



BPG Inspection, LLC



**1369 Ranch Road
Encinitas CA 92024**

Client(s): Rosenstein
Inspection Date: 8/2/2024
Inspector: Brian Chatfield ,

Cover Page	1
Table of Contents	2
General Information	3
Introductory Notes	5
Structure	7
Exterior	8
Roofing	9
Plumbing	10
Electrical	12
Heating and Cooling	13
Attic	14
Garage	15
Interiors	15
Kitchen	16
Bathrooms	17
Laundry	18

Date: 8/2/2024	Time: 10:00:00 AM	Report ID: 1056732
Property: 1369 Ranch Road, Encinitas, CA 92024		Prepared By: Brian Chatfield

General Information

Scope

This inspection is a non-invasive examination of readily accessible systems and components as outlined in the Standards of Practice of the American Society of Home Inspectors (ASHI) or your specific state standards. In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice. A copy of the Standards of Practice may be obtained from your inspector or from the web site identified in our Inspection Agreement.

In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects - as they exist at the time of the inspection. This is **not** a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do not move furniture, appliances, personal items, or other materials that may limit his/her inspection. We do **not** report on cosmetic or aesthetic issues. Unless otherwise stated, this is **not** a code inspection. We did **not** test for environmental hazards or the presence of any potentially harmful substance.

Use of Reports

If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. We do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the person(s) purchasing our report/service.

Inspection Agreement and 90 Day Guarantee

BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report. You should review the liability limitations and terms of the agreement carefully before accepting your inspection report. Should you discover a defect for which we may be liable to you, you must notify us and give us a reasonable opportunity to re-inspect the property before you repair the defect.

We understand the serious nature of real estate transactions and attempt to take reasonable actions to provide value and protect our clients. We provide a limited 90-day guarantee on most of the major components that were inspected. A full explanation of our 90 day guarantee is included on our website with your final inspection report. A more comprehensive one-year home warranty is available if ordered within 30 days of your inspection. As a BPG client you can receive a discounted rate and plan details by calling us at 800-285-3001.

A part of many real estate transactions are contingencies limiting the time available for follow up inspections, repair work, or further inquiries. We are not responsible for any investigations that are not completed prior to the end of the contingency period.

Report Definitions

The following definitions of comment descriptions represent this inspection report.

Inspected: The item was visually observed and appears to be functioning as intended unless otherwise noted.

Not Inspected: The item was not inspected (reason for non-inspection should be noted):

Not Present: The item was not found or is not present.

Action Item: The item is not functioning as intended or needs repair or further evaluation.

Consideration Item: The item should be monitored and repair/replacement should be considered. (Includes definitions, helpful tips, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended).

Scope

This inspection is a non-invasive examination of readily accessible systems and components as outlined in the Standards of Practice of the American Society of Home Inspectors (ASHI) or your specific state standards. In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice. A copy of the Standards of Practice may be obtained from your inspector or from the web site identified in our Inspection Agreement.

In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects as they exist at the time of the inspection. This is **not** a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do not move furniture, appliances, personal items, or other materials that may limit his/her inspection. We do **not** report on cosmetic or aesthetic issues. Unless otherwise stated, this is **not** a code inspection. We did **not** test for environmental hazards or the presence of any potentially harmful substance.

Use of Reports

If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. We do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the person(s) purchasing our report/service.

Inspection Agreement and 90 Day Guarantee

BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report. You should review the liability limitations and terms of the agreement carefully before accepting your inspection report. Should you discover a defect for which we may be liable to you, you must notify us and give us a reasonable opportunity to re-inspect the property before you repair the defect.

We understand the serious nature of real estate transactions and attempt to take reasonable actions to provide value and protect our clients. We provide a limited 90-day guarantee on most of the major components that were inspected. A full explanation of our 90 day guarantee is included on our website with your final inspection report. A more comprehensive one-year home warranty is available if ordered within 30 days of your inspection. As a LandAmerica client you can receive a discounted rate and plan details by calling us at 800-285-3001.

A part of many real estate transactions are contingencies limiting the time available for follow up inspections, repair work, or further inquiries. We are not responsible for any investigations that are not completed prior to the end of the contingency period.

Report Definitions

The following definitions of comment descriptions represent this inspection report.

Inspected: The item was visually observed and appears to be functioning as intended.

Not Inspected: The item was not inspected (reason for non-inspection should be noted):

Not Present: The item was not found or is not present.

Action Item: The item is not functioning as intended or needs repair or further evaluation.


Consideration Item: The item should be monitored and repair/replacement should be considered. (Includes definitions, helpful tips, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended).

