HomeGuard Incorporated

Home Inspection Report

1177 Muirlands Vista Way, La Jolla

Ordered by: Romina Spinelli
Berkshire Hathaway
1299 Prospect Street #218
La Jolla, CA 92037

Inspected by: Carlos Arechiga
October 8, 2025

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Report Overview

A GENERAL DESCRIPTION OF THE STRUCTURE

This is a one story single family dwelling. Based on the information provided, the structure was built in 1966. Ongoing maintenance is required and improvements to the systems of the home will be needed over time.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

! - IMMEDIATE RECOMMENDED IMPROVEMENTS

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations. No relative importance should be placed on the photographs provided in this report. The photographs in this report do not necessarily illustrate all of the damage in any particular finding. Also, not all problem areas will be supported by photographs. If more than one photograph is available for a particular item, additional photographs can be found at the end of the report in the section entitled 'Photographs'. Please contact HomeGuard if you have any questions.

Structure

1. A horizontal crack was observed in the foundation wall at the front of the structure. Horizontal cracks may result from various factors, including foundation wall movement or stress. In some cases, they can also be caused by the expansion of reinforcing steel due to moisture intrusion, particularly when near the edge of the formwork used during construction. This condition may indicate a potential defect or developing concern. A thorough evaluation is beyond the scope of this visual inspection. We recommend further assessment by a licensed foundation contractor to determine the cause and whether any repairs are warranted. (See Photo 58) (See Photo 60)

Photo 58

2. The installation of wooden hardware at the posts, piers and/or girders appears to be improper. We recommend further evaluation of their condition and repair or replacement of the hardware as necessary by a licensed contractor. (See Photo 65)

Photo 65

3. Large cracks, deterioration and/or movement was observed in the foundation of the structure at the right side. This implies that structural movement and/or settlement of the building has occurred. The rate of movement cannot be predicted during a one-time inspection. A thorough evaluation of this condition is beyond our qualifications. For additional information we recommend contacting a licensed foundation contractor for further evaluation. (See Photo 63)

Photo 63

Structure

4. One or more girders, piers and/or post at the front of the crawl space have been altered and added improperly. The existing configuration indicated improper design and/or workmanship. We recommend repair or replacement, in accordance with present standards. It is recommended that a qualified licensed contractor be consulted for further advice on structural improvements. (See Photo 61)

Photo 61

5. As noted from the crawl space portions of the structure have been leveled by shimming the mudsill and piers. This is an indication of past movement in the foundation and we are not qualified to evaluate the repairs. We recommend review of any engineering, plans and/or permits associated with this work by a qualified engineer. (See Photo 59)

Photo 59

6. One or more roof supports, rafters or joists over the front of the attic are disconnected, cracked and/or damaged. This can may affect the integrity of the roof. This area should be investigated and improved by a qualified licensed professional. (See Photo 38)

Photo 38

Roofing

7. Portions of the surface granulation are deteriorated and minor surface cracks are developing. These may be normal signs of aging. For further evaluation of the condition of the roof we recommend you consult a licensed roofing contractor. (See Photo 4)

Photo 04

8. Repairs to the roof covering are recommended. Damaged, loose or missing roofing material at the rooftop should be repaired or replaced. All roof penetrations should be examined and sealed as necessary. For further evaluation of the condition of the roof we recommend you consult a licensed roofing contractor. (See Photo 1) (See Photo 2) (See Photo 3)

Photo 01

Roofing

9. Leaks were noted in the downspouts and/or gutters at various areas. During wet weather conditions these areas are more obvious and during dry weather conditions they are noted from the stains at the areas where the leaks have occurred. We recommend all leaks be repaired. (See Illustration 2D) (See Photo 5)

Photo 05

10. Loose/disconnected downspouts at the rear should be repaired or replaced. (See Photo 10) (See Photo 71)

Photo 10

Exterior

11. Storage of personal belongings within the interior of the garage prevented a full visual inspection of the area. Therefore, the area was not fully inspected. With removal of all personal items and a complete inspection, conditions in need of attention may be discovered. (See Photo 30)

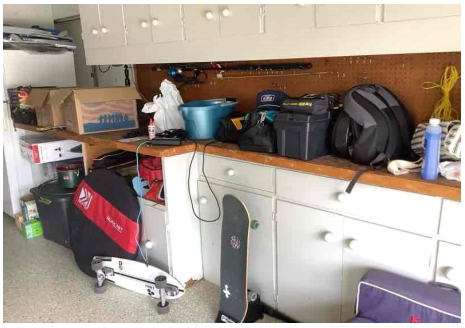


Photo 30

12. Evidence of water damage was noted at the patio/rear carport cover. Consult a licensed structural pest company regarding necessary repairs. (See Photo 28)

Photo 28

13. The driveway has cracked, heaved, or uneven sections, creating a potential trip hazard. We recommend repairing or resurfacing the affected areas to improve safety and prevent further deterioration. (See Photo 9)

Photo 09

Exterior

14. The cracked, heaved, or uneven walkway sections at various areas pose a potential trip hazard. We recommend corrective action to improve safety and reduce the risk of injury. A qualified contractor should assess the affected areas and perform necessary repairs to ensure a level walking surface. (See Photo 6)

Photo 06

15. The retaining wall at the right, front, and rear shows evidence of movement and/or cracks. This condition should be monitored. It is impossible to determine the rate of movement during a one time visit to the property. (See Photo 7) (See Photo 70)

Photo 07

16. Water damage was observed to the roof eaves/sheathing at the rear. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 17)

Photo 17

17. Water damage was observed to the fascia at various areas. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 11)

Photo 11

18. Water damage was observed to the exterior trim at various areas. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 43)

Photo 43

Exterior

19. The patio cover post's hardware is loose and/or missing. We recommend the patio cover post's hardware be corrected. (See Photo 29)

Photo 29

20. A missing or improper threshold was noted at the garage doors. We recommend the installation of a threshold that conforms to present building standards. This will also help to avoid possible trip hazards and limit moisture intrusion. (See Photo 18)

Photo 18

21. The patio cover is improperly attached to the structure with nails/screws. This condition could pose a safety hazard with lateral forces or seismic activity. We recommend the patio cover be secured to the structure with proper flashing and bolts according to local building codes. (See Photo 27)

Photo 27

22. Missing hardware was noted at the garage bathroom door. We recommend that hinges, knobs, latches and strike plates be adjusted or replaced to restore full operation. (See Photo 20)

Photo 20

23. Wood/soil contacts at the patio cover posts should be avoided. Wood in contact with soil promotes deterioration to wood members. If any deterioration is noted after the soil has been removed consult a licensed structural pest control operator. (See Photo 26)

