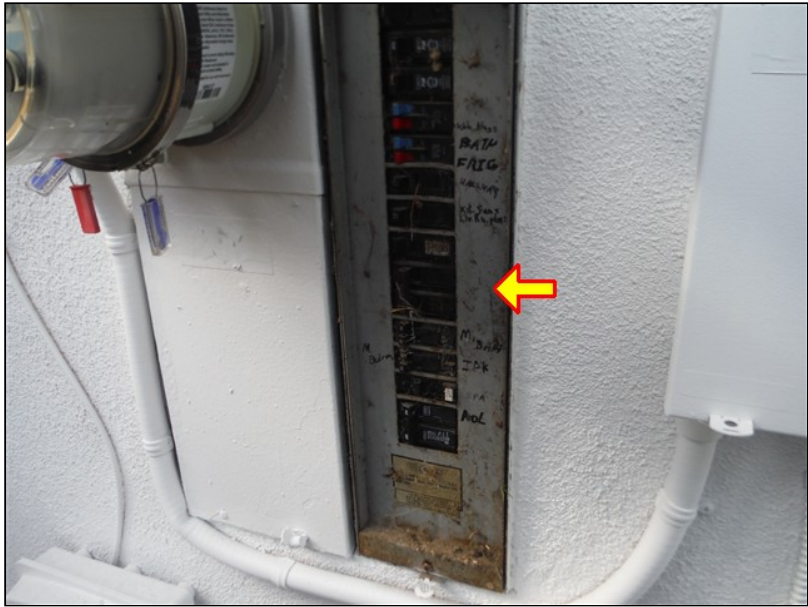


9.0 Item 1(Picture)

IN NI NP RR IO Inspection Items

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(2) The main panel breaker labels are illegible and/or confusing. We recommend having the breakers properly labeled for safety by a qualified person.



9.0 Item 2(Picture)

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



9.0 Item 3(Picture)

9.1

BRANCH CIRCUIT CONDUCTORS/ WIRING

BRANCH WIRE 15 AND 20 AMP: COPPER, PARTIALLY VISIBLE

WIRING METHODS: ROMEX, PARTIALLY VISIBLE

Findings

(1) There is exposed Romex type wires noted in the house in areas. This is a safety

IN NI NP RR IO Inspection Items

concern if used where it could be subject to physical damage. Romex wires are normally used in attics, inside walls, or inside conduit. We recommend necessary corrections by a qualified licensed electrician for safety.



9.1 Item 1(Picture)

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

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

9.2 CIRCUIT BREAKERS/ FUSES

PANEL TYPE: CIRCUIT BREAKERS

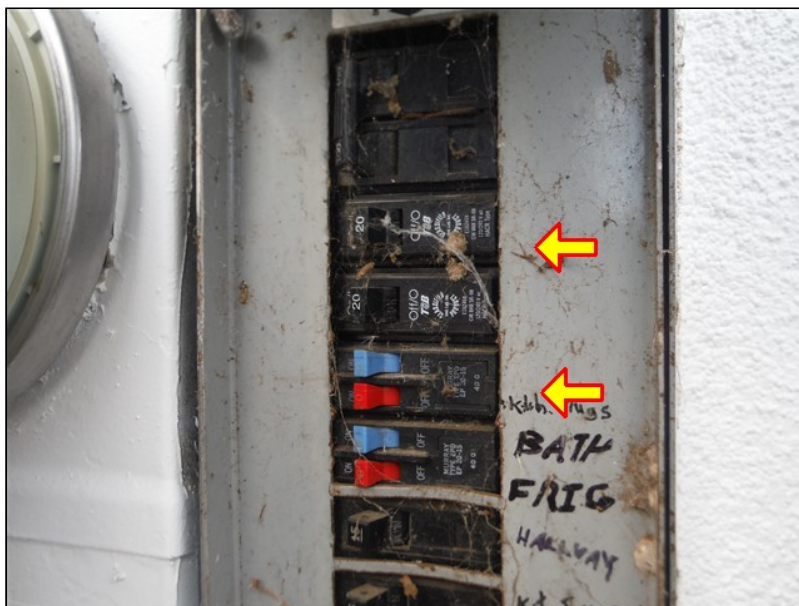
Findings

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

(1) Breakers were observed in the main panel which are from a manufacturer that is different than the panel manufacture. Most panel manufacturers require like-kind breakers to be installed from the same manufacture. Having breakers from another manufacturer could void the UL listing. We recommend further evaluation by a qualified licensed electrician and necessary corrections as needed.



9.2 Item 1(Picture)

(2) One or more circuit breakers in the main panel were off at the time of the inspection. Home inspectors do not turn on, operate or re set circuit breakers. Circuit breakers that are off could indicate a failure of that circuit or other problems. Turning on or re setting circuit breakers that are off can be a safety hazard. We recommend asking the seller or further evaluation by a qualified seller licensed electrician to determine why the breakers have been turned off.



9.2 Item 2(Picture)

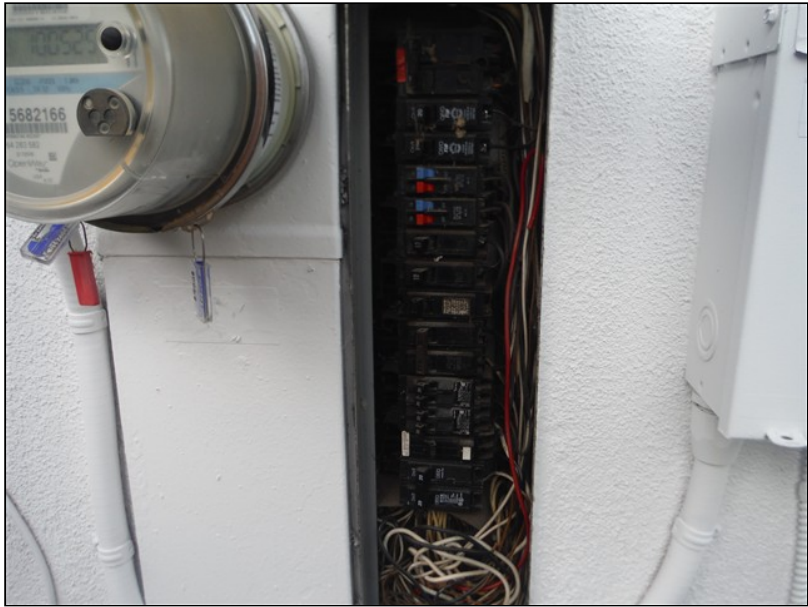
(3) Picture inside of the main electrical panel. The dead front cover was removed at the

