



THE REAL ESTATE
INSPECTION COMPANY

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HOME INSPECTION

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07/27/2026



Inspector

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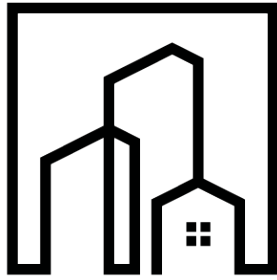
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TABLE OF CONTENTS

1: INSPECTION DETAILS	11
2: BUILT-IN APPLIANCES	14
3: PLUMBING SYSTEM	20
4: ELECTRICAL SYSTEMS	38
5: HEATING EQUIPMENT	51
6: COOLING EQUIPMENT	55
7: FIREPLACES	59
8: FIRE/SAFETY	64
9: INTERIORS	67
10: EXTERIOR	94
11: DECK	108
12: ROOF	116
13: STRUCTURAL COMPONENTS	120
14: INSULATION AND VENTILATION	123
15: UTILITY SHUT-OFF	125
16: SWIMMING POOLS/SPAS AND EQUIPMENT	127
17: REPAIR QUOTES	129
Standards of Practice	131



**THE REAL ESTATE
INSPECTION COMPANY**
INTERNACHI® CERTIFIED

SCOPE OF WORK - HOME INSPECTION REPORT

IMPORTANT: A Home Inspection is NOT intended to reveal minor defects. Please familiarize yourself with the Standards Of Practice for home inspections and read the Inspection agreement for limitations.

You have contracted with The Real Estate Inspection Company to perform a generalist inspection in accordance with the [Standards of Practice of InterNACHI](#). This home inspection is limited to a visual inspection. This means that we can only evaluate what we can see. There may be defects behind walls or under floor coverings, or which have been concealed from view by painting, personal items, or wall coverings.

Inspectors working for The Real Estate Inspection Company inspect properties in accordance with the Standards of Practice of InterNACHI and our Inspection Agreement, which are listed on our website at www.sdinspect.com. Items that are not listed in this report were not inspected. The observations and opinions expressed within the report take precedence over any verbal comments. It should be understood that the inspector is only on site for a few hours and will not comment on insignificant deficiencies, but will confine the observations to truly significant defects or deficiencies that significantly affect the value, desirability, habitability, or safety of the structure.

A home inspection is limited in scope and is lower in cost than many individual inspections. The client is hereby informed that exhaustive inspections are available from specialists in a multitude of disciplines such as roofing, plumbing, pools, heating and air conditioning, decking, electrical, fenestration (windows and doors), and environmental quality among others. Additional inspections by specialists in a particular field will be more exhaustive and thorough, and likewise cost significantly more than a home inspection. A home inspection is intended to identify evidence of problems that exist. Since home inspections are non-destructive, the home inspector can only report on the

evidence that is observable at the time of the inspection. A home inspection is specifically not exhaustive in nature and therefore cannot identify defects that may be discovered only through more rigorous testing than a home inspection allows. A generalist inspection is essentially visual and does not include the dismantling of any component, or the sampling of air and inert materials. Consequently, a generalist inspection and report will not be as comprehensive or technically exhaustive as that by a specialist, and it is not intended to be.

We are specifically prohibited by state law from commenting on damage caused by termites and other wood-destroying organisms, which is the responsibility of a state-licensed pest control expert and commonly mandated as a condition of sale and usually scheduled and paid for by the sellers. More importantly, a home inspection does not include mold, air, contaminant, radon, asbestos, lead, drug residue, or other sampling unless otherwise agreed to. Mold testing services are available from this company and other companies for an additional fee. DO NOT RELY ON THIS REPORT FOR THE IDENTIFICATION OF MOLD OR OTHER ALLERGENS UNLESS THE CLIENT AUTHORIZES THE COLLECTION AND TESTING OF AREAS OF CONCERN. THE REAL ESTATE INSPECTION COMPANY SPECIFICALLY DISCLAIMS ANY MOLD-RELATED ISSUES UNLESS SAMPLES AND TESTING ARE AUTHORIZED BY PAYMENT OF ADDITIONAL MOLD SAMPLING FEES.

Components and systems shall be operated with normal user controls, and be not forced or modified to work. Those components or systems that are found not to work at the time of inspection will be reported, and those items should be inspected and repaired or replaced by a qualified specialist in that field.

A Visual Mold Assessment is performed to determine the presence of observable areas of concern, or conditions conducive to mold growth. A Visual Mold Assessment is valid for the date of the inspection and cannot predict future mold growth. Because conditions conducive to mold growth in a building can vary greatly over time, the results of the Visual Mold Assessment can only be relied upon for the point in time at which the inspection was conducted.

- The client should obtain estimates for any items noted in the report that require further evaluation or repair.
- The inspector cannot know what expense would be considered significant by the client, as everyone's budget is different.
- It is the client's responsibility to obtain quotations prior to the end of the contingency period.
- THE CLIENT SHOULD CONSIDER ALL DEFECTS IDENTIFIED IN THE REPORT AS SIGNIFICANT.
- It is the client's responsibility to call a licensed professional immediately and provide them with a copy of this report.

During the course of a home inspection verbal interaction occurs between the parties who are present. It is important to understand that spoken comments cannot be relied upon since there is no transcription of conversations. Therefore, no one relying on the findings of this inspection should consider any oral statements made during the inspection. Only the written comments in this inspection report should be relied upon regardless of any oral comments made during the inspection appointment. If you have any questions about the content in this report or wish to have clarification on any comment, you must contact the inspector within 3 days of the inspection.

HOW TO READ THIS REPORT

The inspection report has **INFORMATION** tabs, items listed in the information tabs are:

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

This inspection report has **LIMITATIONS** tabs, click the limitations tabs to read items not inspected, not present, or other limitations:

Not Inspected = Inspector 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 = This item, component, or unit is not in this home or building.

This inspection report has **STANDARDS** tabs. The standards tab describes what is and is not included in this inspection. Please read.

INSPECTION DEFECT CATEGORIES

Maintenance Items - Primarily comprised of small cosmetic items and simple handyman or do-it-yourself maintenance items. These observations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or Seller-repair item.

Recommendations/Safety - Most items typically fall into this category. These observations may require a qualified contractor to evaluate further and repair or replace but the cost is somewhat reasonable.

Action Item Repair - This category is composed of immediate concerns or items that could represent a significant expense to repair or replace. When this action is indicated, you should consider having a licensed expert in that field further evaluate that entire system BEFORE THE END OF YOUR CONTINGENCY PERIOD.

- Numerous digital photographs have been taken of the house to document the flaws noted or defects observed when possible. Sometimes it is not possible to take a photograph of a defect due to location, lighting, or other obstructions. Numerous pictures may be taken of a house but not all photographs will necessarily be included in the report.
- If similar defects are found at several locations throughout the house, only a representative number of photos may be shown in the report. Repair should not be limited to only those areas but to all instances of the defect (such as aged angle stop valves, failed GFCI, failed windows, worn rollers, etc.)

A word about Home Warranties: You should not regard this inspection and report as being a guarantee or warranty of the property and its components. It is not. It is simply a report on the general condition of the property on the day of inspection. Furthermore, as a homeowner, you should expect problems to occur; roofs will leak, drain pipes will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components

and keep a comprehensive insurance/warranty policy current. If you have been provided with a home protection/warranty policy, read it carefully. Such policies usually only cover insignificant costs, such as that of a roofer service, and the representatives of some insurance/warranty companies are very likely to charge you for a service call and then deny coverage on the grounds that a given condition was pre-existing or not covered because of an alleged code violation or a manufacturer's defect. Therefore, you should read such policies very carefully, and depend upon The Real Estate Inspection Company for any assistance and consultation that you may need.

125

ITEMS INSPECTED

36

MAINTENANCE ITEM

84

RECOMMENDATION OR
SAFETY UPGRADE

16

ACTION ITEM OR FURTHER
REVIEW

- 🔧 2.2.1 BUILT-IN APPLIANCES - DISHWASHER: DW - Build Up
- 🔧 2.5.1 BUILT-IN APPLIANCES - RANGE HOOD/VENT: Light - Inoperable
- 🔧 2.8.1 BUILT-IN APPLIANCES - REFRIGERATOR: Refer - Interior Damage
- ⊖ 3.2.1 PLUMBING SYSTEM - INTERIOR DRAIN, WASTE AND VENT SYSTEMS: Drain Leak - Sink
- 🔧 3.2.2 PLUMBING SYSTEM - INTERIOR DRAIN, WASTE AND VENT SYSTEMS: DW Drain - Uphill
- ⊖ 3.2.3 PLUMBING SYSTEM - INTERIOR DRAIN, WASTE AND VENT SYSTEMS: Slow Drains - Sink
- ⚠ 3.2.4 PLUMBING SYSTEM - INTERIOR DRAIN, WASTE AND VENT SYSTEMS: Clean Out - Leaking
- ⊖ 3.3.1 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Angle Stop - Calcium/Rust
- ⊖ 3.3.2 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Angle Stop - Laundry Corroded
- ⊖ 3.3.3 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Angle Stop - Handle Missing
- ⊖ 3.3.4 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Faucet handle - Leaks at base
- ⊖ 3.3.5 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Faucet - Water Off
- ⊖ 3.3.6 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Sink Stopper - Inoperable
- ⊖ 3.3.7 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Sink - Cracked
- 🔧 3.3.8 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Shower Head - Leaks from Connection
- 🔧 3.3.9 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Tub - Stopper Missing
- ⊖ 3.3.10 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Tub Spout - Defective
- 🔧 3.4.1 PLUMBING SYSTEM - HOSE SPIGOT: Spigot - Handle Damaged
- 🔧 3.5.1 PLUMBING SYSTEM - WATER SUPPLY AND DISTRIBUTION SYSTEM: Water Meter - Not Found
- ⊖ 3.5.2 PLUMBING SYSTEM - WATER SUPPLY AND DISTRIBUTION SYSTEM: Copper/Galvanized Supply
- ⊖ 3.5.3 PLUMBING SYSTEM - WATER SUPPLY AND DISTRIBUTION SYSTEM: Corrosion - Piping
- 🔧 3.7.1 PLUMBING SYSTEM - WATER HEATER(S), FLUES AND VENTS: Old WH - 20+ years old
- 🔧 3.7.2 PLUMBING SYSTEM - WATER HEATER(S), FLUES AND VENTS: NO Leak Pan
- ⊖ 3.7.3 PLUMBING SYSTEM - WATER HEATER(S), FLUES AND VENTS: WH-Flakes in Burner
- ⊖ 3.9.1 PLUMBING SYSTEM - WATER HEATER STRAPPING, BRACING AND PLATFORM: Seismic Strapping - Over 50 Gal
- 🔧 3.11.1 PLUMBING SYSTEM - GAS STORAGE AND DISTRIBUTION SYSTEMS: Sediment Trap / Drip Leg - None
- ⊖ 4.2.1 ELECTRICAL SYSTEMS - MAIN AND DISTRIBUTION PANELS: Electrical Panel - Clearance

- 🔧 4.2.2 ELECTRICAL SYSTEMS - MAIN AND DISTRIBUTION PANELS: Labels - illegible
- ⊖ 4.4.1 ELECTRICAL SYSTEMS - SYSTEM GROUNDING AND GROUNDING EQUIPMENT: Neutral - Double Tap
- ⊖
- 4.5.1 ELECTRICAL SYSTEMS - OVERCURRENT DEVICES (Circuit Breakers, Fuses) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE: Double Tap
- ⊖
- 4.5.2 ELECTRICAL SYSTEMS - OVERCURRENT DEVICES (Circuit Breakers, Fuses) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE: Over-fused wire
- ⊖ 4.6.1 ELECTRICAL SYSTEMS - BRANCH CIRCUIT CONDUCTORS: Extension Cords
- 🔧 4.7.1 ELECTRICAL SYSTEMS - JUNCTION BOXES (Observable): Plate Covers missing
- 🔧
- 4.8.1 ELECTRICAL SYSTEMS - CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items): Light - Bare Bulb in Closet
- 🔧
- 4.8.2 ELECTRICAL SYSTEMS - CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items): Lights - Inoperable
- ⊖
- 4.8.3 ELECTRICAL SYSTEMS - CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items): Recep - Loose
- 🔧
- 4.8.4 ELECTRICAL SYSTEMS - CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items): Recep - Weatherproof Cover
- ⊖
- 4.8.5 ELECTRICAL SYSTEMS - CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items): Recep-Floor-Face UP
- ⊖
- 4.8.6 ELECTRICAL SYSTEMS - CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items): Switch - 3-way - stairwell
- 🔧
- 4.8.7 ELECTRICAL SYSTEMS - CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items): Switch - Unknown
- ⊖ 4.9.1 ELECTRICAL SYSTEMS - EXTERIOR LIGHTING: Exterior Light Inop
- 🔧 4.9.2 ELECTRICAL SYSTEMS - EXTERIOR LIGHTING: Light Cover Missing
- ⚠️ 4.10.1 ELECTRICAL SYSTEMS - POLARITY AND GROUNDING OF RECEPTACLES: Receptacle - No Power
- 🔧
- 4.11.1 ELECTRICAL SYSTEMS - OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS): GFCI - Upgrade
- ⚠️ 5.3.1 HEATING EQUIPMENT - FLUES AND VENTS (For heating system): Rust-BACKDRAFTING
- ⚠️
- 5.5.1 HEATING EQUIPMENT - DISTRIBUTION SYSTEMS (including ducts and piping, with supports, insulation, air filters, registers): Mold under furnace
- ⊖ 6.3.1 COOLING EQUIPMENT - CONDENSATE HANDLING EQUIPMENT: AC drains to vent in Attic
- 🔧 7.2.1 FIREPLACES - FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS: Chimney crown/cap cracked
- 🔧 7.2.2 FIREPLACES - FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS: Rain cap- None
- 🔧 7.2.3 FIREPLACES - FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS: Creosote-Clean Chimney
- ⊖ 7.2.4 FIREPLACES - FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS: Cracking - Firebox - Mortar
- ⊖ 7.2.5 FIREPLACES - FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS: Gaps - Seal
- 🔧 7.2.6 FIREPLACES - FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS: Spark Screen - Damaged

- ⊖ 7.3.1 FIREPLACES - DAMPER AND/OR DAMPER CLAMP: Damper Clamp - None
- ⊖ 7.5.1 FIREPLACES - OPERATING CONTROLS: Gas Valve - Stuck
- ⊖ 8.3.1 FIRE/SAFETY - AUTO CLOSER (GARAGE DOOR): Closer disabled
- ⊖ 8.4.1 FIRE/SAFETY - FIRE WALL: Firewall Breach
- ⊖ 8.4.2 FIRE/SAFETY - FIRE WALL: Fire Wall - Stairs opened
- ⊖ 8.6.1 FIRE/SAFETY - SMOKE DETECTORS: In Hallway(s) only - More needed
- ⊖ 8.7.1 FIRE/SAFETY - CARBON MONOXIDE DETECTOR(S): CO Detector(s) - None
- ⊖ 9.2.1 INTERIORS - INTERIORS - General and Visual Mold Assessment : Extensive Deferred Maintenance
- ⊖ 9.2.2 INTERIORS - INTERIORS - General and Visual Mold Assessment : LEAD PAINT
- ⊖ 9.2.3 INTERIORS - INTERIORS - General and Visual Mold Assessment : Asbestos - drywall/flooring
- ⊖ 9.2.4 INTERIORS - INTERIORS - General and Visual Mold Assessment : Ghosting
- ⊖ 9.3.1 INTERIORS - CEILINGS: Cracks - Possible Leak
- ⊖ 9.3.2 INTERIORS - CEILINGS: Hairline Cracks
- ⚠ 9.3.3 INTERIORS - CEILINGS: Moisture/Apparent Leak - Below hall bathroom
- ⚠ 9.3.4 INTERIORS - CEILINGS: Moisture/Apparent Leak - Below kitchen
- ⚠ 9.3.5 INTERIORS - CEILINGS: Moisture/Apparent Leak
- ⊖ 9.3.6 INTERIORS - CEILINGS: Stains - Dry
- ⊖ 9.3.7 INTERIORS - CEILINGS: Stains - Dry under roof
- ⊖ 9.4.1 INTERIORS - WALLS: Hole - Under sink
- ⚠ 9.4.2 INTERIORS - WALLS: Apparent Mold
- ⚠ 9.4.3 INTERIORS - WALLS: Moisture - Behind Toilet
- ⚠ 9.4.4 INTERIORS - WALLS: Walls Below Grade - Moisture
- 🔧 9.4.5 INTERIORS - WALLS: Moisture stains/damaged-Window Sill
- ⊖ 9.4.6 INTERIORS - WALLS: BASEBOARD SWOLLEN - BATH
- ⊖ 9.4.7 INTERIORS - WALLS: Wallboard - SWOLLEN - Window/Door
- 🔧 9.5.1 INTERIORS - FLOOR COVERINGS: Carpet-Replace
- ⚠ 9.5.2 INTERIORS - FLOOR COVERINGS: MOISTURE AROUND TOILET
- ⊖ 9.5.3 INTERIORS - FLOOR COVERINGS: Carpet in Bathroom
- ⚠ 9.6.1 INTERIORS - TUB/SHOWER ENCLOSURE: Shower Pan - Leaks Observed
- ⊖ 9.7.1 INTERIORS - COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS: Cracked/Missing Tile
- ⊖ 9.7.2 INTERIORS - COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS: Loose Door Hardware
- ⊖ 9.7.3 INTERIORS - COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS: Moisture/Swelling - DRY
- ⚠ 9.7.4 INTERIORS - COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS: Moisture - Under Sinks
- 🔧 9.7.5 INTERIORS - COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS: Caulking - Counter/backsplash
- ⊖ 9.8.1 INTERIORS - STEPS, STAIRWAYS, BALCONIES AND RAILINGS: Railing - Spacing
- 🔧 9.9.1 INTERIORS - DOORS (REPRESENTATIVE NUMBER): Door Missing
- 🔧 9.9.2 INTERIORS - DOORS (REPRESENTATIVE NUMBER): Closet Rollers Damaged
- 🔧 9.9.3 INTERIORS - DOORS (REPRESENTATIVE NUMBER): Pocket door Rollers Damaged
- ⊖ 9.9.4 INTERIORS - DOORS (REPRESENTATIVE NUMBER): Door rubs on Carpet
- 🔧 9.9.5 INTERIORS - DOORS (REPRESENTATIVE NUMBER): Strike Plate

- ⊖ 9.10.1 INTERIORS - WINDOWS (REPRESENTATIVE NUMBER): Low window- fall hazard
- ⊖ 9.10.2 INTERIORS - WINDOWS (REPRESENTATIVE NUMBER): Glass Cracked/Broken
- 🔧 9.10.3 INTERIORS - WINDOWS (REPRESENTATIVE NUMBER): Screens - Torn, Damaged
- 🔧 9.10.4 INTERIORS - WINDOWS (REPRESENTATIVE NUMBER): Crank - Damaged/Inoperable
- ⊖
- 10.2.1 EXTERIOR - GRADING & DRAINAGE (With respect to their effect on the condition of the building): Dirt Bank - Eroding
- ⊖
- 10.2.2 EXTERIOR - GRADING & DRAINAGE (With respect to their effect on the condition of the building): Low Area
- 🔧 10.3.1 EXTERIOR - VEGETATION (With respect to its effect on the condition of the building): Tree - In contact
- ⊖
- 10.4.1 EXTERIOR - RETAINING WALLS (With respect to their effect on the condition of the building): Retaining Wall - No Weeps - DAMAGE VISIBLE
- ⊖ 10.5.1 EXTERIOR - WALL SIDING FLASHING AND TRIM: Stucco - Damaged
- ⊖ 10.5.2 EXTERIOR - WALL SIDING FLASHING AND TRIM: Bare wood or peeling paint
- ⊖ 10.5.3 EXTERIOR - WALL SIDING FLASHING AND TRIM: Damaged wood trim
- ⊖ 10.5.4 EXTERIOR - WALL SIDING FLASHING AND TRIM: Weep Screed - Add Older Home
- ⊖ 10.5.5 EXTERIOR - WALL SIDING FLASHING AND TRIM: Siding - Earth contact
- ⊖ 10.6.1 EXTERIOR - DOORS (Exterior): Exterior Door(s) - General Damage
- 🔧 10.6.2 EXTERIOR - DOORS (Exterior): Slider Screen - Sticks
- 🔧 10.6.3 EXTERIOR - DOORS (Exterior): Slider Screen - Torn/Damaged
- ⊖ 10.7.1 EXTERIOR - GARAGE VEHICLE DOORS: Wood Tilt Up
- ⊖ 10.8.1 EXTERIOR - GARAGE DOOR OPERATORS: Photo Eye - None
- ⊖ 10.9.1 EXTERIOR - STOOPS, STEPS, PORCHES AND RAILINGS: Rusted post
- ⊖ 10.9.2 EXTERIOR - STOOPS, STEPS, PORCHES AND RAILINGS: Handrail - None
- ⊖ 10.9.3 EXTERIOR - STOOPS, STEPS, PORCHES AND RAILINGS: Concrete Stairs Damage
- ⚠️ 10.10.1 EXTERIOR - DRIVEWAYS, PATIOS, WALKWAYS: SSCN - 1/4" or more - Concrete Flatwork
- ⊖ 10.10.2 EXTERIOR - DRIVEWAYS, PATIOS, WALKWAYS: Driveway - Poor Slope
- ⊖ 10.10.3 EXTERIOR - DRIVEWAYS, PATIOS, WALKWAYS: Asphalt Deteriorated
- ⊖ 10.12.1 EXTERIOR - FENCE, LANDSCAPE WALLS, BOUNDARY WALLS: Fence Loose
- ⊖ 10.13.1 EXTERIOR - SAFETY GLASS: Older home - no safety glass
- ⊖ 11.1.1 DECK - RAILINGS: Guardrails - Low
- ⊖ 11.1.2 DECK - RAILINGS: Railing - Spacing
- ⊖ 11.1.3 DECK - RAILINGS: Loose guardrail
- ⊖ 11.1.4 DECK - RAILINGS: Damage - Railing
- ⊖ 11.2.1 DECK - SURFACE: Deck Boards Damaged
- ⊖ 11.3.1 DECK - DRAINAGE: Erosion below deck
- ⚠️ 11.4.1 DECK - FOOTINGS: DECK FOOTING- Undermined
- ⚠️ 11.5.1 DECK - STRUCTURE: Excessive Rot - Decks
- ⊖ 12.2.1 ROOF - ROOF COVERING: Tar and Gravel Roof - Worn
- ⊖ 12.3.1 ROOF - FLASHINGS/ROOF PENETRATIONS: Sealant Cracked - Vents
- ⊖ 12.5.1 ROOF - ROOFING DRAINAGE SYSTEMS (Rain Gutters, Scuppers): Downspout - Missing

- ⊖ 12.5.2 ROOF - ROOFING DRAINAGE SYSTEMS (Rain Gutters, Scuppers): Gutters - Holding Water
- 🔧 12.5.3 ROOF - ROOFING DRAINAGE SYSTEMS (Rain Gutters, Scuppers): Gutters - Rusted/damaged
- ⊖ 14.3.1 INSULATION AND VENTILATION - VENTILATION OF ATTIC: Limited Ventilation
- ⊖ 14.4.1 INSULATION AND VENTILATION - CLOTHES DRYER VENTING SYSTEM: Lint - Laundry area
- ⊖ 16.2.1 SWIMMING POOLS/SPAS AND EQUIPMENT - SAFETY FENCING/BARRIER, ALARMS AND/OR COVER: No Safety Features Present
- ⊖ 16.2.2 SWIMMING POOLS/SPAS AND EQUIPMENT - SAFETY FENCING/BARRIER, ALARMS AND/OR COVER: GATES - Not Compliant (side yard)

1: INSPECTION DETAILS

Information

General: Style of Home SINGLE FAMILY DETACHED	General: Year Built 1967	General: Weather Cloudy
General: Temperature at Start of Inspection 75	General: Rain in last 3 days No	General: In Attendance Client

General: Photos Of Typical Exterior Elevations
Photos of elevations and exteriors.