Photo 26

Exterior

24. The door in the exterior rear was found to be inoperable or to be very difficult to operate. This door should be removed or corrected to allow for proper function. (See Photo 44)

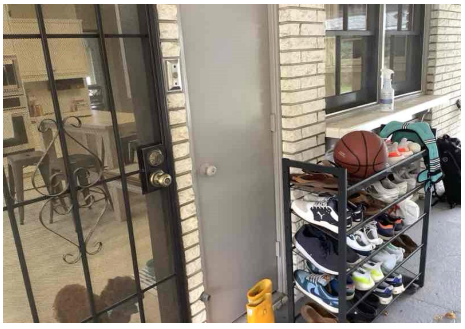


Photo 44

25. The garage door did reverse properly when the infrared detection system for the auto reverse was tested; however, we did note that the detection system for the auto reverse was installed too high or too low from the ground. We recommend proper mounting of the devices on the base of the garage jambs between 4" to 8" inches from the ground as per manufacturers recommendations. Information on the garage door openers is available from the consumer product safety commission at www.cpsc.gov. (See Illustration 3B) (See Photo 31)

Photo 31

26. Staining was noted at the exterior rear overhang. This could indicate leakage through the roof covering. We recommend further evaluation correction by a licensed contractor. (See Photo 8)

Photo 08

27. Missing windows at the garage bathroom door should be replaced. (See Photo 19)

Photo 19

Electrical

28. Running splices, which are improper connections outside of a junction box, were observed in the attic. We recommend connections be joined with approved connectors inside a junction box to prevent accidental contacts or mechanical damage. (See Photo 55)

Photo 55

Electrical

29. We found exposed wiring at the garage walls below 7' feet. Even if insulated, we recommend all wiring be encased in conduit or otherwise protected in accordance with present standards. (See Illustration 4E) (See Photo 33)

Photo 33

30. Exterior receptacles at the rear are missing a weatherproof cover plate. We recommend an approved exterior cover be installed. (See Photo 21)

Photo 21

31. Exposed electric connections or open junction boxes at the attic should be corrected. All electric connections should be made inside approved junction boxes fitted with proper cover plates. (See Photo 35) (See Photo 57)

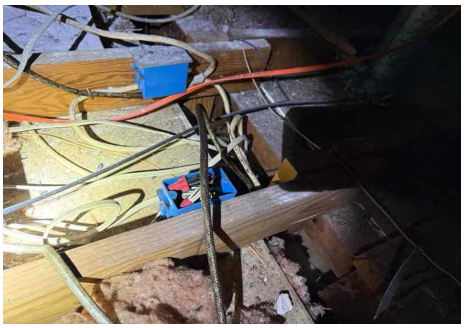


Photo 35

32. One or more outlets and/or receptacle housings at the exterior front are loose. Based upon our inspection of a representative number of outlets we recommend testing of every outlet. All loose outlets and receptacles should be repaired as necessary. (See Photo 16)

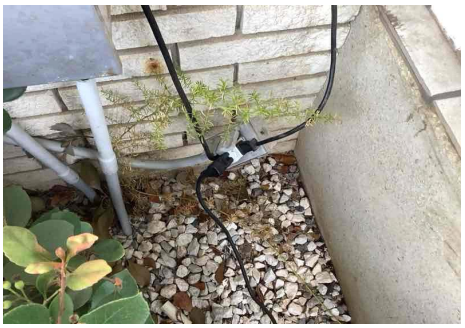


Photo 16

33. Ungrounded "3-prong" outlets at the garage should be improved. A grounded cable or ground wire could be installed at these outlets, the outlet labeled as ungrounded or the original "2-prong" receptacle could be reinstalled. Based upon our inspection of a representative number of outlets, we recommend testing of every outlet. Repairs or rewiring are recommended at all deficient locations. For additional information we recommend a licensed electrician be consulted. (See Illustration 4O) (See Photo 34)

Photo 34

Electrical

34. One or more outlets at the living room have reversed polarity, i.e. the hot and neutral connection inside the outlet are wired backwards. These outlets and the circuit should be investigated and corrected. Based upon our inspection of a representative number of outlets, we recommend testing of every outlet at a later date. Repairs or rewiring are recommended at all deficient locations. (See Illustration 4M) (See Photo 46)

Photo 46

35. One or more outlets at the exterior front were inoperative at the time of our inspection. Possibly due to turned off switches which were not located during our inspection. These outlets and circuits should be investigated and corrected as necessary. Based upon our inspection of a representative number of outlets, we recommend testing of every outlet at a later date. Repairs or rewiring are recommended at all deficient locations. (See Photo 14)

Photo 14

36. We found exposed wiring at the exterior right and left. Even if insulated, we recommend all wiring be encased in conduit or otherwise protected in accordance with present standards. (See Photo 12)

Photo 12

37. The missing cover(s) at the garage and laundry room light fixture should be replaced. (See Photo 50)

Photo 50

38. An exterior switch at the front is missing a water proof cover plate. We recommend an exterior approved cover be installed. (See Photo 15)

Photo 15

Electrical

39. One or more electrical outlets or junction boxes at the attic were noted to be loose or unsecured. We recommend all loose or unsecured junction boxes be repaired. (See Photo 36)

Photo 36

Heating System

40. We noted a flexible gas line running through the furnace metal housing. We recommend consideration be given to installing rigid piping at the penetration of the housing and the installation of flexible supply piping at the exterior of the furnace. (See Photo 47)

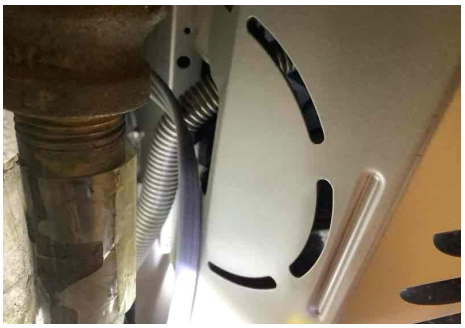


Photo 47

41. One or more sections of HVAC ductwork were observed disconnected at the crawlspace. Disconnections allow conditioned air to escape and can draw unfiltered air into the system, reducing efficiency and comfort. We recommend a qualified HVAC technician fully evaluate all ductwork, reconnect and properly seal joints, replace damaged sections as needed, and restore secure support and continuous, airtight duct runs throughout. (See Photo 68)

Photo 68

Cooling/Heat Pump System

42. During operation of the air conditioning unit or heat pump we noted a minimal temperature change between the output of the cooling system and the ambient room temperature. A low temperature change typically indicates the unit requires servicing or repair. We recommend a licensed HVAC contractor be retained for further evaluation of the system and service if necessary. (See Photo 52)