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

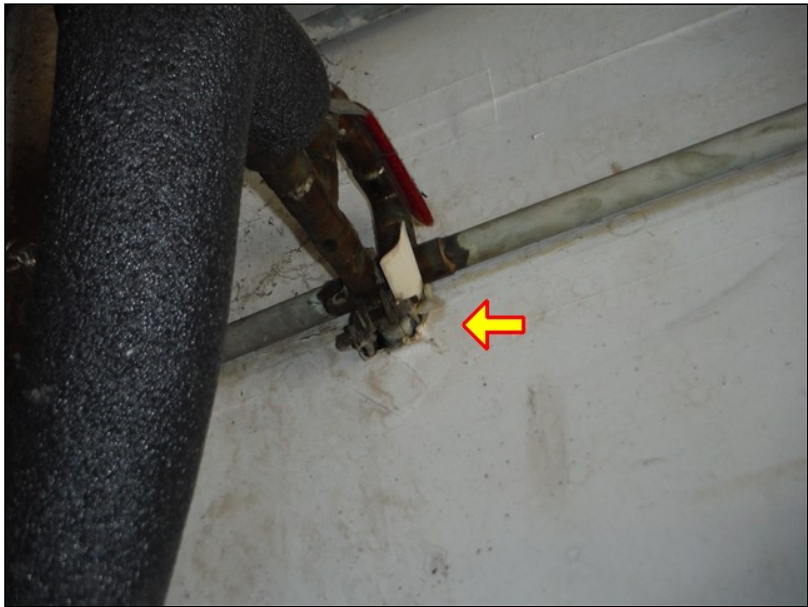
time of the inspection and the breakers, wiring and grounding were inspected. Appears to be functioning as intended.



9.2 Item 3(Picture)

9.3 SERVICE AND GROUNDING EQUIPMENT

Findings
Portions of the electrical system appears to be grounded through the plumbing system only which was standard at the time of construction. Newer homes have a separate ground rod which improves grounding. We recommend having a ground rod and wire installed by a qualified licensed electrician to improve grounding and safety.



9.3 Item 1(Picture)

9.4 CONNECTED DEVICES AND FIXTURES (REPRESENTATIVE NUMBER)

IN NI NP RR IO Inspection Items

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Findings

Some of the receptacles throughout the house are worn due to use and age. We recommend upgrading receptacles as needed by a qualified licensed electrician.



9.4 Item 1(Picture)



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

Findings

A representative number of receptacles throughout the house and garage were tested for power, polarity and grounding according to our standards-of-practice. These receptacles observed to be ok at the time of the inspection unless otherwise noted.



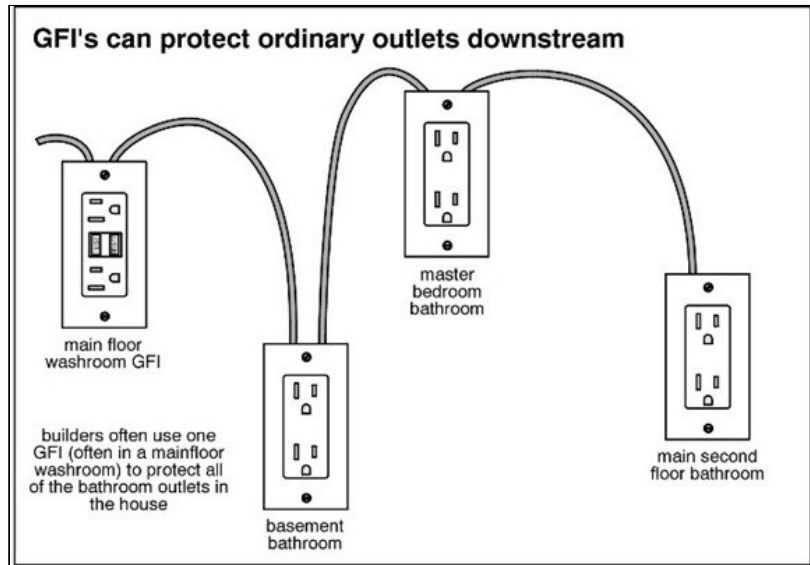
9.5 Item 1(Picture)

9.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Findings

All accessible GFCI receptacles were tested and were functioning properly at the time of the inspection unless otherwise reported. Sometimes a tripped GFCI receptacle may be difficult to find. If you do not have power at certain receptacles please check all GFCI's and reset the tripped GFCI receptacle. If the GFCI doesn't reset than replacement of the GFCI receptacle will be required.

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



9.6 Item 1(Picture)

9.7 OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)

Findings

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

9.8 JUNCTION BOXES (OBSERVABLE)

Findings

IN NI NP RR IO Inspection Items

(1) There are several receptacle covers missing at several areas. This is non standard and a potential shock hazard. We recommend installing receptacle plates by a qualified person where needed for safety.



9.8 Item 1(Picture)



9.8 Item 2(Picture)

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IN NI NP RR IO Inspection Items

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



9.8 Item 3(Picture)



9.8 Item 4(Picture)

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items

(3) There are one or more receptacle/switch covers that are damaged. This is a potential shock hazard. We recommend replacing damaged covers by a qualified person where needed for safety.



9.8 Item 5(Picture)

(4) An open junction box is observed in the attic. All electrical splices must be enclosed in a junction box. We recommend necessary repairs by a qualified person for safety.



9.8 Item 6(Picture)

9.9 EXTERIOR LIGHTING

EXTERIOR LIGHTING CONTROL: STANDARD SWITCHED

Findings

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

A representative number of exterior lights were tested and were found to be functional at the time of the inspection.

Note: Some of the exterior lights may be controlled by daylight or dusk-to-dawn sensors. These lights are not tested. We recommend verifying that these lights are operational prior to the end of your contingency period.



9.9 Item 1(Picture)

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9.10 SOLAR SYSTEMS Findings

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

The electric solar system is beyond the scope of the home inspection and was not inspected. We recommend verifying that the electric solar system is operational prior to the end of your contingency period.



9.10 Item 1(Picture)

IN NI NP RR IO Inspection Items

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. All electrical concerns/ defects should be considered a safety concern and should be corrected.

