



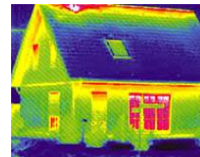
SUBJECT PROPERTY:
1175 Camino Del Sol, San Marcos, CA 92069



PREPARED FOR:
Brian & Patricia Goldojarb

INSPECTION DATE:
02/12/2025

INSPECTOR:
Greg Campbell, CCI
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InspectRite

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Providing assurance and confidence in the transfer of real property.

Introduction

The purpose of the inspection is to assess the general condition of the property. Special attention is given to identifying deficiencies in systems and components that require immediate repair, or that need further investigation. Chips, cracks, blemishes, etc. that are cosmetic in nature are not reportable items. The Client is therefore advised to inspect and evaluate such items personally.

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

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

Thank you for choosing *InspectRite*. We hope the information contained in the report is beneficial to you. If there are areas that you have questions about or would like further explanation, please don't hesitate to call us. Your satisfaction is important to us.

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The **STANDARDS OF PRACTICE** of the California Real Estate Inspection Association (CREIA)
are available upon request or may be viewed at www.creia.org

Summary Report

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

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

GROUNDS

EXTERIOR COVERING(S) - 2

3.18 Damage:

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

3.20 Roof Covering:

Repair - Broken tiles were observed. We recommend repair/replacement by a licensed roofing contractor.

RETAINING WALL(S)

3.23 Damage:

Further Evaluation - Displacement / rotation of the wall was present. Recommend further evaluation and repair of this condition by a masonry contractor. Condition was observed at: Front.

FENCES/WALLS/GATES

3.27 Masonry Walls:

Further Evaluation - Displacement / rotation of the wall was present along with stair step cracks indicating differential settlement. Recommend further evaluation and repair of this condition by a masonry contractor. Condition was observed at: along right side.

BUILDING EXTERIOR

EXTERIOR WOOD

4.10 Damaged Wood:

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

ROOF COVERING

ROOF COVERING

7.8 Tile Roof Damage:

Repair - Broken tile (1) were observed. This condition allows rain water and/or UV light to infiltrate under the roof covering, which over time can prematurely erode/damage the roof underlayment. Any opening in the roof covering is considered an active leak. Corrections are needed to ensure adequate weather protection. Condition was observed at: Left side.

GARAGE

GARAGE INTERIOR

9.5 Fire Separation:

Safety - Hole(s) were noted in the drywall between the garage and living space. This interrupts the integrity of the fire separation wall. Condition was observed at: Garage attic.

WATER HEATER

WATER HEATER - 1

11.8 Old(er) System:

Marginal - The water heater was as old or nearly as old as its expected service life. Its future performance may be short-lived.

11.12 Seismic Straps:

Safety - Only one seismic straps was installed. Minimum requirements for water heaters are 2 approved straps at the upper and lower 1/3 of the water tank, anchored with minimum 1/4" X 3" lag bolts into the studs (or the structural equivalent where stud attachment is not an option).

ELECTRICAL

OUTLETS

13.21 Outlets Hazardous:

Safety - Outlet(s) were ungrounded. We suspect a ground wire is present inside the j-box, but maybe loose or disconnected. An outlet with an open ground doesn't safeguard equipment and can be shock hazard. Condition was observed at: Gazebo (1 outlet).

BATHROOMS

Bathroom #1

17.10 Bathtub Plumbing:

Repair - Drippy plumbing fixture noted. This can often be repaired by changing worn components.

PROPERTY & INSPECTION INFORMATION

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

Please read the entire report carefully. If you have questions or would like further explanation, please call **InspectRite** at **866.994.0505**. For your convenience, a list of service companies and contractors in your area is available within our website at www.inspectrite.com. You may also find useful a section on Repair and Replacement Cost Estimates for a variety of systems and components.

PROPERTY INFORMATION

- 1.1 Client(s):** Brian & Patricia Goldojarb.
- 1.2 Property Address:** 1175 Camino Del Sol, San Marcos, CA 92069.
- 1.3 Building Type:** Single-family home, 1 story.
- 1.4 Building Age:** 1992 year built. 33 years old.
- 1.5 Approximate Size:** 1140 sf. See appraisal or legal description for precise estimate of size.
- 1.6 Utilities:** Public. Utilities were turned on. Utilities have been identified as a courtesy only. Actual utility type should be verified by the owner or from public records.
- 1.7 Current Occupancy:** Furnishing present. Limited areas visible/accessible due to furnishings.

INSPECTION DETAILS

- 1.8 Inspector:** Greg Campbell, CREIA Certified Inspector.
- 1.9 Date of Inspection:** 02/12/2025.
- 1.10 Time Arrived:** 12:30 pm.
- 1.11 Time Departed:** 3:00 pm.
- 1.12 Weather:** Rainy.
- 1.13 Present at Inspection:** Client(s), Agent.