Photo 52

Cooling/Heat Pump System

43. The exterior condenser unit shows deterioration. This may be a cosmetic condition, but it could be a sign of other problems beyond the scope of our inspection. We recommend consulting a licensed HVAC contractor for further evaluation. (See Photo 23)

Photo 23

Insulation/Ventilation

44. Disconnected, missing and/or loose attic exhaust vent pipes for the bathroom should be corrected to fully exhaust air to the exterior. (See Illustration 7D) (See Photo 39)

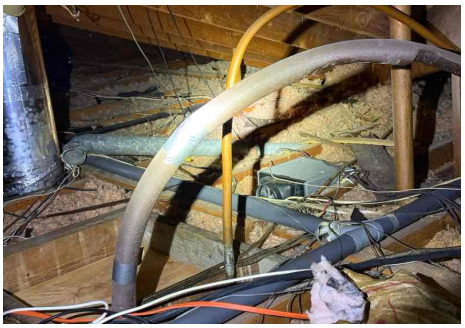


Photo 39

45. One or more of the crawl space vents are even with or below the exterior grade level at the left and rear. This condition can allow moisture to enter the crawl space. We recommend the exterior grading be improved to slope away from the structure. If the opportunity for easy grading does not exist, the installation of dams around the exterior of the vents should be considered. (See Photo 22)

Photo 22

Plumbing

46. The water heater seismic straps are loose, this will allow movement of the tank in an earthquake. We recommend tightening the straps and/or adding bracing between the tank and wall to improve safety. (See Photo 25)

Photo 25

Plumbing

47. The water pressure of the home was tested and found to be 90 psi. The current pressure is higher than the typical range of 45-75 psi. We recommend contacting a licensed plumber for further evaluation of this condition. (See Photo 69)

Photo 69

48. The tub faucet and/or handles are leaking at the left side hall bathroom. We recommend all leaks be repaired. (See Photo 53)

Photo 53

49. The drain is leaking into the crawl space under the master bathroom and left side hall bathroom. We recommend all leaks be repaired. (See Photo 56) (See Photo 67)

Photo 56

50. There is evidence of a past leaks and corrosion but presently no active leakage on the exterior of the bathroom and kitchen drain/supply lines. This area should be monitored for leakage and repaired as necessary. Upgrading this piping and connections should be considered. (See Photo 51)

Photo 51

51. There is evidence of heavy corrosion and rust, but no leakage on the exterior of the exposed and accessible metal supply piping at the water heater. This piping should be monitored for leakage and repaired as necessary. Upgrading this piping and connections should also be considered. (See Photo 24)

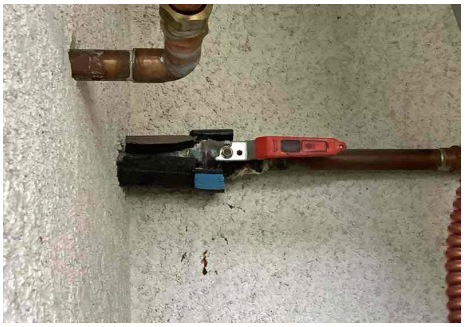


Photo 24

Plumbing

52. The toilet at all bathrooms is loose and should be properly re-secured, tightened and caulked. (See Illustration 8J) (See Photo 48)

Photo 48

Interior

53. The wall at the garage bathroom shows evidence of water damage. We recommend the services of a licensed structural pest control company for investigation. (See Photo 42)

Photo 42

54. Cracked shower tile in the garage bathroom and master bathroom should be replaced. Water leaking through non-sealed areas can cause damage. Damage caused by water seepage cannot be determined by visual observation. (See Photo 40) (See Photo 72)

Photo 40

55. Personal storage was blocking access to the interior of the garage bathroom stall shower. Therefore, the area is considered inaccessible and was not fully inspected. With access and a opportunity for complete inspection, conditions in need of attention may be discovered. The personal belongings should be removed so the area may be examined. (See Photo 41)

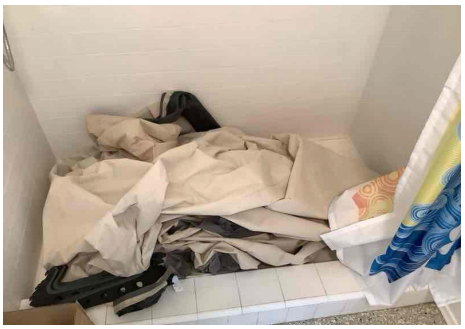


Photo 41

56. Cracked, damaged and loose kitchen countertop tiles should be replaced. Water leaking through non-sealed areas can cause damage. Damage caused by water seepage cannot be determined by this visual inspection. (See Photo 45)

Photo 45

Interior

57. Evidence of vermin activity was observed within the structure. It is likely this evidence will extend into inaccessible areas. The owner is advised to contact the appropriate trade for further evaluation and remedial measures if necessary. (See Photo 66)

Photo 66

58. The ceiling in the garage is damaged. We recommend it be repaired. (See Photo 32)

Photo 32

59. The window at the front wall exhibits conditions and/or symptoms that indicate a possible breached seal or failed thermal pane. This has or can result in condensation and/or moisture developing between the panes of glass that will effect the cosmetic appearance of the windows and their insulating performance. We recommend all insulated glass units be further evaluated by a licensed glazier and repaired or replaced as required. (See Photo 54)

Photo 54

60. Holes in the hall bathroom closet drywall should be repaired as necessary. (See Photo 49)

Photo 49

The Scope of the Inspection

All components designated for inspection in the ASHI standards of practice are inspected, except as may be noted in the "Limitations" section within the report. This inspection will not disclose compliance with regulatory requirements (codes, regulation laws, ordinances, etc.)

This inspection is visual only. Only a representative sample of the building and system components was viewed. No destructive testing or dismantling of building components was performed. The strength, adequacy, effectiveness, or efficiency of any system or components was not determined. Not all recommended improvements will be identified in this inspection. Unexpected repairs should still be anticipated. This inspection should not be considered a guarantee or warranty of any kind. The purpose of our inspection is to provide a general overview of the structure reflecting the conditions present at the time of this inspection. The inspection is performed by visual means only, reflecting only the opinions of the inspector. Nothing in the report, and no opinion of the inspector, should be construed as advice to purchase, or to not purchase, the property. It is the goal of this inspection to put the buyer in a better position to make a buying decision

Our inspection does not address, and is not intended to address, the possible presence of hazardous plants or animals or danger from known and unknown environmental pollutants such as, but not limited to, asbestos, mold, radon gas, lead, urea formaldehyde, underground storage tanks, soil contamination and other indoor and outdoor substances, water contamination, toxic or flammable chemicals, water or airborne related illness or disease, and all other similar or potentially harmful substances and conditions. This property was not inspected for the presence or absence of health related molds or fungi. We are neither qualified, authorized nor licensed to inspect for health related molds or fungi. If you desire information about the presence or absence health related molds, you should contact the appropriate specialist. Be aware that many materials used in building construction may potentially contain hazardous substances. Furthermore, other environmental concerns may exist elsewhere. An environmental specialist should be contacted if additional information is desired about these issues.