10. Heatpump(s)/ Heating and Cooling Equipment

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

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

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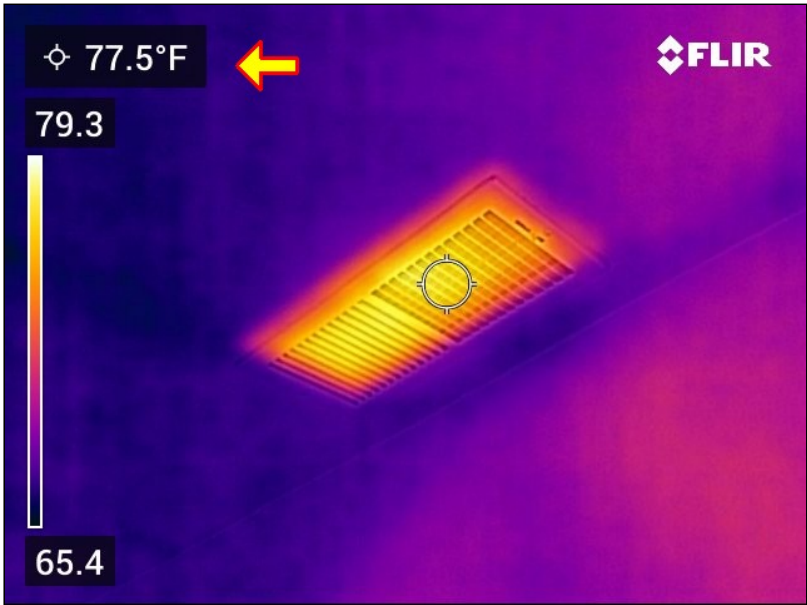
10.0 HEATING MODE AND EQUIPMENT

ENERGY SOURCE: ELECTRIC
NUMBER OF HEAT PUMP SYSTEMS: ONE
HEAT PUMP BRAND: DAIKIN
NUMBER OF CONDENSERS: ONE
HEAT PUMP AGE: LESS THAN 5 YEARS

Findings
The heat pump was tested and was functional/ operated in the heat mode at the time of the inspection. This is not original and documentation should be provided that this unit was installed per manufacturers specifications by a licensed HVAC contractor, if the buyer is concerned.



10.0 Item 1(Picture)



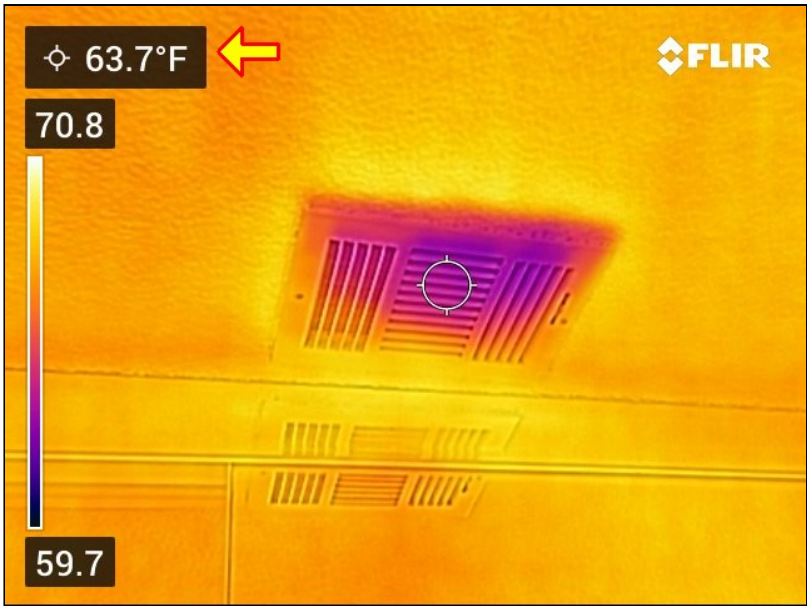
10.0 Item 2(Picture)

10.1 COOLING MODE AND EQUIPMENT

CONDENSER AGE: LESS THAN 5 YEARS

Findings

The air conditioner did operate but failed to produce an adequate amount of cold air. The temperature drop measured from the supply air and return air was under the minimum requirement of 14 degrees, which indicates that this system is not cooling as intended. We recommend a qualified licensed HVAC inspect and repair as needed prior to the end of your contingency period.



10.1 Item 1(Picture)



10.1 Item 2(Picture)

10.2 THERMOSTAT/ REMOTE

Findings

IN NI NP RR IO Inspection Items

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



10.2 Item 1(Picture)

10.3 DISTRIBUTION SYSTEMS (DUCTS, AIR FILTERS, ECT)

DUCTWORK: INSULATED, PARTIALLY VISIBLE

FILTER TYPE: DISPOSABLE

Findings

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

The outer insulation covering on several of the air ducts in the attic space missing/ damaged. We recommend repairs or replacing as needed by a qualified licensed HVAC contractor.



10.3 Item 1(Picture)

IN NI NP RR IO Inspection Items

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The cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover (Heating, Ventilation, and Air Conditioning). Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Structural Components

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

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

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

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11.0 STRUCTURE (GENERAL INFORMATIONAL)

ATTIC ACCESS/ LOCATION: SCUTTLE HOLE (HALLWAY)
WALL STRUCTURE: WOOD STUDS
FOUNDATION BOLTS: BOLTED - YES

Findings
A general home inspection does not include the evaluation of any structural components that are hidden behind floors, walls, or ceiling coverings. Such as anchor bolts, shear walls and seismic hardware, but is visual and non-invasive only.

11.1 ROOF STRUCTURE AND ATTIC SPACE

ROOF TYPE: GABLE
ROOF STRUCTURE: ENGINEERED WOOD TRUSSES, PLYWOOD SHEATHING
METHOD USED TO OBSERVE THE ATTIC SPACE: FROM THE ENTRY, CRAWLED, LIMITED ACCESS

Findings
Due to the structure of the roof/ framing and forced air handling components, some areas of the attic space could not be inspected.



11.1 Item 1(Picture)

11.2 SLAB

1ST LEVEL FLOOR STRUCTURE: SLAB - OLD

Findings
Concrete slabs are prone to cracking. Home Inspectors do not move stored items or lift floor coverings which may conceal cracks that the inspector cannot see. This should not deter you from further evaluation by a qualified licensed foundation contractor or structural engineer if concerned about the slab. It would be your (clients) responsibility to arrange this and for lifting or removing of the flooring.

11.3 FOUNDATION

FOUNDATION: POURED CONCRETE

IN NI NP RR IO Inspection Items

11.4 FOUNDATION BOLTS

Findings
Foundation bolts are visible in the garage.



