

Inspection Report

Geoff Pasqua

Property Address:

2533 Geranium St San Diego California 92109



Nation Wide Inspections

Jason Havel
CREIA Master Inspector and Certified Trainer
ICC Certified Building Inspector

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Date: 10/27/2025	Time: 09:01 AM	Report ID: J102725A
Property:	Customer:	Real Estate Professional:
2533 Geranium St	Geoff Pasqua	Diane Sullivan
San Diego California 92109		Diane Sullivan Realty

Comment Key or Definitions

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

Inspected (IN) = This item was visually observed and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

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

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

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

Red Colored Items- Items that are health and safety related, can cause personal injury or can create further damage or injury if not immediately repaired or evaluated. (Also items your inspector may think are very important for you to know).

Blue Colored Items- Items that are improper, worn or damaged. These items are in need of repair but are not life threatening, or health and safety related and should not cause devastating effects if not immediately corrected.

Green Colored Items- Recommendations for the issue(s) noted.

IMPORTANT INFORMATION: The summary located in the back of this report is intended to provide a convenient overview of the conditions and components that our inspectors have identified within our report as needing service. It does not include several of our notes and any extra components such as pools. The summary should not be used as a substitute for reading the entire report. The recommendations made throughout this report should be conducted and completed before the close of escrow by a licensed specialist, who may identify additional defects or recommend additional upgrades which could affect your evaluation of this property.

Age Of Building: Style of Building: **Client Is Present:** Yes

Single Family Home 61 years

Weather: Rain in last 3 days: Temperature:

Cloudy 65-75 Degrees No

Water Test:

Good Pressure, Pressure Falls Between

45-80 PSI

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1. Exterior

The Home Inspector Shall Observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building.

The Home Inspector Shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and probe exterior wood components where deterioration is suspected.

The Home Inspector is Not Required to Observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks.

<u>The Home Inspector is Not Required To:</u> Move personal items, panels, furniture, equipment, plant life, soil, or debris that obstructs access or visibility.

Styles & Materials

Siding Style: Siding Material: Exterior Entry Doors:

Cement stucco Masonry Wood

Appurtenance: Driveway/ Parking Area:

Covered porch Concrete

Items

1.0 DRIVEWAY

Comments: Repair or Replace

(1) **NOTE: Oil Staining.** There was significant oil staining noted at the driveway of this house. It is not known how well this can be removed. This is noted for your information.



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(2) Cracks at Driveway. There were a few moderate sized cracks noted at the front driveway. This is not uncommon and can be sealed at your convenience. It is recommended that these cracks be sealed as needed to help inhibit water intrusion, erosion and the growth of weeds.



(3) Poor Drainage. The base of the driveway did not have good drainage. It is recommended that drainage be provided at the base of the driveway.



1.1 WALKWAYS AND PATHS

Comments: Inspected

1.2 STEPS AND STAIRS

Comments: Repair or Replace

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(1) Missing Hand Rails. There are currently no hand railings for the stairs at the front yard. Stairs are the most frequent location of injury accidents in the home. For safety reasons it is recommended that handrails be provided for stairways with 4 or more steps. Handrails should be located at a height of 34-38 inches from the floor and should have a graspable surface between 1.25 inches and 2 inches. Recommend that handrails be provided at this location.



(2) Trip Hazards. There were areas that contained raised items, which extended above the walkway's surface. These areas may pose as trip hazards. This was noted at the front yard stairs. It is recommended that adjustments be made to create a smooth walking surface at these locations or a large obstacle be placed in front or over these areas.







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1.3 VEGETATION, GRADING, AND DRAINAGE

Comments: Inspected

1.4 EXTERIOR WALLS, FLASHING AND TRIM

Comments: Repair or Replace

Delamination of Stucco. There was some delamination of stucco noted at the exterior of the house. The stucco is beginning to bubble and delaminate at the exterior of the home. This is common in older homes that are not provided with weep screed flashings at the stucco. Although there are many causes of delamination, most often, it is is due to excess moisture wicking into the stucco, and causing it to fail. This can ultimately lead to moisture intrusion and concealed damage within the wall. Efforts should be made to keep the area around your foundation dry.







1.5 EAVES, SOFFITS AND FASCIAS

Comments: Repair or Replace

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- (1) **NOTE: Patching Noted**. It was noted that there were several areas of patching noted at the exterior eaves, rafter tails or fascia boards. This is noted for your information.
- (2) Tail Damage. There is some wood damage at the rafter tails at the exterior of the property. Damaged wood should be repaired or replaced. It is recommended that you read your termite report thoroughly and that damaged wood be repaired or replaced.



(3) Eave Damage. There was some wood damage at some of the eaves at the front of the property. It is recommended that you read your termite report thoroughly and that any damaged wood be repaired or replaced by a licensed contractor if needed.



1.6 WINDOW SCREENS

Comments: Inspected

NOTE: Worn Screens. There were some window screens that were worn and beginning to deteriorate. This is noted for your information and can be repaired as needed at your convenience.

1.7 WINDOWS

Comments: Inspected

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NOTE: Newer Windows. There are a few windows in this home that have been replaced. Retrofit windows often require permitting- depending on the local authority. It is not known if this city requires permits for the installation of these windows. Due to the nature of these windows, we are not able to verify that the flashings have been done correctly. It is recommended that you check with the local authority to to determine if permits are required for the installation of these windows. If permits are not required, or were not taken out, these windows should be further evaluated by a licensed contractor specializing in window installation.

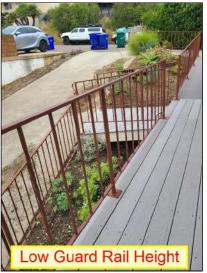
1.8 DOORS (Exterior)

Comments: Inspected

1.9 DECKS AND BALCONIES

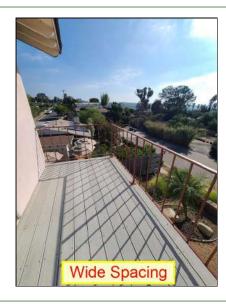
Comments: Repair or Replace

(1) Low Guard Rail Height. The guard rail at the exterior balconies does not meet today's height requirements. Although this may have been proper at the time of construction it is recommended that all guard rail have a minimum rail height of 42 inches. The current height of the railing falls below 42 inches. For safety purposes it is recommended that this be altered to meet the standard safety requirements.





(2) Wide Spacing. The spindles at the exterior railings are currently spaced greater than 4 inches. Although this may have been standard at the time this was built, is recommended for today's standards, that the spacing of these spindles be no greater than 4 inches. This is a safety measure to help ensure that a child cannot slip through this area. It is recommended that you add a screen or more balusters at this location.



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(3) Wood Damage. There was some wood damage to some of the wood joists at the front and rear balconies. **There were also areas of patching noted.** It is recommended that you read your termite report thoroughly and repair or replace any damaged wood.



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(4) No Flashings. There were no visible flashings noted at the balcony/wall connections. 6 inch (non-combustible) flashings should be provided at the wall connections help to protect from water intrusion. There was some water staining and minor wood damage noted at the interior of the cantilever. This was visible from the underside of the house. It is recommended that this be further evaluated and flashings be installed by a licensed contractor.







1.10 PLUMBING WATER FAUCETS (hose bibs)

Comments: Inspected

1.11 EXTERIOR LIGHT FIXTURES AND OUTLETS

Comments: Inspected

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- (1) **NOTE: Exterior Outlets:** Due to the natural elements and exterior moisture it is recommended all exterior outlets be listed for outdoor use (with covers) and be GFCI protected. GFCI's are a safety device built into an outlet to "trip" the circuit if it detects that electricity is unbalanced, or if it detects improper connections of the neutral. This is noted for your information.
- (2) **NOTE:** Sensored Lights. There are exterior lights that are equipped with a sensor, that does not allow the light to turn on during daylight hours. These lights were not able to be tested for proper working order at the time of the inspection.



1.12 Screens and Vents

Comments: Repair or Replace

Screens Blocked. Some of the vents for the crawlspace were blocked with debris. These screens provide airflow to the underside of the house. It is recommended that the screens be free from debris to allow for proper venting.



1.13 OTHER NOTES:

Comments: Not Inspected

(1) NOTE: Asbestos and Lead Information. Due to the age of construction, this house may have been built with materials that contain the use of asbestos and or lead. These materials can pose serious health risks if damaged, disturbed on ingested. We are not able to determined if the materials used during construction contain either of these items. If you are concerned about the affects or presence of Asbestos or Lead in this home, it is recommended that a specialist be called out to take samples and have them

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professionally tested at a lab. For more information about these materials and their health risks please follow the provided links:

Lead Based Paint:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/healthy_homes/healthyhomes/lead

http://en.wikipedia.org/wiki/Lead paint

Asbestos:

http://en.wikipedia.org/wiki/Asbestos

http://www.cancer.gov/cancertopics/factsheet/Risk/asbestos

(2) House Numbers Not Illuminated. The numbers on the house were not provided with illumination. All homes built after 2010, are required to have the property address automatically illuminated during hours of darkness. This illumination should turn on automatically through a photoelectric device or by a timer and should not be controlled by a switch or similar device. Although this house may not have been required to meet these standards, it is recommended for emergency services. It is recommended that this be corrected as needed by a licensed electrician.