PLEASE NOTE: The inspector is NOT required to determine whether items, materials, conditions or components are subject to recall, controversy, litigation, product liability, or other adverse claims or conditions.

PLEASE NOTE: Important disclosure information and other inspection reports may exist. All present and prior disclosures along with other inspection reports should be reviewed and any adverse conditions and/or concerns that may not be mentioned in our report should be addressed prior to the close of escrow. Furthermore, there may be conditions known by the seller that have not been disclosed to us.

PLEASE NOTE: Work performed by others will be reinspected, upon request, for an additional fee for each trip out to the property.

Pictures are provided to assist in clarifying some of the findings made in the report. No relative importance should be placed on these pictures. There are likely to be significant comments that do not have pictures associated with them. Please read the report thoroughly.Sections of this building appear to have been remodeled. We recommend consultation with the owner or local municipality to determine whether the necessary permits were obtained, inspections performed and final signatures received.

BINDING ARBITRATION PROVISION

Any controversy or claim arising out of or relating to the inspection performed by HomeGuard Incorporated shall be settled by final and binding arbitration filed by the aggrieved party with and administered by the American Arbitration Association (hereafter referred to as "AAA") in accordance with its Construction Arbitration Rules in effect at the time the claim is filed. The Rules, information and forms of the AAA may be obtained and all claims shall be filed at any office of the AAA or at Corporate Headquarters, 335 Madison Avenue, Floor 10, New York, New York 10017-4605. Telephone: 212-716-5800, Fax: 212-716-5905, Website: http://www.adr.org/. The arbitration of all disputes shall be decided by a neutral arbitrator, and judgment on the award rendered by the arbitrator may be entered in any court having competent jurisdiction thereof. Any such arbitration will be conducted in the city nearest to the property that was inspected by HomeGuard Incorporated having an AAA regional office. Each party shall bear its own costs and expenses and an equal share of the administrative and arbitrators' fees of arbitration. This arbitration Agreement is made pursuant to a transaction involving interstate commerce, and shall be governed by the Federal Arbitration Act, 9 U.S.C. Sections 1-16. THE PARTIES UNDERSTAND THAT THEY WOULD HAVE HAD A RIGHT OR OPPORTUNITY TO LITIGATE THROUGH A COURT AND TO HAVE A JUDGE OR JURY DECIDE THEIR CASE, BUT THEY CHOOSE TO HAVE ANY AND ALL DISPUTES DECIDED THROUGH ARBITRATION. BY SIGNING THIS AGREEMENT, THE PARTIES ARE GIVING UP ANY RIGHT THEY MIGHT HAVE TO SUE EACH OTHER.

Structure

ITEM DESCRIPTIONS:

Attic (Access)	• Location: Hallway • Location: Garage • Attic Method Of Inspection: Entered The Attic
Roof Structure	• Rafters • Plywood or Orientated Strand Board • Spaced Plank
Ceiling Structure	• Joist
Wall Structure	• Wood Frame
Floor Structure	• Wood Joist • Wood Columns • Wood Floor Beams • Plywood or Orientated Strand Board
Crawlspace/Basement (Access)	• Location: Exterior
Foundation	• Poured Concrete Perimeter • Pier & Beam

COMMENTS:

Due to the design of this building foundation a majority of the anchor bolts were concealed from view.

Evidence of past repairs and/or modifications have been made to the foundation. The owner may have information about the repairs or remodeling work, and any permits that were required, obtained and completed.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

! **1.** A horizontal crack was observed in the foundation wall at the front of the structure. Horizontal cracks may result from various factors, including foundation wall movement or stress. In some cases, they can also be caused by the expansion of reinforcing steel due to moisture intrusion, particularly when near the edge of the formwork used during construction. This condition may indicate a potential defect or developing concern. A thorough evaluation is beyond the scope of this visual inspection. We recommend further assessment by a licensed foundation contractor to determine the cause and whether any repairs are warranted. (See Photo 58) (See Photo 60)

! **2.** The installation of wooden hardware at the posts, piers and/or girders appears to be improper. We recommend further evaluation of their condition and repair or replacement of the hardware as necessary by a licensed contractor. (See Photo 65)

! **3.** Large cracks, deterioration and/or movement was observed in the foundation of the structure at the right side. This implies that structural movement and/or settlement of the building has occurred. The rate of movement cannot be predicted during a one-time inspection. A thorough evaluation of this condition is beyond our qualifications. For additional information we recommend contacting a licensed foundation contractor for further evaluation. (See Photo 63)

! **4.** One or more girders, piers and/or post at the front of the crawl space have been altered and added improperly. The existing configuration indicated improper design and/or workmanship. We recommend repair or replacement, in accordance with present standards. It is recommended that a qualified licensed contractor be consulted for further advice on structural improvements. (See Photo 61)

! **5.** As noted from the crawl space portions of the structure have been leveled by shimming the mudsill and piers. This is an indication of past movement in the foundation and we are not qualified to evaluate the repairs. We recommend review of any engineering, plans and/or permits associated with this work by a qualified engineer. (See Photo 59)

! **6.** One or more roof supports, rafters or joists over the front of the attic are disconnected, cracked and/or damaged. This can may affect the integrity of the roof. This area should be investigated and improved by a qualified licensed professional. (See Photo 38)

7. There is a condition known as efflorescence on portions of the foundation walls. This fuzzy material is a salt deposit left when moisture in the foundation evaporates on the inside of the foundation. This indicates an occasional surplus of moisture on the outside of the foundation. Steps could be taken to improve the exterior drainage (See “Roofing” section downspout locations for additional comments/recommendations in regard to this condition).

8. Evidence of past repairs and/or modifications have been made to the roof structure. The owner should be consulted for further information regarding any repairs or remodeling work, and any permits that were required, obtained and completed.

9. Water stains were evident in the attic and/or garage at the time of inspection. It is unknown whether these stains are from a past or present leak. We recommend consulting the home owner for further information in regards to past or present repairs to the roof.