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

INSPECTRITE
Residential . Commercial . Industrial

File #31051-camino del sol-gc

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

PERMITS

1.15 Systems Replaced/Altered: Replacement water heater, Replacement furnace, Replacement a/c condenser, Partial replacement water lines, Electrical distribution at various locations.

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

Permit Verification: Be aware that permit investigation is not within the scope of the inspection. We recommend checking with the local building department for permit information when room additions/modifications may be present, as well as when modifications to plumbing, electrical, and heating/cooling systems are apparent.

Repair Notes: It is recommended that a buyer obtain all relevant documentation and receipts regarding the scope of repairs performed as well as any transferable warranties.

NOTATIONS / COMMENTS

1.17 Excluded Systems/Components: Telecommunication -phone/tv/internet, Security alarm.

1.18 Disclosure(s): 1. Prior fire in March 2024 and subsequent remodel/remediation.

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

HOW TO READ THIS REPORT

2.1 Basic Limitations:

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

2.2 Organization & Word Definitions:

This report is organized by individual sections pertaining to specific construction systems/components. Within each section there is first a description of the components inspected followed by observations or a statement of its condition. Items that appear to need attention, repair, or are beyond their expected service life are identified by the inspector. The following definitions may be helpful in understanding the condition of such items. Any recommendation by the inspector suggests corrective action or further evaluation. Repair or further evaluation should be undertaken by an appropriately qualified tradesman, licensed contractor, or engineer. The client should always seek additional information until he/she is satisfied that the condition is sufficiently understood.

Functional - No material defect was observed. In the opinion of the inspector, the component is capable of being used for its intended purpose without the need for immediate repair or replacement. Some functional components may be aged or worn from time and usage.

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

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

Maintenance - Needs regular maintenance or routine repairs.

Marginal - Has limited remaining useful life or limited performance.

Repair - Not performing as intended, or has missing parts, or was unable to be safely used/tested, defective or requiring repair or replacement. Any item reported as needing repair should be considered a material defect.

Safety - Poses a health or safety risk.

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

GROUNDS

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

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

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

DISCLAIMER

3.1 Detached Features:

Be aware that detached features described below are noted as a courtesy only. Paving, retaining walls, fencing, detached structures including decks, coverings and auxiliary buildings are beyond the scope of our inspection. Only exterior items directly affecting or attached to the building, such as exterior grading, drainage, porches and attached structures are included as part of scope of work.

SITE GRADING

3.2 Site Grading:

Flat building pad with banks at the left.

3.3 Exterior Grade at Foundation:



Marginal - The finished grade level of exterior flatwork was too high against the building. Flatwork was in contact with siding material. Ideally, the exterior flatwork should be held at least 2" below the bottom edge of the siding to help protect the siding and structure against moisture damage and termite infestation. Condition was observed at: various places around the building.

DRAINAGE

3.4 Drainage Features:

Surface drainage. Subsurface drains were installed to assist site drainage. Subsurface drains were not tested. Recommend verifying that the underground drainage system is functional, and recommend flushing drains annually.

3.5 Condition:

Functional - with routine or maintenance items as noted below.

3.6 Underground Drains:



Maintenance - Drain inlets were observed to be clogged or partially clogged. Flushing out drains may also be needed.

Maintenance - Drain cover(s) were missing / damaged. Improvements are needed to keep debris out of the drain pipes. Condition was observed at: left.

PAVING & FLATWORK

3.7 Driveway Material:

Concrete.

**3.8 Walking Surfaces
Material:**

Concrete, Brick.

3.9 Condition:

Functional - with routine or maintenance items as noted below. The condition of the paving was normal for its age. Minor cracks and displacements in paving is typical and commonly occurs over time.

3.10 Soil Stability Indicator:

There was no significant distress to exterior flatwork that was observed that would suggest there has been undue movement / settlement with soils underlying the building pad.

3.11 Maintenance:



Maintenance - Cracks and gaps in paving should be sealed/repared to stop water infiltration, which can help prevent further damage. Condition was observed at: right front.

3.12 Drainage:

Advisory - Paved surfaces did not drain fully. Puddles will develop during raining weather. Condition was observed at: various paved surfaces around the building.

EXTERIOR COVERING(S) - 1

3.13 Material/Type:



Attached, Metal framing.

3.14 Condition:

Functional - with routine or maintenance items as noted below.

3.15 Roof Covering:



Maintenance - Debris is in need of clearing from the roof.

EXTERIOR COVERING(S) - 2

3.16 Material/Type:



Detached gazebo. A roof covering was installed.