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

2. Electrical System

The Home Inspector Shall Observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and accessible receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors.

The Home Inspector Shall Describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors.

The Home Inspector is Not Required To: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Test or operate the function of smoke and carbon monoxide detectors. Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors: Panel capacity: Current Panel Output:

Overhead service 100 AMP No Disconnect 100 AMP

Panel Type: Electric Panel Manufacturer: Wiring Methods:

Circuit breakers MURRAY Romex

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Branch wire 15 and 20 AMP:

Copper

Items

2.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

2.1 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

FYI: Main Disconnect is Located: At the Front of the house/building.

2.2 MAIN DISTRIBUTION PANELS AND GROUNDING

Comments: Repair or Replace

(1) **NOTE: Grounding Rods.** For today's standards, homes and all detached buildings (with electrical panels) should be provided with 2 grounding rods. Previously, before 2016, only one rod was required. Grounding rods are metal electrotode (rods) placed within the soil to ground the house to the earth. This is mentioned only for your information and this properly may or may not comply or need to comply with these new standards.

(2) No Disconnect. Currently there is not a proper disconnecting means at the meter or at the panel. Main panels should be supplied with a disconnecting means if the box contains more than six breakers. Currently this panel has the potential of exceeding 100Amps. It is recommended that the electrical system be supplied with a disconnect.



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(3) Openings at Dead Front Cover.
The main panel cover has openings at the cover Missing breakers or openings at the dead front cover expose electrical parts- creating a safety hazard and potential shock hazard. For safety reasons all penetrations should have secure covers or breakers installed to reduce

the chance of electric shock.



(4) Ungrounded Branch Circuits. Due to the age of the house some of the original branch wiring was not upgraded and is not grounded. Although a new panel and ground rod have been installed, much of the original wiring still exists. Most of the outlets within the house tested as being ungrounded. This is considered outdated for today's standards. Some of the original wiring may be considered to be at the end of it's useful life. It is recommended that the branch wiring be further evaluated by a licensed electrician to understand the function and the adequacy of the system.



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(5) Overloaded Panel. It appears that the load for the main panel, located at the front of the house, may be too small for the panel potential. This panel is rated for a maximum of 100 Amp. The NEC allows for 80% overload of small branch circuits. Currently the load of this panel exceeds the amperage limit. This can cause the feeder breaker to **trip.** This is not considered a safety issue. It is recommended that this panel be further evaluated and the loads be properly calculated by a licensed electrician and upgraded as needed.



(6) Breakers Not Properly Labeled. The breakers in the main panel are not all labeled for individual use or are improperly labeled. It is recommended that each breaker be labeled for its correct use for easy identification. Recommend that an electrician correctly identify and label each breaker for its use.





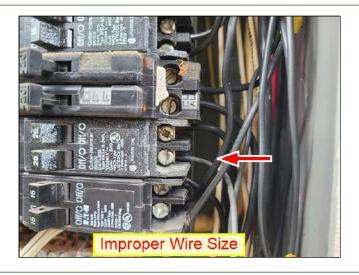
2.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Repair or Replace

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Improper Wire Size. The main panel has an undersized wire for the breaker. 20 amp breakers need to be sized with a minimum of a #12 AWG copper wire. It is currently wired with a smaller #14 AWG copper wire. Improper wire sizing causes the wires to over heat increasing the risk of fire and damage.

Recommend that this be further evaluated and corrected by a licensed electrician.



2.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

2.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Repair or Replace

NOTE: GFCI Locations. Although this unit may not have required GFCI outlets (Ground Fault Circuit Interrupters) at all the listed locations at the time of construction, they are recommended for all outlets in the kitchen, at exterior outlets, in all bathrooms, the laundry room and in the garage. GFCI's are a safety device built into an outlet to "trip" the circuit if it detects that electricity is unbalanced, or if it detects improper connections of the neutral. It is recommend in these locations, that outlets be GFCI protected.

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

3. Interior Rooms

<u>The Home Inspector Shall Observe:</u> Walls, ceiling, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows.

The Home Inspector Shall: Operate a representative number of windows and interior doors; and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The Home Inspector is Not Required to Observe: Minor blemishes, dings, nicks and scuff marks on paint, wallpaper, and other finish treatments or on the interior walls, ceilings, and floors; carpeting; or draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials: Wall Material: Floor Covering(s): Drywall Drywall Carpet Tile **Interior Doors:** Window Types: **Window Manufacturer:** Thermal/Insulated **MILGARD** Hollow core Wood Sliders Items

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3.0 FLOORS

Comments: Repair or Replace

(1) NOTE: Unlevel Floor. There are a few areas in certain rooms where the flooring is not level, and you may notice a rise, or drop in the flooring. This is common in older homes with raised foundations. The cause of this was not determined but is often the result of settlement and is not necessarily a sign of a structural issue. (Please refer to the section "Structural Components" for more information).



(2) Carpet Discoloration. There is carpet discoloration or stains in a few of the rooms. It could not be determined if these areas of discoloration or stains can be removed. It is recommended that a professional carpet cleaning company be called out to further evaluate these areas.







3.1 CEILINGS

Comments: Inspected

NOTE: Settlement Cracks. There were a few rooms in which there were some minor settlement cracks noted in the drywall. These are common and can be patched at your convenience, if so desired.

NOTE: Ceiling Seams. There were some areas with seams at some of the ceilings. There did not appear to be any structural concerns or issues at these areas. This is noted only for your information.

3.2 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

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Double Cylinder Lock. The exterior door of the main entry is equipped with a lock which requires a key to unlock the door from the inside of the house. These are often found on doors with windows in them, because of the fear of someone breaking the glass and unlocking the door.

However these pose as a safety risk, if the key is not provided in the door when the door needs to be used in the event of an emergency.

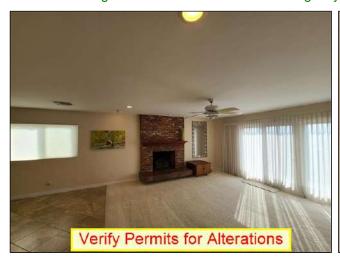
Because of this factor, it is recommended that this lock be changed to a single cylinder lock type by a qualified person.



3.3 WALLS

Comments: Inspected

Verify Permits for Alterations. It appears that there were walls removed to the original structure of this house. It is recommended that you check to see if all required permits were pulled to complete this structure, and the final was signed. The structural integrity of the components are not all visible due to wall, floor and ceiling coverings. Because of the inability to structurally analyze this addition, we cannot verify, at time of inspection, that the standards of practice, and compliance of codes have been followed. If unpermitted, we will not be held liable for unseen conditions. It is recommended that all modifications be verified as having necessary permits, and if not, structural analysis be further conducted by a licensed contractor or engineer before the end of the contingency period.





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3.4 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

3.5 OUTLETS SWITCHES AND FIXTURES

Comments: Repair or Replace

(1) <u>NOTE</u>: Half Hot Receptacles. Some of the rooms are supplied with a "half hot" receptacle. This means that one of the room outlets is an outlet in which half of the receptacle responds to a wall switch; The other half of that same outlet does not and is always hot. (These outlets are usually noted by receptacle being upside down for easy identification)

(2) **NOTE: Minimal Grounding**. Due to the year in which this house was built; there is no grounding for much of the electrical System. The original style of two pronged outlets have remained for your knowledge and reminder. These outlets can not be properly changed to the three pronged outlets unless the outlets have been properly grounded or are protected by a GFCI outlet or protected circuit, and a sticker has been added to the cover plate identifying that there is "No Equipment Ground". This is noted for your information. It is important to know and understand that the two pronged outlets have not been upgraded and are NOT GROUNDED.



(3) Improper Conversion- Ungrounded. Many of the electrical outlets in the rooms are not grounded, and were originally installed with two-pronged (ungrounded type) outlets. For convenience purposes, most of these

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outlets have been switched to three-pronged (grounding type outlets). Currently this is incorrect and not permitted without protection. The National Electrical Code (NEC) allows the installation of grounded type receptacles on a two-wire system ONLY if a Ground Fault Circuit Interrupter (GFCI) has been installed at the beginning of the circuit, either as a breaker or a feed-through receptacle at the first receptacle in the circuit. All of the receptacle outlets installed downstream must have a label stating that they are GFCI-protected and that there is no equipment ground. This is noted for your information and a GFCI outlet or breaker should be installed at the panel or at the beginning of each run by a licensed electrician.





(4) Adjust Fan Blades. The fan blades for this fan rub. It is recommended that this be corrected as needed to ensure proper working order.



3.6 SMOKE DETECTORS

Comments: Repair or Replace

(1) NOTE: <u>Smoke detectors are recommended in the following locations:</u> In each bedroom, at each floor level and at a point centrally located in the hallway (or area giving access to each separate bedroom). It is recommend that there are working smoke detectors at each of these locations and that the units are tested upon moving in to home and every 6 months thereafter.