10. All debris and/or trash should be removed from the crawl space. This will aid in future inspections.

11. Minor cracks were observed in the foundation walls of the structure. Smaller foundation cracks are not uncommon and often indicate some settlement and/or movement may have occurred. The rate of movement cannot be predicted during a one-time inspection. A thorough evaluation of this condition is beyond our qualifications. For additional information we recommend contacting a licensed foundation contractor for further evaluation.
12. Surface deterioration known as spalling was observed on the exposed foundation walls in the crawl space or basement. This condition is common in many homes and does not usually represent a structural concern. In an effort to prevent long term deterioration, it would be wise to consider repairing or patching deteriorated areas. For further recommendations contact the appropriate tradesperson.
13. The garage floor slab has typical cracks. This is usually the result of shrinkage and/or settling of the slab. No further recommendations are given.
14. Past repairs have been performed in the crawl space. We recommend consultation with the owners regarding the extent of the repairs and any permits that may have been obtained and/or signed off.
15. The soil in this area is considered "expansive" because it expands and contracts with the variations of the moisture content. This may, in turn, cause movement in the support structure. This movement may cause cosmetic cracking, sticking doors, etc. Maintaining moisture content is very important along with good site drainage, effective landscaping and landscape watering is equally important. This will keep the soil form expanding or shrinking excessively. If desired, information regarding expansive soils could be obtained from a soils engineer.
16. It would be wise to consider incorporating a moisture barrier on the crawl space floor throughout. The application of a moisture barrier membrane will help provide additional protection against fungus damage to sub area-structure flooring and related components. With expansive soil conditions existing in the region the application of a moisture barrier will contribute to providing a level of soil stability.
17. One or more attic roof sheathing boards are cracked and/or split. This does not affect the integrity of the roof. If further information is desired a licensed contractor should be contacted.
18. The floor members show evidence of water stains under the bathrooms and/or kitchen area. The area is now dry and the stains appear to be from past leaks. We recommend periodic inspection of this area for evidence of active leakage and repairs if necessary.

LIMITATIONS:

This is a visual inspection to the accessible areas only. Assessing the structural integrity of a building is beyond the scope of a typical inspection. A certified professional engineer is recommended where there are structural concerns about the building.

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some of the structural components.
- Insulation within the roof attic cavity obstructed the view of some structural members, plumbing and electrical components.
- Insulation installed on the floor cavity obstructed a view of structural members.

Roofing

ITEM DESCRIPTIONS:

Roof	• Composition shingle • Rolled Roofing • Method of inspection: From The Roof. • Number of Roofing Layers Observed: Multiple
Chimney	• Masonry • Method of inspection: From The Roof.
Gutters and Downspouts	• Metal • Installation Of Gutters/Downspouts: Full • Downspouts Discharge Location: Below Grade.

COMMENTS:

We recommend reviewing a roof inspection report performed by a licensed roof inspector on this structure.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

! **1.** Portions of the surface granulation are deteriorated and minor surface cracks are developing. These may be normal signs of aging. For further evaluation of the condition of the roof we recommend you consult a licensed roofing contractor. (See Photo 4)

! **2.** Repairs to the roof covering are recommended. Damaged, loose or missing roofing material at the rooftop should be repaired or replaced. All roof penetrations should be examined and sealed as necessary. For further evaluation of the condition of the roof we recommend you consult a licensed roofing contractor. (See Photo 1) (See Photo 2) (See Photo 3)

! **3.** Leaks were noted in the downspouts and/or gutters at various areas. During wet weather conditions these areas are more obvious and during dry weather conditions they are noted from the stains at the areas where the leaks have occurred. We recommend all leaks be repaired. (See Illustration 2D) (See Photo 5)

! **4.** Loose/disconnected downspouts at the rear should be repaired or replaced. (See Photo 10) (See Photo 71)

5. A gap was observed at the top of some of the jack flashing. Gaps around all jack (cone) flashing should be sealed to prevent moisture entry.

6. There are presently multiple layers of roofing applied over this structure. When the roof is replaced, all of the these surfaces may have to be removed. Requirement vary between jurisdictions as to the maximum number of layers permitted. Removal of all of the layers is usually the best procedure. For further evaluation of the condition of the roof we recommend you consult a licensed roofing contractor.

7. The cap of the masonry chimney has minor cracking visible which can be patched during regular household maintenance. (See Illustration 2C)

8. The chimney does not have a spark arrestor or rain cap. A rain cap and/or screen should be installed on the chimney. (See Illustration 2E)

9. The roof and/or plumbing/appliance vent flashing is damaged/rusted and should be repaired.

10. Debris was noted inside the gutters. We recommend the downspouts and gutters be cleaned out.

11. The downspouts discharge water adjacent to the structure. Water should be directed to flow at least 5 feet away from the building at the point of discharge. The installation of underground drainage where applicable will help control surface drainage.

12. The roof shows evidence of moss and organic build up in heavily shaded areas. This condition may influence the life expectancy of the roofing. The owner is advised to contact a licensed roofing contractor for further information.

13. Prior repairs to the roofing are evident. For further evaluation of these repairs we recommend a licensed roofing contractor be consulted. (See Illustration 2J)

14. The gutters at the right side do not appear to have sufficient slope to drain properly. The slope should be adjusted or the installation of additional downspouts considered.

15. Water appears to pond on various areas of the roof membrane. This usually leads to a shortened life expectancy and increases the potential for damage when leakage occurs. Drainage improvements are not usually practical until re-roofing is performed. At that time, the roof should be appropriately sloped or drains should be provided as necessary. For further evaluation of the condition of the roof we recommend you consult a licensed roofing contractor.

16. The gutters are cosmetically dented. This does not affect the function of the gutter/downspout system and repair is optional.

MAINTENANCE ITEMS & GENERAL INFORMATION

17. Underground drainage has been provided for the gutter downspout system. Because we are unable to view the underground drainage system, we suggest verification by the seller that adequate installation has been performed and proper drainage has been provided.

LIMITATIONS:

This is a visual inspection to the accessible areas only. Roofing life expectancies can vary depending on several factors. Any estimates on remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc.

- Inspection of the roof mounted solar equipment is beyond the scope of this inspection and is excluded from this report.