Style of Home: Two Story Single Family Dwelling	Home Viewed From: Front Door	Building Status: Occupied With a Normal Amount of Interior Furnishings
Age Of Structure: 22 Years	Age Determination: By Agent	Attendees: Owner, Owner Agent
Weather: Clear	Precipitation: No Precipitation	Temperature: 80 - 90 degrees
Lot Topography: Nearly Flat	Soil Condition: Dry	Standards of Practice: American Society of Home Inspectors

1. Introductory Notes

Inspection Items

CLIENT ADVICE

- 
 ◆ In an emergency, the locations of the various shut-offs for the utilities should be readily accessible and well known. We strongly recommend familiarizing yourself and other occupants of this building with their exact locations and their operation. You can find information about their locations under this section or in the Plumbing and Electrical systems.
- ◆ Please read the inspection report's "Action Summary" for a detailed description of conditions that need immediate attention, and details on repairs that are likely to be costly. Also, please read the report's "Considerations Summary" for a list of definitions, helpful tips, recommended upgrades, items that should be monitored, non-critical conditions requiring repair that arise due to normal wear and tear and the passage of time and conditions that have not significantly affected usability or function - but may if left unattended.
- ◆ Any deficiency discussed in this report should be carefully considered by the client and reviewed with the real estate agent as appropriate. Because a report of a deficiency is often based on the experience of the inspector using visual clues, it should be understood more extensive problems can be present which can be more costly to resolve than simply correcting the visible symptoms. Further, it is beyond the scope of this inspection to list every instance of similar deficiencies. The inspector's notation of any given deficiency should be interpreted such that additional similar defects may be present or more extensive. Any reported deficiency may require additional investigation to better determine the number of similar defects and related problems in order to make an informed decision. Consult with your inspector and/or agent to gain a comfort level about any defect cited in this report. As needed, consult an appropriate contractor who can provide a detailed list of deficiency locations, specifications and costs of repairs BEFORE closing escrow.

INSPECTION SCOPE

- ◆ The purpose of this inspection was to evaluate the building for function, operation and condition of its systems and components. The inspection does not include any attempt to find or list cosmetic flaws. You, the client, are the final judge of aesthetic issues. The presence of furnishings, personal items and decorations in occupied structures sometimes limits the scope of the inspection. For instance, the placement of furniture prevents access to every electrical receptacle. The presence or extent of building code or zoning violations is not the subject of this inspection nor is it included in this report. No information is offered on the legal use, or possible uses of the building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency. Important information about this property may be a matter of public record. However, a search of public records is not in the scope of this inspection. We recommend the buyer review all appropriate public records if this information is desired. We recommend that the buyer conduct a thorough pre-closing walkthrough inspection before closing escrow.
- ◆ Operation and evaluation of irrigation (sprinkler) systems is outside of the scope of this inspection. We suggest that you have the owner or a sprinkler technician demonstrate the irrigation system and any related equipment before closing.

- ✘ ◆ The inspection of the barbecue, spa & soft water and any related equipment is not included in the scope of this Inspection and Report beside the required spa safety comments.

As of January 1, 2018, California law requires homes with a pool or spa to be equipped with **at least 2 of the 7** specified drowning prevention safety features according to **Senate Bill 442**. Conformance of several of the items cannot be determined by a visual inspection. We recommend that the current owner or their representative provide any and all documentation to ensure compliance or have a qualified pool contractor further evaluate and perform any needed repairs.

- 1. Gate access for the pool or spa, explained in Health and Safety code 115923.
 - a. Gates must open away from the swimming pool, be self-closing with a self-latching device and placed no lower than 60 inches above the ground.
 - b. A minimum of 60 inches tall, maximum vertical clearance from the ground to the bottom of the enclosure of 2 inches.
 - c. Gaps or voids, if any, do not allow passage of a sphere equal to or greater than four inches in diameter.
 - d. An outside surface free of protrusions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over.
- 2. A removable mesh fencing that meets American Society for testing and Materials (ASTM). The mesh fence with a gate only counts as one safety item.
- 3. An approved safety cover (manually power-operated safety pool cover that meets the standards of ASTM) as defined in the subdivision 115921.
- 4. Exit alarms on all of the doors that provide access to the swimming pool or spa.
- 5. A self-closing, self-latching device with a release mechanism placed no lower than 54" above the floor on all of the doors providing access to the pool.
- 6. An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance in to the water. The alarm shall meet ASTM standards for residential alarms which include, surface motion, pressure, sonar, laser, and infrared type alarms.
- 7. Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers.

The left side gate providing access to the swimming pool area opens the wrong way (towards the pool). For child safety, the gate should open outward, away from the pool, which is more difficult for a small child to do. A qualified technician should re-hang the gate so it swings open away from the pool.

PERMITS

- ◆ Confirmation should be obtained from the owner, or in their absence, the local building department, that all necessary permits for appropriate construction and/or remodeling were secured, appropriate inspections were performed and all requisite final signatures have been obtained.