3.17 Maintenance:

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

3.18 Damage:



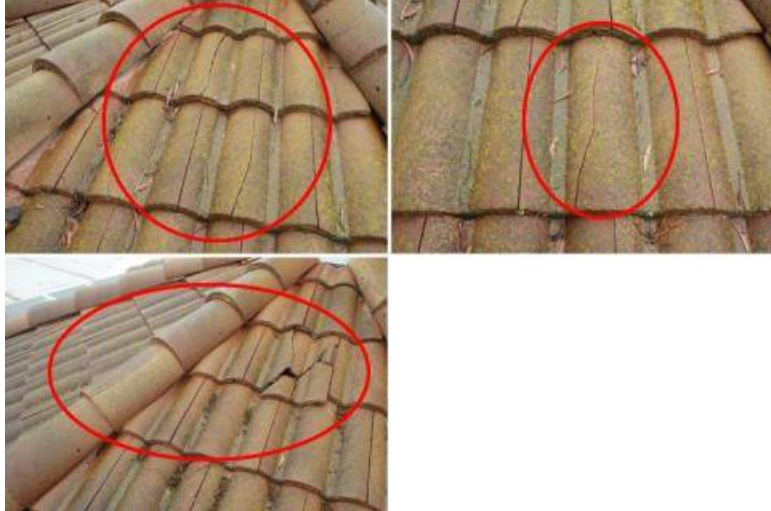
Further Evaluation - Damage/Deterioration was noted. We recommend further evaluation from a licensed pest inspection company. If a pest inspection has already been performed than refer to that report for additional information regarding damage to wood members.

3.19 Moisture Concerns:



Marginal - Evidence of moisture intrusion was noted at the framing to floor transition in places.

3.20 Roof Covering:



Repair - Broken tiles were observed. We recommend repair/replacement by a licensed roofing contractor.

3.21 Patio Ceiling Fan(s): Functional -

RETAINING WALL(S)

3.22 Material/Type:



Concrete block with stucco finish.

3.23 Damage:

Further Evaluation - Displacement / rotation of the wall was present. Recommend further evaluation and repair of this condition by a masonry contractor. Condition was observed at: Front.

3.24 Moisture/Drainage:

Marginal - No drain or weep holes were visible for this wall. We did not observe any other means of drainage behind this wall such as a discharge point of an underground drainage system. Retained moisture can have an adverse affect on the structural properties of retaining walls. Recommend asking the owner if a drainage system is installed and the termination point where collected waters discharge. Also, you may need to conduct further evaluation by a masonry or drainage contractor to determine is a drainage system is present.



Marginal - Mineral deposits and water stains noted at lower areas of the wall. This is usually an indication that the waterproofing and/or drainage system behind the wall is damaged or insufficient.

FENCES/WALLS/GATES**3.25 Material/Type:**

Wood, Metal tubing, Masonry.

3.26 Wood Fencing:



Repair - Damage/Deterioration was noted. Condition was observed at: Left.

Repair - Loose/Rotted post(s) were found. Condition was observed at: Left.

3.27 Masonry Walls:



Further Evaluation - Displacement / rotation of the wall was present along with stair step cracks indicating differential settlement. Recommend further evaluation and repair of this condition by a masonry contractor. Condition was observed at: along right side.

Marginal - Vertical cracks noted at various locations. The wall appeared to be constructed without vertical relief joints or expansion joints. Without relief joints, vertical cracks in masonry walls can be expected due to thermal expansion and contraction.

LANDSCAPING

3.28 Landscaping:

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

3.29 Plantings:



Repair - Damaged/loose cap bricks and damaged/missing mortar were noted at the planter. Condition was observed at: rear.

3.30 Irrigation System:

Not Inspected. Comments made are a courtesy.

3.31 Lighting:

Not Inspected. Comments made are a courtesy.

BUILDING EXTERIOR

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

BUILDING EXTERIOR

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

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

SIDING SYSTEM

4.3 Material/Type: Stucco.

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

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

4.6 Maintenance:



Repair - Gaps/Openings were present at the exterior of the building that could allow pests and/or small animals to enter. Sealing openings are recommended. Condition was observed at: Right.



Maintenance - Small areas, typically at corners or bottom edge of the stucco siding, were chipped, loose or missing. Routine repairs recommended. Condition was observed at: spot locations.

4.7 Stucco Cracks:

Advisory - Narrow cracks were observed, which is a common condition with stucco siding. Stucco is by nature hard and strong, but is relatively thin and brittle and will crack. The curing and drying process causes shrinkage cracks to develop. Normal settlement in the building framing will create narrow cracks.

EXTERIOR WOOD

4.8 Exterior Wood:

Present.

4.9 Maintenance:



Maintenance - Gaps/Openings were present at the exterior of the building that could allow pests and/or small animals to enter. Sealing openings are recommended. Condition was observed at: Right.

Maintenance - Faded and/or peeling paint was noted. Painting is needed at this time to preserve the condition of the exterior wood. Paint helps to protect exterior wood from weathering and dry rot. Condition was observed at: Door surrounds.

4.10 Damaged Wood:



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

GUTTERS & DOWNSPOUTS

4.11 Material/Type: Not installed.

4.12 Upgrade: **Upgrade** - Suggest installing full perimeter gutters and downspouts as an upgrade to help improve drainage.

CHIMNEYS & FIREPLACES

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

CHIMNEY(S) / FIREPLACE(S)

5.1 Type: Prefabricated metal firebox and flue.

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

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

CHIMNEY / FIREPLACE - 1

5.4 Location:



Living room.