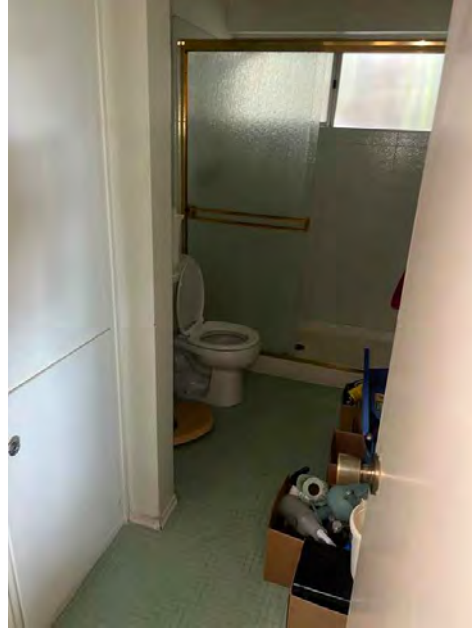


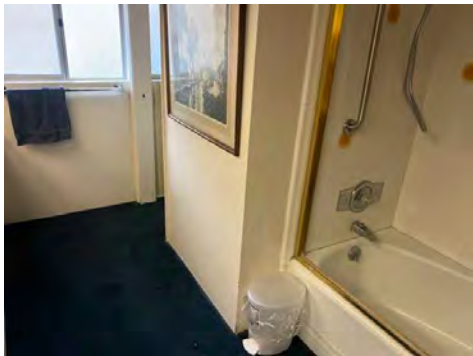
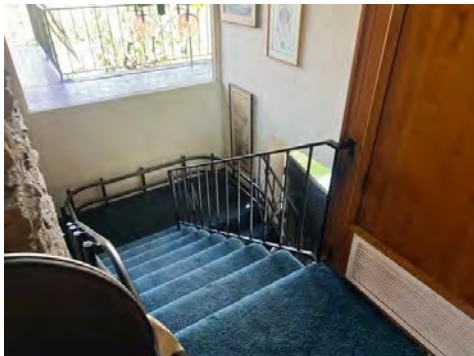
Limitations

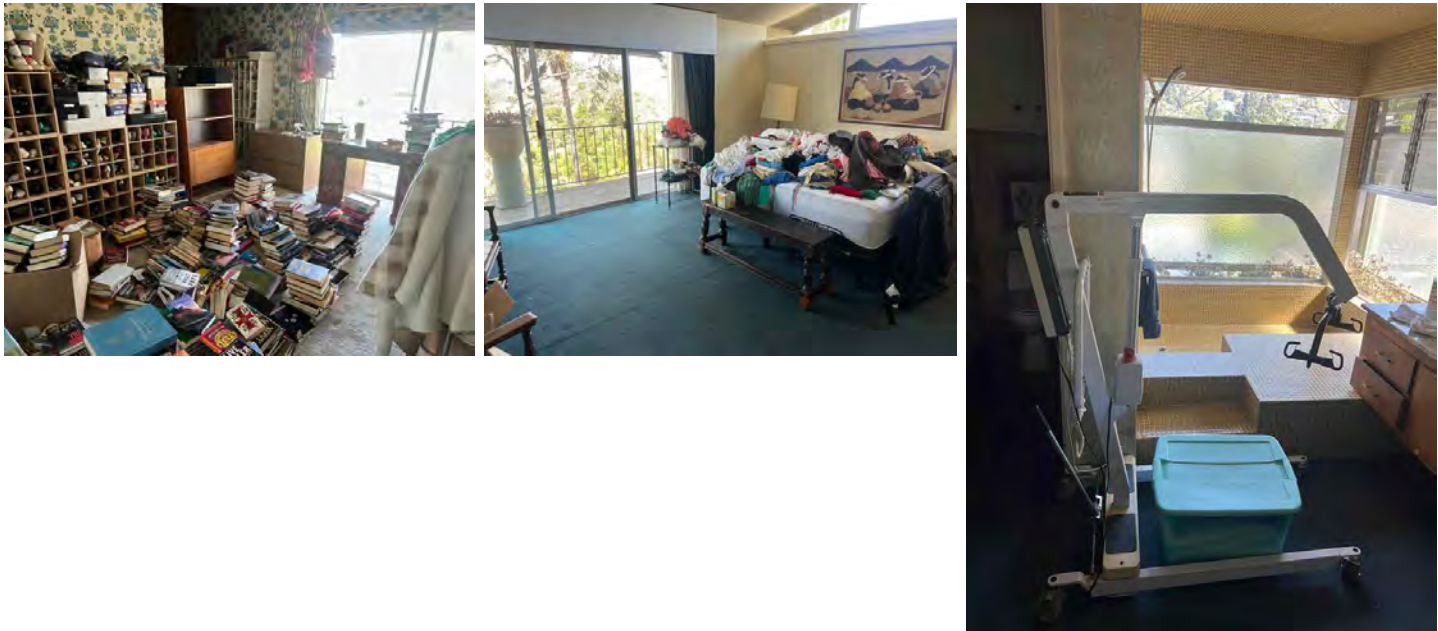
General

OCCUPIED

Due to personal items such as towels, clothing, personal items, hygiene, and/or cleaning products, a full evaluation of the cabinets and closets could not be made. I recommend you carefully inspect the cabinets and closets prior to the close of escrow. The home inspector does not move personal items, panels, furniture, equipment, plant life, soil, or debris that obstructs access or visibility.







General
SELLER / PRE-LISTING INSPECTION

This inspection was performed for the homeowner selling this home and was inspected in accordance with the InterNACHI standards of practice. The comments made in this report are based on the condition of the home at the time of inspection. There is no warranty from the inspection company. For a fee, our company can return and review the inspection or inspect the home again. The prospective buyer can hire a different inspector if desired. Different inspectors may sometimes make different findings on the same home. The Real Estate Inspection Company is not responsible for any discoveries included or omitted. As this inspection report ages, the condition of this home and its components can change.

2: BUILT-IN APPLIANCES

Information

General: EXHAUST/RANGE HOOD VENTED TO EXTERIOR	General: RANGE NATURAL GAS	General: REFRIGERATOR WATER SOURCE Present
General: CLOTHES DRYER HEATING SOURCE Natural Gas only		

DISHWASHER: Dishwasher - Inspected

Kitchen

The dishwasher was tested and functioned properly at the time of the inspection. This is not an exhaustive test and does not verify the cleaning efficiency of the dishwasher. Notable exceptions will be listed below.

**RANGES/COOKTOP: Cooktop - INSPECTED**

The cooktop was tested and functional at the time of the inspection. This test is not exhaustive and does not confirm the performance, accuracy, or effectiveness of the cooktop. Notable exceptions will be listed below.



FOOD WASTE DISPOSER: Disposer - INSPECTED

The disposer was tested and was functional at the time of inspection.

**FOOD WASTE DISPOSER: Disposer - Aged**

The food waste disposer appears to be beyond its expected service life. The average life of a food waste disposer is 10 years. Some units may last for more or less than 10 years depending on quality and usage. To see a complete list of life expectancies for just about every component in a house, please visit our list of Life Expectancy.

RANGE HOOD/VENT: Vent - Inspected

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



WALL OVEN: Gas Wall Oven - INSPECTED

The gas wall oven was tested and was functional at the time of inspection. This test is not exhaustive and does not evaluate the accuracy or performance of the oven.

**WALL OVEN: Wall Oven - Aged**

Note: The wall oven appears to be older than its expected service life. According to InterNACHI the average life of a gas oven is 10-18 years and an electric range is 13-15 years. Some units may last for more or less time depending on quality and usage. To see a complete list of life expectancies for just about every component in a house, please visit our list of Life Expectancy.

REFRIGERATOR: REFRIGERATOR - INSPECTED

The interior temperatures of the refrigerator and freezer were observed using a thermal camera, and the refrigerator appeared to be functional. This is not an exhaustive test and does not assess the efficiency of the refrigerator. Appliances are not moved to inspect the walls, floors, or other components behind them. We recommend that you keep a good home warranty in place which covers the appliances.



WASHER/DRYER: CLOTHES WASHER - INSPECTED

The clothes washer was run through a short cycle during the inspection and appeared to be functional. This is not an exhaustive test and does not verify the cleaning efficiency of the clothes washer. Washers and dryers are not moved to inspect the walls/floors/other components behind them. We recommend that you keep a good home warranty in place, which covers the appliances.



WASHER/DRYER: DRYER - INSPECTED

The clothes dryer was turned on during the inspection and appeared to be functional. This is not an exhaustive test and does not verify the drying efficiency of the clothes dryer. Washers and dryers are not moved to inspect the walls/floors/other components behind them. We recommend that you keep a good home warranty in place, which covers the appliances.



WASHER/DRYER: Washer/Dryer- AGED

Note: The clothes washer/dryer appears to be older than its expected service life. The average life of expectancy of a clothes dryer is 13 years and a clothes washer is 5-15. Some units may last for more or less time depending on quality and usage. To see a complete list of life expectancies for just about every component in a house, please visit our list of Life Expectancy.

Limitations

MICROWAVE COOKING EQUIPMENT (Built-in)

MICROWAVE - NONE

No built-in microwave was present.

Repair or replace

2.2.1 DISHWASHER



Maintenance Item

DW - BUILD UP

Excessive build-up was observed inside the dishwasher (white chalky residue). This can be caused by poor-quality dish soap, lack of maintenance, and incorrect water temperature. Build-up will prevent the dishwasher from performing well. Professional cleaning/service is needed to restore the dishwasher's cleaning ability. We recommend service by a qualified appliance repair technician.

Recommendation

Contact a qualified professional.



2.5.1 RANGE HOOD/VENT



Maintenance Item

LIGHT - INOPERABLE

The light at the range hood did not work when tested. We recommend replacing the bulbs and testing again.

Recommendation

Contact a qualified professional.



2.8.1 REFRIGERATOR



Maintenance Item

REFER - INTERIOR DAMAGE

A defect/damage was observed at interior of the refrigerator (cabinet or components damaged).

Recommendation
Contact a qualified appliance repair professional.



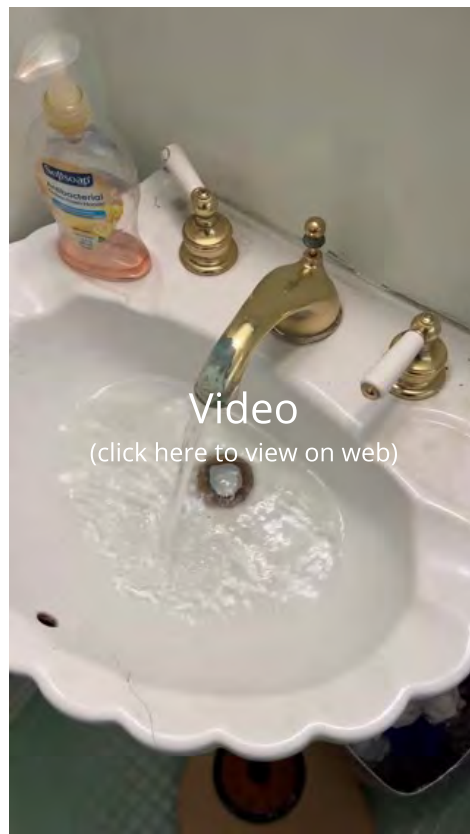
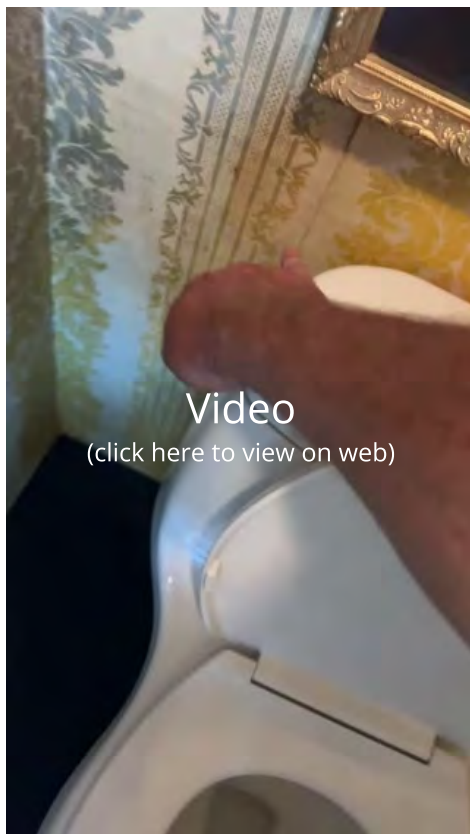
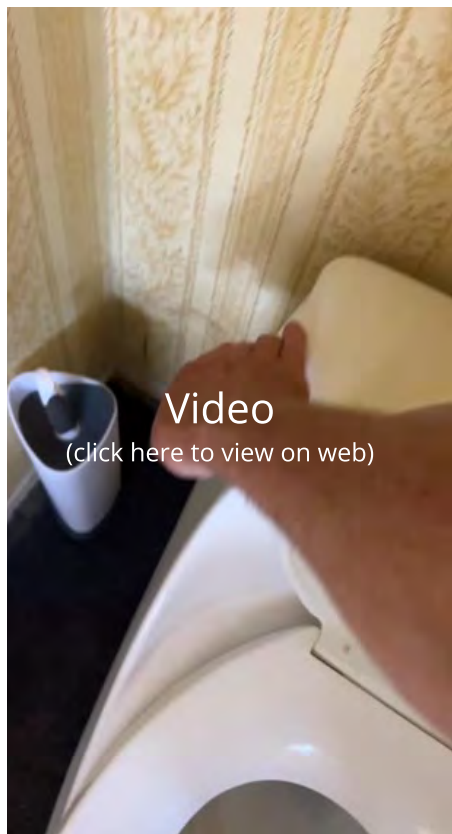
3: PLUMBING SYSTEM

Information

General: WATER SOURCE PUBLIC	General: PLUMBING DISTRIBUTION (Observable Only) COPPER, PARTIALLY VISIBLE	General: GAS DISTRIBUTION IRON PIPE
General: PLUMBING WASTE ABS, CAST IRON	General: WATER HEATER POWER SOURCE NATURAL GAS	General: WASHER DRAIN SIZE DRAINS INTO A WASH BASIN
General: CAPACITY 75 GALLON	General: YEAR MANUFACTURED 2004*	General: WATER HEATER FLUE MATERIAL SINGLE WALL/DOUBLE WALL

INTERIOR DRAIN, WASTE AND VENT SYSTEMS: Drain Check - Inspected

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow draining. All bathroom and kitchen fixtures were tested for an extended period of time during the inspection. Home inspectors only run clean water through the drains. This is not a conclusive test, and flushing toilet paper, human waste, food debris, or soap suds may cause drains to clog. Only a video scan of the drains and main line would confirm its actual condition. We advise having a sewer camera inspection performed by The Real Estate Inspection Company to verify the condition.



INTERIOR DRAIN, WASTE AND VENT SYSTEMS: CAST IRON - INFORMATION & SCOPE

The drain lines are older cast iron lines. These lines rust from the inside and fail. The average life of cast iron drains is 50-60 years. This home has the original cast iron drain lines, so repairs and/or replacement are likely. We advise having a video/sewer scope inspection by The Real Estate Inspection Company. This is especially important to determine the inside condition of the main drain line between the house and the street. The actual life remaining and cost to replace can only be determined by a licensed plumber.



HOSE SPIGOT: Spigots - Inspected

A representative number of hose spigots were tested and operational. This is not an exhaustive test and hose spigots may leak when a hose or other device is connected due to back pressure.

HOSE SPIGOT: Anti-Siphon - None

Anti-siphon or anti-backflow valves are not present at the exterior hose spigots. These are safety devices that prevent contaminated water from flowing into the house water supply. Current standards require the installation of anti-siphon valves to keep your drinking water clean. We recommend installation for your health and safety.



WATER SUPPLY AND DISTRIBUTION SYSTEM: Copper Pipes - In Slab

Note: This home appears to have some portions of the plumbing distribution system that run through the concrete slab. Copper pipes in direct contact with concrete have been known to deteriorate and result in "slab leaks". We attempt to determine if slab leaks exist, however they may go undiscovered particularly if the water to the house has been turned off recently. If a leak occurs at pipes running through the slab, plumbing must be re-routed or lined with epoxy.

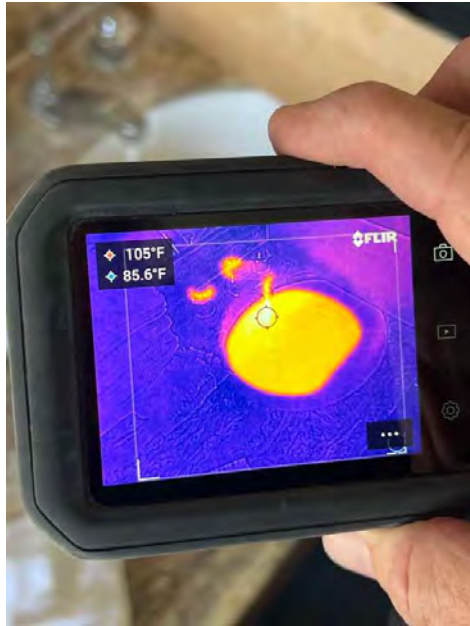
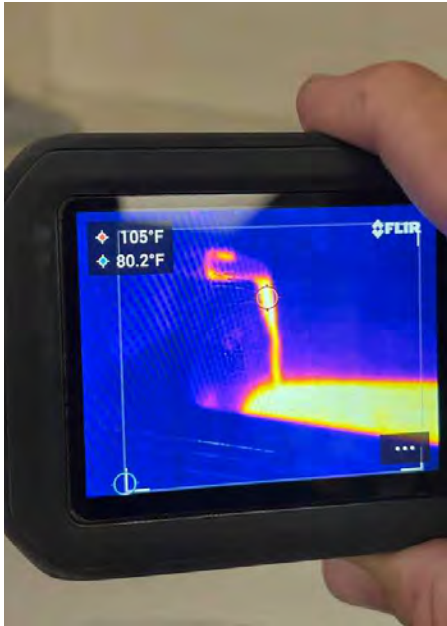
WATER HEATER(S), FLUES AND VENTS: Water Heater - INSPECTED

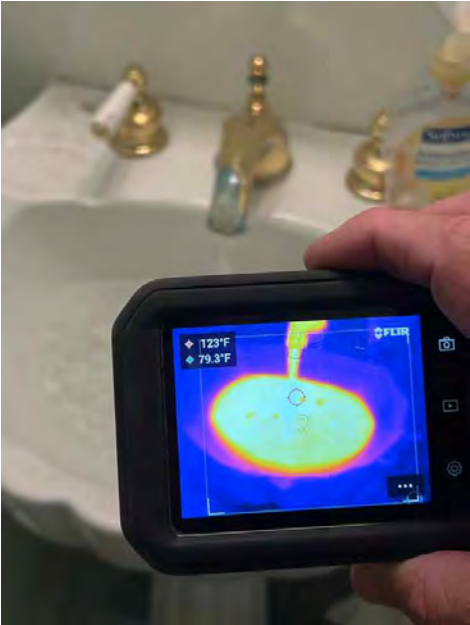
The water heater was inspected and was operational at the time of inspection. A home inspection does not evaluate the efficiency or recovery rate of water heaters. Notable exceptions will be listed below.



WATER HEATER(S), FLUES AND VENTS: TEMPERATURE - Normal

Hot water temperature was tested at faucets during the inspection and was found to be operating within normal range which indicates the water heater was functioning as intended.





WATER PRESSURE AND REGULATOR: Regulator - Pressure Test - Inspected

The water pressure was checked with a pressure gauge and was measured within the normal range. (40-80PSI)



GAS STORAGE AND DISTRIBUTION SYSTEMS: Gas Leak Test - Inspected

During the inspection, a gas leak test was performed using a hand-held combustible gas leak detector. Readily accessible gas fittings/appliances were tested. No gas leaks were observed. Note: This is not a guarantee against leaks.



Limitations

WATER FILTER

WATER FILTER*

We do not inspect water filtration units. We recommend contacting the installer for information on life expectancy or condition.



Repair or replace

3.2.1 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

DRAIN LEAK - SINK

LAUNDRY ROOM

A small leak was observed at the drain line under the sink. We recommend repair by a licensed plumber to prevent damage.

Recommendation

Contact a qualified plumbing contractor.



Recommendation or Safety Upgrade



3.2.2 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

DW DRAIN - UPHILL

The drain hose for the dishwasher slopes upward. This hose should slope downward to the drain without collecting water. We recommend adjusting the hose so that it slopes properly to avoid collecting water and debris, which may eventually result in a clog.

Recommendation

Contact a qualified professional.



Maintenance Item



3.2.3 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

SLOW DRAINS - SINK

BAR, DOWNSTAIRS BATHROOM

Slow drainage was noted at the sink. We advise professional cleanout or necessary corrections by a licensed plumber. Some slow drains may be caused by a more serious blockage further down the drain line.

Recommendation

Contact a qualified plumbing contractor.



Recommendation or Safety Upgrade



3.2.4 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

CLEAN OUT - LEAKING



Action Item or Further Review

Leaking was observed below the cleanout caps outside of the downstairs bathroom. I was unable to determine the exact source of the leaks. Additionally, stains and vegetation growth at a couple of the clean outs indicates that leaks have occurred. We recommend further evaluation by a qualified plumber and repair as needed to avoid damage.

Recommendation

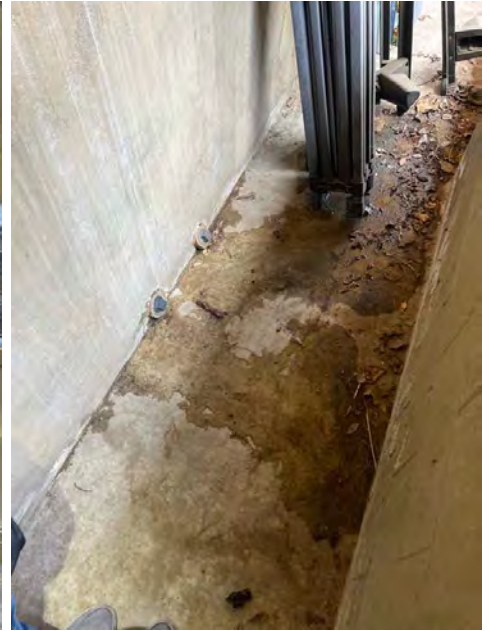
Contact a qualified plumbing contractor.



Kitchen



Left Exterior



Downstairs leaking

3.3.1 FAUCETS, VALVES AND CONNECTED FIXTURES

ANGLE STOP - CALCIUM/RUST

DOWNSTAIRS BATHROOM, BAR

Calcium/rust deposits were observed at the angle stop valves. This can be caused by high water pressure, poor installation, or poor quality of the valves. These deposits can corrode the valves and eventually cause a leak/flood. We recommend having all damaged angle stop valves replaced by a qualified plumber to avoid leaks and the resulting property damage.

Recommendation

Contact a qualified plumbing contractor.



Recommendation or Safety Upgrade



3.3.2 FAUCETS, VALVES AND CONNECTED FIXTURES



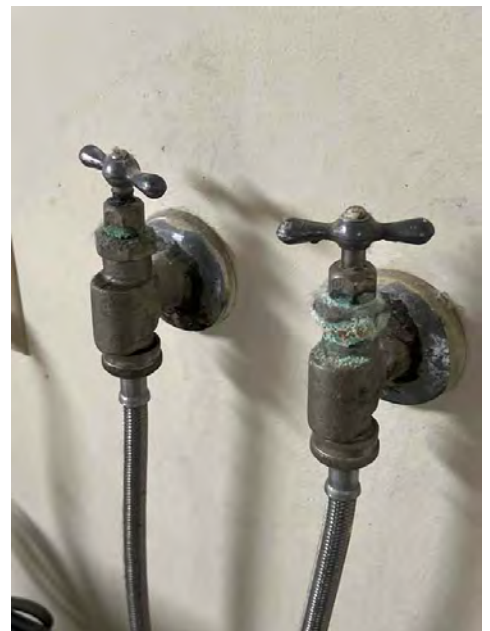
Recommendation or Safety Upgrade

ANGLE STOP - LAUNDRY CORRODED

The hot and cold water shut-off valves at the laundry have calcium deposits around the valve stem. This is due to water seeping out of the valve and evaporating, leaving behind calcium deposits. When this condition exists, it is very likely that the faucets will leak after being shut off and turned back on after the change of ownership. We recommend replacing these valves as preventive maintenance.