ENVIRONMENTAL

- ◆ Environmental issues include, but are not limited to, asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination, and soil contamination. We are not trained or licensed to recognize or analyze any of those materials. We may make reference to one or more of these materials when/if noted during the inspection. Should further study or analysis

seem prudent, then a full evaluation by a specialist in the appropriate trade is recommended. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

WALK THROUGH INFORMATION

PICTURES

- ◆ Any pictures included in this report are not meant to represent every defect that has been found. There may be action items that do not have a picture included. We suggest reading the key findings to find all of the defects that have been reported on. Pictures, if included, represent only the key finding associated with that picture. If you have any questions on the key findings, please contact the inspector for clarification.

2. Structure

Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

Styles & Materials

Foundation Type and Material: Slab (poured in place concrete)	Wall Structure: Wood	Roof Structure: Engineered Wood Trusses
Wall Insulation: Not Visible	Wall Insulation: Not Visible	

Inspection Items


CLIENT INFORMATION

- ◆ Our observations regarding evidence of pests are not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

LIMITATIONS: ACCESS

- ◆ Surface finishes partially or completely cover the floor slab, so a visual evaluation of the slab is not possible. Further evaluation would be possible only if the finish surfaces were removed.
- ◆ Because of the design and/or configuration of the construction, we cannot verify the presence or condition of anchor bolts or straps.

SLAB FOUNDATIONS AND CRAWLSPACES [Inspected]

- ◆  1. There is one or more small cracks in the foundation stem wall / exterior garage door area. Not all cracks in concrete foundations are indicative of structural problems. Cracks may be due to either normal expansion-contraction cycles, shrinkage of concrete or mortar, or settlement that has stopped. A technician could evaluate the cracks and repair as needed.
- 2. A condition known as efflorescence is evident on portions of the concrete foundation walls. This whitish, fuzzy material is a mineral deposit left when moisture in the concrete evaporates. The presence of efflorescence often indicates an occasional surplus of moisture on the outside of the foundation.
 - Consult a grading contractor as needed for steps that could be taken to improve the exterior drainage.

ROOF and CEILING FRAMING [Inspected]

ROOF TRUSS CONDITION [Inspected]

LIMITATIONS: WALL FRAMING

- ◆ Because all of the walls are concealed by finished surfaces, the composition and condition of the wall framing could not be determined.

WALL FRAMING [Not Inspected]

3. Exterior

Our inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.

Styles & Materials


Cladding: Stucco	Driveway Surface: Concrete on Grade	Walkway Surface: Concrete on Grade
Exterior Door Type: Wood	Trim: Architectural Foam	Window Material: Vinyl Frame
Patio Surface: Concrete on Grade		

Inspection Items

CLIENT INFORMATION


- ◆ All drainage systems require ongoing maintenance to ensure proper function. Tree debris, roots and other materials can collect in drains or catch basins and clog the drainage system. The areas and drainage components should remain free from debris.
- ◆ The property drainage system was not water-tested during the inspection. We make no representations as to its nature or effectiveness. The operation of the drainage system should be observed during adverse weather.
- ◆ The soil conditions are not within the scope of this inspection.
- ◆ Verifying the existence of permits, engineering and/or methods of reinforcing in the installation of a retaining wall is beyond the scope of this inspection.
 - Ask the owner to disclose any pertinent information regarding the permits and/or engineering that may have been required on the retaining wall.
- ◆ For the purposes of this report, we define a trip concern as an irregularity in a walking surface exceeding three quarters of an inch in height. For safety, all walking surfaces should be kept free of vertical differentials of three quarters of an inch or more.

GRADING, DRAINAGE, RETAINING WALLS [Inspected]



-  ◆ No weep holes are present at the base of the retaining wall at the left side. Weep holes are often installed in retaining structures to facilitate drainage and relieve water pressure behind the wall.

- If the need for additional drainage becomes apparent, weep holes should be installed to reduce the pressure on the retaining structure, and extend its effective life.


DRIVEWAYS AND WALKWAYS [Inspected]

-  ◆ The walkway, driveway and patio at the exterior are noted uneven, cracked or uplifted, creating a trip hazard. A qualified technician should make any needed repairs or modifications.

PATIOS and COVERS [Inspected]

-  ◆ One or more wooden members / post on the balcony is damaged. All damaged wood should be replaced to ensure the dependability of the patio covering. Refer to the termite report for more specific information.
-  ◆ There are gaps between the hardscape surfaces (i.e. walkways, driveways and patio surfaces) abutting the building. The open joints between the hardscape and the building could allow water to enter the underbuilding areas.
 - Gaps should be sealed with an approved exterior caulking, and continuously maintained.