5.5 Fireplace Features:

Damper(s), Gas plumbing. A clamp was installed to hold the damper(s) in the open or partially open position. Permanently installed spark screen(s), Glass doors, A spark arrestor is installed at the top of the chimney(s).

5.6 Condition:

Functional - with routine or maintenance items as noted below.

5.7 Fireplace Maintenance:



Maintenance - The log lighter entrance into the firebox was not sealed with grout or fire caulking. The present condition is a safety concern.

FOUNDATION & STRUCTURE

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

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

FOUNDATION

6.1 Foundation Type:

Perimeter concrete footings, Slab on-grade construction.

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

PERIMETER WALLS

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

INTERIOR SLAB

6.4 Condition: Functional - The floor slab was not visible due to floor coverings. Determining the condition of the floor slab was limited.

ANCHORING / BRACING

6.5 Foundation Anchors: Not visible due to wall finishes. The 1st level structure is presumed to be bolted to the foundation based on the period of construction.

FLOOR & WALL FRAMING

6.6 Main Structure Type: Wood.

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

ROOF FRAMING

6.8 Type/Material: Prefabricated light wood trusses.

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

ROOF COVERING

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

ROOF COVERING

7.1 Material/Type:



Concrete tiles.

7.2 Age:

Original roof covering(s).

7.3 Life Expectancy:

The life expectancy for a tile roof covering is 30 - 40 years.

7.4 How Inspected:

The roof was not walked on due to wet, slippery conditions. Viewed from the edge of the roof on a ladder. Limited areas visible and/or not able to view areas close up.

7.5 Condition:

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

7.6 Older Roof:

Advisory - The roof covering is nearing the end of its expected service life.

7.7 Roof Maintenance:

Maintenance - Moss and lichen buildup was present on the roof covering. Cleaning will help prevent deterioration of the roof covering.

7.8 Tile Roof Damage:



Repair - Broken tile (1) were observed. This condition allows rain water and/or UV light to infiltrate under the roof covering, which over time can prematurely erode/damage the roof underlayment. Any opening in the roof covering is considered an active leak. Corrections are needed to ensure adequate weather protection. Condition was observed at: Left side.

VISIBLE FLASHING

7.9 Visible Flashings:

Metal. We observed the following types of flashings: Jacks and birdstop.

7.10 Roof Penetrations:

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

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

7.12 Missing Flashing: **Marginal** - Drip edge flashing is not installed at the edge of the roof. Edge flashing is required by today's standards to route water away from the wood trim or fascia. Lack of edge flashing can result in moisture damage to the eaves. No resulting damage was found at this time.

ATTIC

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

ATTIC SPACE

8.1 Access:



Ceiling hatch. Access location: Hall, Garage.

8.2 Viewing:

The attic was entered and inspected where accessible.

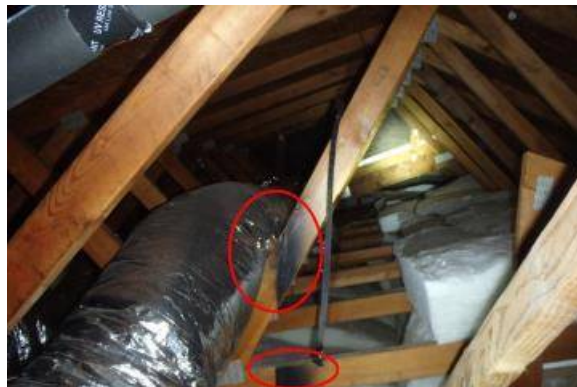
8.3 Roof Sheathing Type:

Oriented Strand Board.

8.4 Condition:

Functional -

8.5 Attic Space:



Advisory - Evidence of the previous fire was noted where heat marks were noted in a spot location. This condition does not appear to be structurally significant and

requires no action.

ATTIC INSULATION

8.6 Material/Thickness: Fiberglass batts, 12 inches thick (approx. R40).

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

8.8 Energy Loss:



Maintenance - Insulation was missing or fallen out of place at a spot areas.

ATTIC VENTILATION

8.9 Type: Attic ventilation included: Eave vents and gable vent(s)

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

8.11 Deficiency(s):



Maintenance - Ventilation was blocked at the eaves by insulation. Insulation should be moved away from the eave vents to increase attic ventilation. This will help to reduce attic temperatures in the summertime, which is beneficial to the life of the roof covering and can reduce heat transfer to the interior. The condition was observed at: Eave vent(s)

GARAGE

Garage Notes: 1) Automatic door openers can cause serious injury and even death when safety reverse devices are not installed or not operating properly. 2) Garage doors installed since 1993 are required to be equipped with both pressure sensing and motion sensing safety reverse devices. Any auto door opener not equipped with both types of safety reverses should be retrofitted or replaced. 3) The testing and operation of door opener remotes and exterior keypads are excluded from our inspection. 4) Fire rated assemblies are outside the scope of this inspection. We do not evaluate fire rated walls, only confirm that a separation wall is present. 5) Garage doors installed after July 1st, 2019 require backup batteries.