11.4 Item 1(Picture)

IN NI NP RR IO Inspection Items

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Ventilation and Insulation

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

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IN NI NP RR IO Inspection Items

12.0 INSULATION IN THE ATTIC SPACE

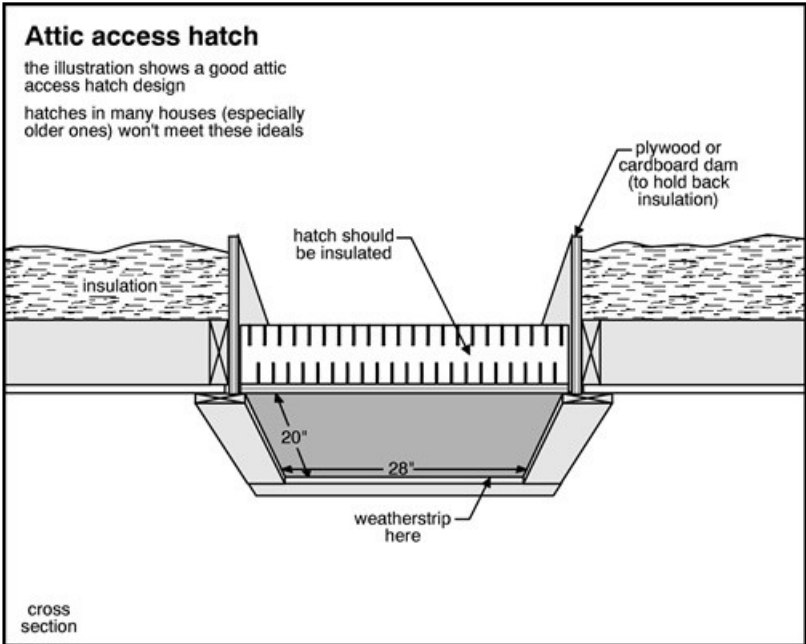
R-VALUE (APPROXIMATE): NONE
Findings

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

(1) The attic space access hatch cover is not insulated. We recommend insulating the attic access hatch cover to reduce unwanted heat loss/gain by a qualified person.



12.0 Item 1(Picture)

(2) View of the insulation in the attic. Appears to be functioning as intended unless otherwise reported.



12.0 Item 2(Picture)

12.1 DRYER VENT

DRYER VENT: FLEXIBLE METAL, METAL

Findings

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items

(1) The dryer vent duct cap is missing. We recommend replacement.



12.1 Item 1(Picture)

(2) The laundry duct fitting is connected with tape. This is non-standard. We recommend properly installing the laundry dryer duct with a spring clamp or hose clamp.



12.1 Item 2(Picture)

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

(3) Only the first 8' of dryer duct should be the corrugated type. When concealed behind the wall, in crawlspace or attic a rigid metal pipe should be used. Improper installation can be a fire hazard. We recommend necessary corrections by qualified person.



12.1 Item 3(Picture)



12.2 BATHROOM VENTING

Findings

(1) The bathroom vent in the primary bathroom did not work when tested. It is important to have a functional vent to remove humid air. We recommend necessary repairs or replacement by a qualified licensed contractor.



12.2 Item 1(Picture)

(2) The primary bathroom exhaust vent does not terminate to the exterior. This can allow excessive moisture to be introduced into the attic space which can lead to

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

moisture related issues. We recommend properly ducting the bathroom vent(s) to the exterior of the attic space by a qualified licensed contractor.



12.2 Item 2(Picture)

12.3 VENTILATION OF THE ATTIC SPACE

ATTIC VENTILATION: SOFFIT VENTS, O'HAGEN (FLAT) VENTS

IN NI NP RR IO Inspection Items

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The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

13. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. Inspection of built-in appliances is limited. It does not include dismantling and inspection of internal parts. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable, or determine the effectiveness or life remaining of any built-in appliances.

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

IN NI NP RR IO Inspection Items

13.0 RANGE/ OVEN

RANGE/ OVEN/ COOKTOP: GAS

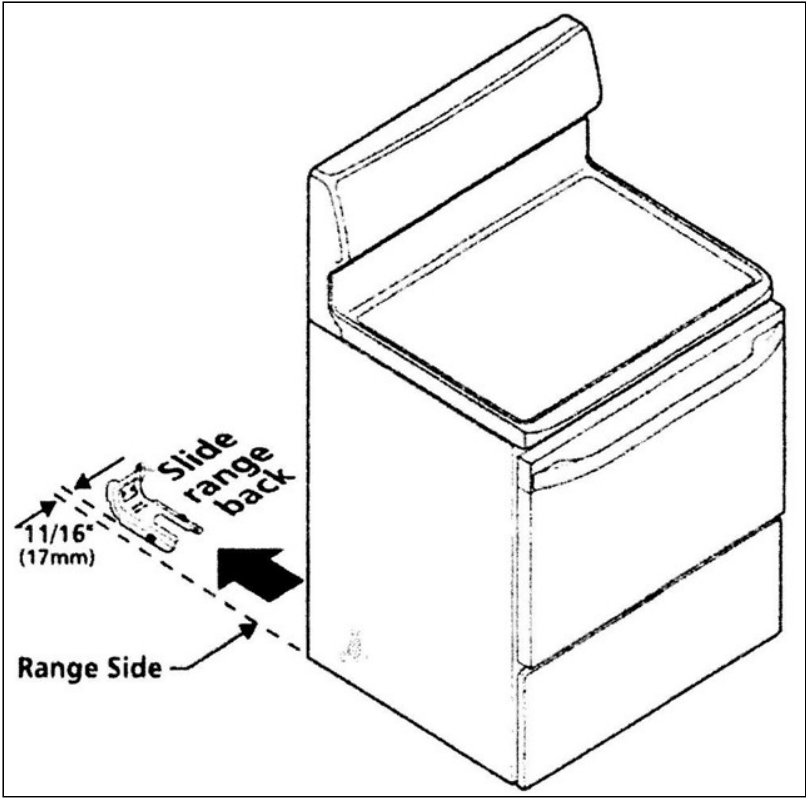
Findings

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items

(1) An anti tip bracket was not installed at the range. This bracket prevents the range from tipping forward which could cause the range to fall over. We recommend installation of an anti tip bracket by a qualified person for safety and to help prevent injury.