DECKS, BALCONIES and PORCHES [Inspected]

-  ◆ The "Trex" deck and railing are noted worn or weathered. Repair as needed.

WALL CLADDING AND TRIM [Inspected]

- ⬆ ♦ 1. Soil is at or above the weep screen at the exterior area's.
 - We recommend adequate clearances be provided in accordance with current standards.
- 2. The weep screen at the base of the stucco-finished exterior walls is corroded in spots and/or damaged.
 - A qualified technician should replace any damaged weep screen, as needed.

EAVES, SOFFITS, FASCIA AND PAINT [Inspected]

DOORS [Inspected]

- ⬆ ♦ The screen door at the balcony/deck has a torn screen. A qualified technician should make any repairs or modifications as needed.
- ✘ ♦ The door wood frame at the garage is damaged. A qualified technician should make any needed repairs or modifications.
- ⬆ ♦ The front right door hardware at the exterior will not open or operate. A qualified technician should make any needed repairs or modifications.

WINDOWS [Inspected]

- ⬆ ♦ One or more window screen is torn. All window screens should be repaired or replaced as necessary.

STEPS and RAILINGS [Inspected]

- ✘ ♦ The rear deck or porch railing is too low for modern safety standards. Railings should be at least 42" inches above the level of the walking surface to minimize the chance of someone falling over them.
 - Have a qualified technician provide repair specifications and costs, and perform the work.

VEGETATION and PLANTERS [Inspected]

- ⬆ ♦ 1. Vegetation on the property should be maintained to prevent overgrowth and encroachment onto and possible damage to the structure.
- 2. There are parts of a tree growing very close to the building at the at exterior locations. Trees should be pruned as needed by qualified technician

4. Roofing

Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when is it safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.

Styles & Materials

Method Used to Observe Roof Covering: From the Edges With a Ladder Binoculars From The Upper Floors	Roof Covering: Concrete Tile	Roof Slope: Medium
Valley Flashing Material: Sheet Metal	Vent Flashing Material: Sheet Metal	Gutters: Metal Gutters and Downspouts
Sky Light(s): None		

Inspection Items

LIMITATIONS: ROOFING

- ♦ When inspections are conducted shortly after or during periods of prolonged rain, active roof leaks can often be identified by dampness at the interior of the structure. See the Introduction Section of this report for weather conditions at the time of this inspection. Most inspections, however, are not conducted under wet weather conditions and in such cases we cannot determine whether a leak is active or not. Further, some leaks occur only under severe or unusual wind driven conditions. Even during prolonged rain, an inspection may not reveal the exact circumstances under which water entry occurs.

ROOF COVERINGS [Inspected]

- ✘ ◆ Three or more concrete tile are cracked, loose and/or broken at the front and rear. A qualified roofing contractor should inspect further and make any needed repairs.

FLUES and CAPS [Inspected]

FLASHINGS [Inspected]

GUTTERS/ DOWNSPOUTS AND DRAINS [Inspected]

CHIMNEYS [Inspected]

5. Plumbing

Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

Styles & Materials

Water Source: Public	Main Water Shutoff Location: Exterior Garage	Shut Off Valve Type: Ball Valve
Water Pressure: 66 to 70 psi	Plumbing Water Distribution Material (inside structure): Copper	Plumbing Waste Material: ABS
Water Heater Location: Garage	Water Heater Age: 9 years	Water Heater Capacity: 50 Gallon
Water Heater Power Source: Natural Gas	Gas Type: Natural Gas	Gas Shutoff Location: Meter
Gas Earthquake Shutoff Valve: No	Main Sewer Cleanout Location: Unable to Locate	Plumbing Water Supply Material (into home): Copper
Plumbing Water Distribution Material (inside home): Copper		

Inspection Items

CLIENT INFORMATION

- ◆ We did not test the quality of the water supplied by the municipality. For information concerning water quality, we suggest contacting the municipality or utility company which provides the water, or have the water independently tested.
- ◆ A temperature and pressure relief valve is a safety valve installed near the top of a water heater tank that allows any dangerous buildup of pressure or high temperature water to escape. It is designed to discharge if the internal temperature or pressure of the tank exceeds the limits set by the manufacturer of the valve.
- ◆ The position of the hot and cold water controls on all plumbing fixtures should meet accepted industry standards. These standards dictate that hot water controls are always located on the left and cold controls are located on the right. With single handle faucets, turning the handle to the left should increase the flow of hot water, while turning the handle to the right should increase the flow of cold water.
- ◆ For a smoother flow of water with less splashing, all aerators should be cleaned periodically.
- ◆ Natural gas, propane and butane (the latter two are generally known as liquefied petroleum gas, LPG) are odorless in their natural state. A non-toxic chemical odorant is added to these gasses so that a person can tell when there is a leak. All of these gasses are highly explosive, and LP gas is heavier than air. LP gas collects first in the low areas of a building, often making its odor difficult to detect at nose level. -WARNING: If you notice a strong gas odor, or even suspect the presence of natural or LP gas, do not attempt to find the source yourself. Do not try to light any

appliance. Do not touch any electrical switch; do not use any phone. Go immediately to a neighbor's, leaving the doors open to ventilate the building, then call your gas supplier or service provider and follow their instructions. If you cannot reach your gas supplier, call the fire department. Keep the area clear until the service call has been completed.