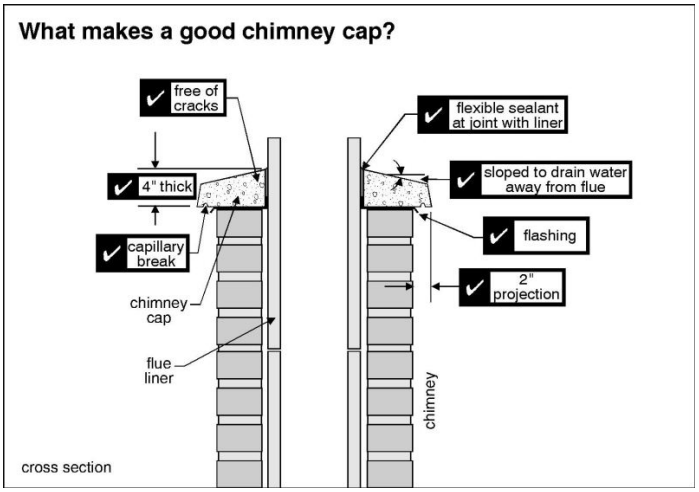
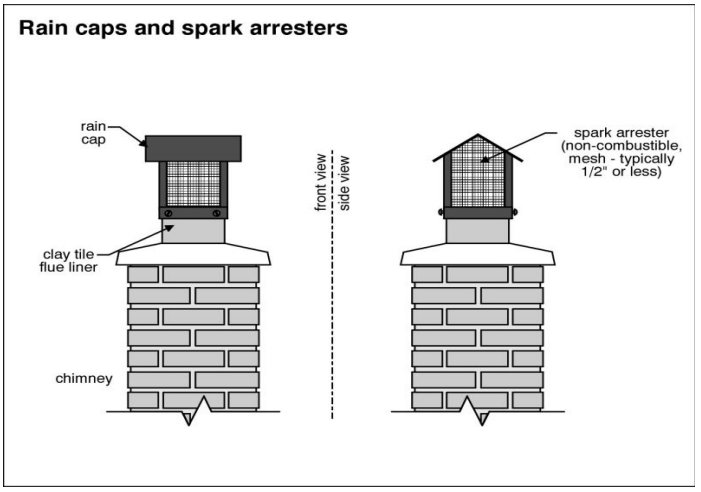


Illustration 2C



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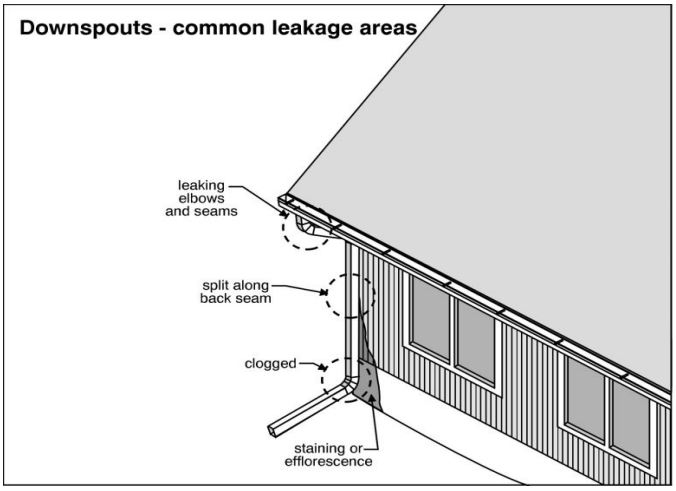

Illustration 2D

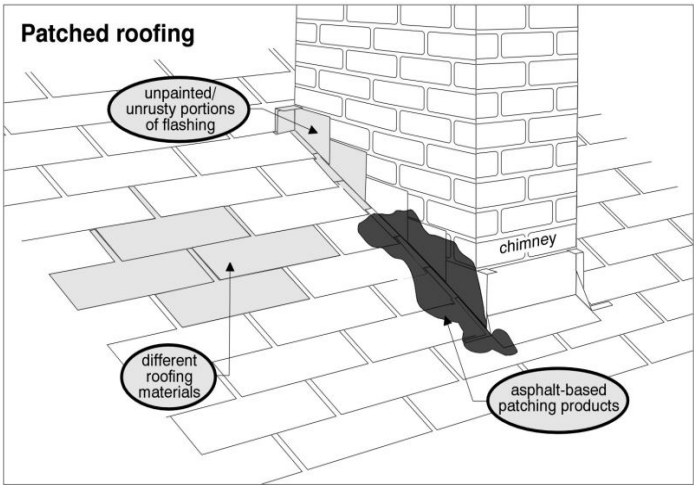

Illustration 2J

Exterior

ITEM DESCRIPTIONS:

Lot Topography	• Uneven
Driveway	• Concrete
Walkway & Sidewalks	• Concrete
Retaining Walls/Abutments	• Masonry Block • Decorative Brick Planters
Fencing/Gates	• Wood • Steel • Masonry
Porch/Deck, Patio Covers	• Brick/Pavers • Concrete • Tile
Stairs/Railings/Landings	• Concrete
Exterior Walls	• Brick Veneer • Stucco
Fascia, Eaves and Rafters	• Soffitted Eaves
Windows	• Vinyl • Metal
Doors	• Wood • Metal • Sliding Glass
Garage/Carport	• Attached
Garage Door	• Metal • Automatic Opener Installed
The Swimming Pool Safety Act	• Not Applicable

COMMENTS:

Storage of personal belongings within the interior of the garage prevented a full visual inspection of the area. Therefore, the area was not fully inspected. With removal of all personal items and a complete inspection, conditions in need of attention may be discovered. (See Photo 30)

The auto reverse mechanism on the overhead garage door responded properly to testing. This is an important safety feature that should be tested regularly. Refer to the owner's manual or contact the manufacturer for more information. There is a serious risk of injury, particularly to children, if this feature is not working properly. Information on garage door openers is available from the Consumer Product Safety Commission at www.cpsc.gov.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

! **1.** Evidence of water damage was noted at the patio/rear carport cover. Consult a licensed structural pest company regarding necessary repairs. (See Photo 28)

! **2.** The driveway has cracked, heaved, or uneven sections, creating a potential trip hazard. We recommend repairing or resurfacing the affected areas to improve safety and prevent further deterioration. (See Photo 9)

! **3.** The cracked, heaved, or uneven walkway sections at various areas pose a potential trip hazard. We recommend corrective action to improve safety and reduce the risk of injury. A qualified contractor should assess the affected areas and perform necessary repairs to ensure a level walking surface. (See Photo 6)

! **4.** The retaining wall at the right, front, and rear shows evidence of movement and/or cracks. This condition should be monitored. It is impossible to determine the rate of movement during a one time visit to the property. (See Photo 7) (See Photo 70)

! **5.** Water damage was observed to the roof eaves/sheathing at the rear. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 17)

! **6.** Water damage was observed to the fascia at various areas. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 11)

! **7.** Water damage was observed to the exterior trim at various areas. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 43)

8. The exterior brick masonry walls are only a veneer over the basic wood frame construction, the masonry is not a structural element of the house. The veneer walls are cracked and slightly loose in one or more locations. The amount of movement does not suggest a serious structural problem and the rate of movement cannot be predicted during a one-time visit to the home. For a better appearance and to help prevent further deterioration, we recommend the cracks and/or loose bricks be repaired (See Illustration 3U) (See Photo 13)