Recommendation

Contact a qualified plumbing contractor.



3.3.3 FAUCETS, VALVES AND CONNECTED FIXTURES



Recommendation or Safety Upgrade

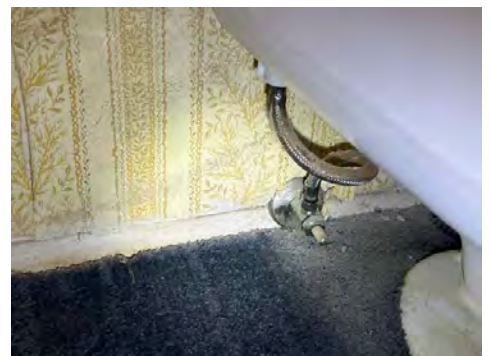
ANGLE STOP - HANDLE MISSING

UPSTAIRS HALL BATHROOM

Handle was missing at angle stop valve. Recommend repair by a qualified person.

Recommendation

Contact a qualified professional.



3.3.4 FAUCETS, VALVES AND CONNECTED FIXTURES



Recommendation or Safety Upgrade

FAUCET HANDLE - LEAKS AT BASE

MASTER BATHROOM

The faucet handle leaks at the base when the water is running. We recommend repair or replacement by a qualified plumber.

Recommendation

Contact a qualified professional.



Master Bathroom

3.3.5 FAUCETS, VALVES AND CONNECTED FIXTURES



Recommendation or Safety Upgrade

FAUCET - WATER OFF

DOWNSTAIRS BAR SINK

The cold water supply was shut off at the sink faucet. Many times this indicates a drip or a leak. The angle stop is heavily corroded as well. Home inspectors are not allowed to turn valves to verify function. We advise repair as necessary by a qualified person.

Recommendation

Contact a qualified professional.



3.3.6 FAUCETS, VALVES AND CONNECTED FIXTURES



Recommendation or Safety Upgrade

SINK STOPPER - INOPERABLE

The sink stopper was inoperable. We recommend necessary corrections.

Recommendation

Contact a qualified professional.



Master Bathroom

3.3.7 FAUCETS, VALVES AND CONNECTED FIXTURES



Recommendation or Safety Upgrade

SINK - CRACKED

DOWNSTAIRS BATHROOM

The sink was cracked. We recommend replacement to avoid leaks.

Recommendation

Contact a qualified professional.



3.3.8 FAUCETS, VALVES AND CONNECTED FIXTURES



Maintenance Item

SHOWER HEAD - LEAKS FROM CONNECTION

MASTER BATHROOM

Water leaks from the shower head connection to the hose or shower arm when operated. We recommend repair as needed by a qualified plumber to prevent excessive amounts of water from exiting the shower enclosure.

Recommendation

Contact a qualified professional.



3.3.9 FAUCETS, VALVES AND CONNECTED FIXTURES

TUB - STOPPER MISSING

UPSTAIRS HALL BATHROOM, MASTER BATHROOM

The tub stopper is missing. We recommend replacement.

Recommendation

Contact a qualified professional.



3.3.10 FAUCETS, VALVES AND CONNECTED FIXTURES

TUB SPOUT - DEFECTIVE

MASTER BATHROOM



The tub diverter was defective; likely due from hard water deposit build-up on the tub spout mechanism. Water sprays from shower and tub spout simultaneously. We recommend necessary corrections by a qualified person.

Recommendation

Contact a qualified professional.



3.4.1 HOSE SPIGOT

SPIGOT - HANDLE DAMAGED

Hose spigot handle was damaged.

Recommendation

Contact a qualified professional.



Maintenance Item



3.5.1 WATER SUPPLY AND DISTRIBUTION SYSTEM

WATER METER - NOT FOUND

A municipal water meter was not found at the time of inspection. The meter may be buried. We advise asking seller for location or necessary corrections by licensed plumber.

Recommendation

Contact the seller for more info



Maintenance Item

3.5.2 WATER SUPPLY AND DISTRIBUTION SYSTEM

COPPER/GALVANIZED SUPPLY

WATER HEATER CLOSET



Recommendation or Safety Upgrade

Copper and galvanized plumbing were noted at the abandoned recirculation line. The joining of dissimilar metals causes galvanic corrosion that eventually will lead to low water flow and leaking. As this is not consistent with good building methods, we advise contacting a licensed plumber for further review and necessary repairs or replacement.

Recommendation

Contact a qualified plumbing contractor.



3.5.3 WATER SUPPLY AND DISTRIBUTION SYSTEM

CORROSION - PIPING

GARAGE AT WATER SOFTENER

Corrosion was observed in the water supply piping. We advise repair and preventive maintenance.

Recommendation

Contact a qualified plumbing contractor.



Recommendation or Safety Upgrade



3.7.1 WATER HEATER(S), FLUES AND VENTS

OLD WH - 20+ YEARS OLD



Maintenance Item

The water heater is more than 20 years old, and repairs or failure can be expected. The average life of a water heater is 10-13 years based on the manufacturer's statistics. The hard water in Southern California can contribute to early failure. We recommend immediate replacement of the water heater to avoid leaks and any resulting property damage. Do not wait until the water heater starts to leak. Water heaters can fail without notice, and flood your house.

Recommendation

Contact a qualified plumbing contractor.



3.7.2 WATER HEATER(S), FLUES AND VENTS

NO LEAK PAN



Maintenance Item

Due to the location inside the home, we recommend installing a leak pan under the water heater by a licensed plumber to avoid future damage to the home if the water heater leaks.

Recommendation

Contact a qualified professional.



3.7.3 WATER HEATER(S), FLUES AND VENTS



Recommendation or Safety Upgrade

WH-FLAKES IN BURNER

The bottom of water heater burn chamber exhibited a moderate accumulation of metal flakes that are typically the product of corrosion of the water tank. This indicates that the water tank has suffered some corrosion. Water heater may be at or near the end of its useful life.

Recommendation

Contact a qualified professional.



3.9.1 WATER HEATER STRAPPING, BRACING AND PLATFORM

SEISMIC STRAPPING - OVER 50 GAL



Recommendation or Safety Upgrade

Water heaters with a capacity of over 50 gallons require 3 straps in earthquake regions 3 and 4 which includes San Diego County. While this may not be required in some areas, we recommend installing additional straps by a qualified person for seismic safety. Additionally, the gap between the wall and tank can allow excessive movement during earthquakes. Recommend installing blocking to fill this gap.

Recommendation

Contact a qualified professional.



3.11.1 GAS STORAGE AND DISTRIBUTION SYSTEMS

SEDIMENT TRAP / DRIP LEG - NONE



Maintenance Item

The gas supply pipe (at the water heater and/or furnace) contained no sediment trap. A sediment trap is generally recommended by the manufacturer. The purpose of a sediment trap is to prevent particulates or moisture from condensation from entering and clogging the water heater/furnace gas valve, which can cause the water heater/furnace to shut down.

Recommendation
Contact a qualified professional.



4: ELECTRICAL SYSTEMS

Information

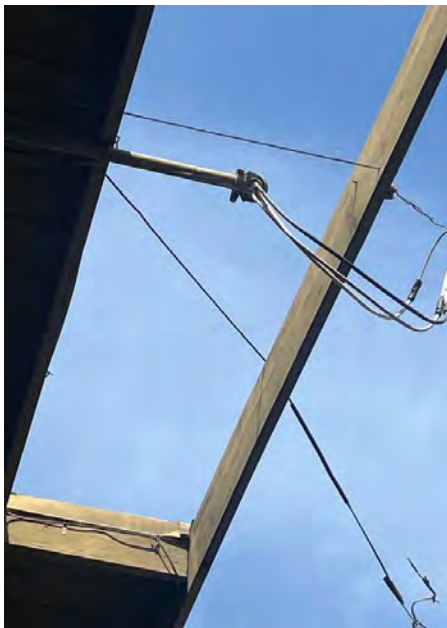
General: ELECTRICAL SERVICE CONDUCTORS OVERHEAD SERVICE	General: MAIN PANEL CAPACITY 100 AMP	General: PANEL TYPE / POWER TYPE CIRCUIT BREAKERS
General: ELEC. PANEL MANUFACTURER GENERAL ELECTRIC	General: BRANCH WIRE 15 and 20 AMP COPPER	General: WIRING METHODS ROMEX
		General: EXTERIOR LIGHTING CONTROL STANDARD SWITCHED, MOTION SENSOR

MAIN AND DISTRIBUTION PANELS: Thermal Camera Scan - Breakers Normal

A thermal scan was performed on the electrical panel(s). The panel, circuit breakers, and wiring were found to be operating within normal temperature range which indicates the system was functioning as intended with the conditions present at the time of inspection.

**OVERHEAD SERVICE ENTRANCE CONDUCTORS: Overhead service - Inspected**

At the time of the inspection, the Inspector observed no deficiencies in the condition of the service drop. Components inspected include the service conductors, splice, drip loop, and point of attachment to the home.



OVERCURRENT DEVICES (Circuit Breakers, Fuses) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE: Inside Panel - Inspected

The dead front cover was removed and breakers, wiring, and grounding were inspected. Appears to be functioning as intended. Electrical panels are visually inspected only, the inspector does not perform a load calculation to determine service capacity adequacy. Breakers are visually inspected only. The inspector does not perform any electrical stress tests on the system to determine if a breaker trips properly, including AFCI and GFCI breakers (consult an electrician for further evaluation, if this is a concern)



EXTERIOR LIGHTING: Exterior Lights - Inspected

Switch-operated exterior lights were tested and were functional at the time of the inspection.



EXTERIOR LIGHTING: Dusk-to-Dawn*

Note: The exterior lights controlled by "daylight", "dusk-to-dawn" or motion sensors were not tested. These sensors only allow lights to be turned on after sundown to save energy. Since the home inspection took place during the day, these sensors could not be tested. Daylight or motion sensors do fail due to exposure and may require periodic replacement. This is a wear-and-tear item. We recommend that you visit the property after sundown to test these lights. If exterior lights are not on, further repairs may be required.



OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS): GFCI - Info

Definition: A ground-fault is an unintentional electrical path between a source of electrical current and a grounded surface. Electrical shock can occur if a person comes into contact with an energized part. GFCI's (ground-fault circuit-interrupters) can greatly reduce the risk of shock by immediately shutting off an electrical circuit when that circuit represents a shock hazard (i.e., a person comes in contact with a faulty appliance together with a grounded surface). GFCI's can be installed in a circuit breaker panel board or directly in a receptacle outlet. For a chart listing GFCI installation requirements, please visit our website at www.sdinspect.com

OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS): AFCI Info

Definition: When an electrical switch is opened or closed, an arc, or discharge of electricity across a circuit, occurs. Unintentional arcs can occur at loose connections or where wires or cords have been damaged. Such arcs can lead to high temperatures and sparking, possibly igniting combustibles. AFCI's (arc-fault circuit-interrupters) protect against fire by continuously monitoring the electrical current in a circuit and shutting off the circuit when unintended arcing occurs. These devices are designed to discriminate between unintended arcing and the type of arcing that occurs when a switch is operated. To learn more about AFCI's please see this [ARTICLE](#) on our website.

Repair or replace

4.2.1 MAIN AND DISTRIBUTION PANELS

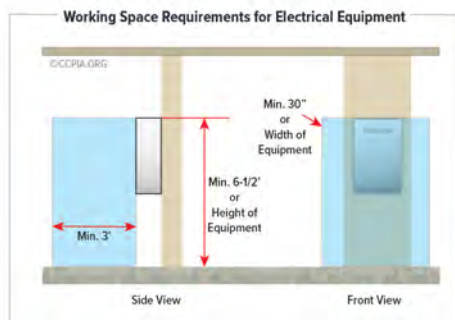
ELECTRICAL PANEL - CLEARANCE



There is some type of equipment or cabinetry installed within the dedicated space immediately in front of the electrical panel. Typically, there is a dedicated space of 36" required in front of all electrical equipment. We advise modification to allow for proper clearance.

Recommendation

Contact a qualified professional.



4.2.2 MAIN AND DISTRIBUTION PANELS

LABELS - ILLEGIBLE



Maintenance Item

The labels in the electrical panel(s) are illegible or incomplete, and they may not be accurate. We recommend correcting for safety reasons in the event that someone has to work on the electrical system.

Recommendation

Contact a qualified professional.



4.4.1 SYSTEM GROUNDING AND GROUNDING EQUIPMENT



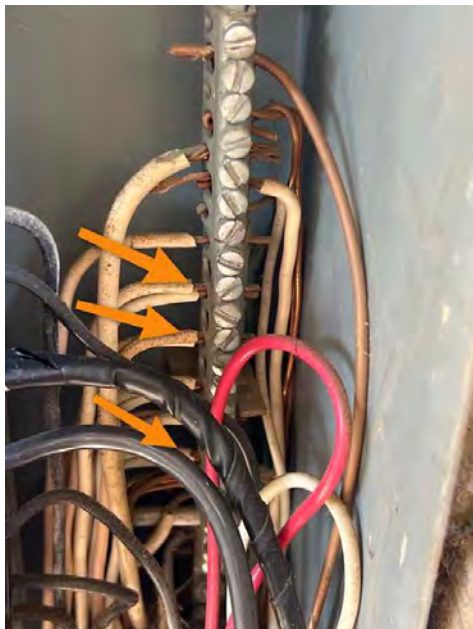
Recommendation or Safety Upgrade

NEUTRAL - DOUBLE TAP

Neutral conductors in electrical panel were observed with double tapping. This is a practice of connecting two or more neutral wires to one lug, which is not allowed. We recommend correction by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



4.5.1 OVERCURRENT DEVICES (Circuit Breakers, Fuses) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE



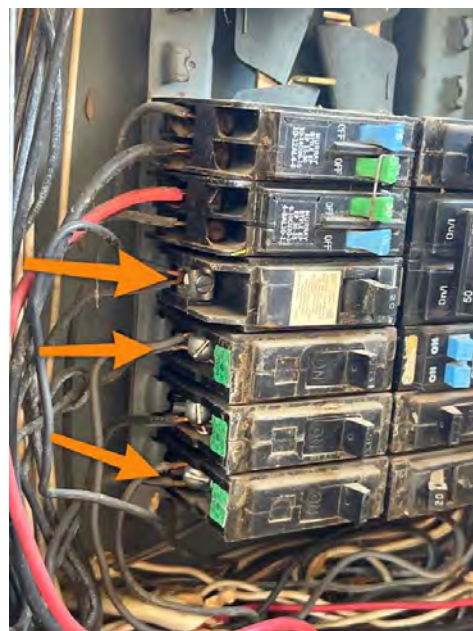
Recommendation or Safety Upgrade

DOUBLE TAP

Double-tapping was observed inside an electrical panel. This is a practice of connecting two wires to one circuit breaker, which is not allowed.

Recommendation

Contact a qualified electrical contractor.



4.5.2 OVERCURRENT DEVICES (Circuit Breakers, Fuses) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE



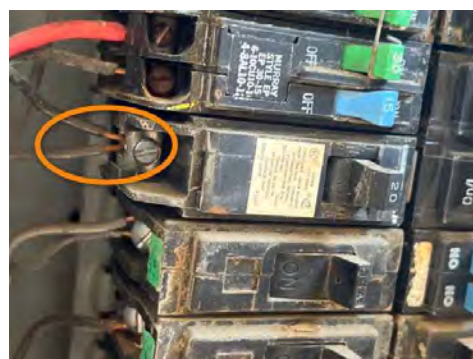
Recommendation or Safety Upgrade

OVER-FUSED WIRE

The wire size and breaker rating are not compatible at the 20 AMP circuit breaker. This is considered a fire hazard. We recommend correction by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



4.6.1 BRANCH CIRCUIT CONDUCTORS **EXTENSION CORDS**



Recommendation or Safety Upgrade

Extension cords are being used as permanent wiring. Extension cords are considered temporary. We advise removing the extension cords and replacing with proper wiring by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



4.7.1 JUNCTION BOXES (Observable)

PLATE COVERS MISSING

Switchplate/ Receptacle covers are missing. This is a shock hazard. We recommend replacing as necessary for safety.

Recommendation

Contact a qualified professional.



Maintenance Item



4.8.1 CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items)

LIGHT - BARE BULB IN CLOSET

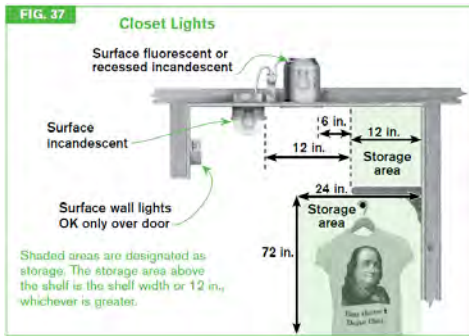
Bare bulb light fixtures in cabinets or closets are now considered a safety concern. We advise replacing with an approved covered fixture.

Recommendation

Contact a qualified professional.



Maintenance Item



4.8.2 CONNECTED DEVICES AND FIXTURES
(Representative number, excluding low-voltage items)



Maintenance Item

LIGHTS - INOPERABLE

The lights did not function possibly due to bad bulb. Occasionally there is something wrong with the fixture which cannot be determined without working bulbs. We recommend asking the seller to demonstrate that the light is working prior to the end of the inspection contingency period, or changing the bulb and testing again.

Recommendation

Contact a qualified professional.



4.8.3 CONNECTED DEVICES
AND FIXTURES (Representative
number, excluding low-voltage items)



Recommendation or Safety Upgrade

RECEP - LOOSE

DINING ROOM

Receptacle was loose in the wall. This puts stress on the circuit wires which should not be moved. We recommend securing the junction box properly in the wall by a qualified person.

Recommendation

Contact a qualified professional.



4.8.4 CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items)



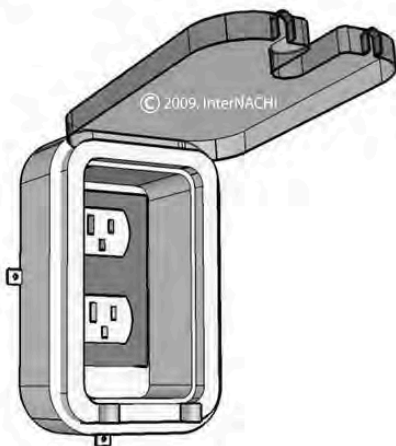
RECEP - WEATHERPROOF COVER

A weatherproof cover is required for all exterior receptacles/switches. Receptacle(s) at the exterior requires a cover. If an accessory will be plugged in for long periods of time, such as a fountain or sprinkler timer, then a weatherproof enclosure is required.

Recommendation

Contact a qualified professional.

Weatherproof Receptacle Cover



Right Exterior





4.8.5 CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items)



Recommendation or Safety Upgrade

RECEP-FLOOR-FACE UP

Generally outlets in countertops or floors should not be flush mounted face up. For floor outlets, an approved locking cover should be installed. Necessary corrections should be made by a licensed electrician for safety.

Recommendation

Contact a qualified electrical contractor.



4.8.6 CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items)



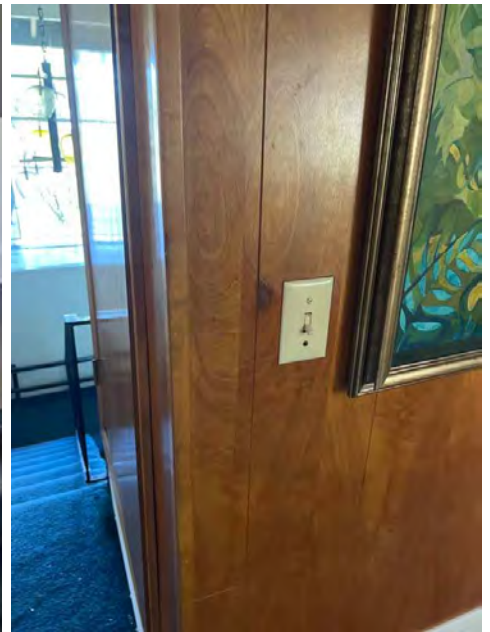
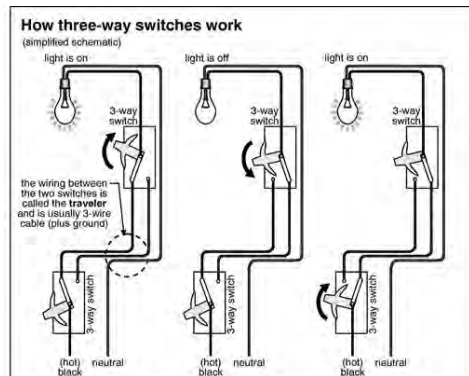
Recommendation or Safety Upgrade

SWITCH - 3-WAY - STAIRWELL

The three-way light switch function is inoperable in the stairwell. This is a safety issue. We recommend correction by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



4.8.7 CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items)

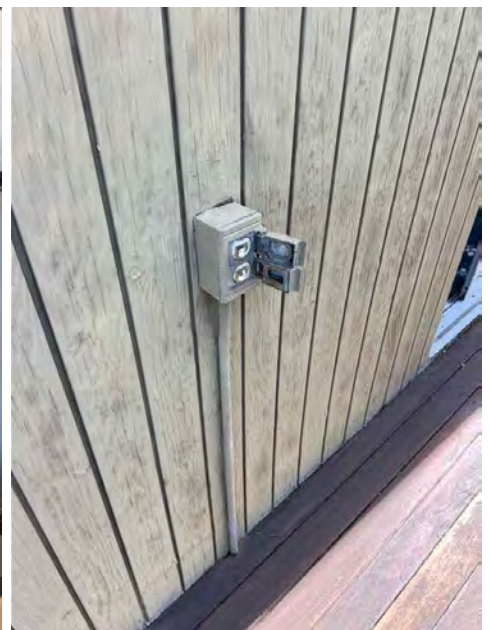


SWITCH - UNKNOWN

Unable to determine the function of the wall switch; possible mis-wired switched receptacle(s) or receptacles located behind personal property. We advise inquiry with seller or licensed electrician.

Recommendation

Contact the seller for more info





4.9.1 EXTERIOR LIGHTING

EXTERIOR LIGHT INOP

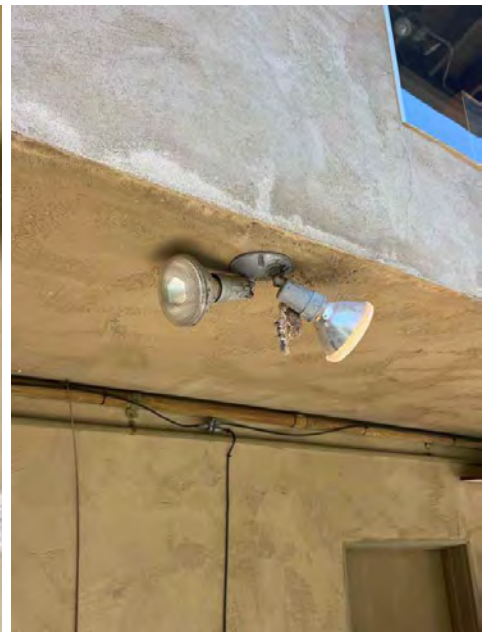


Recommendation or Safety Upgrade

The exterior light fixture(s) did not function when tested. This may be due to a bad bulb or possible electrical problems. Advise changing the bulb and testing. If light fails to work, further repairs may be required by an electrician.

Recommendation

Contact a qualified professional.



4.9.2 EXTERIOR LIGHTING

LIGHT COVER MISSING



Maintenance Item

Light bulb cover(s) missing. This cover protects the bulb from damage and from water. We recommend installing a light cover.

Recommendation

Contact a qualified professional.



4.10.1 POLARITY AND GROUNDING OF RECEPTACLES

RECEPTACLE - NO POWER

NEAR FRONT DOOR, POOL DECK

A couple of receptacles were not energized at the time of the inspection. We recommend further evaluation and necessary repairs.

Recommendation

Contact a qualified electrical contractor.