- ⏏ ◆ There is a water softener system on the property. Testing the function of this device is not within the scope of this inspection.
- ⏏ ◆ There is a fire sprinkler system in the building. Inspection of this system is not included in the scope of this inspection. Ask the owner about the service history of the system, or have it evaluated by a qualified fire sprinkler contractor as desired.

LIMITATIONS: PLUMBING WATER SUPPLY

MAIN WATER SHUT-OFF [Inspected]

PLUMBING FIXTURES and DRAINS [Inspected]

- ⏏ ◆ The angle stops and supply lines for the bathroom fixtures in this home are corroded and may or may not be reliable. These plumbing components are important as they are used to shut off water to fixtures for repair or replacement. If the supply lines or angle stops fail, they can significantly flood the adjacent areas. We recommend that a licensed, qualified plumber evaluate these components and replace them as needed to prevent possible leakage.
- ⏏ ◆ The tub/shower diverter in the Jack and Jill Bathroom is not fully functional. It does not divert full water volume to the shower head from the tub spout.
 - The diverter should be repaired or the fixture replaced, as needed.

WASTE and VENT PIPES:LIMITATIONS

- ◆ This inspection does not include evaluation of public sewage systems. It does not include private waste disposal systems unless specifically ordered by the client and discussed in this report. The typical scope of our inspection of the plumbing system in all buildings includes the visible water supply piping, fixtures and drain, waste and vent piping physically located in the confines of the building. We do not inspect the building drain between the building and its discharge point at the sanitary district collection system, or private waste disposal system.

WASTE and VENT PIPES [Not Inspected]

- ⏏ ◆ Some properties require periodic cleaning of drain lines due to tree root penetration. Drain lines can also experience blockages due to internal rusting or soil settlement or upheaval. We cannot determine the condition of underground pipes during our inspection. -- Given the age or history of the drain lines, we recommend the building sewer be evaluated by camera by a specialist in the appropriate trade and repaired or replaced as needed.

WATER HEATER : LIMITATIONS

- ◆ Testing of gas appliances like furnaces or water heaters for carbon monoxide leakage is beyond the scope of this inspection. If you are concerned with the presence of carbon monoxide, we recommend that you hire a qualified technician with the appropriate specialized equipment.
- ◆ Valves may leak when operated after a period of inactivity. For this reason, we did not test valves during the inspection.

WATER HEATER [Inspected]

- ⏏ ◆ 1. This water heater does not have a "Thermal Expansion tank" installed to prevent a possible leak at the T&P or "Pop-off" valve. Changes in the building standards may require one when a new water heater is installed. This change is not retroactive on older previously installed Gas/LP water heaters. Check with your local building department as to their requirements. 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.
- 2. There is no exterior routed catch pan drain installed at the water heater. A pan with an exterior routed drain is required by some jurisdictions when the appliance is located inside the foundation foot print of the structure. If the water heater leaks, the water will flood the floor or crawlspace. Consider installing a properly routed drain pipe.
- ⊗ ◆ The water connection is corroded. A qualified plumber should replace the corroded connections.


WATER HEATER GAS and ELECTRIC CONNECTIONS [Inspected]

WATER HEATER COMBUSTION and VENTING [Inspected]

WATER HEATER SEISMIC STRAPS [Inspected]

GAS SYSTEM [Inspected]

GAS PIPES and VALVES [Inspected]

-  ♦ The condensate or sediment trap is missing at the furnace. Gas valves installed on all gas appliances should be protected by a short pipe 'T' called a trap/drip leg that is installed upstream just before the appliance valve. The trap's purpose is to capture any debris or moisture that might be pushed through the gas line before it can foul the gas valve. Consult a licensed gas plumbing contractor for any required repair.

GAS VENTS AND FLUES [Inspected]

6. Electrical

Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.

Styles & Materials

Electrical Service Conductors: Under Ground Service	Service Ampacity: 200 AMP	Circuit Protection Type: Circuit Breakers
Branch Wiring: Copper	Wiring Type(s): Romex	Main Panel Location: Exterior
Main Disconnect Location: Inside of the Main Distribution Panel	Grounding Type: Foundation Steel	GFCI's: Some Installed
Arc Fault Protection: No		

Inspection Items

LIMITATIONS: ELECTRICAL


- ♦ We could not locate the grounding connection. The grounding system performs an important safety function. Ask the owner for further information about the method and location of the grounding system, or have a licensed electrician evaluate the system.