! **9.** The patio cover post's hardware is loose and/or missing. We recommend the patio cover post's hardware be corrected. (See Photo 29)

! **10.** A missing or improper threshold was noted at the garage doors. We recommend the installation of a threshold that conforms to present building standards. This will also help to avoid possible trip hazards and limit moisture intrusion. (See Photo 18)

! **11.** The patio cover is improperly attached to the structure with nails/screws. This condition could pose a safety hazard with lateral forces or seismic activity. We recommend the patio cover be secured to the structure with proper flashing and bolts according to local building codes. (See Photo 27)

! **12.** Wood/soil contacts at the patio cover posts should be avoided. Wood in contact with soil promotes deterioration to wood members. If any deterioration is noted after the soil has been removed consult a licensed structural pest control operator. (See Photo 26)

! **13.** The door in the exterior rear was found to be inoperable or to be very difficult to operate. This door should be removed or corrected to allow for proper function. (See Photo 44)

! **14.** The garage door did reverse properly when the infrared detection system for the auto reverse was tested; however, we did note that the detection system for the auto reverse was installed too high or too low from the ground. We recommend proper mounting of the devices on the base of the garage jambs between 4" to 8" inches from the ground as per manufacturers recommendations. Information on the garage door openers is available from the consumer product safety commission at www.cpsc.gov. (See Illustration 3B) (See Photo 31)

! **15.** Staining was noted at the exterior rear overhang. This could indicate leakage through the roof covering. We recommend further evaluation correction by a licensed contractor. (See Photo 8)

16. There are some larger than normal sized cracks in the walkways. The cracks could be sealed for a better appearance and to prevent moisture intrusion.

17. The sliding glass door was observed to be sticking and/or difficult to operate. It should be corrected to operate freely. Cleaning and lubricating the slider tracks usually improves the operation. Replacement of worn hardware may also be necessary.

18. The screen for the sliding glass door is missing. The owner should be consulted regarding any screens that may be in storage. We recommend that it be replaced.

19. The concrete driveway is badly cracked. The cracks could be sealed for a better appearance and to prevent moisture intrusion. Replacement will ultimately be necessary.

20. No weep holes were visible in the retaining wall at the rear and right. Weep holes provide an outlet for water, thereby reducing the soil pressure against the wall. It would be wise to consider the installation of weep holes.

21. Vegetation growing on or within 6" of exterior walls should be kept trimmed away from siding, window trims and the eaves.

22. The tree proximity could disrupt drainage pipes, cause mechanical damage to the exterior of the house or influence the foundation over time. For additional information and recommendations we recommend appropriate trades be consulted. (See Illustration 3T)

23. The gaps in the exterior trim/siding should be caulked as necessary.

24. There are minor sized cracks in the exterior stucco that should be patched and sealed as part of preparation for the next painting. Flexible patching materials are recommended rather than rigid patching compounds.

25. Portions of the exterior are weathered/peeling, exposed and subject to damage. We recommend thorough scraping, sanding, caulking and priming prior to applications of a high quality exterior finish.

26. Portions of this property are on a hillside or sloped. Evaluation of soil stability is beyond the scope of this inspection. There is potential for erosion. If problems are suspected or additional information is desired appropriate trades should be consulted.

27. The openings in the exterior siding at the various plumbing or gas piping penetrations should be filled to prevent rodent and moisture entry.

28. Obvious repairs and/or modifications have been made to the exterior walls. The owner may have information about the original conditions, repairs or remodeling work and any permits that were required.

29. The retaining wall at the rear was inaccessible because of excessive vegetation. With access and an opportunity for examination, reportable conditions may be discovered. We recommend vegetation be removed and the abutment walls inspected.

30. The drywall or wall finish in the garage is damaged, cracked or blemished in one or more areas. We recommend repair or refinishing

31. The decorative landscape retaining walls/planters are damaged. We recommend they be repaired or replaced for better appearance.

32. There is no retaining wall at portions of the front of the property. To eliminate possible movement or erosion of the surrounding soil a properly footed retaining wall may be necessary. We recommend appropriate trades be consulted.

33. Missing, damaged or worn out weather-stripping on the base of the large garage door should be repaired or replaced as necessary.

34. Portions of the exterior door finish is worn and/or peeling. We recommend thorough scraping, sanding, caulking and priming prior to applications of a high quality exterior finish on the door as regular household maintenance.

35. The weather stripping is worn, missing and/or damaged at one or more of the exterior doors. We recommend all missing, worn or damaged weather-stripping be replaced.
36. There was a gap noted at the base of the garage door when closed. This condition may allow rodents to enter the garage and also allow moisture to enter in heavy weather condition.
37. The masonry fence/wall is in satisfactory condition, however there is slight movement and cracks were noted. We recommend the fence/wall be periodically inspected for excessive movement and deterioration and improved as necessary.
38. Loose, damaged or worn out window weather-strip should be repaired or replaced. This would help to limit moisture intrusion and interior heat loss.
39. The built-in cabinetry at the exterior rear of the structure is damaged. We recommend repairs and /or replacement.
40. Sections of fencing were missing at the exterior left. We recommend repairs.

! **41.** Missing hardware was noted at the garage bathroom door. We recommend that hinges, knobs, latches and strike plates be adjusted or replaced to restore full operation. (See Photo 20)

! **42.** Missing windows at the garage bathroom door should be replaced. (See Photo 19)

43. The exterior door at the garage bathroom rubs on the frame/jamb. We recommend all rubbing doors be trimmed, planned or adjusted to improve operation.

LIMITATIONS:

This is a visual inspection to the accessible areas only.

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions, site stability and property surface and/or underground drainage runoff.
- Interior finishes (floors, walls, ceilings) and/or insulation restricted the inspection of the garage.