13.0 Item 1(Picture)

IN NI NP RR IO Inspection Items

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

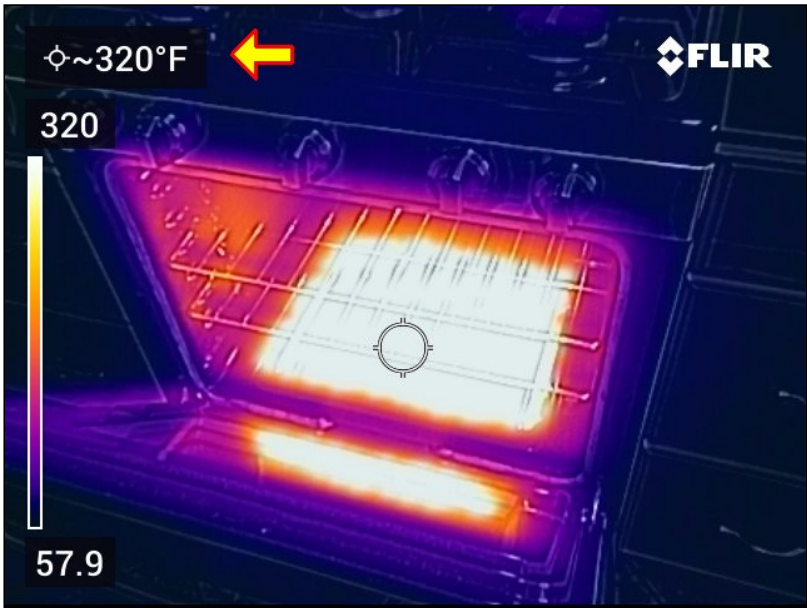


13.0 Item 2(Picture)

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



13.0 Item 3(Picture)



13.0 Item 4(Picture)

13.1 DISHWASHER

Findings

The dishwasher was tested and functioned properly at the time of the inspection. This is not an exhaustive test and does not verify the cleaning efficiency of the dishwasher.

13.2 RANGE HOOD/ VENT

RANGE HOOD/ EXHAUST TYPE: RE-CIRCULATE

Findings

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

13.3 FOOD WASTE DISPOSER

Findings

IN NI NP RR IO Inspection Items

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

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



13.3 Item 1(Picture)

13.4 MICROWAVE (BUILT-IN)

Findings

(1) The microwave is loose in the cabinet. We recommend necessary repairs by a qualified appliance contractor.



13.4 Item 1(Picture)

(2) The built in microwave was installed too close to the cooktop burners. This condition

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

could cause damage to the plastic covering and the electronic control panel due to excessive heat. We recommend replacing the microwave with a low-profile microwave or relocating it which would allow at least 18 inches of clearance between the bottom of the microwave and the cooktop burners. Lower clearances may be allowed per manufacturers listing.



13.4 Item 2(Picture)

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



13.4 Item 3(Picture)

☐ ☒ ☐ ☐ ☐ 13.5 WASHING/ DRYER (CLOTHES)

DRYER POWER SOURCE: 220 VOLT ELECTRIC OR GAS, 3-PRONG 220 VOLT DRYER RECEPTACLE

IN NI NP RR IO Inspection Items

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Findings

(1) There is a three prong 220 volt receptacle installed for the dryer. Most new electric dryers require a four prong receptacle. If you install an electric dryer, you may need to upgrade the receptacle or the dryer power cord. We recommend necessary corrections by a qualified licensed electrician.



13.5 Item 1(Picture)

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

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13.6 REFRIGERATOR

Findings

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

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

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

14. Gas, Electric, Water Shut-Off Locations

☒ ☐ ☐ ☐ ☐ 14.0 MAIN GAS SHUT-OFF VALVE

Findings
The main gas shut off valve is located at the gas meter at the left exterior side of the house (facing front).



14.0 Item 1(Picture)

☒ ☐ ☐ ☐ ☐ 14.1 MAIN ELECTRICAL PANEL

Findings
The Main Electrical panel is located at the left exterior side of the house (facing front).



14.1 Item 1(Picture)

☒ ☐ ☐ ☐ ☐ 14.2 MAIN WATER SHUT-OFF

IN NI NP RR IO Inspection Items

Findings

The main water shut-off valve is located at the front exterior side of the house (facing front).



14.2 Item 1(Picture)

IN NI NP RR IO Inspection Items

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General Summary



All Pro Property Inspection

760-557-5571

Travis@allpropi.com

Customer

Dong & Justina Nguyen

Address

840 Paula St
Escondido CA 92027

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

1. Roofing

1.2 ROOF DRAINAGE (GUTTERS/ DOWNSPOUTS, SCUPPERS)

Repair or Replace

(1) Downspouts need extensions and/or buried drain lines to carry water away from the home at several locations around the home. We recommend necessary corrections where needed by a qualified licensed contractor.

(2) Some rain gutters and downspouts are present/ installed. A complete rain gutter system helps control water flow and keeps moisture away from the foundation/ structure. We recommend having additional gutters and downspouts installed where needed by a qualified licensed contractor as an upgrade.

(3) Gutters require cleaning. We recommend having the gutters cleaned by a qualified licensed contractor.

(4) The gutter is damaged/sagging at one or more areas. We recommend replacing this gutter by a

qualified licensed contractor.

2. Exterior

2.1 VEGETATION (WITH RESPECT TO ITS EFFECT ON THE BUILDING)

Repair or Replace

Tree(s) and/or large plants are located too close to the house. Tree limbs/vegetation that are too close to the house can cause damage in several ways. Limbs or vines in contact with roof or hanging near roof should be trimmed to prevent damage to roof and/or to prevent rodent infestation. Also, as the plants grow, damage can occur to the siding, concrete flat work and to the foundation. We recommend having the foliage removed or trimmed by a qualified professional to prevent damage to the house as soon as possible.

2.3 WALL CLADDING FLASHING AND TRIM

Inspected

Care should be taken when sanding or scraping old paint on houses over 40 years old. The paint may have lead in it which is known to be a health hazard. The only way to confirm the presence of lead in the paint or surrounding area is by arranging for lead testing by a qualified professional. Testing for lead is not part of this inspection. If the paint is found to have lead after testing, it should only be removed or encapsulated by a qualified licensed contractor.

2.4 EAVES, SOFFITS, FASCIAS

Repair or Replace

Some damaged wood was observed at the eaves and fascia boards at one or more areas. Determining if this damage was caused by termites is beyond the scope of a home inspection. Home inspectors do not have the authority to comment on termites or dry rot, which is the responsibility of a state licensed pest inspector. We recommend referring to the pest inspection report for a full evaluation and necessary repairs made by a qualified licensed contractor.

2.6 WINDOWS (INTERIOR AND EXTERIOR)

Repair or Replace

(1) Damaged/ deteriorated sealant noted at several of the retrofit windows. We recommend resealing the top and sides of these windows by a qualified person to prevent moisture intrusion.