SERVICE ENTRANCE CONDUCTORS/AMPACITY [Inspected]


METER AND GROUNDING [Inspected]

MAIN DISTRIBUTION PANEL [Inspected]

CIRCUIT BREAKERS [Inspected]

-  ♦ 1. Circuits in the panel are not all labeled. While the labeling of the various electrical circuits in the panel is not related to fire hazards or potential electrical shock safety, they do identify which breakers control which circuits, and are important for determining which breakers to turn off when working on the system.
 - An electrician can identify and label the circuits.
- 2. The hardware is missing for the main exterior panel. - An electrician can modify as needed.

GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS) [Inspected]

-  ♦ When tested, the GFCI outlet at the front exterior did not function properly. This is an indication of a defective or improperly-wired GFCI. A qualified electrician should make repairs or modifications as necessary.

- ❌ ◆ Ground Fault Circuit Interrupter (GFCI) protection is installed for some, but not all, of the receptacles where this type of protection is presently required. This includes locations at the garage and exterior / balcony.
 - Consider upgrading unprotected receptacles in areas where GFCI protection is presently required.

WIRING [Inspected]

- ❌ ◆ Extension cords are being used as permanent wiring at the garage, exterior and attic. Extension cords are not appropriate for use in permanent installations, are easy to overload, and are easily damaged, which can create a shock or fire hazard.
 - Removal of all permanently installed extension cords and replacement with appropriate, permanent wiring is recommended. A licensed electrician should install all permanent wiring.

EXTERIOR RECEPTACLES AND FIXTURES [Inspected]

- ❌ ◆ There is a permanently installed extension or appliance cord on the front courtyard of the building. All permanently installed cords are required to have a cover that allows the plug to be installed and still maintain a weather-tight enclosure. An approved weatherproof cover should be installed.

INTERIOR RECEPTACLES AND FIXTURES [Inspected]

HVAC [Inspected]

7. Heating and Cooling

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

Styles & Materials

Number of Heat Systems: One	Heat Type: Forced Air	Heat System Location: Attic
Energy Source: Natural gas	Filter Type: Disposable	Number of AC Units: One
Cooling Equipment Type: Split System	Cooling Equipment Tonnage: Six Tons	Air Handler Age: Greater than 20 Years

Inspection Items

CLIENT INFORMATION

- ◆ It is not within the scope of this inspection to determine the optimum design capacity of the cooling equipment. The current air conditioning system may not be adequately sized to cool the house and/or any space addition.
 - If you have concerns about capacity, we suggest you have the system reviewed by a qualified HVAC contractor to determine the capacity of the unit and if it is adequately sized for the building.
- ◆ A duct system is generally defined as the continuous system of pipes through which conditioned or return air circulates within a structure. The system is usually considered to include the plenum, duct connections, boots, registers, fans, and all other air handling and air moving equipment with exclusion of the furnace itself.
- ◆ The plenum is the portion of the ductwork attached directly to the furnace which acts as the termination or collector point for all the individual supply or return ducts attached to it.

LIMITATIONS - HEATING AND COOLING

HEAT - GENERAL CONDITIONS [Inspected]

BURNER CONDITIONS [Inspected]

VENTS AND FLUES [Inspected]

THERMOSTATS [Inspected]


DUCTING, FILTERS, PLENUM [Inspected]

SAFETY SWITCH and SENSORS [Inspected]

COMBUSTION AIR/RETURN AIR [Inspected]

HEATING UNIT CLEARANCES AT HVAC & FAU [Inspected]

A/C EQUIPMENT [Inspected]

- 
 - ◆ 1. The pad supporting the outdoor condensing unit has settled, leaving the unit less than 3" above the surrounding grade. This is a maintenance issue and should be repaired/corrected.
 - A qualified HVAC technician should make any needed repairs or modifications.
 - ◆ 2. The compressor is missing the straps to platform connection. This is a maintenance issue and should be repaired/corrected. A qualified HVAC technician should make any needed repairs or modifications.

A/C CONDENSATE SYSTEM [Inspected]

8. Attic


Our inspection of the readily accessible areas of the attic included a visual examination to determine any signs of defects, excessive wear, and general state of repair. When low clearance, framing design or obstructions, deep insulation and mechanical components prohibit walking safely in an unfinished attic, inspection is conducted from the available service platforms or access openings only.