 Action Item or Further Review



Right Exterior



4.11.1 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

GFCI - UPGRADE

This house was built prior to the requirement for the installation of GFCI receptacles in certain locations in the house. The locations where GFCI receptacles are required have increased, but it is not required to retrofit older homes unless a remodel takes place. For safety, it is advisable to upgrade all receptacles within 6 feet of a plumbing fixture, in the garage, kitchen, and exterior, to GFCI-protected outlets by a licensed electrician. A complete list of GFCI installation requirements and the dates that they were first required can be viewed at www.sdinspect.com

Recommendation

Contact a qualified electrical contractor.



5: HEATING EQUIPMENT

Information

General: HEAT TYPE

FORCED AIR

General: ENERGY SOURCE

NATURAL GAS

**General: NUMBER OF HEAT
SYSTEMS (excluding wood)**

ONE

General: DUCTWORK

INSULATED

General: FLUE MATERIAL

DOUBLE WALL METAL

General: FILTER TYPE

CARTRIDGE

**General: AGE OF HEATING
EQUIPMENT**

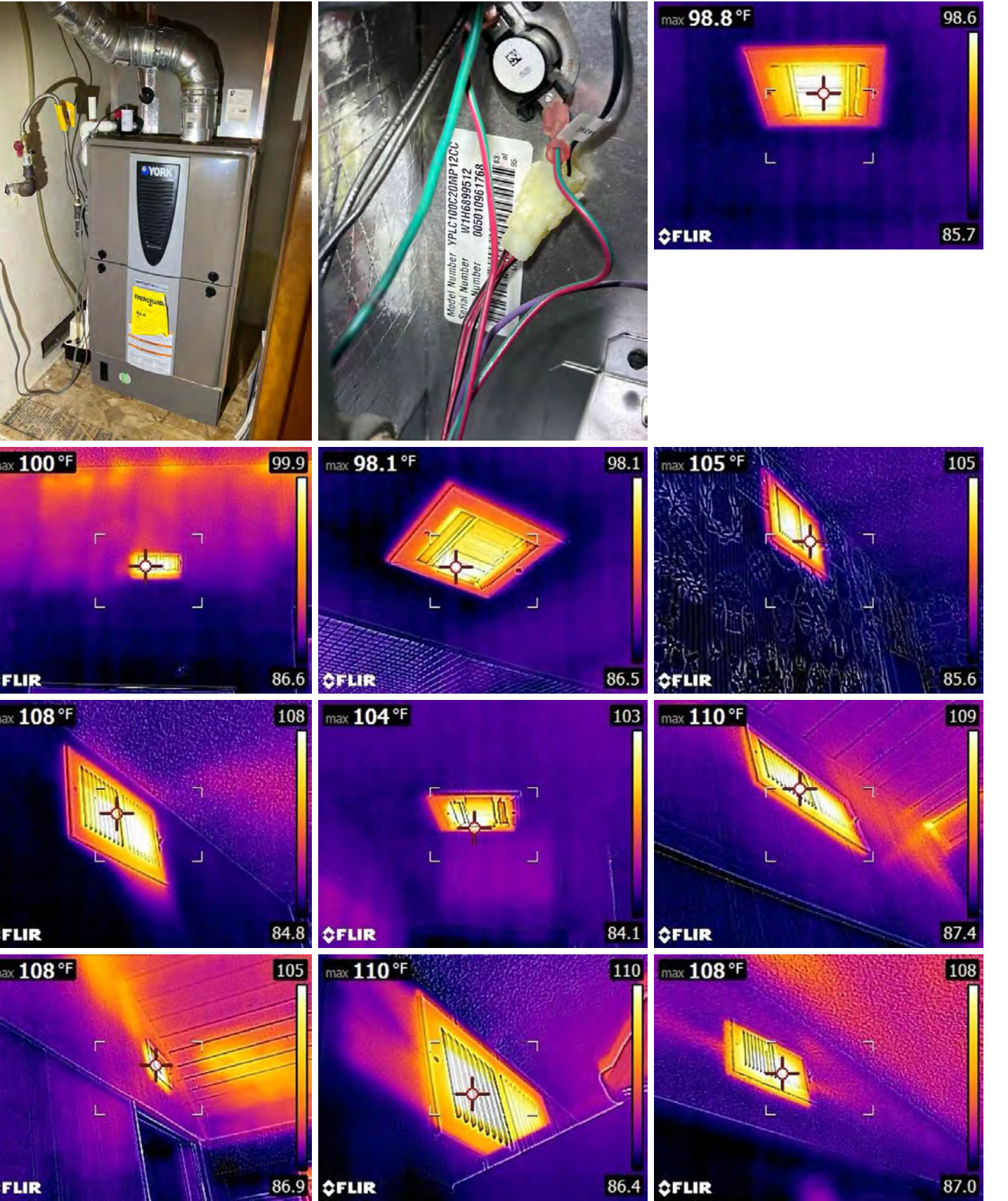
GAS - LESS THAN 15 YEARS

General: THERMOSTAT LOCATION

UPSTAIRS HALLWAY

HEATING EQUIPMENT: Furnace - INSPECTED

The heating equipment was tested and functioned properly at the time of inspection. Notable exceptions will be listed below.



NORMAL OPERATING CONTROLS (Thermostat): Thermostat - Functional

The thermostat was operational when used to operate the HVAC system. Programmable thermostats are not adjusted, and no testing is done to check the accuracy or programmed settings of the thermostat.



Repair or replace

5.3.1 FLUES AND VENTS (For heating system)

RUST-BACKDRAFTING

Rusting/Scorching/Corrosion was observed at draft hood/ flue connection inside furnace. This can indicate improper drafting, which is a safety hazard. We advise further review with a licensed heating contractor.

Recommendation

Contact a qualified heating and cooling contractor



Action Item or Further Review



5.5.1 DISTRIBUTION SYSTEMS (including ducts and piping, with supports, insulation, air filters, registers)

 Action Item or Further Review

MOLD UNDER FURNACE

The interior HVAC air return plenum contained what appeared to be microbial growth. The presence of mold can only be determined by testing. We recommend that the HVAC system be serviced by a qualified HVAC contractor and the system/ducts be cleaned by an environmental hygienist.

Recommendation

Contact a qualified mold remediation contractor



6: COOLING EQUIPMENT

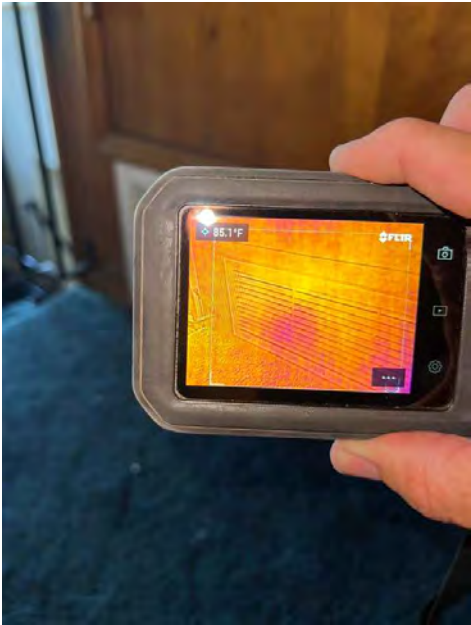
Information

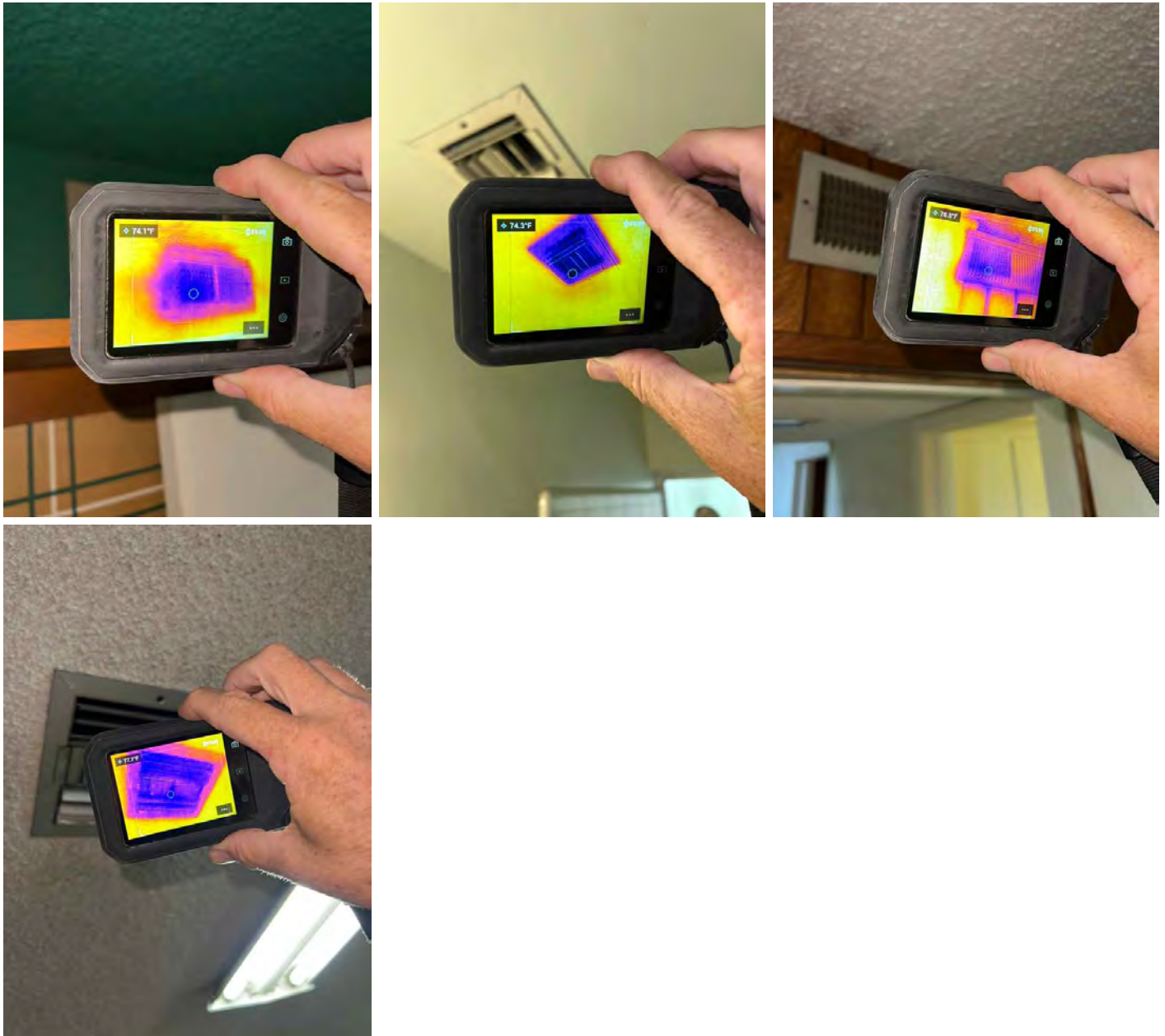
General: NUMBER OF A/C UNITS ONE	General: COOLING EQUIPMENT TYPE AIR CONDITIONER UNIT	General: AGE OF CONDENSER LESS THAN 15 YEARS
--	--	--

COOLING AND AIR HANDLER EQUIPMENT: AC- One Unit Test - Inspected

An air test was performed by using a thermal camera on the AC systems to determine the difference in temperatures of the supply and return air. The difference was between 14 degrees and 22 degrees which indicates units are cooling as intended. This indicates that the AC units are cooling properly. This is not an exhaustive test and cannot predict the performance of the AC on extremely hot or humid days. We do recommend an annual tune-up by a qualified HVAC contractor.







Repair or replace

6.3.1 CONDENSATE HANDLING EQUIPMENT

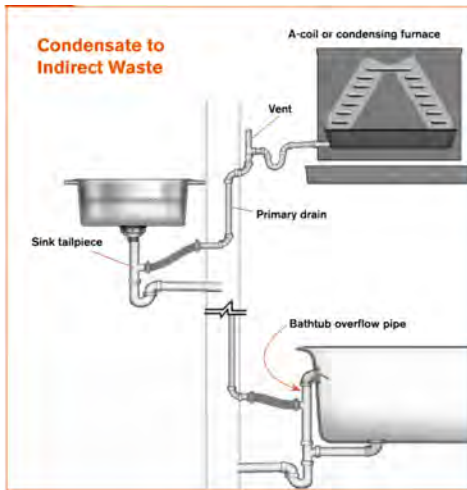
AC DRAINS TO VENT IN ATTIC

The AC condensation drain discharges into a plumbing vent in the attic. This is not an approved installation. While this may be functional, we advise review with a licensed HVAC contractor for repair options.

Recommendation

Contact a qualified heating and cooling contractor

 Recommendation or Safety Upgrade



7: FIREPLACES

Information

General: TYPES OF FIREPLACES
MASONRY BLOCK, GAS/LP LOG
STARTER

General: NUMBER OF FIREPLACES
TWO

FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS: GENERAL INFORMATION

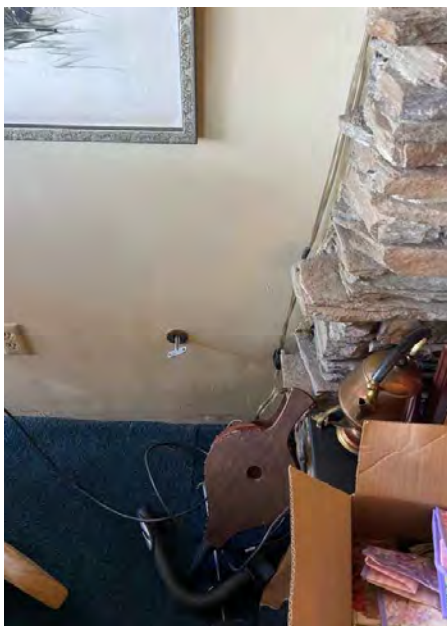
Our inspection of chimneys is that of a generalist and not a specialist. It is described by specialists as less than a phase-one inspection, as distinct from phase-one- and phase-two inspections conducted by fireplace specialists. Please note that significant areas of chimney flues cannot be adequately viewed during a home inspection. Phase-one inspections have been documented by the Chimney Safety Institute of America which reported in 1992 "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend a phase-two inspection by a specialist within the contingency period to fully document the condition of the flue in its entirety.



OPERATING CONTROLS: Gas Valve Tested

Upstairs

The fireplace gas valve was tested and appeared to be functioning as intended. Gas flow was observed inside the fireplace.



Repair or replace

7.2.1 FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS



Maintenance Item

CHIMNEY CROWN/CAP CRACKED

The chimney crown (mortar cap) is cracked. We advise repair to avoid moisture intrusion and further deterioration.

Recommendation

Contact a qualified chimney contractor.



7.2.2 FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS



Maintenance Item

RAIN CAP- NONE

No rain cap was present. The rain cap prevents water from entering the chimney flue. We recommend installing a spark arrester/ rain cap by a qualified person.

Recommendation

Contact a qualified professional.



7.2.3 FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS



Maintenance Item

CREOSOTE-CLEAN CHIMNEY

Creosote/soot build-up was noted at the chimney. We advise obtaining professional cleaning.

Recommendation

Contact a qualified chimney sweep.



7.2.4 FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS



Recommendation or Safety Upgrade

CRACKING - FIREBOX - MORTAR

LIVING ROOM

Cracking and some deterioration was noted in the fireplace. We advise sealing all cracks with fireplace mortar.

Recommendation

Contact a qualified chimney contractor.



7.2.5 FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS



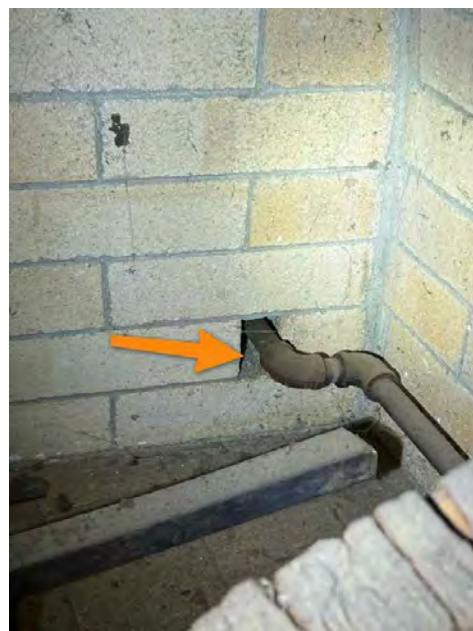
Recommendation or Safety Upgrade

GAPS - SEAL

Gaps were observed which could allow flames to exit the fireplace. This is a fire hazard. We recommend sealing the gaps or holes with fireplace-rated sealant or mortar.

Recommendation

Contact a qualified fireplace contractor.



7.2.6 FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS

SPARK SCREEN - DAMAGED

BOTH FIREPLACES

The spark screen at the fireplace is in poor condition, and difficult to operate. We recommend replacement.

Recommendation

Contact a qualified professional.



Maintenance Item



7.3.1 DAMPER AND/OR DAMPER CLAMP

DAMPER CLAMP - NONE

BOTH FIREPLACES

A damper clamp is required when there is a gas supply to the fireplace(s). This damper clamp prevents the damper from closing all the way as a safety precaution. If the damper is closed, Carbon Monoxide gas can enter the living space which is odorless. We recommend the installation of a damper clamp.

Recommendation

Contact a qualified professional.



7.5.1 OPERATING CONTROLS

GAS VALVE - STUCK

DOWNSTAIRS

The gas valve was difficult to turn and was not tested to avoid damage. We recommend further evaluation and repair by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.





8: FIRE/SAFETY

Information

General: FIRE SPRINKLERS

None Present

General: SECURITY SYSTEM

None Present

CARBON MONOXIDE DETECTOR(S): CO Test - Inspected

A carbon monoxide test was performed during the inspection while testing the gas appliances. No carbon monoxide was detected.



Limitations

FIRE WALL

PERSONAL ITEMS - GARAGE

Due to occupants personal items, not all areas were visible. We recommend a careful evaluation during final walk-through.

**Repair or replace**

8.3.1 AUTO CLOSER (GARAGE DOOR)

**Recommendation or Safety Upgrade****CLOSER DISABLED**

The required auto-closing hardware on the passage door to the garage has been disabled. The auto-closing hardware is required to contain possible fires to the garage. We recommend repair or replacement of the hardware.

Recommendation

Contact a qualified professional.



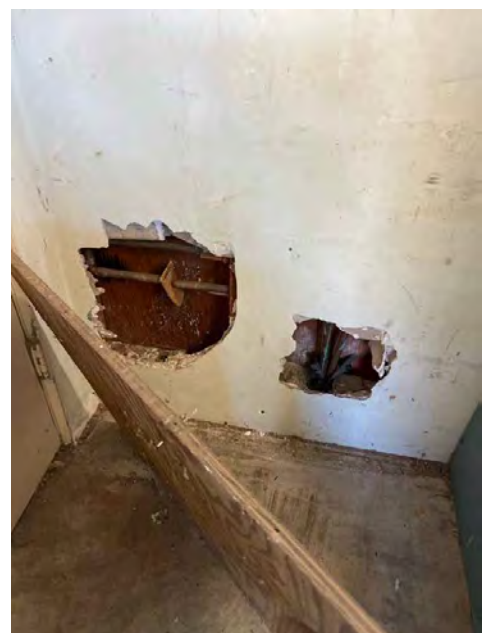
8.4.1 FIRE WALL

FIREWALL BREACH**Recommendation or Safety Upgrade**

Hole (s) in the fire wall was observed in the garage. Wherever the garage shares a wall with adjacent living space, a fire-rated drywall must be installed and intact for fire resistive performance. We recommend having the holes patched with fire-rated drywall by a qualified person.

Recommendation

Contact a qualified professional.



8.4.2 FIRE WALL

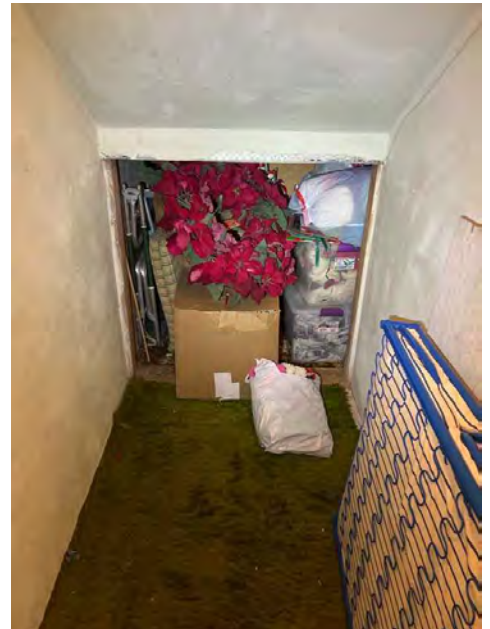
FIRE WALL - STAIRS OPENED

Recommendation or Safety Upgrade

The area under the stairs has been opened for storage. By opening this area, the fire-retardancy has been breached. Interior stairs are a means of egress. The stairs must be fire resistive so that in the event of a fire, the stairs can be used to exit the house. The underside of staircases must be covered or enclosed with fire-rated drywall. Bare wood was exposed under the interior stairs. We recommend correction to comply with fire safety code by a licensed contractor.

Recommendation

Contact a qualified professional.



8.6.1 SMOKE DETECTORS

IN HALLWAY(S) ONLY - MORE NEEDED

Recommendation or Safety Upgrade

One smoke detector was present in the common hallway. California State Law SB 745 requires additional smoke detectors to be installed in all bedrooms and on each level in the common hallways in multi-story homes when modifications have been performed including alterations, repairs, or additions exceeding \$1,000 in value. Additional smoke detectors are also required in all dwellings intended to be used as rentals regardless of modifications.

Additional smoke detectors are needed to comply with current fire and safety standards and regulations. To see the requirements, please visit our website at [Smoke Detector Requirements](#).

Recommendation

Contact a qualified professional.



8.7.1 CARBON MONOXIDE DETECTOR(S)



Recommendation or Safety Upgrade

CO DETECTOR(S) - NONE

Carbon Monoxide detectors are required in homes with any gas burning appliances (furnace, range, water heater), fireplaces, or wood burning stoves and/or an attached garage. Please see the [new law regarding Carbon Monoxide detectors](#). This house does not have a CO detector as required. We recommend installing CO detectors according to manufacturer's directions (depending on brand) near each group of bedrooms. For added safety, additional CO detectors should be added to each sleeping room but this is not required by law.

Recommendation

Contact a qualified professional.



9: INTERIORS

Information

General: CEILING & WALL MATERIALS

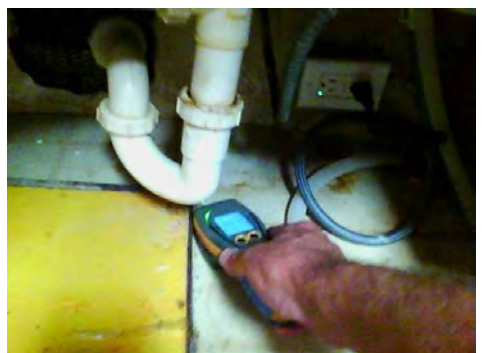
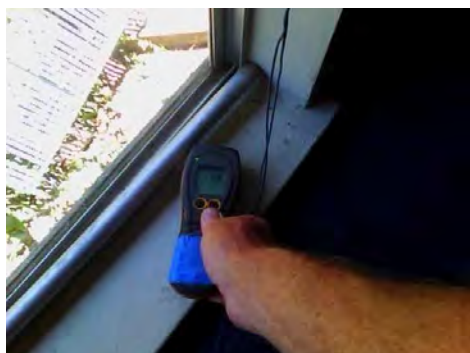
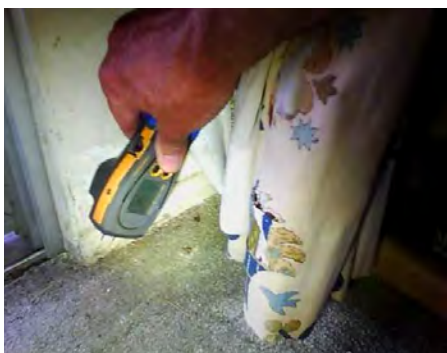
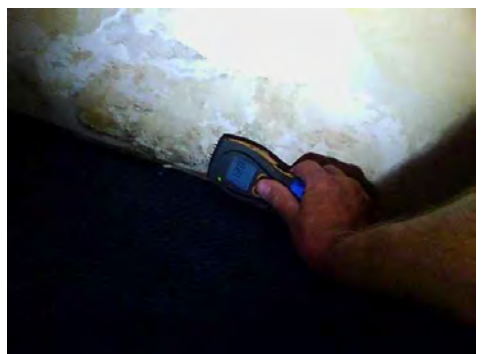
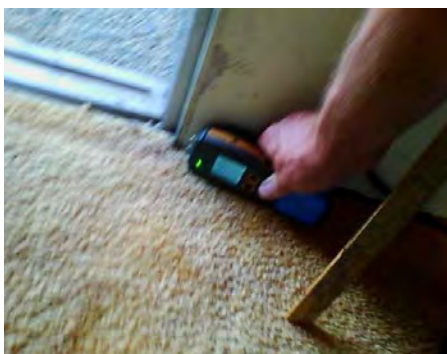
WOOD PANELING, PLASTER,
WALLPAPER

General: WINDOW TYPES

SINGLE PANE, SINGLE PANE
ALUMINUM

INTERIORS - General and Visual Mold Assessment : Moisture Meter - Inspected

A representative sampling for moisture was performed using a moisture meter at interior walls, ceilings, and cabinets in areas prone to moisture, such as kitchens, bathrooms, interior below-grade walls, or exterior walls with doors/windows. No elevated moisture was detected at these locations unless otherwise noted in the defect summary below. This is not an exhaustive test and only represents the conditions on the day of inspection.