(2) There are several damaged window screens throughout the house. We recommend repair or replace as needed by a qualified person.

(3) A window latch was found to be difficult to operate. We recommend necessary repair or replacement by a qualified licensed window contractor.

(4) Condensation was observed between the panes of glass at one or more window(s). This occurs when the seal has failed between the panes of glass, and ambient air has entered the assembly. Replacement of the glass is required. Since some failed windows may not be easily found due to changing ambient conditions (heat, humidity, etc). We recommend having all of the windows reviewed by a licensed window contractor to determine how many windows require repair/replacement. We recommend repairing or replacing all windows that have failed window seals by a qualified licensed window contractor.

2.7 SAFETY GLASS (EXTERIOR)

Repair or Replace

Homes built before 1979 may not have safety glazing (glass) where it is required in newer homes. Regular plate glass that is subject to human impact can cause injuries. Locations that have a higher probability of human impact are now required to have safety or tempered glass. These areas include sliding glass doors, windows or glass doors around tubs and showers, windows at stairwell landings, windows low to the ground, and windows which may be damaged either by a swinging door or by someone being pushed into the glass by a swinging door. Therefore glass inserts at doors and adjacent to doors should be safety glass.

Since plate glass was acceptable at the time of construction, home inspectors can only recommend upgrades for safety, but sellers do not have to bring an old house up to today's building code. Also

some safety glass cannot be identified without specialty testing equipment which home inspectors do not use. We recommend upgrading doors and windows as needed for safety by a qualified licensed window contractor.

2.8 DRIVEWAYS, PATIOS, WALKWAYS

Repair or Replace

(1) Several stress and/ or settling cracks observed in the concrete driveway, walkways and rear patio. This may indicate that soil movement is occurring, there may be root encroachment, or the concrete was installed without proper re-enforcement. These areas may deteriorate further. We recommend repairs as needed using a qualified licensed contractor.

(2) A tripping hazard exists at the patio where pavers are missing. We recommend necessary repairs by a qualified licensed contractor to avoid injuries.

2.9 FENCE AND/OR GATES

Repair or Replace

The fence is loose, leaning and deteriorated in several areas. We recommend necessary repairs or replacing as needed by a qualified licensed fence contractor.

2.11 DECKS AND PATIO COVERS

Repair or Replace

(1) Posts in contact with the concrete patio at the front of the house. Posts should be elevated off the ground on a footing/strap system to prevent moisture damage. We recommend corrections by a deck contractor as needed.

(2) The wood posts are not strapped to the beams. We recommend having the posts strapped for stability and seismic resilience. We recommend necessary repairs by a qualified licensed deck contractor.

3. Garage

3.0 GARAGE VEHICLE DOOR(S)

Repair or Replace

The garage vehicle door is dented/damaged. Over time, dents/damage may become larger or develop cracks due to the bending of the metal panels. We recommend necessary repairs by a qualified licensed garage door contractor

3.1 GARAGE VEHICLE DOOR OPENER(S)

Repair or Replace

(1) One or more of the lights did not work when the garage door opener was tested. The lights built in the garage door opener are a safety device. We recommend replacing the bulbs and testing again. If the bulbs fail to light we recommend necessary repairs or replacement by a qualified licensed garage door contractor.

(2) The safety reverse photo-eye is mounted at an incorrect height from the ground. Most manufacturers recommend mounting these devices at about 4"-6" from the ground for safety. We recommend necessary corrections by a qualified licensed garage door contractor.

3.6 FIRE-RATED DOOR

Repair or Replace

(1) The garage fire door to the house swings toward the garage, which has a lower floor level. Current building standards would require that a 36 inch landing no more than 1 inch lower than the threshold be installed so that the door does not swing over a lower floor level. This may have been acceptable at the time of construction and therefore the requirement is unknown. Recommend installing a proper landing by a qualified licensed contractor as an upgrade for safety.

(2) The door between the house and garage did not have a Fire Rating Certificate or Plate. Without a plate, I could not confirm whether the door meets fire code safety requirements. We recommend further evaluation by a licensed door contractor. The "fire door" is required to meet one of the following

characteristics: 1-3/8 inch thick solid wood, 1-3/8 inch thick steel shell door with Honeycomb core, Fire-rated (with certificate plate). If the door is not rated as a fire door we recommend replacing by a qualified licensed door contractor for safety.

3.7 FIRE-DOOR CLOSING DEVICE

Repair or Replace

The required auto-closing hinge was not installed and requires installation at the door to the garage. We recommend installing an auto-closing hinge by a qualified licensed door contractor.

4. Water Heater

4.0 MAIN WATER HEATER (CONTROLS)

Repair or Replace

(1) The water heater does not have a "Thermal Expansion Tank" installed to prevent a possible leak at the T&P or "pop-off" valve. Recent changes in code require one when a new water heater is installed. This change is not retroactive on older previously installed Gas/LP water heaters. In addition, this requirement is subject to your local municipal code. There were no leaks or drips at the T&P valve during inspection. If your water heater does begin to drip or leak, then a thermal expansion tank may be needed. We recommend installing a thermal tank by a qualified licensed plumber as an upgrade.

(2) The water heater is an older unit/ 10 plus years, and repairs or even failure can be expected. Based on manufacture's statistics the average life of a water heater is 7-10 years. We recommend replacing the water heater by a qualified licensed plumber.

(3) A leak pan is not installed under the water heater. We recommend installing a leak pan under the water heater by a qualified licensed plumber.

4.1 MAIN WATER HEATER FLUE

Repair or Replace

A section of the water heater flue is a cementitious-type flue. Cementitious-type flues may contain asbestos and other hazards. The only way to confirm the presence or absence of asbestos is through lab testing. It is beyond the scope of a home inspection to test for the presence or absence of asbestos. We recommend replacing this section of the water heater flue by a qualified licensed plumber.

4.3 MAIN WATER HEATER (TEMPERATURE & PRESSURE RELIEF VALVE)

Repair or Replace

The water heater Temperature and Pressure (T&P) relief valve pipe short. The T&P pipe should extend within 6 inches of the floor. We recommend necessary corrections by a qualified licensed plumber.

5. Interiors

5.1 CEILINGS

Repair or Replace

(1) Hairline cracking was observed at the ceiling at several locations in the house. These hairline cracks are likely due to material shrinkage or settlement of the structure. We recommend prep and paint by a qualified licensed contractor.