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Smoke Detectors Observed-Not Tested. In compliance with our standards of practice, smoke detectors are verified as being present, under 10 years old, and located at the proper locations. The units are not physically tested. All smoke detectors should have the batteries replaced upon moving in or be replaced.

NOTE: Smoke Detector Types. The two most commonly recognized smoke detection technologies are ionization smoke detection and photoelectric smoke detection: Ionization type smoke detectors are the most common because they are the cheapest, but can be more prone to false (nuisance) alarms than photoelectric smoke detectors. This can cause people to remove the batteries from the units, causing a home to no longer have a working smoke alarm.

For more information about smoke alarms please visit the following sites:

https://www.usfa.fema.gov/prevention/technology/smoke fire alarms.html

Detectors. Smoke detectors should be located at each level, in each

(2) Missing Smoke

be located at each level, in each bedroom and in the room outside the bedroom (hallway). Currently there was/ were missing detector(s) downstairs. It is recommended that smoke detectors are present at these locations.



3.7 CARBON MONOXIDE DETECTORS

Comments: Repair or Replace

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(1) **NOTE: Carbon Monoxide Detectors.** It is recommended that the carbon monoxide tester be tested upon moving in and the batteries be changed (if applicable). The location and placement of these devices vary widely depending on Manufactures recommendations. Typically these are suppose to be installed outside the sleeping areas at eye level. It is recommended that that you read and follow the manufactures recommendation as to the proper location of these devices. Batteries should be changed every 6 months or when indicated by device or manufactures recommendations.

Carbon Monoxide Detector Testing. As part of our inspection, carbon monoxide detectors are verified as being present at required locations, but are not tested. It is recommended that all detectors be verified as being in working condition before moving in, and have the batteries replaced.

(2) Missing Carbon Monoxide Detector. A carbon monoxide detector was not identified under the house during the inspection. As of July 01, 2011 a Carbon monoxide detector is required to be installed in all new and existing single family homes. Carbon monoxide is an odorless, tasteless lethal gas which is created by combustion particles. These detectors act like a smoke alarm, and makes an audible warning to alert you if particles are detected. These need to be installed at each floor level including basements and or crawlspaces. It is a safety requirement that a working carbon monoxide detector be installed in this property.



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

4(A). Hall Bath

Styles & Materials

Ventilation Type:

Fan and Window

Items

4.0.A COUNTERS/SINK/ CABINETS

Comments: Inspected

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4.1.A DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

4.2.A FLOORS

Comments: Inspected

4.3.A WALLS

Comments: Inspected

4.4.A CEILINGS

Comments: Inspected

4.5.A WINDOWS/ MIRRORS

Comments: Inspected

4.6.A Shower/ Tub enclosure.

Comments: Inspected

NOTE: Shower Enclosures. Shower enclosures are visually inspected for visible problems or defects. How the waterproofing, setup and framing are conducted behind the surface is considered beyond the scope of the inspection. Due to the waterproofing being installed behind the tile or finished material, improperly waterproofed enclosures can leak without having visible defects. Properly waterproofed and sealed enclosures should not leak even when there are cracked or damaged tiles/ grout. We will not be held accountable for leaks that do not have visible defects or those that do not show evidence of past leaks or issues. If this is a newer enclosure, it is recommended that the contractual paperwork be collected to have the warranty and or installer's information and contractor number.

4.7.A PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

NOTE: Old Shut Off Valve. It was noted that the water shut off valves in this bathroom are older valves. These valves are not tested during the inspection. These should be changed out every 10 or so years. It is recommended that you consider changing these valves to a newer type.



4.8.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

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NOTE: Metal Waste Line. The tail piece, at the waste line, is made of metal. Over time this metal rusts and begins to break down and leak. It is recommended that these lines be further evaluated and replaced if need by a licensed plumber.



4.9.A OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

NOTE: Not Title 24. The lighting for this bathroom is not equipped with a vacancy sensor or low energy lighting to comply with the title 24 requirements. All bathroom remodels must use high efficiency lighting or have the lighting controlled by a manual -on occupant sensor. This sensor will turn "OFF" the light(s) when there is no movement present, but must be manually turned on. It is recommended that this be provided to comply for today's standards.

4.10.A TOILET FIXTURE

Comments: Inspected

4.11.A EXHAUST FAN/ HEATER

Comments: Inspected

4(B). Primary Bath

Styles & Materials

Ventilation Type:

Window- No Fan

Items

4.0.B COUNTERS/SINK/ CABINETS

Comments: Inspected

4.1.B DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

4.2.B FLOORS

Comments: Inspected

4.3.B WALLS

Comments: Inspected

4.4.B CEILINGS

Comments: Inspected

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4.5.B WINDOWS/ MIRRORS

Comments: Inspected

4.6.B Shower/ Tub enclosure.

Comments: Inspected

NOTE: Shower Enclosures. Shower enclosures are visually inspected for visible problems or defects. How the waterproofing, setup and framing are conducted behind the surface is considered beyond the scope of the inspection. Due to the waterproofing being installed behind the tile or finished material, improperly waterproofed enclosures can leak without having visible defects. Properly waterproofed and sealed enclosures should not leak even when there are cracked or damaged tiles/ grout. We will not be held accountable for leaks that do not have visible defects or those that do not show evidence of past leaks or issues. If this is a newer enclosure, it is recommended that the contractual paperwork be collected to have the warranty and or installer's information and contractor number.

4.7.B PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Repair or Replace

Low Water Volume. The water volume at the bathroom showers was low. The house pressure was at about 50 PSI. The reason of the low volume was not known. If water volume is not enough for your personal taste, it is recommended that you call a licensed plumber to evaluate and repair as needed.



4.8.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Repair or Replace

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(1) NOTE: Metal Waste Line.
The tail piece, at the waste line, is made of metal. Over time this metal rusts and begins to break down and leak. It is recommended that these lines be further evaluated and replaced if need by a licensed plumber.

Corrosion at Waste Line. There was some minor corrosion at the waste lines at the underside of the sink. These line are made of metal and could begin to leak very soon. It is recommended that these lines be further evaluated and replaced if need by a licensed plumber.



(2) Adjust Drain Plug. The drain plug for the sink was not attached. These should be properly attached to ensure proper function. It is recommended that this be adjusted so that the sink can retain water if needed.



4.9.B OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

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NOTE: Not Title 24. The lighting for this bathroom is not equipped with a vacancy sensor or low energy lighting to comply with the title 24 requirements. All bathroom remodels must use high efficiency lighting or have the lighting controlled by a manual -on occupant sensor. This sensor will turn "OFF" the light(s) when there is no movement present, but must be manually turned on. It is recommended that this be provided to comply for today's standards.



4.10.B TOILET FIXTURE

Comments: Inspected

4.11.B EXHAUST FAN/ HEATER

Comments: Not Present

NOTE: Remodel- No Fan. This bathroom was under a remodel but did not have a mechanically controlled vent fan installed. It has been our experience that the city has not been enforcing mechanical fans within bathrooms containing openable windows. Fans are required for today's standards. This is noted for your information.



5. Kitchen Components and Appliances

The Home Inspector Shall Observe and Operate the Basic Functions of the Following Kitchen Appliances: Permanently installed dishwasher (through its normal cycle- but not to determine it's effectiveness in cleaning); Range, cook top, and permanently installed oven; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven.

The Home Inspector is Not Required to Observe: Non built-in appliances (free-standing appliances), refrigerators, trash compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, indoor or outdoor barbecues, grills, or roisterers, timers, clocks, thermostats, the self-cleaning capacity of ovens. Also included in this are concealed/ limited countertop views and other areas that are not readily visible.

Styles & Materials

Countertop:Cabinetry:Flooring:GraniteWoodTile

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Oven\ Stove:

GENERAL ELECTRIC

Built in Microwave:

Re-Circulated Through Filter GENERAL ELECTRIC

Dishwasher Brand:

KITCHEN AID

Dryer Power Source:

Disposer Brand:

IN SINK ERATOR

Clothes Dryer Vent Material:

Semi-rigid Metal

240 Electric

Items

5.0 COUNTERS AND SINK

Comments: Repair or Replace

Caulk Backsplash. The grout at the backsplash has some areas that have cracked and should be caulked to inhibit the possibility of water intrusion. It is recommended that these areas be properly sealed.



5.1 CUPBOARDS/DRAWERS/CLOSET DOORS

Comments: Inspected

Minor Dings. It was noted that a few areas of the kitchen cabinets show some wear and some minor dings. This is noted for your information.



5.2 FLOORS

Comments: Inspected

5.3 WALLS

Comments: Inspected

5.4 CEILINGS

Comments: Inspected

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5.5 WINDOWS

Comments: Inspected

5.6 RANGES/OVENS/COOKTOPS

Comments: Inspected

5.7 MICROWAVE COOKING EQUIPMENT

Comments: Repair or Replace

Inoperative Microwave. The microwave did not work at time of inspection and was not further inspected. It is recommended that this unit be repaired or replaced by a qualified professional.