INTERIORS - General and Visual Mold Assessment : 20+ Years Note

NOTE: This home is more than 20 years old: The client must understand that any original components in the house are very likely worn. Home inspectors do not predict the life remaining of any component. Original items that may be nearing the end of their useful life, and may require maintenance or replacement in the near future include the roof and/or the roof underlayment, window rollers/glides, appliances, garage doors, and plumbing components, pool equipment, and surface, tile shower enclosures. It is important that you understand this, also the residence that you are buying happens to be older than 15 years, and not conform to many current codes. A home inspection is "non-invasive" and essentially visual and, intended to alert consumers on "material defects" that exist at the time of an inspection, defects that could significantly affect the value of a property or pose a threat to health and safety. A property inspection is not technically exhaustive, and is not intended to be, and will not reveal every defect and deficiency. Some defects may be latent, and/or become apparent at a later point in time, which is why inspections have been sensibly characterized as snapshots in time. And it is essential that consumers understand this and, thereby, have reasonable expectations.

WINDOWS (REPRESENTATIVE NUMBER): Window - Representative

Only a representative number of accessible windows are checked for operation during this inspection in accordance with the standards of practice of a home inspection. In some instances, the inspector may not be able to disclose the exact condition of every window. This includes reporting on the condition of the locks, springs, counter-balance mechanisms, or evidence of leaking if furniture, personal items or window coverings prevent access to windows and surrounding areas.

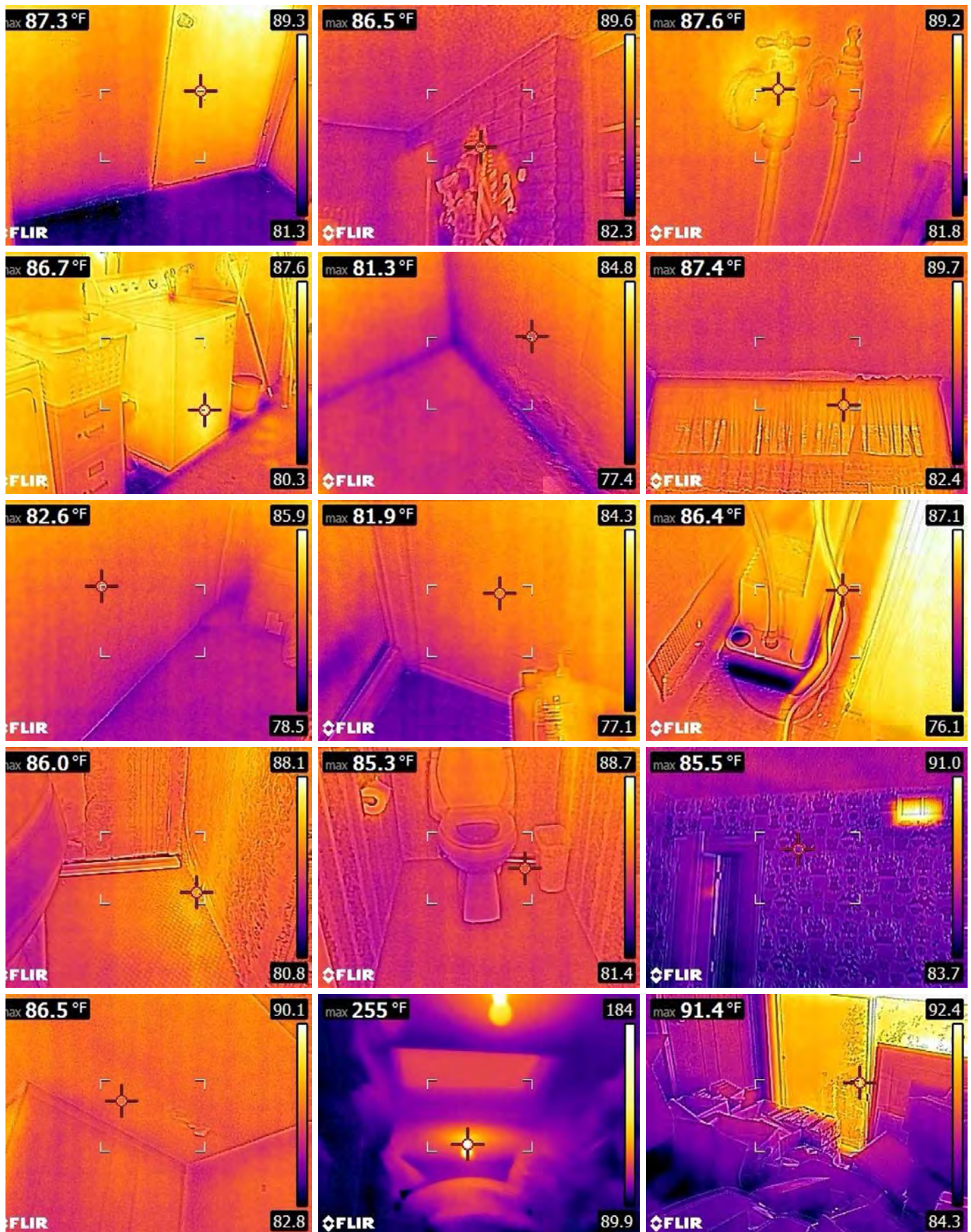
ATTIC: Attic - Limitations

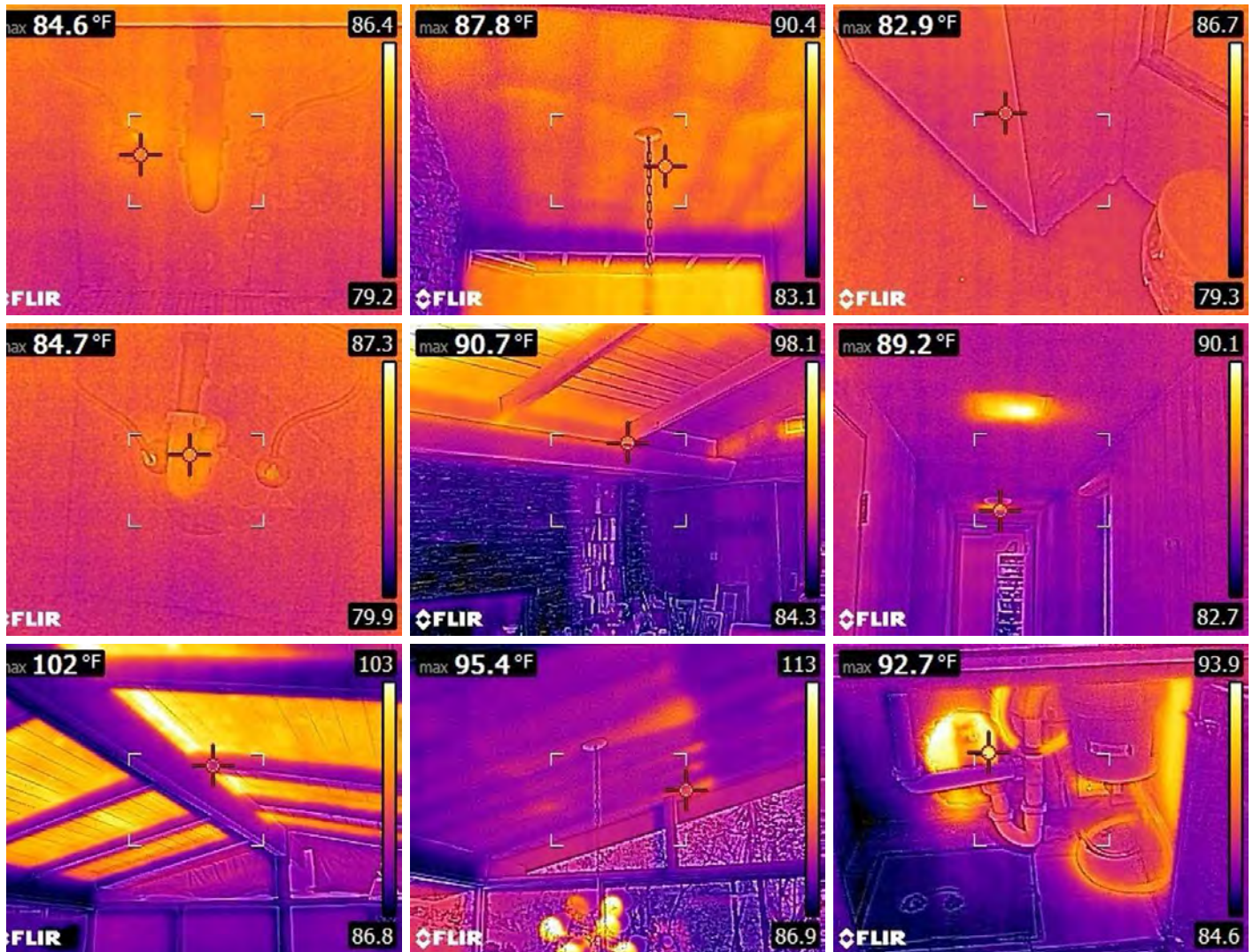
Due to the structure of the roof/framing, some areas of the attic could not be inspected.



INFRARED INSPECTION FINDINGS: Thermal Camera Scan - Images

An infrared scan was performed in the house. No anomalies were found unless otherwise noted in the defect summary below.





INFRARED INSPECTION FINDINGS: IR Limitations

IMPORTANT INFORMATION ABOUT THERMAL IMAGING

The Real Estate Inspection Company has chosen to exceed the Standards of Practice by using Infrared Thermal Imaging cameras (IR Cameras) on all home inspections (except for some limited scope inspections). This technology is not required by the industry standards for home inspectors. We feel that by implementing the use of IR Cameras, we can detect defects that may go unnoticed otherwise. For example, it is not practical to inspect every inch of a freshly painted ceiling with a moisture meter to find evidence of moisture. This would require substantial time with the use of a ladder or scaffolding in some cases. There may not be any observable evidence of a leak by looking at the ceiling with the naked eye. By using an IR camera, the whole ceiling can be scanned for evidence of a leak or other anomalies.

Limitations of Thermal Imaging

IR Cameras do not "see" moisture, and they are not x-ray vision cameras. An IR camera only sees the surface temperature. It cannot help to determine where an old leak existed if the area has dried. It also cannot predict or help us find leaks that may happen in the future, or under conditions that are different than the time of inspection. For example, we cannot find roof leaks in the middle of summer. We cannot find small leaks that are present under normal use but have not been leaking due to the house being vacant. An example may be a small leak under a toilet that has not been used. We may not find this leak, but it may show up after the toilet is flushed regularly. And we may not be able to determine leaking windows unless rain and wind conditions are causing a leak at the time of inspection.

In the end, IR Cameras are just another tool in our tool bag which we use to provide you with as much information as possible. While we go above and beyond the industry standards, we still cannot see hidden defects or predict events. We can only report on the evidence present at the time of inspection.

Repair or replace

9.2.1 INTERIORS - General and Visual Mold Assessment

EXTENSIVE DEFERRED MAINTENANCE

Extensive deferred maintenance was observed throughout, and we will not comment further on the obvious and numerous less significant deficiencies. You should be aware of obvious areas that need prep and paint, or replacement of coverings. The inspection of main components/systems is the purpose of this inspection. Components such as structure, roof, plumbing, heating, and electrical are the main components. However, you should obtain estimates from a licensed general contractor, because the cost of renovation could significantly affect your evaluation of the property. **Due to the condition of the home, this report is intended to report on significant defects only.**

Recommendation

Contact a qualified general contractor.



Recommendation or Safety Upgrade

9.2.2 INTERIORS - General and Visual Mold Assessment

LEAD PAINT

Care should be taken when scraping paint on a house over 40 years old. (built prior to 1980) The paint probably had lead in it which is known to be poisonous. We recommend testing and remediation by a qualified contractor.

Recommendation

Contact a qualified environmental contractor



Recommendation or Safety Upgrade

9.2.3 INTERIORS - General and Visual Mold Assessment

ASBESTOS - DRYWALL/FLOORING

Materials in the home may contain asbestos. One very common product in which asbestos was commonly used until 1978 was in drywall compound used to seal joints between drywall sheets and to create interior wall textures. Because drywall compound stocks were warehoused, asbestos-containing drywall compound may be present in homes built in the early 1980s. Asbestos in some forms, such as vinyl flooring, is often left in place and covered, rather than removed. This is an acceptable practice in many instances. The only way to know for certain whether asbestos is in a particular product or material is to have testing performed. Consider having an asbestos screening performed before the close of your contingency period.

Recommendation

Contact a qualified environmental contractor



Recommendation or Safety Upgrade



9.2.4 INTERIORS - General and Visual Mold Assessment

GHOSTING

Thermal tracking or "ghosting" (discoloration that appears on surfaces in a home) was observed. Ghosting is the result of particulates attaching themselves to surfaces. Small dust particles from soil, animal dander, cooking residue, and soot residue from a fireplace and candles are all common sources of household particulates. This can be caused by a combination of air movement, interior moisture, and in some cases, a source of high levels of particles. Eliminating the source, cleaning and painting is likely needed. However, determining the extent of repair needed is beyond the scope of a home inspection. We advise further review with a qualified licensed contractor for an estimate of repair.



Recommendation or Safety Upgrade

Recommendation

Contact a qualified professional.



9.3.1 CEILINGS

CRACKS - POSSIBLE LEAK

KITCHEN

Hairline cracking with peeling texture was observed on the ceiling. This appears to be due to moisture or a leak that did or still does exist. The area was tested with a moisture meter and found to be dry. We recommend review of the plumbing and roofing sections for possible causes and patching and painting with qualified person.

Recommendation

Contact a qualified professional.

— Recommendation or Safety Upgrade



Kitchen



Moisture Meter Dry Reading

9.3.2 CEILINGS

HAIRLINE CRACKS

Hairline cracking was observed on the ceiling. These hairline cracks are likely due to material shrinkage or settlement of the structure. We recommend patching and painting with qualified person.

— Recommendation or Safety Upgrade

Recommendation

Contact a qualified professional.



9.3.3 CEILINGS

MOISTURE/APPARENT LEAK - BELOW HALL BATHROOM

DOWNSTAIRS FRONT BEDROOM

 Action Item or Further Review

An elevated level of moisture/apparent plumbing leak was detected at the ceiling. The exact cause of the moisture/apparent leak, or the presence of damage, cannot be determined without more destructive testing. There may be moisture damage behind the drywall which is concealed and cannot be identified within the scope of a home inspection. To determine if moisture damage exists inside the walls, a more invasive inspection is required. In some cases, destructive testing may be needed to determine what repair is needed. We recommend further evaluation by a licensed plumber, or remediation contractor prior to the end of your contingency period. Note: Moisture/apparent leak was found using a thermal camera and verified with a moisture meter.

Recommendation

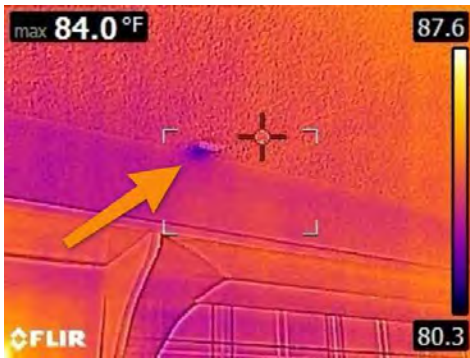
Contact a qualified professional.



Wet



Moisture Meter Wet Reading



9.3.4 CEILINGS

MOISTURE/APPARENT LEAK - BELOW KITCHEN

DOWNSTAIRS CLOSET

An elevated level of moisture/apparent plumbing leak was detected at the ceiling. The exact cause of the moisture/apparent leak, or the presence of damage, cannot be determined without more destructive testing. There may be moisture damage behind the drywall which is concealed and cannot be identified within the scope of a home inspection. To determine if moisture damage exists inside the walls, a more invasive inspection is required. In some cases, destructive testing may be needed to determine what repair is needed. We recommend further evaluation by a licensed plumber, or remediation contractor prior to the end of your contingency period. Note: Moisture/apparent leak was found using a thermal camera and verified with a moisture meter.

Recommendation

Contact a qualified professional.

 Action Item or Further Review



Moisture Meter Wet Reading



9.3.5 CEILINGS

MOISTURE/APPARENT LEAK

FRONT ENTRY BELOW HVAC

 Action Item or Further Review

An elevated level of moisture/apparent leak was detected at the ceiling approximately below the furnace. Apparent mold growth was noted in the return plenum above this area, indicating possible condensation leaks have occurred. The exact cause of the moisture/apparent leak, or the presence of damage, cannot be determined without more destructive testing. There may be moisture damage behind the drywall which is concealed and cannot be identified within the scope of a home inspection. To determine if moisture damage exists inside the walls, a more invasive inspection is required. We recommend further evaluation by a licensed roofer and remediation contractor prior to the end of your contingency period. Note: Moisture/apparent leak was found using a thermal camera and verified with a moisture meter.

Recommendation

Contact a qualified professional.



Moisture Meter Wet Reading



9.3.6 CEILINGS

STAINS - DRY

LAUNDRY ROOM ABOVE REAR WINDOW

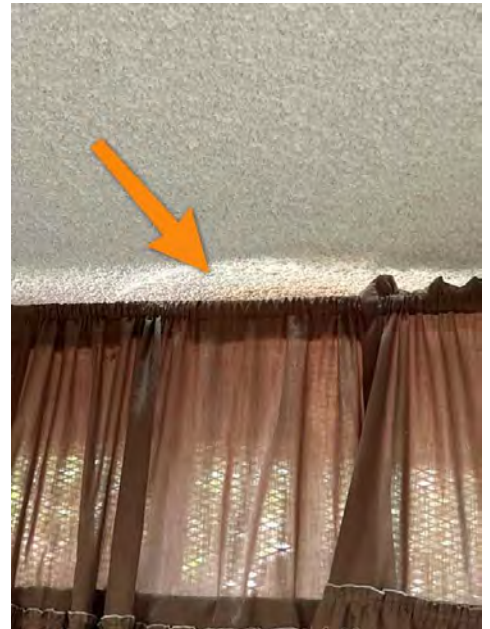


Recommendation or Safety Upgrade

Water stains were noted on the ceiling which can be from a leak past the exterior siding or flashing. These stains were tested for moisture and were found to be dry at the time of the inspection. Due to lack of recent rain, determining the presence of an active roof leak was not possible. We recommend asking the seller if leaks exist, or if repairs have been performed. Otherwise, a licensed contractor should be consulted to perform a roof service and inspection prior to the end of the contingency period.

Recommendation

Contact a qualified professional.



9.3.7 CEILINGS

STAINS - DRY UNDER ROOF

LIVING ROOM

Water stains were noted on the ceiling which can be from a roof leak. These stains were tested for moisture and were found to be dry at the time of the inspection. Due to lack of recent rain, determining the presence of an active roof leak was not possible. We recommend asking the seller if leaks exist, or if repairs have been performed. Otherwise, a licensed roof contractor should be consulted to perform a roof service and inspection prior to the end of the contingency period.

Recommendation

Contact a qualified professional.



Recommendation or Safety Upgrade



9.4.1 WALLS

HOLE - UNDER SINK

KITCHEN

There is a hole/ opening observed in the wall below the sink from previous plumbing repairs. We recommend having this hole/ opening patched by a qualified person.

Recommendation

Contact a qualified professional.



Recommendation or Safety Upgrade



9.4.2 WALLS

APPARENT MOLD

MASTER BATHROOM

Apparent moisture damage and possible mold growth was observed on the wall under the sinks and behind the toilet which may indicate that a leak occurred. Active leaking was observed at the bath at the time of inspection. The area was tested and found to be dry with a moisture meter. We advise repair of the affected area by a licensed restoration contractor. Note: If you are concerned about the air quality inside this house, you should have the area tested to confirm the presence or absence of mold.

Recommendation

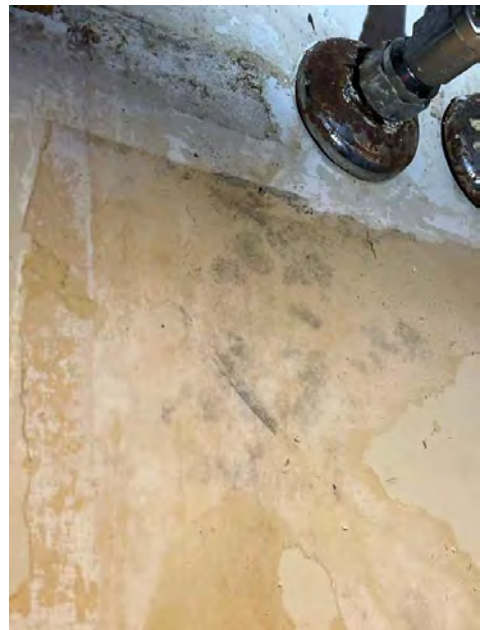
Contact a qualified mold inspection professional.



Action Item or Further Review



Moisture Meter Dry Reading





9.4.3 WALLS

MOISTURE - BEHIND TOILET

DOWNSTAIRS BATHROOM

An elevated level of moisture was detected at the wall behind the toilet. This can be caused by plumbing leaks or water leaking from the toilet. There is also an apparent leak directly above this area coming from the bathroom upstairs which may be the source of this moisture at the base of the wall. There may be moisture damage behind the wall which is concealed and cannot be identified within the scope of a home inspection. To determine if moisture damage exists inside the walls, a more invasive inspection is required. If not corrected, water damage may occur and create an environment conducive to mold growth. We recommend further evaluation and repair by a qualified contractor.

Recommendation

Contact a qualified professional.

 Action Item or Further Review



Moisture Meter Wet Reading



9.4.4 WALLS

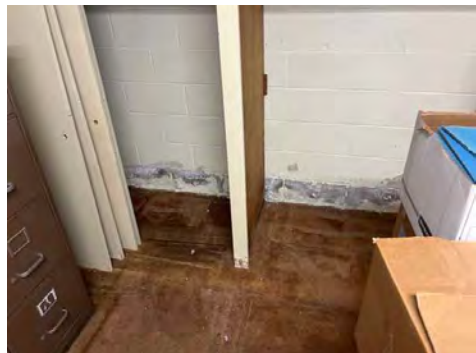
WALLS BELOW GRADE - MOISTURE

 Action Item or Further Review

The interior walls are built below the exterior soil grade and may be subject to moisture intrusion if they are not adequately sealed. It is beyond the scope of our inspection to verify the presence of moisture barriers. Surface deterioration was noted at the base of the concrete block walls in several areas along the uphill side of the house. Moisture level was tested at the cabinetry adjacent to the block walls and was found to be slightly elevated. If moisture level increases during rain, corrective action may be required ranging from the installation of a French drain to a more significant repair/installation of a moisture barrier against the backside of the wall. We recommend further evaluation by a qualified licensed contractor.