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

5.2 WALLS

Repair or Replace

(1) The walls have cosmetic damage in several locations. We recommend prep and paint and/or repairs as needed by a qualified licensed drywall contractor.

(2) Care should be taken when scraping paint on a house over 40 years old. The paint probably had lead in it which is known to be poisonous. We did not test the paint for lead which is out of the scope of a general home inspection. If you are concerned that the paint may contain lead, we recommend that you have the paint tested for lead prior to the end of your contingency period by a qualified licensed contractor.

5.3 FLOOR COVERINGS**Repair or Replace**

(1) Gaps noted in the flooring in several areas. Unworkmanlike finish in these areas. We recommend repairs or replacement by a qualified licensed flooring contractor.

(2) The carpet in areas of the house is loose, which could be a tripping hazard and lead to premature wear. We recommend having the carpet stretched by a qualified licensed floor contractor.

5.4 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)**Repair or Replace**

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

(2) The bottom shelf in the cabinet below the kitchen sink is stained, bowed/ damaged. This area was tested for moisture and was found to be dry at the time of inspection. We recommend necessary repairs or replacement by a qualified licensed contractor.

(3) Damage/loose drawer guides are noted at the bathroom cabinet drawers. We recommend necessary corrections by a qualified person.

5.5 DOORS (REPRESENTATIVE NUMBER)**Repair or Replace**

(1) The door latching hardware is damaged at one or more areas. We recommend service or replacement by a qualified person.

(2) There are interior doors that are missing at one or more areas throughout the house. We recommend replacing where needed by a qualified person.

5.8 INTERIORS - OTHER**Repair or Replace**

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

6. Fireplaces/ Chimneys

6.0 FIREPLACE(S)/ CHIMNEY(S)**Repair or Replace**

(1) A spark arrester/ rain cap is not present/ installed. This may have been acceptable at the time of construction. Spark arresters prevent cinders from falling onto the roof which is a fire hazard. The rain cap prevents water from entering the chimney flue to help prevent deterioration. We recommend having a spark arrester/ rain cap installed by a qualified person.

(2) The chimney crown (mortar cap) is cracked. We recommend necessary repairs to help prevent moisture intrusion and further deterioration by a qualified licensed chimney contractor.

(3) Cracks are observed in the bricks of the chimney. The cracks do not appear to extend through the chimney, but are present in the bricks. To help prevent further cracking or water intrusion, the cracks should be repaired/ sealed. We recommend necessary repairs by a licensed chimney contractor.

(4) Excessive soot and/or creosote was present at the interior of the chimney. This is considered a fire hazard because the creosote is a tar-like material that can burn. The presence of soot/creosote can also conceal defects and prevents a visual inspection of the flue. We recommend having the chimney cleaned and inspected by a qualified licensed chimney sweep for safety due to the presence of soot/ creosote.

7. Smoke/ CO Detectors

7.0 SMOKE DETECTORS**Repair or Replace**

- (1) There are several smoke detectors missing where required. We recommend installing additional smoke detectors where needed to comply with current fire and safety standards and regulations.
- (2) One or more of the smoke detectors in the house are older models. Studies show that detectors that are more than 10 years old have a high rate of failure. Many old detectors do not have battery back-up, and will not work if the electricity is off. New requirements for smoke detectors are the sealed 10 year battery life smoke detectors. We recommend that all old detectors be replaced prior to occupancy of the house for safety.

7.1 CARBON MONOXIDE DETECTOR(S)

Repair or Replace

Carbon Monoxide detectors are not installed in this home or were not located/not in a correct location at the time of the inspection. We recommend installing Carbon Monoxide detectors where needed prior to occupying the home.

Note: The quantity of Carbon Monoxide detectors that are required to be installed varies with each house. Larger houses, or those with multiple levels are required to have more CO detectors. A Carbon Monoxide detector is required on each level of a multi-level house and adjacent to each cluster of bedrooms.

8. Plumbing System

8.0 DRAIN, WASTE, AND VENT SYSTEMS

Repair or Replace

- (1) A corrugated (flexible) waste pipe is installed at several sinks. This is a non standard installation because this type of material may hold bacteria and is more likely to become clogged. We recommend replacing these corrugated (flexible) waste pipe by a qualified licensed plumber.
- (2) Some of the original drain, waste and vent system has been replaced with ABS plastic piping and some of the original cast iron piping is still present. Cast iron lines typically have a life span of about 50-60 years. Due to this fact, we highly recommend that you have the entire waste piping system evaluated by a qualified licensed plumber, **to include a video scope of the main sewer line, prior to the end of your contingency period.**

8.1 WATER SUPPLY, DISTRIBUTION SYSTEMS

Repair or Replace

- (1) There was no water flow at hot water at the hall bathroom when tested. This is non standard. We recommend further evaluation by a qualified licensed plumber prior to the end of your contingency period and necessary repairs made as needed.
- (2) Water pressure was observed to be reduced when multiple faucets were operated at the same time. We recommend further evaluation by a qualified licensed plumber and necessary repairs made.
- (3) It was common practice for homes built from the 1950's through the 1990's to have some portions of the plumbing distribution system installed through the concrete slab which have been known to deteriorate and result in leaks. During the inspection we tried to determine if any slab leaks may exist. At the time of the inspection we did not find any evidence of current leaks.

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

Repair or Replace

- (1) Several of the angle stop valves are an older style gate valve. These gate valves can become "seized" due to lack of regular use and/ or calcium build up. We recommend replacing these older style gate valves with ball type water shut off angle stop valves by a qualified licensed plumber.
- (2) The bathroom faucet is loose. We recommend necessary repairs or replacement by a qualified licensed plumber.

8.3 TUB/ SHOWER ENCLOUSER(S)

Repair or Replace

- (1) Mildew is noted in the sealant at one or more showers. We recommend removing the existing caulking and replacing by a qualified person.
- (2) The bathroom tub stopper is missing. We recommend replacement by a qualified person.

8.5 WATER PRESSURE/ REGULATOR**Repair or Replace**

The water pressure was checked with a water pressure gauge and was measured to be higher than 80 PSI at the time of the inspection. This is too high and corrections are needed. We recommend further evaluation by a qualified licensed plumber for necessary repairs or corrections.

8.6 HOSE SPIGOT(S)**Repair or Replace**

(1) The exterior hose spigots do not have anti-siphon or anti-backflow devices installed on them. These anti-siphon or anti-backflow devices help prevent contaminated water from flowing back into the house water supply system. We recommend installing anti-siphon or anti-backflow devices at the every exterior hose spigots by a qualified person.