5.8 DISHWASHER

Comments: Repair or Replace

No Air-gap or High Loop. There is presently no airgap or high loop at the waste line for the dishwasher. Air gap devices prohibit sewer water from backing into the dishwasher through the possibility of siphonage. When water backs up, due to a plumbing clog, the air gap devise installed for your dishwasher will dispense water at the sink. Some newer appliance manufacturers are not requiring these devices (This is only found on certain makes and models manufactured after 2021). We are not able to determine which models do and don't require these devices. Recommend reading manufacture's installation guide to determine if an air gap device is required for this unit.

5.9 GARBAGE DISPOSER

Comments: Inspected

5.10 FAUCETS/ FIXTURES And WATER SUPPLY PLUMBING

Comments: Repair or Replace

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Hot/ Cold Reversed. The hot water was incorrectly installed at this fixture. Hot water should be derived on at the left and cold on the right or cold at front, hot towards rear. In this application the hot water is reversed. It is recommend that this is switched to avoid confusion and severe burns.



5.11 PLUMBING DRAIN AND VENT SYSTEMS

Comments: Inspected

5.12 OUTLETS WALL SWITCHES and FIXTURES

Comments: Repair or Replace

(1) Not All GFCI Protected. There are presently some outlets that are not GFCI (Ground Fault Circuit Interrupter) protected in the kitchen. For the year that this was constructed, GFCI was not a requirement for all outlets. GFCI's are a safety device built into an outlet to "trip" the circuit if it detects that the electricity is unbalanced, or if it detects improper connections of the neutral. Today's standards require that ALL receptacles be GFCI protected or on a GFCI protected circuit. Recommend ALL kitchen outlets, serving counter tops, have GFCI protection added by a licensed electrician.





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(2) Loose Outlet. One of the outlets was loose in the kitchen. Loose outlets can pull the wires from the back of the receptacle causing the wires to arch or cause electric shock. For safety reasons it is recommended that these outlets be properly secured.



5.13 WASHER/ DRYER AREA

Comments: Inspected

(1) **NOTE: Washer Dryer Not Tested.** In accordance with industry standards, we do not test clothes dryers, washing machines, water connections or the drain lines to these units. Should the washing machine or dryer come with the sale of this house, it is recommended that you test each of these appliances to your satisfaction to ensure proper working order. Water supply lines for washing machines are typically left "ON" and older hoses have a greater risk of leaking under pressure. It is recommended that older rubber hoses be replaced with a braided type stainless steel line. This is noted for your information and convenience.

NOTE: Hose Lines. Many washings machines are provided with rubber supply hoses. Rubber hoses are an older style, that have a higher failure rate than the newer steel-braided type. If this unit is supplied with a rubber type hoses, it is recommended that these lines be upgraded to the braided-type supply lines.

(2) Damaged Damper. The exhaust termination for the dryer was damaged. There was damage to the louveres. These louveres inhibit animals from entering the house through the dryer line. It is recommended that this be repaired or replaced as needed.



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Cooling Equipment Manufacturer:

Approximate Age of Heater:

LENNOX

Ductwork:

10-15 years old

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

6. Heating / Central Air Conditioning

The Home Inspector Shall Observe: Permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room.

The Home Inspector Shall Describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

The Home Inspector is Not Required To: Ignite or test any system in which the pilot is not lit or the system "OFF"; Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Items

Cooling Equipment Type: Cooling Equipment Energy Source:

Air conditioner unit (Split Unit) Electricity

Number of AC Only Units: Heat System Brand:

One Unit

Energy Source: Number of Heat Systems (excluding

Gas wood): Insulated

One

Filter Type: Types of Fireplaces: Number Of Fireplaces.:

Disposable Solid Fuel Two

Operable Fireplaces:

Two

Repairs Needed

6.0 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected

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(1) **NOTE: Older A/C Unit.** The air conditioning unit for this property was an older unit. **This unit was about 15 years old.** The average life expectancy of a Air Conditioning unit can vary depending on the usage and maintenance, but typically are around 10-15 years. Due to the age of the unit, it is recommended that this unit be further evaluated and tuned-up by a licensed HVAC specialist.

FYI: Air Conditioning variance
Tested Normal. The ambient air
temperature variance test was
performed by using thermometers on
the air handler of the HVAC unit. This
is to determine if the difference in
temperatures of the supply and return
air, are between 14 degrees and 22
degrees. When tested, the intake air
temperature for the system read 75
degrees, and the return air
temperature was 54 degrees. This
indicates a normal range of
temperature change. This is noted for
your information only.



(2) Underpinning Noted. There was some underpinning noted at the dA/C pad. There are some areas of soil erosion at some of the exterior pad. Underpinning occurs when the soil is removed from the underside of a structure, weakening the support. This can cause the unit to move and become unlevel. It is recommended that these areas be further evaluated and repaired as needed.



6.1 HEATING EQUIPMENT

Comments: Inspected

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NOTE: **Gas Furnace- Limited Inspection.** The Scope of this inspection does not include a thorough analysis of the inner components of the furnace. This includes but is not limited to cracks in the heat exchanger and areas of the heater that are not accessible. The average live expectancy for gas fired furnaces is typically considered to be about 15-20 years depending on use. **It is recommended that all heaters be thoroughly evaluated by a licensed HVAC specialist every year to ensure proper working conditions.**

6.2 THERMOSTAT

Comments: Inspected

6.3 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

6.4 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

(1) **NOTE: Asbestos Clad Ductwork.** Due to the age of the house and the material used for the distribution ducts within the attic; The distribution ducts have a high probability of containing asbestos. It is important that the duct systems not be disturbed or altered without the use of proper precautions. **For more information about asbestos please refer to the link in section 2.12.** This is noted for your information.





(2) <u>FYI:</u> Heater Temperature variance, tested normal. The ambient air temperature variance test was performed by using thermometers on the air handler of the furnace unit. This is to determine if the difference in temperatures of the supply and return air, are between 14 degrees and 22 degrees. When tested, the supply air temperature for your system read 75 degrees, and the minimum return air temperature was 110 degrees. This indicates a normal range of temperature change. This is noted for your information only.

6.5 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

6.6 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

6.7 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Inspected

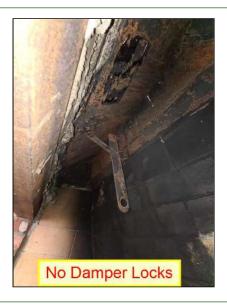
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NOTE: Limited Inspection. The chimney inspection was limited to the exterior of the chimney and firebox. The interior of the chimney and its inner structural elements could not be viewed. It is highly recommended that all chimneys be further evaluated by a licensed chimney sweep, or specialist. If this chimney has not been inspected within the last few years, it is recommended that a Class II inspection be conducted. This is to ensure there is no physical damage to the inner liner, which could cause a malfunction of the chimney itself.

6.8 GAS/LP FIRELOGS AND FIREPLACES

Comments: Repair or Replace

(1) No Damper Locks. The chimney dampers, for gas fireplaces, should be locked in the "open" position. This is to ensure that gas can properly vent if there is a leak, or the gas was accidentally left on. It is recommended that a flue clamp be installed at this damper.



(2) Pilot Off- Not Tested. The gas fireplace appliance was OFF at the time of the inspection and was not tested. Due to liability and our insurance, we do not light pilots. It is recommended that this be further evaluated and verified as being in working order.



6.9 HEARTH AND SURROUNDING AREAS

Comments: Repair or Replace

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Missing Screen at Fireplace. The fireplace is missing the screen or doors. Screens helps catch embers, and wood particles from exiting the fireplace. It is recommended that this be replaced or installed as needed.



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

7. Plumbing System

The Home Inspector Shall Observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent systems (which are visible and accessible), including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all accessible plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The Home Inspector is Not Required To: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; Sump Pumps; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source: Water Filters: Plumbing Water Supply (into home):

Public Sediment filter Copper

Plumbing Water Distribution (inside Washer Drain Size: **Plumbing Waste Line:**

2" Diameter home): Cast iron

Copper Copper

plumber

Items

Recommend these lines be scoped by a

Water Heater Manufacturer:

Water Heater Capacity: 50 Gallon (2-3 people) **RUUD** Gas

7.0 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

Water Heater Power Source:

2533 Geranium St Page 37 of 63 FYI: The main Water Shut Off is Located: Outside at the front of the house/ building.

NOTE: Good Water Pressure. The water pressure at time of test was noted at being <u>Under 50</u> PSI. It is required that when the water pressure exceeds <u>80lbs</u>, a water pressure regulator be installed due to heightened risk of plumbing malfunction due to pressure.

7.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Repair or Replace

(1) **NOTE:** Low Flow Fixture Information. As part of this inspection, we do **NOT** test the flow rates of the house fixtures for compliance. With the exception of toilets, the flow rates are not printed or listed on the fixtures. This is considered beyond the scope of the inspection. For your information: beginning January 1, 2014, all Single Family Homes, built before January 1, 1994, require water saving plumbing fixtures be installed throughout the home (as a condition of building permits applied for after January 1, 2014).

As of January 1, 2017 all single-family homes built prior to January 1, 1994 must comply with these requirements (**permit or no permit**) and homeowners are required to install water saving fixtures, if the current fixtures are out of compliance. (This law will not affect commercial or multi-family properties until January 1, 2019).

<u>Sellers:</u> If you are selling your home after January 1, 2017, you are required to replace non-compliant fixtures or disclose what fixtures are non-compliant.