9.1 Type:



Attached 2 car garage.

GARAGE INTERIOR

9.2 Fire Wall:

A fire separation wall is constructed between the garage and living space. A self-closing fire door is installed for access to the interior.

9.3 Ventilation Type:

Screened wall vents to the exterior, Window(s)

9.4 Garage Interior:





Repair - Damage was noted to finish surfaces. Loose drywall tape and holes were noted in places.

9.5 Fire Separation:



Safety - Hole(s) were noted in the drywall between the garage and living space. This interrupts the integrity of the fire separation wall. Condition was observed at: Garage attic.

9.6 Exterior Door(s):

Maintenance - Weather-stripping was damaged, missing or not effective.

GARAGE DOOR(S)

9.7 Type: Sectional type.

9.8 Automatic Door Opener(s): Installed. Equipped with safety reverse mechanism(s).

9.9 Condition: Functional - Garage door(s) operated. However routine or maintenance items were noted. See notations below.

9.10 Automatic Door Opener(s):



Safety - The sensors for the motion safety reverse are installed higher than the recommended maximum height of 6 inches. Consequently, the safety reverse mechanism may not provide the protection as it was intended.

**GARAGE- FOUNDATION,
SLAB & FRAMING**

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

9.12 Condition: Functional -

PLUMBING

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

Water Supply Plumbing Notes: 1) All accessible plumbing fixtures are checked for normal water flow. 2) Between 40 psi - 80 psi is considered the normal range for water pressure. To maintain water pressure within this range, an operable pressure regulator may be needed. 2) The inspector does not test local supply line shutoff valves. These valves, if turned, may be subject to leaking. 3) Inspecting soft water systems and testing for water quality is beyond the scope of the inspection.

Wastewater Plumbing Notes: 1) Underground pipes cannot be judged. Underground waste pipes can be observed for breaks or root intrusion by means of a snaking camera by others if desired. 2) Inspection of private septic systems is beyond scope of the inspection.

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

WATER SUPPLY SYSTEM

10.1 Piping Material: Copper and PEX plastic plumbing., Limited areas visible.

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

The service life of PEX plastic plumbing is expected to be for 30 years or more, but this is a new product and a reliable service life has not been established. This plastic plumbing may surpass copper when "hard" water is present. However, it is more prone to damage from rodents and abuse or abrasion.

10.3 Water Main & Shutoff:



Main Shutoff

Located at exterior right side. The main shutoff valve was tested.

10.4 Water Pressure:



50 psi. A pressure regulator was installed.

10.5 Condition:

Functional -

10.6 Water Supply Pipes:



Advisory - Abandoned line(s) and/or replacement line(s) were noted. This could be an indication of a past plumbing failure with the water supply line(s). Condition was observed at: Garage and attic.

10.7 Local Water Shutoffs & Connectors:

Upgrade - Some newer or replacement local shutoff valves and/or plumbing connections were installed serving the sinks and/or toilets. Remaining components were old/original, beyond their expected service life. These components have a 15-20 year life expectancy and are prone to leaking and failure as they age. Recommend replacing old components as an upgrade to the system.

10.8 Hose Faucets:

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



Maintenance - The faucet piping was loose through the wall. Recommend securing. Condition was observed at: Rear.

WASTEWATER SYSTEM

- 10.9 Piping Material:** ABS plastic drain pipes. Limited areas visible.
- 10.10 Life Expectancy:** The life expectancy of ABS plastic waste piping exceeds the life of the structure.
- 10.11 Cleanout Locations:** Not found.
- 10.12 Condition:** Functional - with associated concerns as noted below.
- 10.13 Cleanouts:** **Further Evaluation** - An exit cleanout for the main sewer line was not found. These devices are usually located near the front of the building or in the garage. We suspect these devices are present but were visually obstructed by storage items in the garage or by landscaping or landscaping improvements.

GAS SUPPLY SYSTEM

10.14 Main Gas Entrance:



Gas meter located at exterior left side. A main gas entrance line is equipped with a shutoff valve immediately before the gas meter. The shutoff valve is usually difficult to turn, requiring a wrench with a longer handle. A special wrench is made for turning this valve. The utility company recommends placing this wrench near the meter at all times so that it is available in an emergency.

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

WATER HEATER

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

WATER HEATING SYSTEM

11.1 Type: Gas, Natural draft venting.

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

WATER HEATER - 1

11.3 Location:



Garage.

11.4 Capacity: 40 gallons.

11.5 Age: 2016 - Dated by manufacturer's specifications tag.

11.6 Enclosure: Open location, free combustion air supply.

11.7 Condition: The system heated and delivered hot water. However, deficiencies or concerns were noted with the system, its appearance or its installation. See notations below.