(2) One or more hose spigot handles leaked when turned on. We recommend necessary repairs or replacement by a qualified licensed plumber.

8.7 GAS/ FUEL STORAGE AND DISTRIBUTION SYSTEMS**Repair or Replace**

(1) A 1/2" diameter gas pipe appears to feed more than one gas appliance. This is non-standard. Current standards require a 3/4" or larger gas pipe when servicing multiple gas appliances. We recommend further evaluation by a licensed plumber and necessary corrections as needed.

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

9. Electrical System

9.0 MAIN AND SUB PANELS**Repair or Replace**

(1) There is no space provided for additional breakers in the main panel. I could not inspect the condition of the buss bars. We advise consulting with a qualified licensed electrician if expansion is needed.

(2) The main panel breaker labels are illegible and/or confusing. We recommend having the breakers properly labeled for safety by a qualified person.

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

9.1 BRANCH CIRCUIT CONDUCTORS/ WIRING**Repair or Replace**

(1) There is exposed Romex type wires noted in the house in areas. This is a safety concern if used where it could be subject to physical damage. Romex wires are normally used in attics, inside walls, or inside conduit. We recommend necessary corrections by a qualified licensed electrician for safety.

9.2 CIRCUIT BREAKERS/ FUSES**Repair or Replace**

(1) Breakers were observed in the main panel which are from a manufacturer that is different than the panel manufacture. Most panel manufacturers require like-kind breakers to be installed from the same manufacture. Having breakers from another manufacturer could void the UL listing. We recommend further evaluation by a qualified licensed electrician and necessary corrections as needed.

(2) One or more circuit breakers in the main panel were off at the time of the inspection. Home inspectors do not turn on, operate or re set circuit breakers. Circuit breakers that are off could indicate a failure of that circuit or other problems. Turning on or re setting circuit breakers that are off can be a safety hazard. We recommend asking the seller or further evaluation by a qualified seller licensed electrician to determine why the breakers have been turned off.

9.3 SERVICE AND GROUNDING EQUIPMENT**Repair or Replace**

Portions of the electrical system appears to be grounded through the plumbing system only which was standard at the time of construction. Newer homes have a separate ground rod which improves grounding. We recommend having a ground rod and wire installed by a qualified licensed electrician to improve grounding and safety.

9.4 CONNECTED DEVICES AND FIXTURES (REPRESENTATIVE NUMBER)**Repair or Replace**

Some of the receptacles throughout the house are worn due to use and age. We recommend upgrading receptacles as needed by a qualified licensed electrician.

9.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**Inspected**

All accessible GFCI receptacles were tested and were functioning properly at the time of the inspection unless otherwise reported. Sometimes a tripped GFCI receptacle may be difficult to find. If you do not have power at certain receptacles please check all GFCI's and reset the tripped GFCI receptacle. If the GFCI doesn't reset than replacement of the GFCI receptacle will be required.

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

9.7 OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)**Not Present**

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

9.8 JUNCTION BOXES (OBSERVABLE)**Repair or Replace**

(1) There are several receptacle covers missing at several areas. This is non standard and a potential shock hazard. We recommend installing receptacle plates by a qualified person where needed for safety.

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

(3) There are one or more receptacle/switch covers that are damaged. This is a potential shock hazard. We recommend replacing damaged covers by a qualified person where needed for safety.

(4) An open junction box is observed in the attic. All electrical splices must be enclosed in a junction box. We recommend necessary repairs by a qualified person for safety.

10. Heatpump(s)/ Heating and Cooling Equipment

10.1 COOLING MODE AND EQUIPMENT**Repair or Replace**

The air conditioner did operate but failed to produce an adequate amount of cold air. The temperature drop measured from the supply air and return air was under the minimum requirement of 14 degrees, which indicates that this system is not cooling as intended. We recommend a qualified licensed HVAC inspect and repair as needed prior to the end of your contingency period.

10.3 DISTRIBUTION SYSTEMS (DUCTS, AIR FILTERS, ECT)**Repair or Replace**

The outer insulation covering on several of the air ducts in the attic space missing/ damaged. We recommend repairs or replacing as needed by a qualified licensed HVAC contractor.

12. Ventilation and Insulation

12.0 INSULATION IN THE ATTIC SPACE

Repair or Replace

(1) The attic space access hatch cover is not insulated. We recommend insulating the attic access hatch cover to reduce unwanted heat loss/gain by a qualified person.

12.1 DRYER VENT

Repair or Replace

(1) The dryer vent duct cap is missing. We recommend replacement.

(2) The laundry duct fitting is connected with tape. This is non-standard. We recommend properly installing the laundry dryer duct with a spring clamp or hose clamp.

(3) Only the first 8' of dryer duct should be the corrugated type. When concealed behind the wall, in crawlspace or attic a rigid metal pipe should be used. Improper installation can be a fire hazard. We recommend necessary corrections by qualified person.

12.2 BATHROOM VENTING

Repair or Replace

(1) The bathroom vent in the primary bathroom did not work when tested. It is important to have a functional vent to remove humid air. We recommend necessary repairs or replacement by a qualified licensed contractor.

(2) The primary bathroom exhaust vent does not terminate to the exterior. This can allow excessive moisture to be introduced into the attic space which can lead to moisture related issues. We recommend properly ducting the bathroom vent(s) to the exterior of the attic space by a qualified licensed contractor.

13. Built-In Kitchen Appliances

13.0 RANGE/ OVEN

Repair or Replace

(1) An anti tip bracket was not installed at the range. This bracket prevents the range from tipping forward which could cause the range to fall over. We recommend installation of an anti tip bracket by a qualified person for safety and to help prevent injury.

13.3 FOOD WASTE DISPOSER

Repair or Replace

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

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

13.4 MICROWAVE (BUILT-IN)

Repair or Replace

(1) The microwave is loose in the cabinet. We recommend necessary repairs by a qualified appliance contractor.

(2) The built in microwave was installed too close to the cooktop burners. This condition could cause damage to the plastic covering and the electronic control panel due to excessive heat. We recommend replacing the microwave with a low-profile microwave or relocating it which would allow at least 18 inches of clearance between the bottom of the microwave and the cooktop burners. Lower clearances may be allowed per manufacturers listing.

13.5 WASHING/ DRYER (CLOTHES)

Not Inspected

(1) There is a three prong 220 volt receptacle installed for the dryer. Most new electric dryers require a

four prong receptacle. If you install an electric dryer, you may need to upgrade the receptacle or the dryer power cord. We recommend necessary corrections by a qualified licensed electrician.

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

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