As Stated Per The California Civil Code Section 1101.1-1101.8

- 1101.4. (a) On and after January 1, 2014, for all building alterations or improvements to single-family residential real property, as a condition for issuance of a certificate of final completion and occupancy or final permit approval by the local building department, the permit applicant shall replace all noncompliant plumbing fixtures with water-conserving plumbing fixtures.
- (b) On or before January 1, 2017, noncompliant plumbing fixtures in any single-family residential real property shall be replaced by the property owner with water-conserving plumbing fixtures.
- (c) On and after January 1, 2017, a seller or transferor of single-family residential real property shall disclose in writing to the prospective purchaser or transferee the requirements of subdivision (b) and whether the real property includes any noncompliant plumbing fixtures.
- (2) **NOTE:** Angle Stops/Valves. The water shut off valves, for all fixtures, should be replaced every 10 or so years. These valves are not tested during the inspection. If these valves are more than 10-15 years old, it is possible that these valves may leak or not properly function when needed. It is recommended that you consider changing these valves to a newer type upon possession.
- (3) Improper Support. The copper piping, for the water supply lines, have some areas that are being supported by galvanized metal straps. Copper piping should be supported by a non-metallic plumbing strap or

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other means to avoid contact with incompatible materials. **Improper support can cause electrolysis, leading to pipe deterioration and the increased risk of leaks.** It is recommended that the plumbing supply lines be properly supported and protected from damage by a licensed plumber.







7.2 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Repair or Replace

(1) Recommend Line Scope. As part of this inspection, the waste lines have water flushed through the lines to ensure proper draining. The running of water ensures that there are no visible leaks, or blocks in the branch lines. We do not run water long enough to determine if there are blocks in the main line. Main line blocks or partial blocks, within the branch lines, can occur without indication. As a precaution, it is recommended that all waste lines be scoped with a camera by a licensed plumber or plumbing inspector. There are several issues that can arise within the waste lines; both with older Cast Iron as well as newer ABS. Cast iron lines are typically very old and generally at the end of their anticipated life. These lines deteriorate from the interior out, reducing the interior diameter of the pipe as it ages. These pipes can also incur cracks, breaks, pipe separation, root intrusion and improper slopes. ABS plumbing, although newer, can also incur some of these issues. Due to our inability to see within these pipes, it is highly recommended that the waste lines of this property be scoped with a camera by a qualified professional.

(2) NOTE: Older Construction- Scope Lines. The waste lines for this property were originally constructed with cast iron. The waste lines are not visible all the way to the city connection. Due to the year of this property, it is recommended that the waste lines be further evaluated. Often times the replacement of the waste lines does not extend all the way to the city connection and problems can exist that we cannot see. It is highly recommended that a plumber, equipped with a camera, be called out to scope the interior of the waste lines before the end of the contingency period. This will help to determine the type of materials present as well as the true condition of the waste lines from the house to the city connection.

(3) **NOTE: Old Cast Iron Plumbing.** The waste lines for this property are constructed of cast iron and are considered at the end of their lives. These lines are not all visible and were not able to be fully inspected. Interior physical damage, clogs, root intrusion or other damage are not known or determined as part of this inspection. **Due to the type and age of the material, it is recommended that the waste lines be further evaluated by a licensed plumber and replaced as needed.** Cast iron waste lines rust and deteriorate from

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the inside out- The true dimensional circumference, and function could not be determined at the time of the inspection.

7.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Repair or Replace

- (1) Water Heater Note: On Average water heaters typically have a 10 to 15 year life expectancy. Currently this water heater was about 3 years old. This is noted for your information.
- (2) **NOTE: Solar Not Connected.** This hot water system originally had a solar panel located at the roof. **This system has been abandoned and is no longer functional.** It is recommended that the solar section of this heating system be removed by a licensed plumber.







(3) Missing Insulation. The water supply lines were not insulated. The first 5 feet of hot and cold water pipes are required to be insulated if they are exposed in unconditioned space. It is recommended that these lines be properly insulated.



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(4) No Expansion Tank. The newer water heater, provided for this property, was not provided with an expansion tank. Water heaters installed on a closed system (with a water pressure regulator or backflow preventer) are typically required to have expansion tanks installed depending on the municipality. This is the help reduce stress in the pipes from water expansion. When water is heated it can increase by about 2% volume causing pressure to build in the plumbing system, when a faucet is opened in the home it causes a rapid drop in pressure and can result in deterioration of the plumbing system in the home, fixtures and the water heater. Typically a 2 gallon expansion tank is suggested for 40-50 gallon water heaters. It is recommended that you check with the municipality to determine if an expansion tank should have been installed on this system.

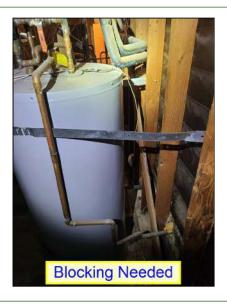


(5) Improper TPR Extension Pipe.
The extension pipe extending from the TPR valve has a flex line. These lines should not have flex lines, or have upward runs. It is recommended that this be repaired as needed by a licensed plumber.



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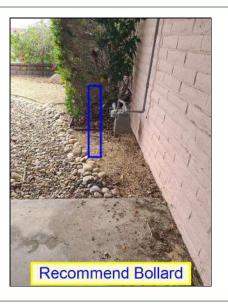
(6) Blocking of Water Heater
Needed. The solar hot water tank
currently has proper straps, however,
because it sits so far away from the
wall, it needs be blocked to avoid
lateral movement. It is recommended
that this water heater has proper
blocking to inhibit movement.



7.4 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

- (1) **FYI:** <u>Gas Meter and shut off valve</u>: are located at the right side of the building. Recommend that a tool is secured to the gas line to allow you to shut off gas in case of an emergency.
- (2) Recommend Bollard. Due to the location of the gas meter in corelation to the driveway and parking area a bollard is recommended. The gas meter was located behind the parking area. This could allow for damage to the gas line should a car drive past the designated parking area. It is recommended that this gas meter be protected by a bollard.



7.5 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

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

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8. Roofing / Chimneys / Roof Structure and Attic

The Home Inspector Shall Observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The inspector will inspect any and all switched fans within the attic.

The Home Inspector is Not Required To: Walk on the roofing; or observe attached accessories including but not limited to solar systems, antennae, satellite and lightning arrestors. The home inspector does not adjust the settings, the controls or test the function, of any non-switched, timed or thermostatically controlled attic fans.

Styles & Materials

Viewed roof covering from: Roof-Type: Roof Covering:

Walked roof Gable Tile

Concrete

Chimney (exterior): Sky Light(s): Roof Ventilation:

Brick One Gable vents

Solar tube

Method used to observe attic: Roof Structure: Ceiling Structure:

Crawled 2 X 6 Rafters 2X8

Inaccessible

Attic info: Attic Insulation:

Attic hatch Batt

Scuttle hole Fiberglass

R-19

Items

8.0 ROOF DRAINAGE SYSTEMS (gutters and downspouts)

Comments: Repair or Replace

Partial Gutters. The partial drainage system for this roof is inadequate. Roof gutters direct water away from the house and foundation and are crucial in areas with drainage issues. It is recommended a complete gutter system be supplied for the house, and that the drainage system discharge away from the foundation of the house.





8.1 ROOF COVERINGS

Comments: Repair or Replace

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(1) **NOTE:** Limited Inspection. The roof inspection is a general overview of the roof's current condition. We are not roofing specialists. We cannot always accurately determine if there are active roof leaks. Often times a roof can leak due to problems or issues that are not visible at the time of the inspection. We will not be held liable for roof leaks that do not have visible issues at the time of the inspection. This includes patching of a roof. Visible evidence includes: physical damage, visible water staining at the interior ceilings, visible roof defects, improper roofing material or improper application of visible materials, worn areas, or improper and missing materials or flashings. Please understand that we do our best to determine and analyze the true condition of your roof and it's components. We try and report everything as accurately as we can. If you are concerned about any areas of this property, you are always encouraged to further evaluate any areas you have concerns about through a licensed specialist.

(2) Damaged Tiles. There are a few cracked and or broken tiles on roof. Tiles are provided to protect the waterproofing paper from UV and other forms of damage. Not fixing these broken tiles increases the chance of damage to paper and increasing the risk of leaks. At time of inspection there were no signs of active roof leaks. It is recommended that these tiles be replaced by a licensed roofing contractor.





(3) Loose Tiles. There was an unsecured or loose tile noted at the roof. Loose or unsecured tiles can slip or move, exposing the roofing felt and increasing the risk of damage and roof leaks. It is recommended that the roof be further evaluated for possible loose tiles and that all tiles be properly secured by a licensed roofing contractor.



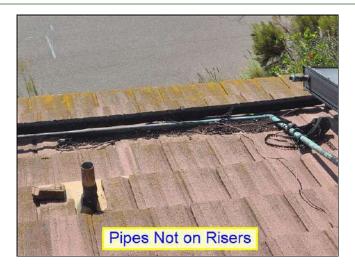
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(4) Debris On Roof. There is solar water heating equipment on the roof that does not appear to be actively used. This equipment, outside of being an eye sore, adds weight to the roof structure and should be removed if not being used. There have been roof penetrations made to accommodate this equipment. Recommend calling licensed roofing contractor to determine proper method for removal and roofing repairs.