Styles & Materials

Method Used to Observe Attic: From Entry Entered	Attic Access: Master Bedroom Closet	Attic Insulation: Batt Fiberglass
Attic Ventilation: Passive Vents in Field of Roof		

Inspection Items

LIMITATIONS OF ATTIC ACCESS


- ◆ The confined space at the rear of home portion of the attic limited a full inspection of the area. Other conditions may become reportable within the normal course of routine maintenance and/or access to the underlying areas.
- 
 - ◆ Debris and other items were noted in the attic. All items not related to the structure should be removed.

ATTIC ACCESS CONDITIONS [Inspected]

ATTIC MOISTURE CONDITIONS [Inspected]

ATTIC VENTILATION CONDITIONS [Inspected]

ATTIC INSULATION CONDITIONS [Inspected]

- 
 - ◆ Some of the insulation in the attic is missing, or is out of place. Where insulation is missing, new insulation should be installed. Where insulation is out of place, it should be put back into place. A qualified technician should do the work.

IMPORTANT CLIENT INFORMATION

- ◆ Our observations regarding evidence of pests are not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.
- ◆ When inspections are conducted shortly after or during periods of prolonged rain, active roof leaks can often be identified by dampness at the interior of the structure. See the Introduction Section of this report for weather conditions at the time of this inspection. Most inspections, however, are not conducted under wet weather conditions and in such cases we cannot determine whether a leak is active or not. Further, some leaks occur only

under severe or unusual wind driven conditions. Even during prolonged rain, an inspection may not reveal the exact circumstances under which water entry occurs.

ATTIC CONDITIONS - PEST [Not Inspected]

- ◆ Inspecting for the presence or absence of rodents or other wildlife in this property is outside the scope of a home inspection. While we did not observe any outward signs of an infestation today, such as feces, trail or traps, a home inspection cannot provide any guarantee that any property will remain free from an infestation in the future. We encourage you to inquire with the seller for any history of wildlife intrusions at this property and you may also wish to contact your pest provider to see if they offer services that help wildlife intrusions.

9. Garage

Our inspection of the garage included a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable.

Styles & Materials

Garage Style: Attached	Garage Door Type: One Automatic	
----------------------------------	-------------------------------------------	--

Inspection Items

LIMITATIONS ABOUT INSPECTING the GARAGE

GARAGE CEILINGS [Inspected]

GARAGE WALLS (FIREWALL SEPARATION - VENTILATION) [Inspected]

- ◆ Plastic wall switches pass through the fire separation wall. Plastic can disintegrate in a fire, allowing the fire to enter the penetration.
 - A qualified technician should replace the plastic with approved material or add fire caulking as needed.

PASSAGE DOOR FROM GARAGE TO INTERIOR [Inspected]

GARAGE FLOOR [Inspected]

GARAGE DOOR(S) and HARDWARE [Inspected]

GARAGE DOOR OPERATORS [Inspected]

- ◆ The optical sensor or track beam installed on the garage door opener (which activates the reversing eye system) is installed at an incorrect height. This could allow small children or animals to move under the beam without activating the safety feature. This is a safety concern.
 - The optical sensor or track beam should be installed six inches above the floor of the garage or in accordance with the manufacturer's specifications.

10. Interiors

Our inspection of the interior included a visual examination for structural and safety deficiencies. Please note that only a representative sample of accessible components was inspected.

Styles & Materials

Ceiling Materials: Sheetrock/Drywall/Gypsum Board	Wall Material: Sheetrock/Drywall/Gypsum Board	Floor Covering(s): Carpet Tile
Window Type/Design: Sliding	Interior Door Type: Wood	Number of Fireplaces: One
Types of Fireplaces: Factory-Built Prefabricated Fireplace	Fire Sprinklers: Yes	

Inspection Items

INTERIOR INSPECTION LIMITATIONS

- ◆ Personal goods stored in closets and cabinets prevented access to inspection of all features contained in them.

CEILINGS [Inspected]

WALLS [Inspected]

FLOORS [Inspected]

WINDOWS [Inspected]

- ♦ Condensation, staining or droplets, is present between the panes of insulated glass windows in living room, second floor guest bedroom, master bathroom and office. This suggests a failure of the factory seal between the twin pieces of glass. Unfortunately, there is no simple, permanent, "fix" for this condition short of replacing the glazing unit. "Fogged" windows can still perform their function for ventilation and light admittance, but can become so opaque that visibility is impaired. We did not attempt to list every fogged window. Have a qualified glass contractor check all windows before closing escrow. Any insulated glass units which display symptoms of breached seals should be replaced as desired
- ♦ One window in the second floor guest bedroom have loose side bars that can allow the window to fall and/or not operate properly. A qualified technician should make any needed repairs.