11.8 Old(er) System: **Marginal** - The water heater was as old or nearly as old as its expected service life. Its future performance may be short-lived.

- 11.9 Plumbing Connections:** **Upgrade** - Bonding for the water piping on either side of the water heater was not observed. Often the water heater isolates the portion of the water piping after the water heater. So a bonding jumper (wire) connected to the incoming cold water line and outgoing hot water line prevents isolation and the potential for an electric shock from a water pipe.
- Maintenance** - There is no insulation on the water pipes to the heater. Insulation is now required on all hot water pipes in the building and the cold water pipe to within 5 feet of the water heater. This helps reduce heat loss from the water tank saving energy and money.
- 11.10 Fuel:** **Upgrade** - A sediment trap or drip leg was not installed before the gas appliance shutoff valve. This is a simple pipe assembly made of a tee and nipple that catches moisture and debris in the gas which can cause the appliance to malfunction. This device is required by manufacturers of water heaters and furnaces or any gas appliance that has automatic ignition. We recommend adding a sediment trap now or when the appliance is eventually replaced.
- 11.11 Burner:** **Advisory** - The burners are housed in a closed system and could not be observed. This is common for this type of appliance. These burners should be inspected throughout the life of the appliance and this is one reason for having annual maintenance.
- 11.12 Seismic Straps:** **Safety** - Only one seismic straps was installed. Minimum requirements for water heaters are 2 approved straps at the upper and lower 1/3 of the water tank, anchored with minimum 1/4" X 3" lag bolts into the studs (or the structural equivalent where stud attachment is not an option).

HEATING & COOLING

Heating & Cooling Notes: 1) The heating/cooling system is turned on as part of the inspection unless otherwise noted. 2) A visual inspection can not adequately evaluate the heat exchanger for cracks and holes. Most areas of the heat exchanger are not visible without dismantling the furnace. Evaluation of the heat exchanger is expressly excluded. 3) Evaluating the adequacy, efficiency, or even distribution of air throughout the home/building is not part of the inspection. 4) Thermostats are not checked for calibration or programmable features. 5) As of January 1, 2020 R22 refrigerant has been banned and is phasing out. If your system contains R22 it will likely need to be upgraded in the near future.

HEATING SYSTEM

- 12.1 Type:** Gas, Forced air.
- 12.2 Life Expectancy:** The life expectancy of a gas forced air furnace in a mild climate zone, such as most of Southern California, is 20-25 years.
- 12.3 Service Requirements:** Routine service of gas furnaces is recommended every 3 years in a mild climate zone. Routine service is important for the safe operation of the appliance. Replacing return air filters is recommended annually.

HEATING UNIT - 1

12.4 Location (Zone):



Attic.

12.5 Capacity: 66,000 BTU's.

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

12.7 Thermostat Location: Hallway.

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

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

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

12.11 Fuel: **Marginal** - A sediment trap or drip leg was not installed before the gas appliance shutoff valve for this new appliance. This is a simple pipe assembly made of a tee and nipple that catches moisture and debris in the gas which can cause the appliance to malfunction. This device is required by manufacturers of water heaters and furnaces or any gas appliance that has automatic ignition.

COOLING SYSTEM

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

12.13 Life Expectancy: The life expectancy of this type of central air conditioning system under normal usage is 12-15 years. The exterior compressor/condenser is typically the first major component to fail. The interior evaporator may last twice as long.

COOLING UNIT - 1

12.14 Location (Zone):



The condenser/compressor located at: exterior rear.

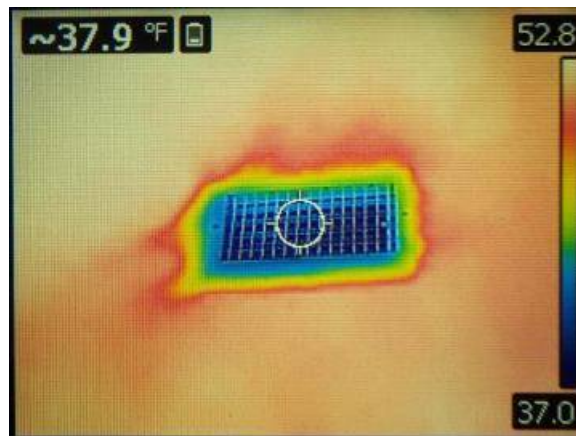
12.15 Capacity:

36,000 BTU's (3 tons)

12.16 Age:

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

12.17 A/C Tempt. Drop:



+15 degrees F. Satisfactory.

12.18 Condition:

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

AIR DUCTS / DISTRIBUTION

12.19 Air Distribution:

Insulated ducts connected to room registers. New ducts.

12.20 Condition:

Functional - Conditioned air was detected from all room air registers.