(5) Pipes/ Conduit On Roof. There are some pipes located on the roof. These pipes were not set on risers. This can create a dam like feature that can allow water and debris to pool and increase the risk of roof leaks. It is recommended that this area be cleared of debris.



8.2 FLASHINGS

Comments: Repair or Replace

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Seal Roof Jacks. Some of the roof jacks are not properly sealed. Roof jacks are metal flashings which extend over the pipe and vent penetrations at the roof. Currently there are gaps between the jacks and the vents. This can allow for water to enter these locations. It is recommended that the flashings at the vent terminations be properly sealed by a licensed contractor.





8.3 SKYLIGHTS AND VENT TERMINATIONS

Comments: Inspected

8.4 CHIMNEY

Comments: Repair or Replace

(1) **NOTE:** Limited Inspection. The chimney inspection was limited to the exterior of the chimney. The interior of the chimney and its inner structural elements could not be viewed. It is highly recommended that all chimneys be further evaluated by a licensed chimney sweep, or specialist. This is to ensure there is no physical damage to the inner liner, which could cause a malfunction of the chimney itself.

(2) No Spark Arrestor. Spark arrestors are metal screens which are attached to the chimney flu at the cap to keep large embers from escaping and landing on combustible material. This is a safety measure to decrease the risk of fire. Recommend installation of spark arrestor.



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(3) Seal Chimney Cap. The chimney has cracks noted at the cap. These caps are common and should be filled with sealant to inhibit water intrusion. Recommend adding waterproof sealant and filling cracks with approved material.





(4) Low Chimney. Chimneys should terminate 3 feet above the roof and be 2 feet above any part of the building within ten a foot radius. Currently this chimney meets the roof clearance, however it does not meet the 10 foot radius requirements. Currently the top of this chimney is less than three feet from the roof. This is noted for your information and should be corrected by a licensed contractor.

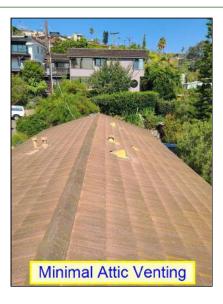


8.5 ROOF VENTILATION

Comments: Repair or Replace

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Minimal Attic Venting. Houses originally constructed with wood shake or shingled roofs were not required to have attic venting do to the gaps between the materials. However when changing types of roofing material, proper venting must be installed to allow for the circulation of air within the attic. This roof has had a change in roofing materials and currently does not have sufficient venting. Typically there should be about 1 square foot of venting for every 150 square feet of attic space (1/150). This can be reduced to 1/300 with certain types of venting. Improper venting can reduce the life expectancy of the roof as well as decrease the ability to heat and cool your house. It is recommended that proper venting be installed at both the upper and lower sections of this roof by a licensed roofing contractor.



8.6 ROOF STRUCTURE AND ATTIC (Report leak signs or condensation)

Comments: Inspected

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(1) **NOTE:** In accordance with industry standards, we will not enter an attic that has less than thirty-six inches (three feet) of headroom, is restricted by ducts, or in which access is hazardous or limited. During the inspection of the attic we do not move or disturb any portion of the insulation: This may limit the inspection of the water lines, electrical conduit (wires), junction boxes, exhaust fans, and other components which may be covered or obstructed by the insulation. We will do our best to observe all components found in this area and report any issues we find to the best of of our abilities but will not be held liable for items not readily visible or accessible. This is noted for your information.

(2) Not Accessible- Not Inspected. Due to the location of the attic access, the attic entrance was not able to be accessed and was not able to be inspected. The access was blocked by personal items and we were not able to get our ladder to an area to access the attic. Because of this, all elements within this space were not inspected. These include, but are not limited to, structural framing at the wall removal, sheathing, insulation, ventilation, water staining, wood damage, electrical runs, electrical connections, plumbing supply lines, plumbing vent stacks and any other items or systems within the attic area. It is recommended that this area be further evaluated once the items have been moved and access can be obtained.





8.7 VENTILATION FANS (Kitchen, Bathroom and Exhaust Fans) IN ATTIC

Comments: Inspected

NOTE: Thermostatically Controlled and Timed Attic Fans are not tested as part of this inspection.

8.8 INSULATION IN ATTIC

Comments: Repair or Replace

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(1) Improper Installation of Insulation. The insulation in the attic was improperly installed. The paper or vapor barrier should be faced towards the interior of the home. In this application the paper was faced up, towards the exterior of the house. It is recommended that this be repaired or replaced by a licensed contractor.



(2) Displaced Insulation. There are areas in the attic where the insulation has been pull back for access and not replaced, is missing or is not sufficient. Insulation is used to heat and cool your house. Areas missing insulation or with inadequate insulation, will not only cause your home to not efficiently heat and cool; but it also can decrease the life expectancy of your roof. It is recommend that these areas have replacement of missing or insufficient insulation installed.



8.9 VISIBLE ELECTRIC WIRING IN ATTIC

Comments: Inspected

The roof of the home was inspected and reported on with the above information and following the Standards of Practice set forth by CREIA. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be in working order, however may have improper installation or damage that is not visible at the time of the inspection. Because of the limited rainfall in this region, leaks are not always visible or able to be detected during the time of the inspection. Our inspectors make a vigilant attempt to find leaks but often due to weather conditions cannot. Leaks often go undetected until it rains, when they make themselves known. Please be aware that our inspectors have your best interest in mind. Any repair items mentioned in this report should be considered before purchase and. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Structural Components

The Home Inspector Shall Observe Structural Components Including: foundations, floors, walls, columns or piers, ceilings and roof.

The Home Inspector Shall Describe: The type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The Home Inspector is Not Required To: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

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Method used to observe Crawlspace: Co

Columns or Piers:

Foundation:

Crawled

Wood posts

Wall Structure:

Poured concrete

Raised Foundation

Floor Structure:

Anchor Bolts Provided?:

2 X 4 Wood

Floor System Insulation:

NONE

Items

9.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Repair or Replace

(1) Efflorescence Noted. There were mild levels of efflorescence noted at the foundation wall. Efflorescence is a (powder-like substance) of calcium/ and salt which deposit at the exterior of the block as water evaporates. In new construction this may occur through hydration as the block or brick cures. On older block walls, this usually indicates that moisture is in contact with the masonry. Typically in these instances, efflorescence is not a structural concern, but more of an aesthetic issue. This is noted for your information and should be observed over time.





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(2) Minor Spalling. There were a few areas in which there was minor spalling noted. Spalling is when the surface concrete begins to delaminate or flake away from the wall. Eventually this can lead to deterioration and weakening of the foundation. It is recommended that the spalling of the foundation be checked periodically, and if theses areas dramatically worsen over time, that a licensed concrete specialist be called out for further analysis and repair.





9.1 FLOORS (Structural)

Comments: Inspected

9.2 WALLS (Structural)

Comments: Repair or Replace

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(1) Wall Alterations: It appears that there were alterations made to the original structure or walls of this house. It is recommended that you check to see if permits were pulled to complete changes. Because of the inability to see the structural elements of these areas, we cannot verify the standards of practice, and compliance of codes have been followed. It is recommended that these areas be verified as having permits or have further analysis by a licensed contractor.

(2) Unreinforced Cripple Walls. This house was constructed with the use of a small foundation stem wall and cripple walls around the perimeter foundation (this house is attached to the foundation through the use of anchor bolts). Cripple walls are small wood framed walls that run along the perimeter of the house above the foundation wall and below the floor. These walls are highly subjectible to damage and failure during seismic events if not properly reinforced with additional sheer and bracing. Often times it is difficult to obtain insurance with unreinforced cripple walls. It is recommended that engineering be conducted at these walls and that additional sheer be provided by a licensed foundation specialist or contractor.



(3) Wood Damage. There was some wood damage noted at the base of some of the wall studs at the underside of the house. This occurs by the water heater. It appears that there was a leak at this location that has caused damage to the wall. It is recommended that all damaged wood be repaired or replaced as needed. Recommend further evaluation by a termite specialist and repaired as needed.





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9.3 CEILINGS (structural)

Comments: Inspected

9.4 ELECTRICAL WIRING (Under Floor Space)

Comments: Repair or Replace

(1) Missing Covers on Junction Box. There are some missing covers at the junction boxes in the crawl space. Junction boxes are used to conceal wire connections, protecting them from damage and decreasing the risk of fire. Recommend installation of cover plates on all outlet boxes.





(2) Independent Grounding. There was some independent grounding of the outlets to the cold water line. This is no longer an approved method of grounding. It is recommended that this be further evaluated and repaired as needed by a licensed electrician.





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(3) Wires Not Secured to Boxes.

There are junction boxes in which the wires are not secured to the boxes. All junction boxes should have the wires secured to the box via bushings or wire clamps. Not having secured wires can cause the wires to become loose or damaged causing increased risk of damage or injury. It is recommended that a licensed electrician be called out to repair these boxes.