BEDROOM FIRE SAFETY EGRESS [Inspected]

DOORS [Inspected]

CLOSETS/CABINETS [Inspected]

STAIRWAYS AND RAILINGS [Inspected]

- ♦ The guard rail at the second floor stair rails is less than 42" from the floor that is required by modern standards. A qualified technician should make any needed repairs or modifications.

SMOKE DETECTORS/CO DETECTOR [Inspected]

FIREPLACE [Inspected]

- ♦ 1. The fireplace gas connector is aluminum tubing. Aluminum tubing was approved at the time of this installation. However exposure to the elements deteriorates the tubing. It is unsafe when it deteriorates.
 - For an increased margin of safety, a connector meeting industry standards should be installed.
- 2. The gas log shutoff valve is installed inside of the fireplace. This is a safety concern. The gas shutoff should be relocated. A qualified technician should do the work.

11. Kitchen

Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We tested basic, major built-in appliances using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.

Styles & Materials

Sink: 2 Bowls	Cooking Fuel: Natural Gas Electric	Cabinetry: Wood
Countertop: Stone	Range/Cooktop: Yes	Exhaust/Range Hood: Hood Designed to Vent to Exterior
Dishwasher: Yes	Disposal: Yes	High Loop/Air Gap Installed: Yes
Built in Microwave: Yes		

Inspection Items

LIMITATIONS ABOUT KITCHEN INSPECTION

- ◆ The kitchen appliances were all tested by activating one of the user control functions. We did not test every function or cycle on each appliance and cannot confirm that every function or cycle is operable. Testing all cycles/functions on each appliance is recommended prior to close of escrow. Obtain a reputable Home Warranty Protection program to insure against future failure of any appliance that may occur after taking possession of the home.

COUNTERTOP/SINK [Inspected]

- ✘ ◆ There is wood damage noted at the kitchen island. Repair as needed.

DISHWASHER and AIR GAP [Inspected]

- ⬆ ◆ The dishwasher is not securely attached to the cabinet. The dishwasher should be properly secured.

RANGES/OVENS/COOKTOPS [Inspected]

KITCHEN EXHAUST SYSTEM [Inspected]

WASTE DISPOSER [Inspected]

- ⬆ ◆ The switch for the disposal is installed in an unsafe location. Small children can activate the disposal. We recommend the switch be relocated by a qualified electrician.

MICROWAVE [Inspected]

CABINETS [Inspected]

- ⬆ ◆ The cabinets are in adequate condition. However, adjustment of some/all hinges and latches is needed.

12. Bathrooms

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

Styles & Materials

Number of Bathrooms: Three	Shower Wall Material: Tile	Bathroom Ventilation: Fan Window
--------------------------------------	--------------------------------------	-----------------------------------------------

Inspection Items

WALLS [Inspected]

FLOOR [Inspected]

CEILINGS [Inspected]

WASH BASIN(S) [Inspected]

SHOWER WALLS [Inspected]

SHOWER ENCLOSURE(S) [Inspected]

- ⬆ ◆ The Jack and Jill bathroom right shower door is in acceptable condition, but lacks the shower door grips or handles.
 - The door and/or door hardware should be repaired or replaced.

SHOWER PAN(S) [Inspected]

TOILET(S) [Inspected]

- ✘ ◆ The half bathroom toilet is not securely attached at the floor. This could allow leaks at or into the floor. A qualified technician should make repairs or modifications as necessary.

BATHROOM VENTILATION [Inspected]

- ⬆ ◆ The exhaust fan at the half bathroom is noisy. We recommend further evaluation by a qualified technician who can make repairs as needed.

BATHTUB(S) [Inspected]

CABINETS/COUNTERTOP [Inspected]

IMPORTANT CLIENT INFORMATION [Inspected]

- ◆ Operating angle stops that have not been tested for function in some time may cause them to leak. Experienced inspectors do not operate them during a standard home inspection. If you chose to check any valve that has not been operated in the past six months, we recommend being prepared to deal with any water leaks.
- ◆ We did not perform a water test of the shower pan in the Master Bathroom because the area under the shower is finished, which obscures a view of the structure.

13. Laundry


Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and dryer vent. If present, laundry sink features will be inspected.

Styles & Materials

Clothes Washer Hook-Ups: Yes	Clothes Dryer Hook-Ups: Yes	Dryer Power Source: Gas
Clothes Dryer Vent Material: Flexible Metal	Laundry Tub: Plastic	

Inspection Items

CLOTHES WASHER CONNECTIONS [Inspected]

-  ◆ The cold supply valve or hose at the clothes washer is corroded. We recommend repair or replace as needed.

CLOTHES DRYER CONNECTIONS [Inspected]

VISIBLE CLOTHES DRYER VENT [Inspected]

LAUNDRY TUB [Inspected]

Prepared Using HomeGauge <http://www.homegauge.com> : Licensed To BPG Inspection, LLC