ELECTRICAL

Electrical Notes: 1) We remove dead front covers from electrical panels to inspect the wiring inside the panels when it is safe to do so and when this will not interrupt occupants. 2) We inspect for unsafe wiring conditions and operate a fair sampling of accessible outlets and light switches. Furnishing will often prevent testing of some outlets. 3) Landscape lights, lights on timers or sensors, security systems, TV, phone, speaker systems, and other low voltage wiring are not part of the inspection. 4) GFCI is a safety device used for outlets located near water to protect against a serious electrical shock. 5) Aluminum conductors require periodic maintenance. 6) New building practice requires 36" between the main panel and gas meter. This should be verified by a licensed professional. 7) Car chargers, battery storage and panel performance are not part of this inspection.

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

ELECTRIC SERVICE

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

13.2 Condition: Functional -

ELECTRIC PANEL(S)

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

13.4 Main Panel:



Located at the exterior left. Capacity - 100 Amp. Original panel. Main service conductors were metal bars. 120 Volt and 240 Volt branch circuits were installed. The panel had available slots for additional breakers.

13.5 Subpanel -1:



Located in the garage. Capacity - 60 Amp. A replacement panel was installed. Copper main service conductors. 120 Volt branch circuits were installed. The panel had available slots for additional breakers.

MAIN PANEL

13.6 Condition:



Functional - with routine or maintenance items as noted below.

13.7 Panel Access:



Maintenance - Stored items/foilage or other obstruction prevents free access to this panel. Proper clearance in front of and around the electrical panel is required for emergency needs and workers' safety.

13.8 Panel Housing:

Maintenance - The panel cover is attached with pointed screws. The screw tips can damage the wires in the panel, which is a safety hazard.

SUBPANEL - 1

13.9 Location:



Garage.

13.10 Condition: Functional -

GROUNDING

13.11 Building Ground: Foundation rebar near main service panel. The grounding clamp was not visible.

13.12 Water Pipe Bond/Ground: Cold water pipe above the water heater.

13.13 Circuit Grounding: Grounded outlets were installed throughout.

13.14 Condition: Functional -

WIRING

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

13.16 Condition: Functional -

OUTLETS

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

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

13.19 GFCI Observed Locations:

Exterior, Garage, Bathrooms, Kitchen.

13.20 Condition:

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

13.21 Outlets Hazardous:



Safety - Outlet(s) were ungrounded. We suspect a ground wire is present inside the j-box, but maybe loose or disconnected. An outlet with an open ground doesn't safeguard equipment and can be shock hazard. Condition was observed at: Gazebo (1 outlet).

LIGHTS

13.22 Condition:

Functional - with routine or maintenance items as noted below.

13.23 Lights Not Working:



Maintenance - Light(s) were not working or missing bulb(s). Recommend installing new light bulb(s) to test if the light fixture(s) are working. Condition was observed at: attic.

13.24 Light Switch(es):

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

13.25 Associated Comments:



Advisory - A photo cell was painted over. This will prevent proper operation of dusk to dawn lighting.

ALARMS

- 13.26 Testing:** Smoke detector(s) and/or CO detectors were activated by pushing the test button.
- 13.27 Smoke Alarm Location(s):** Master bedroom and Inside bedroom(s)
- 13.28 CO Alarm Location(s):** Outside bedroom(s)
- 13.29 Condition:** Functional -

INTERIOR COMPONENTS

Interior Notes: 1) Small cracks in drywall or plaster are typically attributed to wood shrinkage or settlement. Minor cracks should be expected and will normally not effect the integrity of the structure. 2) As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. 3) We do not operate or evaluate window/door treatments. Blinds and shutters and not inspected. 4) Double pane glazing is checked for "fogging". Lighting and weather conditions, as well as dust/dirt on glazing, may prevent detection of fogged glazing. Occupants' furnishings may prevent the testing of some windows. 5) Occupants' furnishings may restrict viewing of interior components. The client is advised to personally conduct a thorough visual walk-through of the property after the seller/occupant has vacated the property and before the close of escrow. Conditions may be present that warrant correction, which had previously been concealed from view or changed from the time of the inspection. 6) Testing central vacuum systems is not part of the inspection unless otherwise noted.

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

MOISTURE INTRUSION

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

FINISH SURFACES

- 14.2 Wear & Tear:** Finish surfaces are not inspected for cosmetic conditions or normal wear and tear.
- 14.3 Limited Viewing:** Limited areas were visible/accessible due to furnishings. The client is advised to personally conduct a thorough visual walk-through of the property after the seller/occupant has vacated the property and before the close of escrow. Conditions

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may be present that warrant correction, which had previously been concealed from view or changed from the time of the inspection.

14.4 Condition:

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

14.5 Distress Symptoms:

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

14.6 Damage:



Maintenance - Minor damage was noted to wall surfaces in places.

GLAZING

14.7 Glazing:

Mostly double pane glass.

14.8 Condition:

Functional -

WINDOWS

14.9 Sampling:

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

14.10 Condition:

Functional -

DOORS

14.11 Condition:

Functional - with routine or maintenance items as noted below.

14.12 Entry Door:



Advisory - The doorbell was damaged/not operational. Additional doorbells were present.