Recommendation

Contact a qualified professional.



Moisture Meter Wet Reading



Moisture Meter Wet Reading



Moisture Meter Wet Reading



Moisture Meter Wet Reading



9.4.5 WALLS

MOISTURE STAINS/DAMAGED-WINDOW SILL

PICTURE WINDOWS

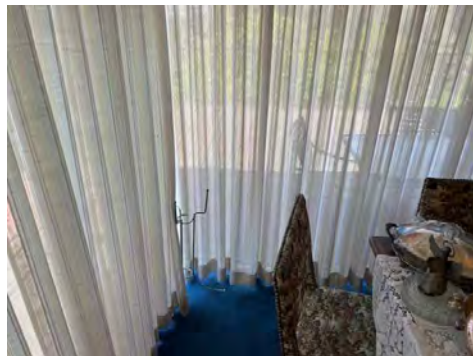
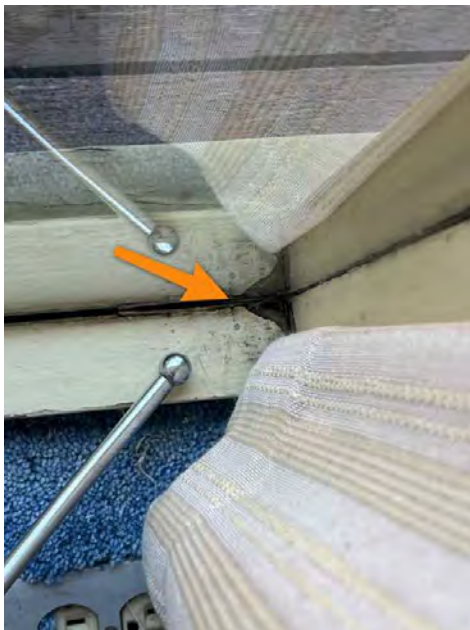
Dark staining was observed at window sill/jamb. This can be caused by humidity due to difference in air temperatures between interior and exterior. In some cases, this indicates a drafty window. We advise having the area cleaned/painted as needed by a qualified contractor.

Recommendation

Contact a qualified professional.



Maintenance Item



9.4.6 WALLS

BASEBOARD SWOLLEN - BATH

SEVERAL LOCATIONS

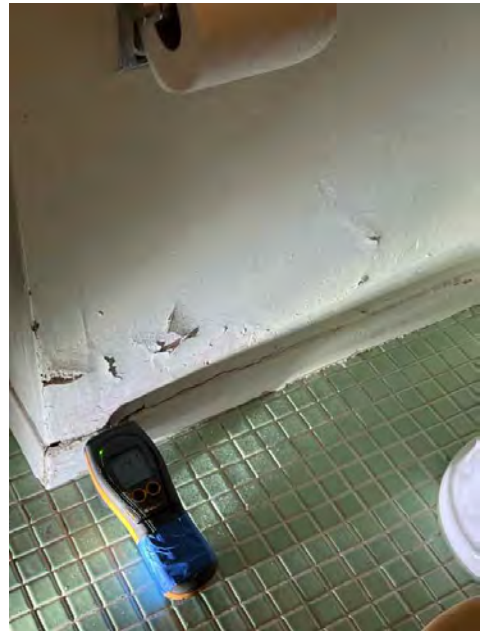
The baseboard was damaged/swollen. The swelling was observed consistent with moisture damage. This may be caused by a leak or spill. We advise further review and repair with a qualified person.

Recommendation

Contact a qualified professional.



Recommendation or Safety Upgrade



Downstairs Bathroom Moisture Meter Dry Reading

9.4.7 WALLS

WALLBOARD - SWOLLEN - WINDOW/DOOR

SEVERAL LOCATIONS

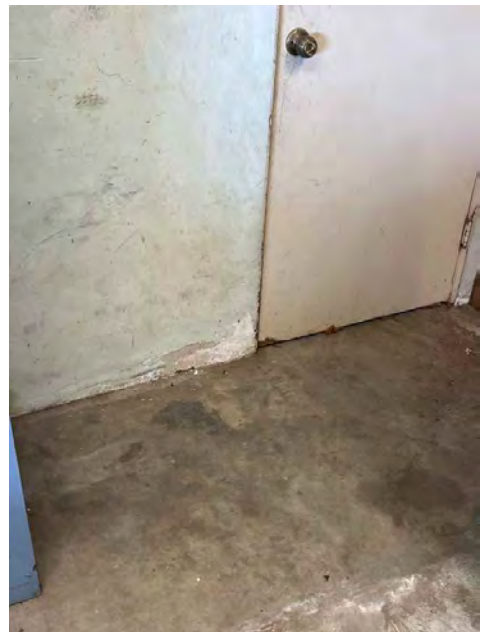
The plaster was damaged/swollen or patched in several areas at the base of the doors. Swelling observed was consistent with moisture damage and possibly moisture intrusion. This may be caused by rain or irrigation leaking through a door/window or exterior wall. I was unable to determine the exact cause. We advise further review with a licensed restoration contractor for repair. Note: There may be additional damage behind the wall which is not visible.

Recommendation

Contact a qualified professional.



Recommendation or Safety Upgrade



Moisture Meter Dry Reading



9.5.1 FLOOR COVERINGS

CARPET-REPLACE



Carpets in the home were generally old and worn. You may wish to consult with a qualified flooring contractor to discuss options and costs for replacement.

Recommendation

Contact a qualified flooring contractor



9.5.2 FLOOR COVERINGS

MOISTURE AROUND TOILET

UPSTAIRS HALL BATHROOM, MASTER BATHROOM



An elevated level of moisture was observed at the flooring around the toilets upstairs and apparent moisture was observed at the ceiling below the hall bathroom. (Using a moisture meter and infrared). This can indicate the toilet/wax ring may be leaking. Determining the exact cause of the moisture is beyond the scope of a home inspection. In some cases, repair or replacement of flooring is needed. We advise further review with a licensed restoration contractor for repair. Due to the concealed nature of any moisture damage, we recommend air sampling to confirm the presence or absence of mold.

Recommendation

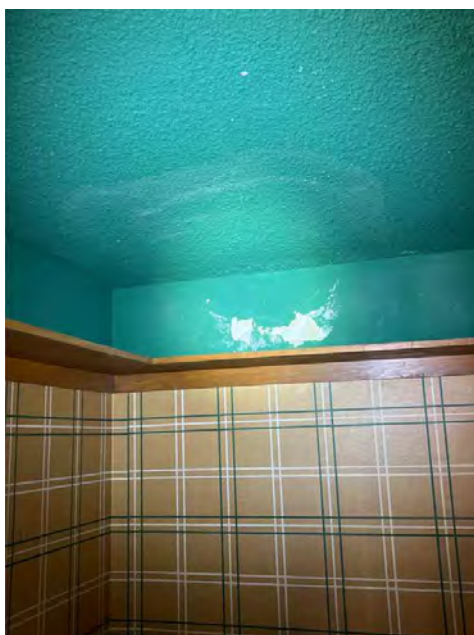
Contact a qualified professional.



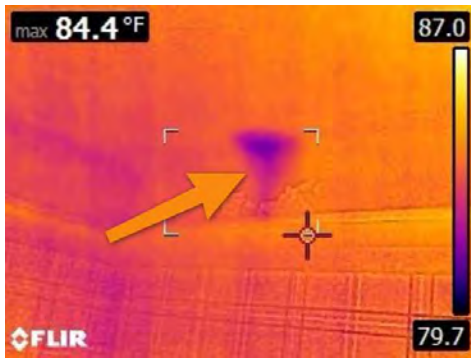
Moisture Meter Wet Reading



Master Bathroom Moisture Meter Wet Reading



Wet



9.5.3 FLOOR COVERINGS

CARPET IN BATHROOM

Carpets installed in bathrooms can trap moisture and urine, substances that can cause structural damage and health problems. Since this condition is conducive to mold growth, we advise removal of carpet from bathroom(s).

Recommendation

Contact a qualified flooring contractor



Recommendation or Safety Upgrade



9.6.1 TUB/SHOWER ENCLOSURE

SHOWER PAN - LEAKS OBSERVED

A flood test was performed on the tile shower pan. The shower pan was filled with about one inch of water and then observed for leaks. During the flood test leaking or moisture was observed in several areas below. This indicates the waterproofing membrane behind the tiles is defective or not installed correctly. There may be water damage behind the wall that is not visible. We advise further review with a licensed general contractor or tile setter for an estimate to repair or repair options before the end of your contingency period.

Recommendation

Contact a qualified professional.



Action Item or Further Review



Master WC-wet



Garage



Wet-garage ceiling



Wet



Garage-wet

9.7.1 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

CRACKED/MISSING TILE

KITCHEN

There are cracked and/or missing countertop tiles. We recommend necessary repairs by a qualified licensed contractor.

Recommendation

Contact a qualified professional.





9.7.2 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

LOOSE DOOR HARDWARE

Cabinet door hardware noted loose or damaged. We advise necessary corrections with qualified person.

Recommendation

Contact a qualified professional.



Recommendation or Safety Upgrade



9.7.3 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

MOISTURE/SWELLING - DRY

Moisture damage (swelling) was noted in the cabinet below the sink. The area was tested for moisture and found to be dry at the time of the inspection. Appears to be caused by a past leak. We recommend repair or replacement of the damaged material by a qualified contractor.



Recommendation or Safety Upgrade

Recommendation

Contact a qualified professional.



Upstairs Hall Bathroom Moisture Meter Dry Reading



9.7.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

MOISTURE - UNDER SINKS

DOWNSTAIRS BAR/LAUNDRY ROOM, UPSTAIRS BAR

Evidence of leaks and elevated moisture readings were obtained at several locations around the bar sinks at both levels of the home as well as in the laundry area. There may be moisture damage behind the wall which is concealed and cannot be identified within the scope of a home inspection. To determine if moisture damage exists inside the walls, a more invasive inspection is required. If not corrected, water damage may occur and create an environment conducive to mold growth. We advise repair of the affected area with a licensed restoration or remediation type contractor which may include fixing the source of moisture, drying out the area.

Recommendation

Contact a qualified professional.



Action Item or Further Review



Moisture Meter Wet Reading



Wet



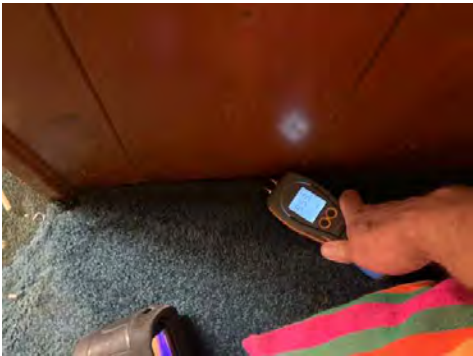
Moisture Meter Wet Reading



Laundry Room Moisture Meter Wet Reading



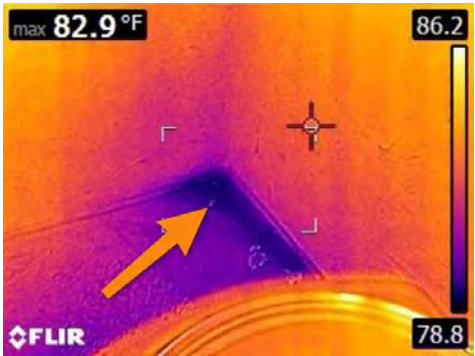
Wet



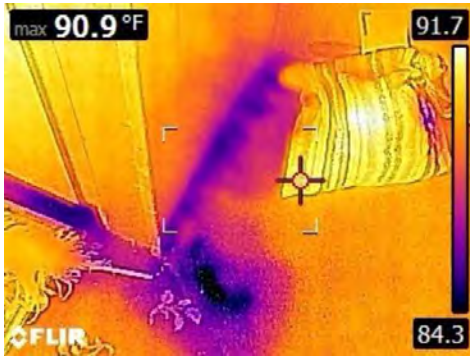
Moisture Meter Wet Reading



Downstairs bar



Laundry Room



Carpet at upstairs bar sink

9.7.5 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

CAULKING - COUNTER/BACKSPLASH

We recommend caulking along the counter and back splash.

Recommendation

Contact a handyman or DIY project



Maintenance Item



9.8.1 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

RAILING - SPACING

While the railing/baluster spacing may have been standard at time of construction, it does not comply with current safety standards. The large openings can allow pets or children to fall through, or become entrapped. We recommend installing additional balusters, or other form of barrier to prevent injuries.

Recommendation

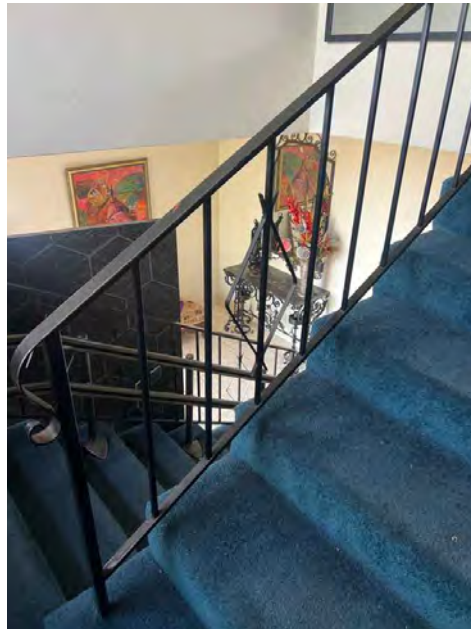
Contact a qualified professional.



Recommendation or Safety Upgrade



4" Sphere



9.9.1 DOORS (REPRESENTATIVE NUMBER)

DOOR MISSING

MASTER BATHROOM

The closet door(s) are missing. We recommend replacing.

Recommendation

Contact a qualified professional.



Maintenance Item



9.9.2 DOORS (REPRESENTATIVE NUMBER)

CLOSET ROLLERS DAMAGED

Closet door rollers are damaged. We advise repair or replacement.

Recommendation

Contact a qualified professional.



Maintenance Item



9.9.3 DOORS (REPRESENTATIVE NUMBER)

POCKET DOOR ROLLERS DAMAGED

UPSTAIRS HALLWAY

Closet door rollers are damaged. We advise repair or replacement.

Recommendation

Contact a qualified professional.



9.9.4 DOORS (REPRESENTATIVE NUMBER)

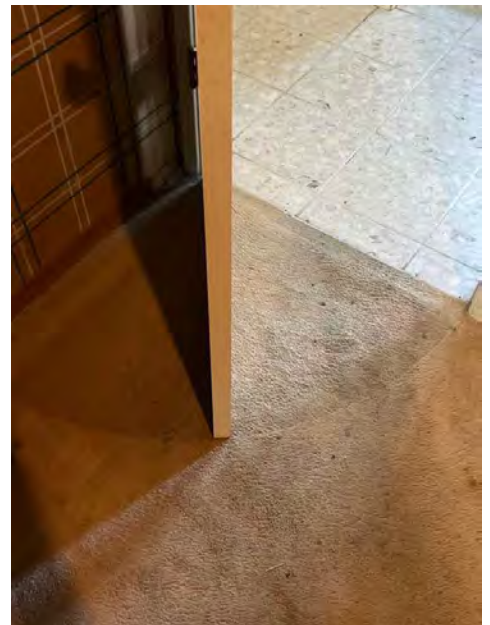


DOOR RUBS ON CARPET

The door rubs on the carpet. This can wear carpet in this area, and also prevents the proper air exchange when the heating/cooling systems are on. There should be a one-inch clearance at the bottom of the door. We recommend trimming the door to correct.

Recommendation

Contact a qualified professional.



9.9.5 DOORS (REPRESENTATIVE NUMBER)

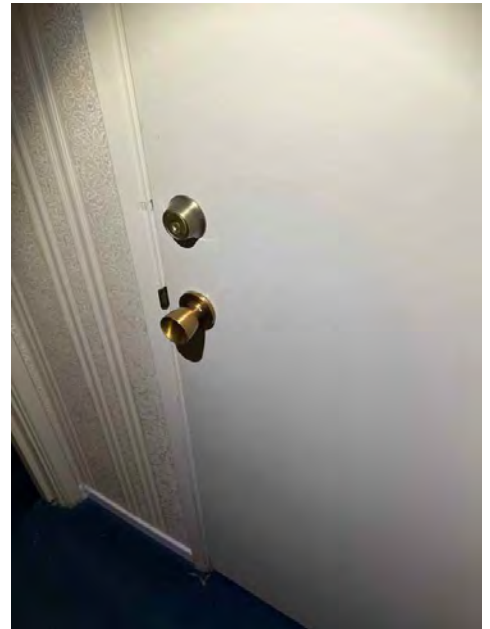
STRIKE PLATE

The door hardware is misaligned; the door does not latch. We advise adjusting the strike plate or necessary corrections.



Recommendation

Contact a handyman or DIY project



9.10.1 WINDOWS
(REPRESENTATIVE NUMBER)



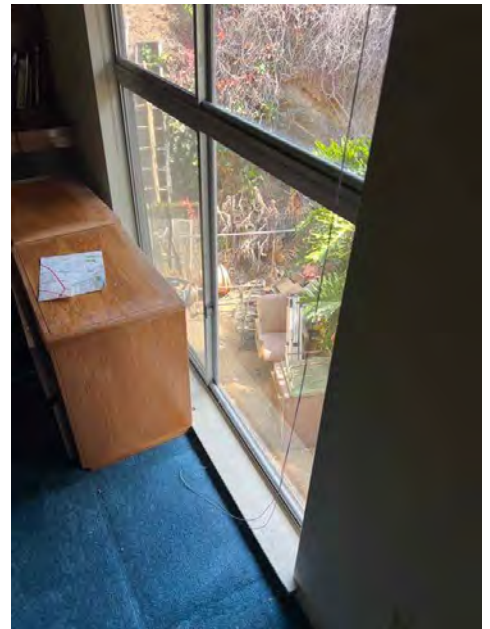
Recommendation or Safety Upgrade

LOW WINDOW- FALL HAZARD

Windows that are closer than 24" to the interior floor and more than 6 feet above exterior grade should be limited in their opening to avoid a fall hazard. Opening limiting devices can be installed to protect small children.

Recommendation

Contact a qualified window repair/installation contractor.



9.10.2 WINDOWS
(REPRESENTATIVE NUMBER)



Recommendation or Safety Upgrade

GLASS CRACKED/BROKEN

FRONT ENTRY

A cracked/broken window was observed. We recommend repair or replacement by a licensed window repair company.

Recommendation

Contact a qualified window repair/installation contractor.



9.10.3 WINDOWS (REPRESENTATIVE NUMBER)

SCREENS - TORN, DAMAGED

Video Maintenance Tip - [Screen Repair](#)

Several screens are bent or torn. We recommend repair or replace as needed by a qualified person.

Recommendation

Contact a qualified professional.



9.10.4 WINDOWS (REPRESENTATIVE NUMBER)

CRANK - DAMAGED/INOPERABLE

Jalousie (louvered) window(s) had a damaged crank (handle) that made operation difficult or window was inoperable. We recommend service by a qualified window repair contractor.



Recommendation
Contact a qualified window repair/installation contractor.



10: EXTERIOR

Information

General: SIDING MATERIAL STUCCO	General: GARAGE DOOR STYLE WOOD - TILT UP*	General: GARAGE DOOR TYPE ONE DOOR - AUTOMATIC, ONE DOOR - MANUAL
General: DRIVEWAY ASPHALT	General: EAVE CONFIGURATION OPEN	

RETAINING WALLS (With respect to their effect on the condition of the building): Retaining Wall - Lot Information

A retaining wall is present which holds up the lot. Confirming that the retaining wall was properly installed, with the required reinforcement and drainage, is not possible within the limited scope of a home inspection. Confirming that the retaining wall was properly installed requires specialized testing by a licensed geologist, structural engineer, or licensed contractor. If you are concerned with the integrity of the retaining wall, you will need to hire the appropriate person for a consultation.



GARAGE DOOR OPERATORS: AGE/OLD - Inspected

Note: The garage door opener was operable at time of inspection, but is an older unit and may be at or near the end of its useful life.(average life span is 12 years) Opener replacement is usually recommended rather than replacement of parts. Consider consulting with a qualified contractor to discuss options and costs for replacement of the garage door opener.



OUTDOOR AREA: OUTDOOR HAZARDS

Unsecured items in the yard may be hazardous to people, especially small children. These items include large pots, bird baths, fountains, statues, benches, tables, etc. which can fall over and cause injury or death. Inspecting these items for proper installation is beyond the scope of a general home inspection. These items should be checked by you to ensure proper installation and securing, or removed for safety.

Limitations

IRRIGATION

IRRIGATION EXEMPT

Note: Although the inspector may make comments on obvious deficiencies of the irrigation system, such as having an effect on the structure, an adequate inspection lies beyond the scope of the Home Inspection. We do not evaluate landscape sprinklers or irrigation systems and they should be demonstrated to be functional prior to the end of your contingency period.

Repair or replace

10.2.1 GRADING & DRAINAGE (With respect to their effect on the condition of the building)

DIRT BANK - ERODING

The dirt bank is eroding. Silt travel is occurring and some form of ground cover or landscaping is needed. We recommend a qualified contractor inspect and provide an estimate for the necessary repair prior to the end of your contingency period.

Recommendation

Contact a qualified landscaping contractor



Recommendation or Safety Upgrade



10.2.2 GRADING & DRAINAGE (With respect to their effect on the condition of the building)



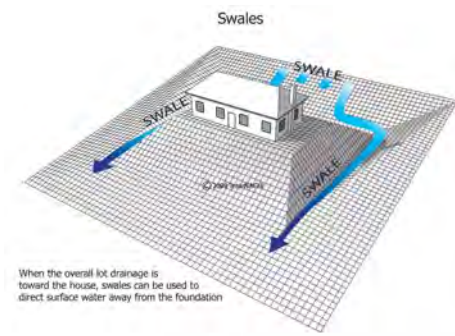
Recommendation or Safety Upgrade

LOW AREA

Low areas were observed at the grading which will cause water to pond during rain or extended irrigation. Standing water can be detrimental to the integrity of the foundation of the house. It is important to prevent or minimize standing water around the house. This can be accomplished by properly sloping the ground away from the house, or adding yard drains to carry water away from the low-lying areas. Rain gutters should also be installed and drained away from the house. We recommend further evaluation by a qualified landscape contractor.

Recommendation

Contact a qualified landscaping contractor



10.3.1 VEGETATION (With respect to its effect on the condition of the building)



Maintenance Item

TREE - IN CONTACT

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

Recommendation

Contact a qualified professional.



10.4.1 RETAINING WALLS (With respect to their effect on the condition of the building)



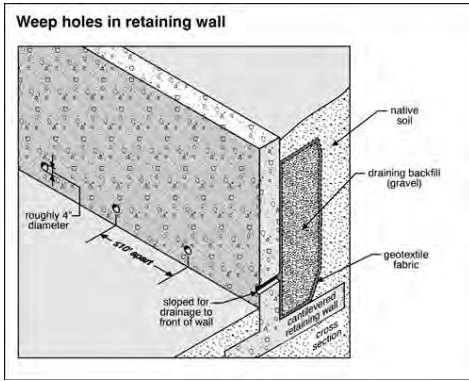
Recommendation or Safety Upgrade

RETAINING WALL - NO WEEPS - DAMAGE VISIBLE

Retaining wall does not appear to have weep holes. Weep holes allow water to drain from behind wall. Lack of weep holes can create excessive pressure on wall, soil movement, premature deterioration of wall material, and efflorescence which can damage stucco coating if drainage was not installed behind the wall. The weep holes may be too low (under top soil) or missing. Evidence of water build-up or surface damage was visible which indicates the wall does not have adequate drainage. We recommend having weep holes or drainage installed by a qualified contractor, you may wish to obtain an estimate of repair before the close of your contingency period.

Recommendation

Contact a qualified professional.



Left Exterior

10.5.1 WALL SIDING FLASHING AND TRIM

STUCCO - DAMAGED

There is damaged/ deteriorated stucco observed at small areas. We recommend necessary repairs by a licensed stucco contractor.