9.5 INSULATION UNDER FLOOR SYSTEM

Comments: Not Present

9.6 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Not Present

9.7 VENTILATION OF FOUNDATION AREA (crawlspace or basement)

Comments: Repair or Replace

Insufficient Ventilation. It appears that the visible ventilation of the crawlspace was insufficient for it's size. Crawlspaces should have a minimum of one square foot of ventilation for every 150 square foot of crawlspace. Currently it appears that this has not been achieved. It is recommended that additional ventilation sources be supplied for this house.

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

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General Summary



Nation Wide Inspections

CREIA Master Inspector and Certified Trainer ICC Certified Building Inspector

Customer

Geoff Pasqua

Address

2533 Geranium St San Diego California 92109

1. Exterior

1.0 DRIVEWAY

Repair or Replace

(2) Cracks at Driveway. There were a few moderate sized cracks noted at the front driveway. This is not uncommon and can be sealed at your convenience. It is recommended that these cracks be sealed as needed to help inhibit water intrusion, erosion and the growth of weeds.

1.2 STEPS AND STAIRS

Repair or Replace

(1) Missing Hand Rails. There are currently no hand railings for the stairs at the front yard. Stairs are the most frequent location of injury accidents in the home. For safety reasons it is recommended that handrails be provided for stairways with 4 or more steps. Handrails should be located at a height of 34-38 inches from the floor and should have a graspable surface between 1.25 inches and 2 inches. Recommend that handrails be provided at this location.

1.4 EXTERIOR WALLS, FLASHING AND TRIM

Repair or Replace

Delamination of Stucco. There was some delamination of stucco noted at the exterior of the house. The stucco is beginning to bubble and delaminate at the exterior of the home. This is common in older homes that are not provided with weep screed flashings at the stucco. Although there are many causes of delamination, most often, it is is due to excess moisture wicking into the stucco, and causing it to fail. This can ultimately lead to moisture intrusion and concealed damage within the wall. Efforts should be made to keep the area around your foundation dry.

1.5 EAVES, SOFFITS AND FASCIAS

Repair or Replace

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#	(1) NOTE: Patching Noted. It was noted that there were several areas of patching noted at the exterior eaves
	rafter tails or fascia boards. This is noted for your information.

1.9 DECKS AND BALCONIES

Repair or Replace

(3) Wood Damage. There was some wood damage to some of the wood joists at the front and rear balconies. **There were also areas of patching noted.** It is recommended that you read your termite report thoroughly and repair or replace any damaged wood.

1.12 Screens and Vents

Repair or Replace

Screens Blocked. Some of the vents for the crawlspace were blocked with debris. These screens provide airflow to the underside of the house. It is recommended that the screens be free from debris to allow for proper venting.

2. Electrical System

2.2 MAIN DISTRIBUTION PANELS AND GROUNDING

Repair or Replace

(1) **NOTE: Grounding Rods.** For today's standards, homes and all detached buildings (with electrical panels) should be provided with 2 grounding rods. Previously, before 2016, only one rod was required. Grounding rods are metal electrotode (rods) placed within the soil to ground the house to the earth. This is mentioned only for your information and this properly may or may not comply or need to comply with these new standards.

2.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Repair or Replace

Improper Wire Size. The main panel has an undersized wire for the breaker. 20 amp breakers need to be sized with a minimum of a #12 AWG copper wire. It is currently wired with a smaller #14 AWG copper wire. Improper wire sizing causes the wires to over heat increasing the risk of fire and damage. Recommend that this be further evaluated and corrected by a licensed electrician.

2.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Repair or Replace

NOTE: GFCI Locations. Although this unit may not have required GFCI outlets (Ground Fault Circuit Interrupters) at all the listed locations at the time of construction, they are recommended for all outlets in the kitchen, at exterior outlets, in all bathrooms, the laundry room and in the garage. GFCI's are a safety device built into an outlet to "trip" the circuit if it detects that electricity is unbalanced, or if it detects improper connections of the neutral. It is recommend in these locations, that outlets be GFCI protected.

3. Interior Rooms

3.0 FLOORS

Repair or Replace

(2) Carpet Discoloration. There is carpet discoloration or stains in a few of the rooms. It could not be determined if these areas of discoloration or stains can be removed. It is recommended that a professional carpet cleaning company be called out to further evaluate these areas.

3.3 WALLS

Inspected

Verify Permits for Alterations. It appears that there were walls removed to the original structure of this house. It is recommended that you check to see if all required permits were pulled to complete this structure, and the final was signed. The structural integrity of the components are not all visible due to wall, floor and ceiling coverings. Because of the inability to structurally analyze this addition, we cannot verify, at time of inspection, that the standards of practice, and compliance of codes have been followed. If un-permitted, we will

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not be held liable for unseen conditions. It is recommended that all modifications be verified as having necessary permits, and if not, structural analysis be further conducted by a licensed contractor or engineer before the end of the contingency period.

3.5 OUTLETS SWITCHES AND FIXTURES

Repair or Replace

(1) <u>NOTE</u>: Half Hot Receptacles. Some of the rooms are supplied with a "half hot" receptacle. This means that one of the room outlets is an outlet in which half of the receptacle responds to a wall switch; The other half of that same outlet does not and is always hot. (These outlets are usually noted by receptacle being upside down for easy identification)

3.6 SMOKE DETECTORS

Repair or Replace

(1) NOTE: <u>Smoke detectors are recommended in the following locations:</u> In each bedroom, at each floor level and at a point centrally located in the hallway (or area giving access to each separate bedroom). It is recommend that there are working smoke detectors at each of these locations and that the units are tested upon moving in to home and every 6 months thereafter.

Smoke Detectors Observed-Not Tested. In compliance with our standards of practice, smoke detectors are verified as being present, under 10 years old, and located at the proper locations. The units are not physically tested. All smoke detectors should have the batteries replaced upon moving in or be replaced.

NOTE: Smoke Detector Types. The two most commonly recognized smoke detection technologies are ionization smoke detection and photoelectric smoke detection: Ionization type smoke detectors are the most common because they are the cheapest, but can be more prone to false (nuisance) alarms than photoelectric smoke detectors. This can cause people to remove the batteries from the units, causing a home to no longer have a working smoke alarm.

For more information about smoke alarms please visit the following sites:

https://www.usfa.fema.gov/prevention/technology/smoke_fire_alarms.html

3.7 CARBON MONOXIDE DETECTORS

Repair or Replace

(1) **NOTE: Carbon Monoxide Detectors.** It is recommended that the carbon monoxide tester be tested upon moving in and the batteries be changed (if applicable). The location and placement of these devices vary widely depending on Manufactures recommendations. Typically these are suppose to be installed outside the sleeping areas at eye level. It is recommended that that you read and follow the manufactures recommendation as to the proper location of these devices. Batteries should be changed every 6 months or when indicated by device or manufactures recommendations.

Carbon Monoxide Detector Testing. As part of our inspection, carbon monoxide detectors are verified as being present at required locations, but are not tested. It is recommended that all detectors be verified as being in working condition before moving in, and have the batteries replaced.

(2) Missing Carbon Monoxide Detector. A carbon monoxide detector was not identified under the house during the inspection. As of July 01, 2011 a Carbon monoxide detector is required to be installed in all new and existing single family homes. Carbon monoxide is an odorless, tasteless lethal gas which is created by combustion particles. These detectors act like a smoke alarm, and makes an audible warning to alert you if particles are detected. These need to be installed at each floor level including basements and or crawlspaces. It is a safety requirement that a working carbon monoxide detector be installed in this property.

4(B). Primary Bath

4.7.B PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

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4	Low Water Volume. The water volume at the bathroom showers was low . The house pressure was at about 50
	PSI. The reason of the low volume was not known. If water volume is not enough for your personal taste, it is
	recommended that you call a licensed plumber to evaluate and repair as needed.

4.8.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

(1) **NOTE: Metal Waste Line.** The tail piece, at the waste line, is made of metal. Over time this metal rusts and begins to break down and leak. It is recommended that these lines be further evaluated and replaced if need by a licensed plumber.

Corrosion at Waste Line. There was some minor corrosion at the waste lines at the underside of the sink. These line are made of metal and could begin to leak very soon. It is recommended that these lines be further evaluated and replaced if need by a licensed plumber.

5. Kitchen Components and Appliances

5.0 COUNTERS AND SINK

Repair or Replace

Caulk Backsplash. The grout at the backsplash has some areas that have cracked and should be caulked to inhibit the possibility of water intrusion. It is recommended that these areas be properly sealed.

5.7 MICROWAVE COOKING EQUIPMENT

Repair or Replace

Inoperative Microwave. The microwave did not work at time of inspection and was not further inspected. It is recommended that this unit be repaired or replaced by a qualified professional.

5.8 DISHWASHER

Repair or Replace

No Air-gap or High Loop. There is presently no airgap or high loop at the waste line for the dishwasher. Air gap devices prohibit sewer water from backing into the dishwasher through the possibility of siphonage. When water backs up, due to a plumbing clog, the air gap devise installed for your dishwasher will dispense water at the sink. Some newer appliance manufacturers are not requiring these devices (This is only found on certain makes and models manufactured after 2021). We are not able to determine which models do and don't require these devices. Recommend reading manufacture's installation guide to determine if an air gap device is required for this unit.