14.13 Sliding Door(s): **Maintenance** - Screen doors were not latching or missing latching hardware.
Maintenance - Door(s) did not open and close properly. Door(s) were difficult to operate. Condition was observed at: secondary bedroom.

14.14 Interior Door(s): **Maintenance** - Door(s) did not open and close properly. Door hinges rub or bind. Condition was observed at: Master bedroom.



Maintenance - Door(s) did not open and close properly. Door rubs on flooring. This can damage the flooring material. Condition was observed at: Secondary bedroom.

14.15 Closet Door(s): **Maintenance** - Bumper pads were not installed at the edges of the mirrored closet doors. Bumper pads help prevent against glass breakage if slammed.

MISCELLANEOUS FEATURES

14.16 Ceiling Fan(s): Functional.

KITCHEN

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

KITCHEN APPLIANCES & FEATURES

15.1 Finish Surfaces:



Countertop and cabinet finish surfaces were in very good condition.

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

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

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

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

15.6 Condition: Functional - with routine or maintenance items as noted below. Appliances were operational.

15.7 Range: **Maintenance** - Anti-tip safety brackets are not present. Installation is recommended for improved safety.

LAUNDRY

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

LAUNDRY UTILITIES & FEATURES

16.1 Location:



Garage.

16.2 Utilities: Gas plumbing, 240-volt electrical service, 120-volt electrical outlet.

16.3 Dryer Vent:

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

16.4 Water Supply:



Marginal - Older water shutoff valves were noted serving the washer. Be aware that old components are at a higher risk of leaking and valves may fail when turned closed, either leaking or not shutting off the flow of water. Recommend installing new shutoffs.

16.5 Electrical Concerns:

Upgrade - Old style 3 prong 240 outlet is present. Installation of a new 4 prong grounded outlet and wiring will need if newer appliance is to be used.

16.6 Dryer Vent:



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

Maintenance - The draft diverter flapper at the exterior vent hood is missing or not closing properly. The flapper helps to prevent rodent entry.

BATHROOMS

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

BATHROOMS

17.1 Bathroom(s):

2 Bathrooms were present.

17.2 Finish Surfaces:

Countertop and cabinet finish surfaces were in very good condition.

17.3 Toilet(s):

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

flush.

Bathroom #1

17.4 Bathroom:



Master Bathroom.

17.5 Bathing Feature(s):

Tub & Shower.

17.6 Ventilation Type:

Window and air exhaust fan.

17.7 Condition:

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

17.8 Cabinets:



Advisory - Drawer and cabinet doors were removed. In process of painting.

17.9 Sink Drain Plumbing:

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

17.10 Bathtub Plumbing:



Maintenance - A wide gap was noted between the tub spout and wall. Adjustment of the tub spout is needed to prevent against water infiltration.

Repair - Drippy plumbing fixture noted. This can often be repaired by changing worn components.

Maintenance - Loosely mounted tub spout noted.

Maintenance - The water control handle(s) were binding and difficult to operate.

Adjustment or repair is recommended. Condition was observed at: temperature control.

Bathroom #2

17.11 Bathroom:



Hall Bathroom.

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

17.13 Ventilation Type: Air exhaust fan.

17.14 Condition: Functional -

CLOSING REMARKS

18.1 Re-inspection:

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

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

ENERGY SAVINGS

19.1 Energy Saving Resources:

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

UTILITY BILL, REBATES AND OTHER ASSISTANCE

California Department of Consumer Affairs: www.dca.ca.gov/energy-challenge.htm.

California Energy Commission, for information on utility bill assistance programs: **800-772-3300** or www.energy.ca.gov.

California Public Utilities Commission Consumer Affairs Branch, for information on baseline and other optional rates and bill assistance programs: **800-649-7570** or www.cpuc.ca.gov.

Local Utility Company: SDG&E **800-411-7343**

California Energy Alternative Rates (CARE): Call your local utility company for information and applications.

19.2 Energy Upgrades:

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

Energy Upgrade	Average Cost	Savings (per yr.)	Pay Back Period (yrs.)
Sealing gaps and adding weather-stripping	\$20 - \$200	\$10 - \$50	2 - 4
Photovoltaic System	\$18K - \$28K (with Fed & St rebates)	\$2,000 - \$3,000	8 - 12
Attic Insulation- none existing (homes predating 1960)	\$800 - \$1,500	\$200 - \$300	4 - 5
Thin Attic Insulation (homes predating 1980)	\$800 - \$1,500	\$100 - \$200	7 - 10
Wall insulation- none existing (homes predating 1960)	\$2,500 - \$4,000	\$150 - \$250	15 - 20
Whole House Fan- alternative to air conditioning	\$600 - \$1,200	\$80 - \$200 (equivalent electric cooling)	6 - 8
Replacement Dual Glazed Windows	\$5,000 - \$10,000	\$200 - \$300	+25

INSPECTION GUIDELINES

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

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

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

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

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

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

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

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

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

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

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

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