Recommendation

Contact a stucco repair contractor



Recommendation or Safety Upgrade



Back patio



Left exterior walkway

10.5.2 WALL SIDING FLASHING AND TRIM

BARE WOOD OR PEELING PAINT

Bare wood or peeling paint was observed and needs primer and paint. Maintaining paint is essential to preventing the wood from damage.



Recommendation or Safety Upgrade

Recommendation

Contact a qualified painting contractor.



10.5.3 WALL SIDING FLASHING AND TRIM

DAMAGED WOOD TRIM

Some damaged wood was observed at the exterior. We recommend referring to the pest inspection report for a detailed evaluation of the wood and repair with qualified contractor.

Recommendation

Contact a qualified pest control specialist.



Recommendation or Safety Upgrade



10.5.4 WALL SIDING FLASHING AND TRIM

WEEP SCREED - ADD OLDER HOME

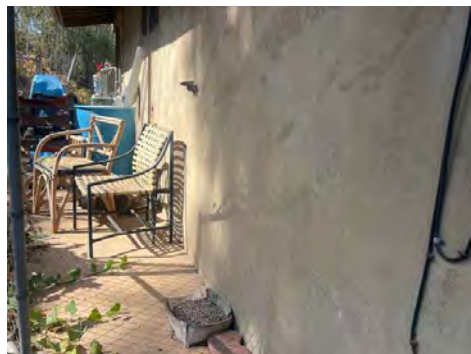
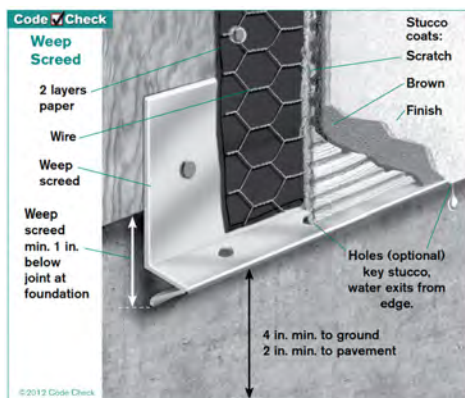
Stucco on older homes built before the 1970s was installed without a weep screed. The weep screed is a metal band at the bottom of the stucco, which has holes to allow the stucco to "breathe" and water to "weep" from the stucco. Having the soil in contact with stucco will lead to stucco damage due to moisture. Installing a weep screed will be needed to avoid cracking and deterioration.

Recommendation

Contact a stucco repair contractor



Recommendation or Safety Upgrade



10.5.5 WALL SIDING FLASHING AND TRIM

SIDING - EARTH CONTACT

RIGHT EXTERIOR NEAR FRONT DOOR

Siding is in contact with ground. We recommend a ground clearance of four inches where possible. Dirt in contact with the siding can promote deterioration, including rot, pest infestation, and water intrusion during rain.

Recommendation

Contact a qualified professional.



Recommendation or Safety Upgrade



10.6.1 DOORS (Exterior)

EXTERIOR DOOR(S) - GENERAL DAMAGE

General damage was present at exterior doors. Repairs or replacement of all damaged doors and/or hardware is recommended as needed by a qualified professional.

Recommendation

Contact a qualified professional.



Recommendation or Safety Upgrade



10.6.2 DOORS (Exterior)

SLIDER SCREEN - STICKS



The sliding screen doors stick or are difficult to slide. We advise repair or replacement by a qualified person.

Recommendation

Contact a qualified professional.



10.6.3 DOORS (Exterior)

SLIDER SCREEN - TORN/DAMAGED



The sliding screen door has a torn or damaged screen. We recommend repair by a qualified person.

Recommendation

Contact a qualified professional.



10.7.1 GARAGE VEHICLE DOORS

WOOD TILT UP

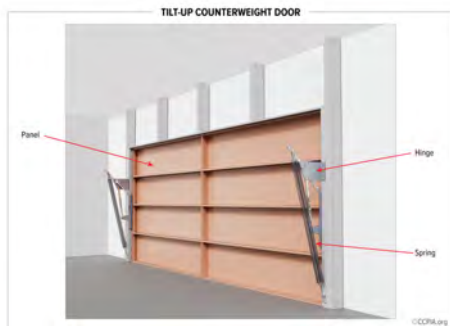


Recommendation or Safety Upgrade

Wood tilt-up doors are no longer installed in homes. Wood tilt-up doors are very heavy, and the hinges or springs can fail causing the door to fall and cause property damage and/or injury. While no garage door is 100% safe, we recommend upgrading the wood door to a modern metal or wood panel door for safety.

Recommendation

Contact a qualified garage door contractor.



10.8.1 GARAGE DOOR OPERATORS



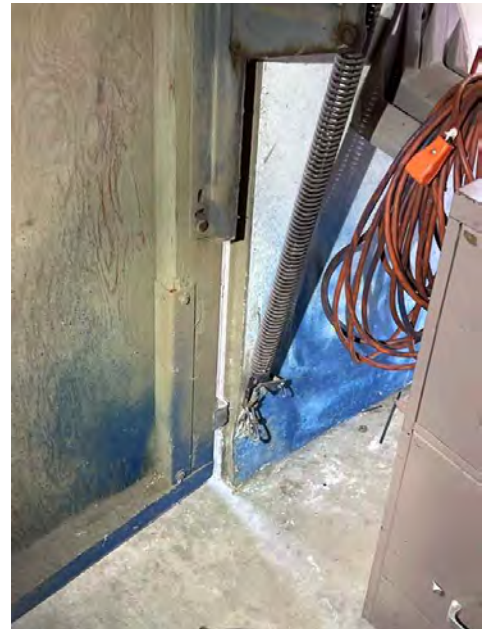
Recommendation or Safety Upgrade

PHOTO EYE - NONE

No infrared "photo eye" devices are installed for the vehicle door's electric door opener. They've been required on all vehicle door openers since 1993 and improve safety by triggering the vehicle door's auto-reverse feature without need for the door to come in contact with the object, person, or animal that's preventing it from closing. We recommend considering having a qualified contractor install these devices for improved safety.

Recommendation

Contact a qualified garage door contractor.



10.9.1 STOOPS, STEPS, PORCHES AND RAILINGS

RUSTED POST

Some deterioration was noted at the metal railings. We recommend repair by a qualified contractor.

Recommendation

Contact a qualified professional.



Recommendation or Safety Upgrade



Rear Exterior

10.9.2 STOOPS, STEPS, PORCHES AND RAILINGS

HANDRAIL - NONE

This exterior staircase had no handrail. The rear staircase has a rail but it is inaccessible due to vegetation over growth. Generally-accepted modern safety standards dictate that stairs with 4 or more risers should have a handrail. You should consult with a qualified contractor before the expiration of your contingency period to discuss options and costs for handrail installation.

Recommendation

Contact a qualified professional.



Recommendation or Safety Upgrade



10.9.3 STOOPS, STEPS, PORCHES AND RAILINGS



Recommendation or Safety Upgrade

CONCRETE STAIRS DAMAGE

LEFT EXTERIOR

There is cracking and damage to concrete steep/stairs. Recommend repair or replacement as needed.

Recommendation

Contact a qualified concrete contractor.



10.10.1 DRIVEWAYS, PATIOS, WALKWAYS



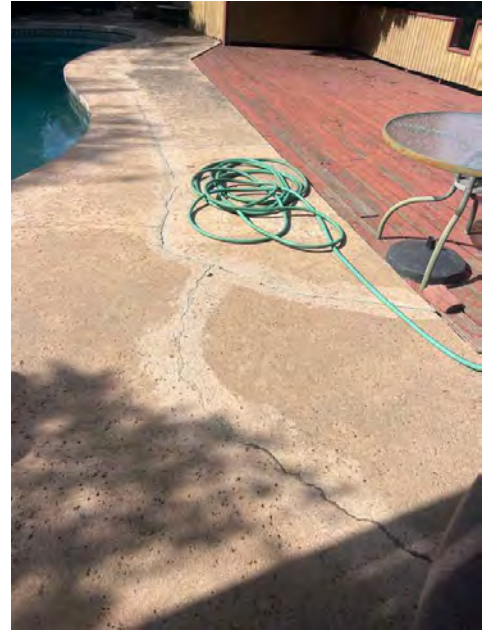
Action Item or Further Review

SSCN - 1/4" OR MORE - CONCRETE FLATWORK

Stress and/ or settling cracks are noted in the flatwork. This may indicate that soil movement is occurring, there may be root encroachment, or the concrete was installed without reinforcement. This concrete may deteriorate further. We recommend obtaining a quote for repair/replacement by a licensed concrete contractor prior to the end of your contingency period.

Recommendation

Contact a qualified professional.



10.10.2 DRIVEWAYS, PATIOS, WALKWAYS



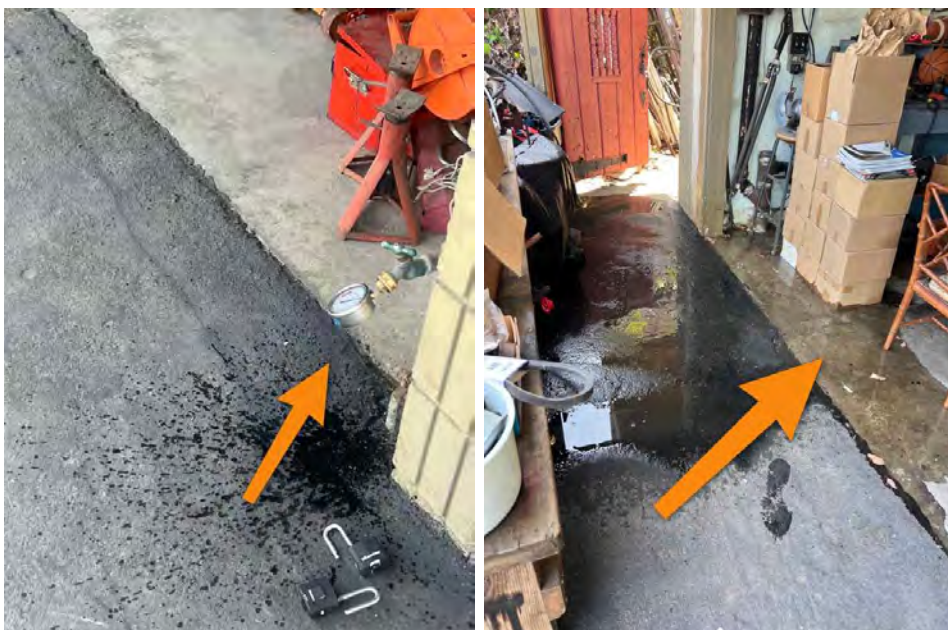
Recommendation or Safety Upgrade

DRIVEWAY - POOR SLOPE

The driveway elevation and slope is such that water either does not run off or run-off is directed towards the garage. This condition could cause water to enter the garage during heavy rain. The driveway should slope to direct water away from the structure and foundation. Corrective action may be required such as adding a drain, or possible replacement of sections of the driveway to prevent water intrusion during heavy rain. We recommend consultation with a qualified contractor to obtain quotations prior to the end of your contingency period.

Recommendation

Contact a qualified professional.



10.10.3 DRIVEWAYS, PATIOS, WALKWAYS

ASPHALT DETERIORATED

The asphalt driveway is cracked and deteriorated in some areas. We recommend that you obtain a quotation for repair prior to the end of your contingency period.

Recommendation

Contact a qualified professional.



— Recommendation or Safety Upgrade

10.12.1 FENCE, LANDSCAPE
WALLS, BOUNDARY WALLS**FENCE LOOSE**

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

Recommendation

Contact a qualified fencing contractor

— Recommendation or Safety Upgrade



10.13.1 SAFETY GLASS

OLDER HOME - NO SAFETY GLASS

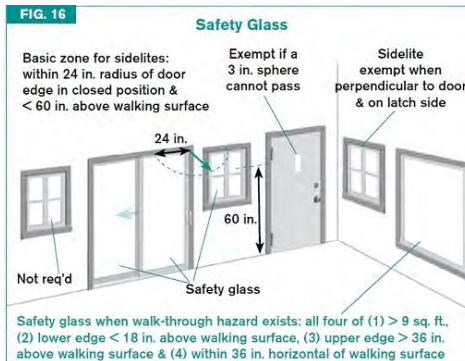
— Recommendation or Safety Upgrade

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

Since plate glass was acceptable at time of construction, home inspectors can only recommend upgrades for safety, but sellers do not have to bring an old house up to today's building code. Also some safety glass cannot be identified without specialty testing equipment which home inspectors do not use. We recommend that you read "[Safety Glazing](#)" by Douglas Hansen for more information, and upgrade windows as needed for safety.

Recommendation

Contact a qualified window repair/installation contractor.



11: DECK

Information

STRUCTURE: DECK- GENERAL DISCLAIMER

Building requirements for decks have changed numerous times during the past decade. It is important to determine if the deck was built with a permit as this will indicate that it was built properly at the time of construction. If the issuance of a permit cannot be confirmed, we recommend having the deck evaluated by a contractor who specializes in building decks prior to the end of your contingency to determine if any modifications are required. Evaluating the deck to a standard in place at time of construction is outside the scope of a generalist home inspection. Significant design and engineering goes into the construction of a deck. A home inspector can only comment on the condition of the deck, but not on the adequacy of its design.



Repair or replace

11.1.1 RAILINGS

GUARDRAILS - LOW

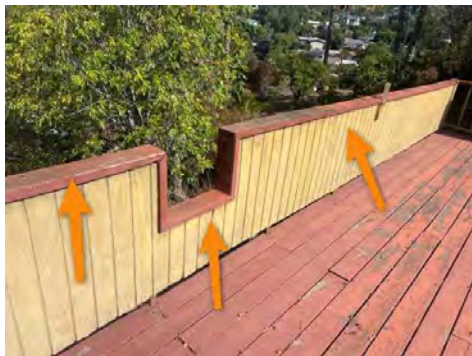
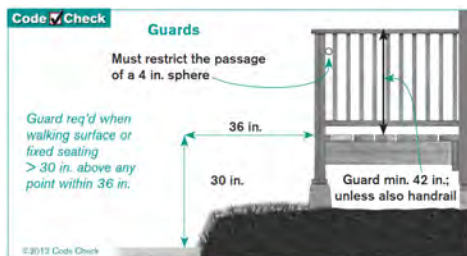


Recommendation or Safety Upgrade

The guardrails are too low to meet modern standards. The cut out in the pool deck rail is particularly hazardous. We recommend correction by a qualified contractor.

Recommendation

Contact a qualified deck contractor.



11.1.2 RAILINGS

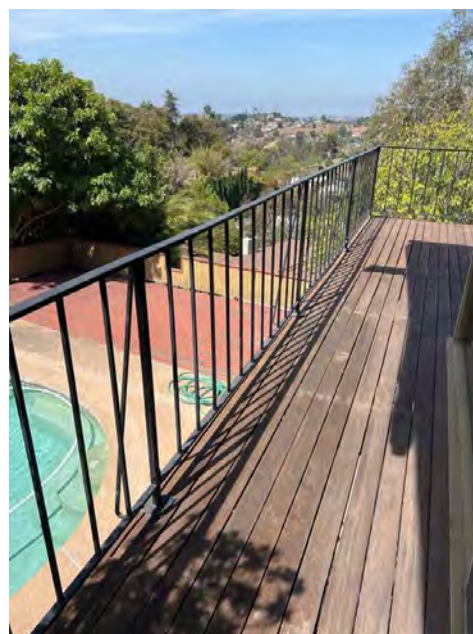
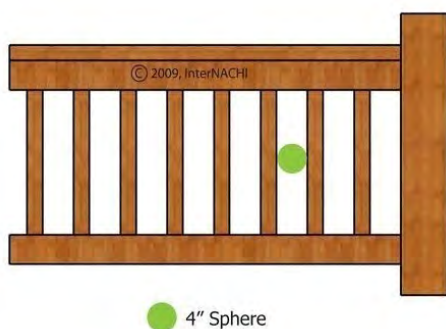
RAILING - SPACING

Recommendation or Safety Upgrade

While the railing/baluster spacing may have been standard at the time of construction, it does not comply with current safety standards. The large openings can allow pets or children to fall through, or become entrapped. We recommend installing additional balusters, or another form of barrier to prevent injuries.

Recommendation

Contact a qualified deck contractor.



11.1.3 RAILINGS

LOOSE GUARDRAIL

REAR EXTERIOR

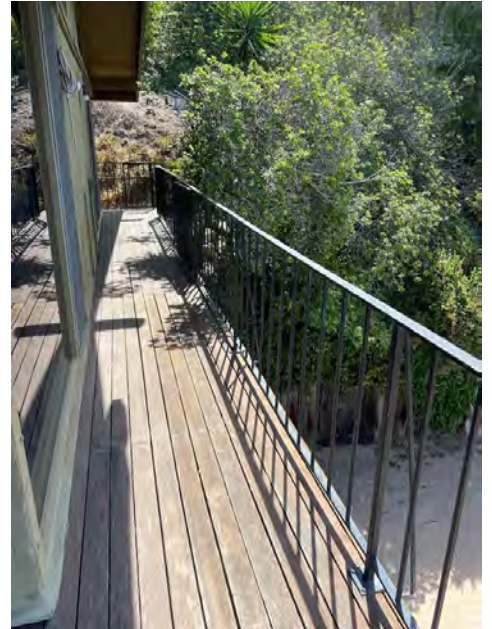


Recommendation or Safety Upgrade

Loose railing noted. We recommend repair by a qualified contractor.

Recommendation

Contact a qualified professional.



11.1.4 RAILINGS

DAMAGE - RAILING



Recommendation or Safety Upgrade

Wood damage was observed at the plywood covering the pool deck railing. Home inspectors do not have the to comment on termites or dry rot, which is the responsibility of a state licensed pest inspector. However, we recommend further review and repair by a qualified licensed contractor for safety.

Recommendation

Contact a qualified deck contractor.





11.2.1 SURFACE

DECK BOARDS DAMAGED

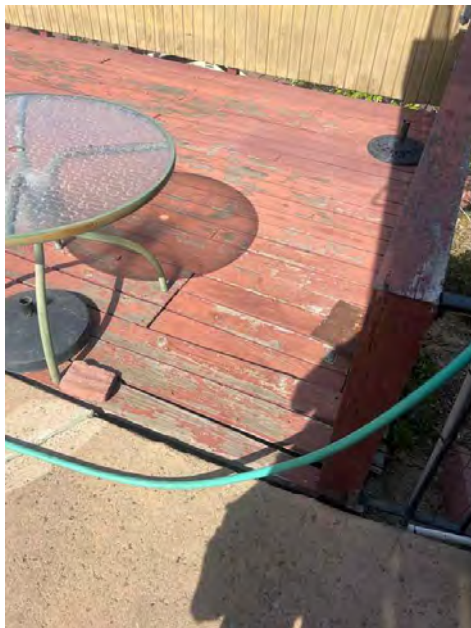
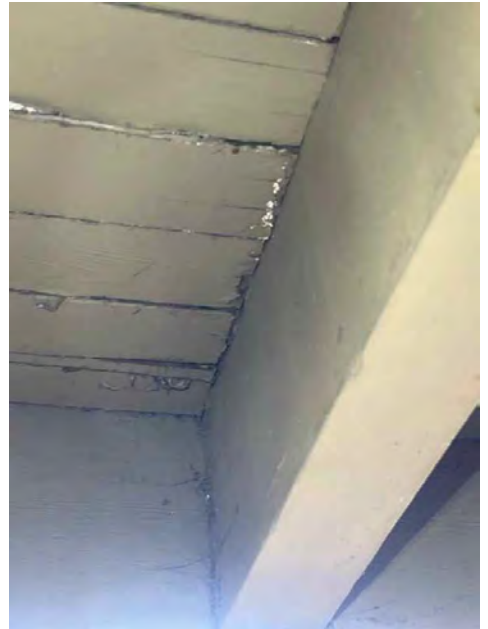
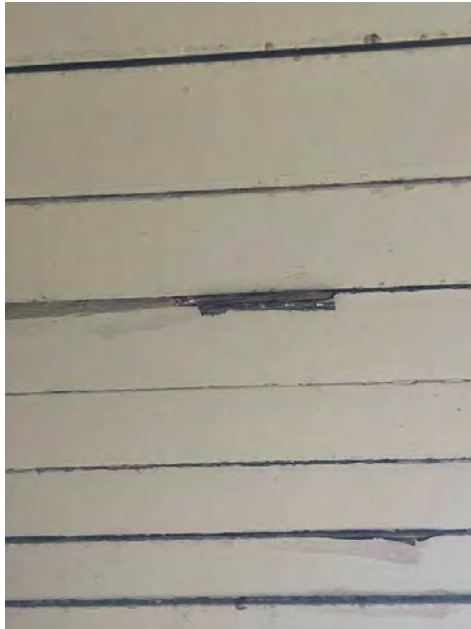
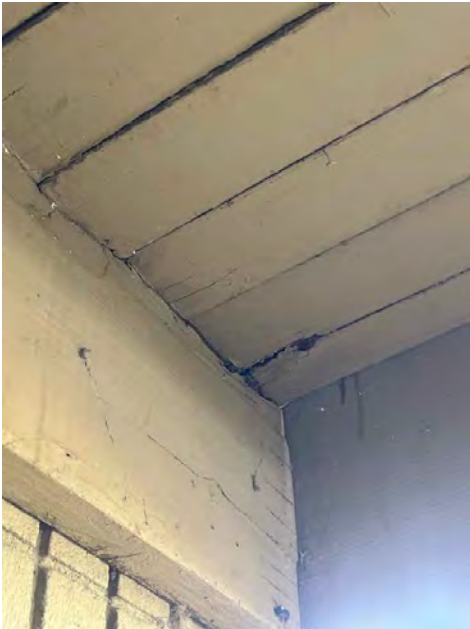
Decking was showing signs of wood rot and damage. Recommend review by a professional contractor.

Recommendation

Contact a qualified deck contractor.



Recommendation or Safety Upgrade





11.3.1 DRAINAGE

EROSION BELOW DECK

POOL DECK

Soil movement was noted below the wood pool deck. Corrections should be made as needed to control water runoff from storms or the pool.

Recommendation

Contact a qualified professional.



Recommendation or Safety Upgrade



11.4.1 FOOTINGS

DECK FOOTING- UNDERMINED

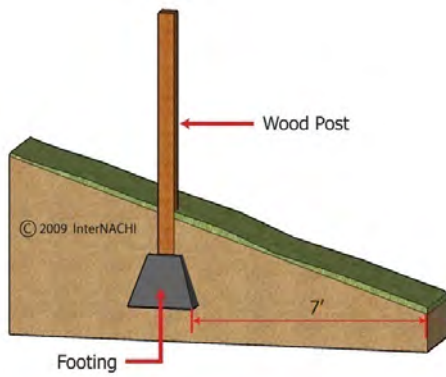
Footings were observed below deck which does not appear to have adequate soil support. There should be no less than 7 feet between the footing and "daylight" when measured horizontally from the footing. Exposed footings were noted that indicate that the deck support is vulnerable to shifting. One of the posts and the beam above it appear to have shifted. This is a safety hazard. We advise further review with a licensed general contractor or qualified engineer before the close of your contingency period.

Recommendation

Contact a qualified deck contractor.



Action Item or Further Review



11.5.1 STRUCTURE

EXCESSIVE ROT - DECKS

Excessive dry rot/ wood damage was observed at several areas of the deck structures, most significantly at the deck in the pool area. This deck appears to be in hazardous condition and requires immediate repair. (Home inspectors do not have the authority to comment on termites or dry rot, which is the responsibility of a state licensed pest inspector.) However, we recommend further review and repair by a qualified licensed contractor for safety. An estimate of repair should be obtained before the close of your contingency period.

Recommendation

Contact a qualified deck contractor.



Action Item or Further Review



Pool deck



Pool deck



Pool deck



Pool deck



Pool deck



Pool deck

12: ROOF

Information

General: ROOF COVERING TYPE

Built-Up Roof (BUR) w/Gravel

General: VIEWED ROOF COVERING FROM

WALKED ROOF

ROOF COVERING: Built-Up (BUR) Roof Gravel Surface - Information

This building has a built-up (BUR) roofing system installed that consists of multiple laminations of asphalt-saturated felt designed to form a waterproof membrane. The membrane was covered with gravel, the function of which is to reflect the damaging ultraviolet rays of the sun and extend the lifespan of the roof.