5.10 FAUCETS/ FIXTURES And WATER SUPPLY PLUMBING

Repair or Replace

Hot/ Cold Reversed. The hot water was incorrectly installed at this fixture. Hot water should be derived on at the left and cold on the right or cold at front, hot towards rear. In this application the hot water is reversed. It is recommend that this is switched to avoid confusion and severe burns.

5.12 OUTLETS WALL SWITCHES and FIXTURES

Repair or Replace

(1) Not All GFCI Protected. There are presently some outlets that are not GFCI (Ground Fault Circuit Interrupter) protected in the kitchen. For the year that this was constructed, GFCI was not a requirement for all outlets. GFCI's are a safety device built into an outlet to "trip" the circuit if it detects that the electricity is unbalanced, or if it detects improper connections of the neutral. Today's standards require that ALL receptacles be GFCI protected or on a GFCI protected circuit. Recommend ALL kitchen outlets, serving counter tops, have GFCI protection added by a licensed electrician.

6. Heating / Central Air Conditioning

6.8 GAS/LP FIRELOGS AND FIREPLACES

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Repair or Replace

(1) No Damper Locks. The chimney dampers, for gas fireplaces, should be locked in the "open" position. This is to ensure that gas can properly vent if there is a leak, or the gas was accidentally left on. It is recommended that a flue clamp be installed at this damper.

6.9 HEARTH AND SURROUNDING AREAS

Repair or Replace

Missing Screen at Fireplace. The fireplace is missing the screen or doors. Screens helps catch embers, and wood particles from exiting the fireplace. It is recommended that this be replaced or installed as needed.

7. Plumbing System

7.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

(1) NOTE: Low Flow Fixture Information. As part of this inspection, we do NOT test the flow rates of the house fixtures for compliance. With the exception of toilets, the flow rates are not printed or listed on the fixtures. This is considered beyond the scope of the inspection. For your information: beginning January 1, 2014, all Single Family Homes, built before January 1, 1994, require water saving plumbing fixtures be installed throughout the home (as a condition of building permits applied for after January 1, 2014).

As of January 1, 2017 all single-family homes built prior to January 1, 1994 must comply with these requirements (permit or no permit) and homeowners are required to install water saving fixtures, if the current fixtures are out of compliance. (This law will not affect commercial or multi-family properties until January 1, 2019).

<u>Sellers:</u> If you are selling your home after January 1, 2017, you are required to replace non-compliant fixtures or disclose what fixtures are non-compliant.

As Stated Per The California Civil Code Section 1101.1-1101.8

- 1101.4. (a) On and after January 1, 2014, for all building alterations or improvements to single-family residential real property, as a condition for issuance of a certificate of final completion and occupancy or final permit approval by the local building department, the permit applicant shall replace all noncompliant plumbing fixtures with water-conserving plumbing fixtures.
- (b) On or before January 1, 2017, noncompliant plumbing fixtures in any single-family residential real property shall be replaced by the property owner with water-conserving plumbing fixtures.
- (c) On and after January 1, 2017, a seller or transferor of single-family residential real property shall disclose in writing to the prospective purchaser or transferee the requirements of subdivision (b) and whether the real property includes any noncompliant plumbing fixtures.
- (2) **NOTE: Angle Stops/Valves.** The water shut off valves, for all fixtures, should be replaced every 10 or so years. These valves are not tested during the inspection. If these valves are more than 10-15 years old, it is possible that these valves may leak or not properly function when needed. It is recommended that you consider changing these valves to a newer type upon possession.

7.2 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

(1) Recommend Line Scope. As part of this inspection, the waste lines have water flushed through the lines to ensure proper draining. The running of water ensures that there are no visible leaks, or blocks in the branch lines. We do not run water long enough to determine if there are blocks in the main line. Main line blocks or partial blocks, within the branch lines, can occur without indication. As a precaution, it is recommended that all waste lines be scoped with a camera by a licensed plumber or plumbing inspector. There are several issues that can arise within the waste lines; both with older Cast Iron as well as newer ABS. Cast iron lines are typically very old and

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generally at the end of their anticipated life. These lines deteriorate from the interior out, reducing the interior diameter of the pipe as it ages. These pipes can also incur cracks, breaks, pipe separation, root intrusion and improper slopes. ABS plumbing, although newer, can also incur some of these issues. **Due to our inability to see within these pipes, it is highly recommended that the waste lines of this property be scoped with a camera by a qualified professional.**

7.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

(3) Missing Insulation. The water supply lines were not insulated. The first 5 feet of hot and cold water pipes are required to be insulated if they are exposed in unconditioned space. It is recommended that these lines be properly insulated.

8. Roofing / Chimneys / Roof Structure and Attic

8.0 ROOF DRAINAGE SYSTEMS (gutters and downspouts)

Repair or Replace

Partial Gutters. The partial drainage system for this roof is inadequate. Roof gutters direct water away from the house and foundation and are crucial in areas with drainage issues. It is recommended a complete gutter system be supplied for the house, and that the drainage system discharge away from the foundation of the house.

8.1 ROOF COVERINGS

Repair or Replace

(1) **NOTE:** Limited Inspection. The roof inspection is a general overview of the roof's current condition. We are not roofing specialists. We cannot always accurately determine if there are active roof leaks. Often times a roof can leak due to problems or issues that are not visible at the time of the inspection. We will not be held liable for roof leaks that do not have visible issues at the time of the inspection. This includes patching of a roof. Visible evidence includes: physical damage, visible water staining at the interior ceilings, visible roof defects, improper roofing material or improper application of visible materials, worn areas, or improper and missing materials or flashings. Please understand that we do our best to determine and analyze the true condition of your roof and it's components. We try and report everything as accurately as we can. If you are concerned about any areas of this property, you are always encouraged to further evaluate any areas you have concerns about through a licensed specialist.

8.2 FLASHINGS

Repair or Replace

Seal Roof Jacks. Some of the roof jacks are not properly sealed. Roof jacks are metal flashings which extend over the pipe and vent penetrations at the roof. Currently there are gaps between the jacks and the vents. This can allow for water to enter these locations. It is recommended that the flashings at the vent terminations be properly sealed by a licensed contractor.

8.4 CHIMNEY

Repair or Replace

(1) **NOTE: Limited Inspection.** The chimney inspection was limited to the exterior of the chimney. The interior of the chimney and its inner structural elements could not be viewed. It is highly recommended that all chimneys be further evaluated by a licensed chimney sweep, or specialist. This is to ensure there is no physical damage to the inner liner, which could cause a malfunction of the chimney itself.

8.5 ROOF VENTILATION

Repair or Replace

Minimal Attic Venting. Houses originally constructed with wood shake or shingled roofs were not required to have attic venting do to the gaps between the materials. However when changing types of roofing material, proper venting must be installed to allow for the circulation of air within the attic. This roof has had a change in roofing materials and currently does not have sufficient venting. Typically there should be about 1 square foot of venting for every 150 square feet of attic space (1/150). This can be reduced to 1/300 with certain types of venting.

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Improper venting can reduce the life expectancy of the roof as well as decrease the ability to heat and cool your house. It is recommended that proper venting be installed at both the upper and lower sections of this roof by a licensed roofing contractor.

8.8 INSULATION IN ATTIC

Repair or Replace

(1) Improper Installation of Insulation. The insulation in the attic was improperly installed. The paper or vapor barrier should be faced towards the interior of the home. In this application the paper was faced up, towards the exterior of the house. It is recommended that this be repaired or replaced by a licensed contractor.

9. Structural Components

9.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace

- (1) Efflorescence Noted. There were mild levels of efflorescence noted at the foundation wall. Efflorescence is a (powder-like substance) of calcium/ and salt which deposit at the exterior of the block as water evaporates. In new construction this may occur through hydration as the block or brick cures. On older block walls, this usually indicates that moisture is in contact with the masonry. Typically in these instances, efflorescence is not a structural concern, but more of an aesthetic issue. This is noted for your information and should be observed over time.
- 9.2 WALLS (Structural)

Repair or Replace

- (1) Wall Alterations: It appears that there were alterations made to the original structure or walls of this house. It is recommended that you check to see if permits were pulled to complete changes. Because of the inability to see the structural elements of these areas, we cannot verify the standards of practice, and compliance of codes have been followed. It is recommended that these areas be verified as having permits or have further analysis by a licensed contractor.
- 9.4 ELECTRICAL WIRING (Under Floor Space)

Repair or Replace

- (1) Missing Covers on Junction Box. There are some missing covers at the junction boxes in the crawl space. Junction boxes are used to conceal wire connections, protecting them from damage and decreasing the risk of fire. Recommend installation of cover plates on all outlet boxes.
- 9.7 VENTILATION OF FOUNDATION AREA (crawlspace or basement)

Repair or Replace

Insufficient Ventilation. It appears that the visible ventilation of the crawlspace was insufficient for it's size. Crawlspaces should have a minimum of one square foot of ventilation for every 150 square foot of crawlspace. Currently it appears that this has not been achieved. It is recommended that additional ventilation sources be supplied for this house.

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

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