Repair or replace

12.2.1 ROOF COVERING**TAR AND GRAVEL ROOF - WORN**

Recommendation or Safety Upgrade

The roof requires maintenance. Several areas of roof tar were exposed where the aggregate has worn thin. The aggregate is there to cover and protect the tar which becomes brittle and cracks when exposed to the sun. Due to lack of recent rain I cannot tell if the roof will leak. We recommend further evaluation and repair by a licensed roof contractor.

Recommendation

Contact a qualified roofing professional.





12.3.1 FLASHINGS/ROOF PENETRATIONS

SEALANT CRACKED - VENTS



Recommendation or Safety Upgrade

The sealant around flashings is cracked. We advise further corrections by a licensed roofer.

Recommendation

Contact a qualified roofing professional.



12.5.1 ROOFING DRAINAGE SYSTEMS (Rain Gutters, Scuppers)

DOWNSPOUT - MISSING



Recommendation or Safety Upgrade

A downspout is missing. We advise installing downspouts to properly divert water away from the roof and the structure. Missing downspouts can damage the house due to the quantity of water concentrated in this area. We advise replacement.

Recommendation

Contact a qualified gutter contractor



12.5.2 ROOFING DRAINAGE
SYSTEMS (Rain Gutters,
Scuppers)



Recommendation or Safety Upgrade

GUTTERS - HOLDING WATER

Gutters are holding water and should be corrected.

Recommendation

Contact a qualified gutter contractor



12.5.3 ROOFING DRAINAGE SYSTEMS (Rain
Gutters, Scuppers)



Maintenance Item

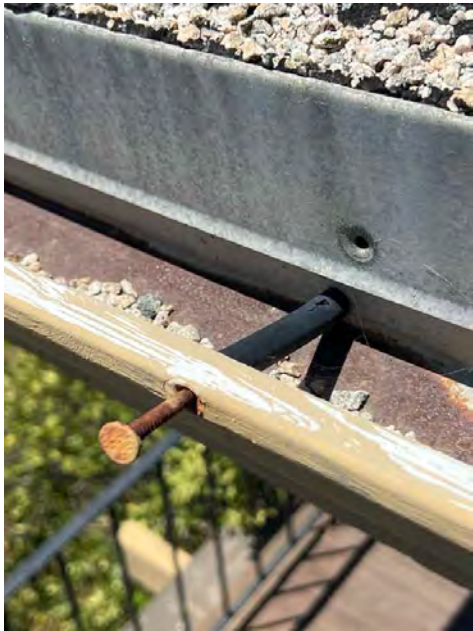
GUTTERS - RUSTED/DAMAGED

REAR DECK

Gutter is rusted and deteriorated. Repair is recommended to avoid further deterioration.

Recommendation

Contact a qualified gutter contractor



13: STRUCTURAL COMPONENTS

Information

General: FOUNDATION POURED CONCRETE	General: 1ST LEVEL FLOOR STRUCTURE SLAB	General: FOUNDATION BOLTS NOT OBSERVABLE*
General: ROOF STRUCTURE STICK-BUILT	General: METHOD USED TO OBSERVE ATTIC LIMITED ACCESS, FROM ENTRY	General: WALL STRUCTURE WOOD STUDS
		General: ATTIC ACCESS INFO SCUTTLE HOLE
		General: LOT TYPE HILLSIDE SETTING (Greater; 15 deg.)

STRUCTURE (Informational): Hillside Setting - Slope

This house is located within a slope or hill setting. Geological evaluations are beyond the scope of our inspection. We advise consulting with a geotechnical engineer if concerned by conditions listed in this report or which you have seen.

SLAB (Observable Evidence of Structural Defects - Concrete Floors): Slab Not Visible

Due to floor coverings throughout the house, the slab was not visible.

**SLAB (Observable Evidence of Structural Defects - Concrete Floors): Slab - Info - Old**

Cracking is very common in concrete slabs. Home inspectors do not lift flooring materials and therefore cannot describe the condition of the slab without additional evidence of structural defects. You may find cracks in the slab when flooring materials are replaced. Most slab cracking is not structurally significant unless ground movement is the cause. It would be rare to find a slab foundation that did not include some cracks concealed beneath the flooring material. Older structures are more likely to have some cracking due to their age and the standards in effect at the time of construction. The inspector may not be able to determine the presence of any cracking. The only way to do this would be to lift all of the flooring material which is certainly outside the scope of a generalist home inspection or to have a manometer survey performed by a qualified specialist. Simply because we do not report any evidence of cracking should not deter you from consulting with a foundation contractor, structural engineer, or geologist. It is the client's responsibility to arrange for lifting of the flooring, or additional evaluation by a licensed structural engineer if the client has concerns about the adequacy or integrity of the structure.

ROOF STRUCTURE AND ATTIC: Attic Structure - Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the attic structural framing.

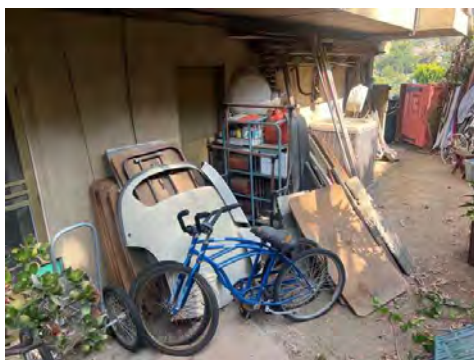


Limitations

FOUNDATIONS (Observable Evidence of Structural Defects)

FOUNDATION - CONCEALED ITEMS

Some areas of the exterior wall and foundation are not visible due to being blocked, concealed by stored items against the house. We recommend having these items removed and inspecting these areas for concealed defects prior to the end of your contingency period.



FOUNDATION BOLTS (Foundation bolts present)

NOT VISIBLE

Foundation anchor bolts were not observable due to finished wall material.

14: INSULATION AND VENTILATION

Information

General: ATTIC INSULATION
BLOWN FIBERGLASS

General: R- VALUE
R-19 OR BETTER

General: DRYER VENT
METAL

General: ATTIC VENTILATION
DORMER VENTS

INSULATION AND VAPOR RETARDERS (in unfinished spaces): Insulation - Inspected

Insulation in the attic appears to be functioning as intended.



BATHROOM VENTING: Exhaust Fans - Tested

The exhaust fan(s) were tested and were functional at the time of inspection. (This is not an exhaustive test, and does not evaluate the performance or effectiveness of the vent(s).)

**BATHROOM VENTING: Aged**

Note: The bathroom exhaust fan appears to be older than its expected service life. The average life of a bathroom exhaust fan is 20 years. Some units may last for more or less than 20 years depending on quality and usage. To see a complete list of life expectancies for just about every component in a house, please visit our list of Life Expectancy.

BATHROOM VENTING: Window Present

No bathroom exhaust fan was installed. A window was present in bathroom which meets current building standards.

**Repair or replace****14.3.1 VENTILATION OF ATTIC
LIMITED VENTILATION**

Recommendation or Safety Upgrade

Attic ventilation appeared to be insufficient at the time of the inspection. The approximate rule of thumb is 1.5 sq. ft. of vent area for every 300 sq. feet of attic floor. We recommend increasing attic ventilation by installing appropriate ventilation devices.

Recommendation

Contact a qualified professional.



14.4.1 CLOTHES DRYER
VENTING SYSTEM



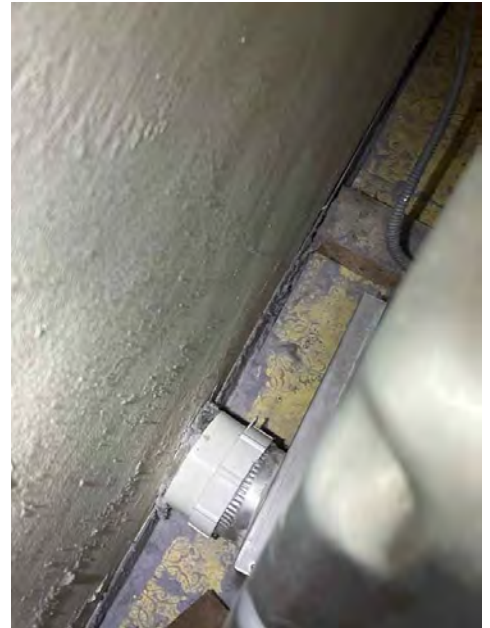
Recommendation or Safety Upgrade

LINT - LAUNDRY AREA

Lint was observed in the laundry area. This condition is typically associated with a loose, clogged, or disconnected dryer duct. Lint is a fire hazard. The consumer product safety commission (CPSC) estimates that up to 16,000 home fires a year originate at clothes dryers. Common causes of these fires are lint buildup from improperly installed or maintained exhaust ducts. Screws should not penetrate into the interior of the duct as they accumulate lint, which leads to blockage. We recommend checking the integrity of the dryer duct and having the dryer duct cleaned by a qualified person.

Recommendation

Contact a qualified professional.



15: UTILITY SHUT-OFF

Information

MAIN WATER SHUT-OFF DEVICE: Location - Front

The main water shut-off valve is located at the front exterior wall of the house.

**MAIN PANEL AND DISTRIBUTION PANELS: Main - Left**

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



MAIN GAS SHUT OFF VALVE: Gas shut off - Left

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



16: SWIMMING POOLS/SPAS AND EQUIPMENT

Limitations

CONDITION OF POOL

POOL/SPA - NOT INSPECTED

The presence or absence of pool safety features was inspected to determine compliance with current law. However, the pool/spa and its equipment were not included in this home inspection report. Pool/spa repairs can be costly if not properly maintained. We advise having the pool/spa reviewed by a qualified professional before the close of your contingency period.

Repair or replace

16.2.1 SAFETY FENCING/BARRIER, ALARMS AND/OR COVER

NO SAFETY FEATURES PRESENT



This pool/spa has NO safety features present. Two of the following seven options should be installed to comply with the [Pool Safety Act](#):

1. An enclosure that isolates the swimming pool or spa from the private single-family home.
1. Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.
1. An approved safety pool cover.
1. Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open."
1. A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa.
1. An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.
1. Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).

Recommendation

Contact a qualified swimming pool contractor

16.2.2 SAFETY FENCING/BARRIER, ALARMS AND/OR COVER

GATES - NOT COMPLIANT (SIDE YARD)



The gates that give pool access are not compliant with common safety standards, and should be corrected for safety. To prevent child drowning, pool/spa area fencing and gates should be sixty inches tall and non-climbable. Gates are required to self-close and include latches at forty-eight inches, and should open away from a pool or spa (so that a toddler could not push open an unlatched gate). We advise immediate repair with licensed contractor for safety.

Recommendation

Contact a qualified professional.



17: REPAIR QUOTES

Information

REPAIR QUOTES

To get a free cost breakdown on repairing these defects we have partnered with TheQwikFix.

TheQwikFix turns any home inspection report into a competitive repair quote in under 24 hours! Simply upload this inspection report and receive an accurate, itemized quote that you can use to negotiate repair credits and/or hire contractors directly through their platform.

What you get:

- Receive an accurate, detailed, and bindable repair quote in 24 hours or less.
- Negotiate repair credits from a position of strength.
- Upload specialty reports like sewer or roof inspections.
- Hire licensed contractors directly from the platform.
- Pay for repairs via check, card, or even escrow.

How to get a quote:

1. Download your inspection report as a PDF
2. Click the blue 'Get Your Repair Quote Now' button below.
3. Follow the prompts to request your quote (this will only take a couple of minutes).

With TheQwikFix, you can eliminate the hassle of coordinating multiple contractors and ensure all repairs are completed efficiently and professionally. Click below to get started!

[Get Your Repair Quote Now](#)

STANDARDS OF PRACTICE

BUILT-IN APPLIANCES

All appliances have an expected life span and will eventually wear out. To determine the life span of appliances and other components in your house, see the [Table of Life Expectancy](#).

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

PLUMBING SYSTEM

Home inspectors check for functional flow at fixtures and drains by running water at all fixtures for an extended period of time. The test is to operate each serviceable fixture (faucets, toilets, and a representative number of hose spigots) and observe the associated drains, and allow adequate water to run to determine adequate flow rate, adequacy of the drain, and the draw of the drain (absence of blockage). However, inasmuch as significant portions of drainpipes are concealed, inspectors can only infer their condition by observing the draw at drains. Nonetheless, blockages and leaks will occur in the life of any system. Regardless, blockages and leaks in main sewer pipes are common and are costly to repair or replace, and for this reason, we sensibly disclaim responsibility for evaluating the concealed portions and strongly recommend that buyers arrange to have the main sewer pipe video-scanned by The Real Estate Inspection Company or accept the risk of any damage that might occur.

Home inspectors do not operate (turn) any water supply shut-off valves such as angle stops (the type under sinks), laundry hose spigots, water heater supply valves, or main water shut-off valves at the meter. Home inspectors do not test clothes washer drains or stand pipes, or flood test the over-flow drains at tubs and sinks in accordance with industry standards of practice. If you have questions about these exclusions, please contact your home inspector.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

ELECTRICAL SYSTEMS

The electrical system is evaluated for proper installation, functionality of fixtures, and polarity of accessible receptacles. This is not an exhaustive test, and home inspectors do not determine the proper distribution of receptacles per circuit or the effectiveness of each breaker. This takes specialized tools that are outside the scope of a home inspection.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

HEATING EQUIPMENT

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

COOLING EQUIPMENT

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

FIREPLACES

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

FIRE/SAFETY

Smoke detector should be tested upon moving into home, and every six months. We recommend replacing all smoke detectors when they become 10 years old. Smoke detectors that are 10 years old or older may have a failure rate as high as 30%, and smoke detectors that are 15 years old or older may have a failure rate as high as 50% according to the National Fire Protection Association www.nfpa.org. We also recommend that a smoke alarm be installed in each bedroom, and at least one on each level outside of bedrooms. It is further recommended that all smoke detectors be inter-connected with a signal wire to sound all alarms if one is activated. Wireless smoke detectors are available.

Important Smoke Alarm Law SB 745: A law took effect which will impact every homeowner in California. These are the new requirements that you should be aware of. For more details, please see our article "When and Where are Smoke Alarms Required?"

July 1, 2014 - Any smoke alarm installed that is solely powered by a battery MUST be a sealed unit with a 10-year non-removable battery. You must write the date of installation on the unit.

July 1, 2015 ALL old smoke alarms that are solely powered by batteries MUST be replaced with those that contain a sealed battery that is rated to last 10 years.

July 1, 2015 ALL smoke alarms powered by 120 VAC and/or battery must comply with the provisions of having a 10-year non-removable battery.

From now on, any repairs, alterations or additions greater than \$1,000 or requiring a permit will require upgrading (and installing additional alarms) that meet the new requirements.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

INTERIORS

Note: reported items on the interior surfaces can be evidence of more significant defects. Stains on ceilings may be evidence of roof or plumbing leaks. Stains on walls may be evidence that windows or doors are leaking. Determining the exact cause of staining based on evidence that is only observable at the interior surface is beyond the scope of a home inspection due to its concealed nature.

Stains that are reported may require more destructive testing to determine the exact source of the stain. It is the client's responsibility to arrange for additional testing which may be required by a specialist (fenestration, plumbing, roof, etc).

Determining the presence of RODENTS or the extent of a rodent infestation is NOT part of a home inspection. Level II pest inspectors must be licensed by the State of California. Home inspectors are not licensed pest inspectors, and do not lift insulation or investigate possible rodent infestation.

Home inspectors do NOT comment on cosmetic items such as wall, window, and floor coverings, stains on counters, etc.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

EXTERIOR

Note: reported items at the exterior can be evidence of more significant defects. A home inspection is a cursory evaluation of these systems, not an exhaustive test. A home inspector is not a fenestration (waterproofing) expert. A home inspection cannot predict the functionality or adequacy of the exterior siding and flashing under all circumstances or weather conditions. A home inspector cannot confirm the proper installation of windows, flashings, or condition of vapor barriers due to their concealed nature. Exhaustive testing of windows, doors, decks, or other penetrations is available from fenestration specialists. It is the client's responsibility to arrange for additional evaluation by a siding or fenestration specialist if the client has concerns about defects indicated in this report.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

DECK

Wood Decks and Balconies

I. The inspector should inspect:

- A. with the unaided eye, for deck and balcony members that are noticeably out of level or out of plumb;
- B. for visible decay;
- C. for paint failure and buckling;
- D. for nail pullout (nail pop);
- E. for fastener rust, iron stain and corrosion;
- F. and verify that flashing was installed on the deck-side of the ledger board;
- G. for vertical members (posts) that have exposed end-grains;
- H. for obvious trip hazards;
- I. for non-graspable handrails;
- J. railings for height less than the 36-inch minimum*;
- K. guardrails and infill for openings that exceed the 4-inch maximum*;
- L. open-tread stairs for openings that exceed the 4 $\frac{3}{4}$ -inch maximum*;
- M. the triangular area between guardrails and stairways for openings that exceed the 6-inch maximum*;
- N. built-up and multi-ply beam spans for butt joints;
- O. for notches in the middle-third of solid-sawn wood spans;
- P. for large splits longer than the depths of their solid-sawn wood members;
- Q. for building egresses blocked, covered or hindered by deck construction; and
- R. for the possibility of wetting from gutters, downspouts or sprinklers.

II. The inspector is not required to:

A. discover insect infestation or damage.

B. inspect, determine or test the tightness or adequacy of fasteners.

C. determine lumber grade.

- D. measure moisture content.
- E. inspect for or determine bending strength.
- F. inspect for or determine shear stress.
- G. determine lag screw or bolt shear values.
- H. calculate loads.
- I. determine proper spans or inspect for deflections.
- J. discover decay hidden by paint.
- K. verify that flashing has been coated to prevent corrosion.
- L. determine that post-to-footing attachments exist.
- M. dig below grade or remove soil around posts.
- N. crawl under any deck with less than 3 feet of headroom, or remove deck skirting to acquire access.
- O. determine proper footing depth or frostline.
- P. verify proper footing size.
- Q. perform pick tests.
- R. perform or provide any architectural or engineering service.
- S. use a level or plumb bob.
- T. use a moisture meter.
- U. predict service-life expectancy.
- V. verify compliance with permits, codes or formal standards.
- W. inspect for disabled persons' accessibility barriers.
- X. determine if a deck blocks, covers or hinders septic tank or plumbing access.
- Y. determine easement-encroachment compliance.

ROOF

What remains true of all roofs is that, in so far as their condition can be evaluated within the scope of a home inspection, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of a home inspection. Even water stains on ceilings, or on the framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be concealed. Consequently, we cannot and do not give any guarantees. We will examine the roof, and evaluate it, but we will not predict its remaining life expectancy, nor guarantee that it will not leak. We also cannot predict the integrity of the roof during unforeseen severe weather conditions such as wind-driven rain or monsoonal rains. The sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history.

NOTE: ITEMS IDENTIFIED IN THIS SECTION CAN BE EVIDENCE OF MORE SIGNIFICANT ROOF DEFECTS. A HOME INSPECTION IS A CURSORY EVALUATION OF THE ROOF SYSTEM, NOT AN EXHAUSTIVE TEST. A HOME INSPECTION CAN NOT PREDICT THE INTEGRITY OF THE ROOF UNDER ALL CIRCUMSTANCES SUCH AS VARIOUS WEATHER CONDITIONS. IT IS THE CLIENT'S RESPONSIBILITY TO ARRANGE FOR ADDITIONAL EVALUATION BY A LICENSED ROOF CONTRACTOR IF THE CLIENT HAS CONCERNS ABOUT ADEQUACY, OR WANTS TO KNOW THE ESTIMATED LIFE REMAINING OF THE ROOF.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

STRUCTURAL COMPONENTS

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

INSULATION AND VENTILATION

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

SWIMMING POOLS/SPAS AND EQUIPMENT

Inspection of swimming pools and spas includes a visual examination of readily observable components/systems and operation of mechanical and electrical equipment using normal controls.

Starting January 1st, 2018, a new requirement was added to the California Business and Professional Code 7195 which regulates home inspections. AB 422 adds a requirement that all homes sold that have a pool, including spas and portable spas, must now be evaluated for the presence of certain safety features to prevent drownings. This process is intended to inform prospective home buyers whether a property's pool is equipped with safety features that meet the standards in current law. This makes use of the transfer of the home as an educational opportunity without imposing additional requirements on pool owners (sellers). In connection with the transfer, as defined in subdivision (e), of real property with a swimming pool or spa, an appropriate inspection shall include a non-invasive physical examination of the pool or spa and dwelling for the purpose of identifying which, if any, of the seven drowning prevention safety features listed in subdivision (a) of Section 115922 of the Health and Safety Code the pool or spa is equipped. Safety features must comply with the new law, as outlined in [Senate Bill 442](#). The presence or absence of safety features will be reported below.

Pools are a great recreational amenity. However, they can also be very dangerous for small children. We highly recommend that you take steps to secure the pool to prevent accidental drownings. It is your responsibility to determine

which type of safety features best meet your needs and the needs of your family and guests. Please review the current law which can be found on our website at [California SB 422 – Pool Safety Act](#)

Limitations, Exceptions & Exclusions

Limitations:

1. Inspectors are not required to inspect or perform any action not explicitly detailed in these Standards.
2. Inspectors are not required to come into direct contact with pool or spa water.
3. Inspectors are not required to enter the pool or spa.
4. Inspectors are not required to drain a pool or spa in order to inspect it.
5. A residential pool and spa inspection is not technically exhaustive.
6. A residential pool and spa inspection will not identify concealed or latent defects.
7. A residential pool and spa inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc.
8. A residential pool and spa inspection does not include items not permanently installed.

Exclusions:

I. The inspector is not required to determine:

1. the condition of any component or system that is not readily accessible.
2. the service life expectancy of any component or system.
3. the size, capacity, performance or efficiency of any component or system.
4. the cause or reason of any condition.
5. the cause for the need of correction, repair or replacement of any system or component.
6. future conditions.
7. compliance with codes or regulations.
8. the presence of evidence of rodents, birds, bats, animals, insects, or other pests.
9. the presence of mold, mildew or fungus.
10. the existence of environmental hazards.
11. the existence of electromagnetic fields.
12. any hazardous waste conditions.
13. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
14. correction, replacement or repair cost estimates.
15. estimates of the cost to operate any given system.

II. The inspector is not required to operate:

1. any system that is shut down.
2. any system that does not function properly.
3. any system that does not turn on with the use of normal operating controls.
4. any shut-off valves or manual stop valves.
5. any electrical disconnect or over-current protection devices.
6. any alarm systems.

III. The inspector is not required to:

1. perform any action that contradicts any laws or regulations.
2. activate any component of the pool or spa.
3. move any personal items or other obstructions, such as, but not limited to: furniture, equipment or debris.
4. dismantle, open or uncover any system or component.
5. enter or access any area that may, in the inspector's opinion, be unsafe.
6. do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to negotiating with pets.
7. inspect decorative items.
8. offer guarantees or warranties.
9. offer or perform any engineering services.
10. offer or perform any trade or professional service other than a pool and spa inspection.
11. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
12. determine the age of construction or installation of any system, structure or component of a unit, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
13. determine the insurability of the property.

3. Residential Pool and Spa Inspection

I. The inspector shall inspect from ground level:

1. the plumbing;
2. the filters;
3. the lights;
4. any adjoining structure as it relates to the pool or spa;
5. the valves;
6. the solar heating system;
7. the pumps and motors;
8. the electrical system;
9. the filtration system;
10. the pool heater; and
11. the safety barriers.

II. The inspector shall describe:

1. the type of swimming pool or spa;
2. details impacting the inspector's ability to inspect the unit, including water clarity;
3. the condition of visible components or systems present in the unit;
4. the type of drain installed;
5. any readily accessible component with functional or material defects;
6. the type of filtration system; and
7. the types of safety barriers.

III. The inspector shall report as in need of correction:

1. observed indications of active pool or spa shell leaks;
2. damaged water line tiles;
3. damaged or faulty drain covers, pumps; heaters or filter housings;
4. inadequate drainage;
5. improper settlement of pool deck; and
6. any visibly unsafe or improper pool equipment, electrical connections, or bonding connections.