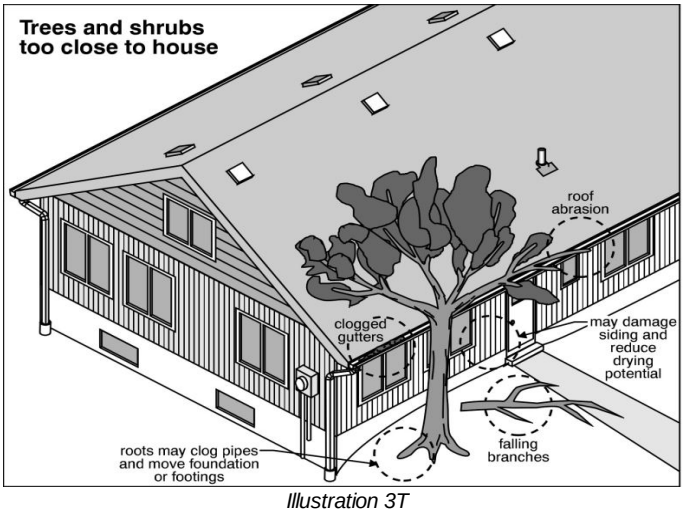

Illustration 3T

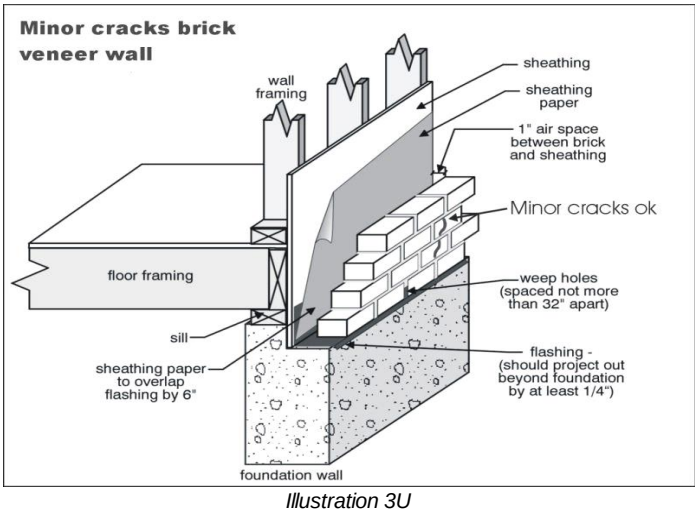

Illustration 3U

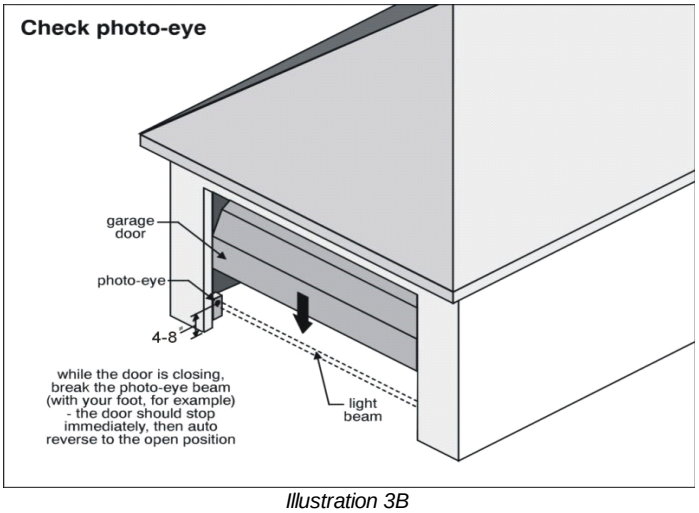

Illustration 3B

Electrical

ITEM DESCRIPTIONS:

Service	• 120/240 volt main service • Solar Voltaic System Noted
Service Entrance	• Overhead Service Wires
Service Ground	• Copper Ground Wire
Main Disconnect	• Breakers • Main Service Rating (Amps): 175
Main Distribution Panel	• Breakers • Location: Exterior Rear • Panel Rating (Amps): 200
Branch/Auxiliary Panel	• Breakers • Location: Hall Bathroom Closet • Panel Rating (Amps): 125
Distribution Wiring	• Copper Wire
Outlets, Switches & Lights	• Grounded
Ground Fault Circuit Interrupters	• Bathroom • Garage

COMMENTS:

Evidence of remodeling or modifications to the electrical system were evident. Inquire with the owner as to their nature and any permits that may have been required. Evaluation of permits, identifying the extent of modifications and code compliance are beyond the scope of this inspection.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

! **1.** Running splices, which are improper connections outside of a junction box, were observed in the attic. We recommend connections be joined with approved connectors inside a junction box to prevent accidental contacts or mechanical damage. (See Photo 55)

! **2.** We found exposed wiring at the garage walls below 7' feet. Even if insulated, we recommend all wiring be encased in conduit or otherwise protected in accordance with present standards. (See Illustration 4E) (See Photo 33)

! **3.** Exterior receptacles at the rear are missing a weatherproof cover plate. We recommend an approved exterior cover be installed. (See Photo 21)

! **4.** Exposed electric connections or open junction boxes at the attic should be corrected. All electric connections should be made inside approved junction boxes fitted with proper cover plates. (See Photo 35) (See Photo 57)

! **5.** One or more outlets and/or receptacle housings at the exterior front are loose. Based upon our inspection of a representative number of outlets we recommend testing of every outlet. All loose outlets and receptacles should be repaired as necessary. (See Photo 16)

! **6.** Ungrounded "3-prong" outlets at the garage should be improved. A grounded cable or ground wire could be installed at these outlets, the outlet labeled as ungrounded or the original "2-prong" receptacle could be reinstalled. Based upon our inspection of a representative number of outlets, we recommend testing of every outlet. Repairs or rewiring are recommended at all deficient locations. For additional information we recommend a licensed electrician be consulted. (See Illustration 4O) (See Photo 34)

! **7.** One or more outlets at the living room have reversed polarity, i.e. the hot and neutral connection inside the outlet are wired backwards. These outlets and the circuit should be investigated and corrected. Based upon our inspection of a representative number of outlets, we recommend testing of every outlet at a later date. Repairs or rewiring are recommended at all deficient locations. (See Illustration 4M) (See Photo 46)

! **8.** One or more outlets at the exterior front were inoperative at the time of our inspection. Possibly due to turned off switches which were not located during our inspection. These outlets and circuits should be investigated and corrected as necessary. Based upon our inspection of a representative number of outlets, we recommend testing of every outlet at a later date. Repairs or rewiring are recommended at all deficient locations. (See Photo 14)

! **9.** We found exposed wiring at the exterior right and left. Even if insulated, we recommend all wiring be encased in conduit or otherwise protected in accordance with present standards. (See Photo 12)

! **10.** An exterior switch at the front is missing a water proof cover plate. We recommend an exterior approved cover be installed. (See Photo 15)

! **11.** One or more electrical outlets or junction boxes at the attic were noted to be loose or unsecured. We recommend all loose or unsecured junction boxes be repaired. (See Photo 36)

12. Several of the interior outlets and/or switches are loose in their boxes. We recommend a general tightening and "tune-up" of all of the loose receptacles.

13. The circuitry in the branch/auxiliary panel is not labeled. We recommend this be corrected to allow individuals unfamiliar with the equipment to operate it properly when and if necessary.

14. The branch/auxiliary panel is located in the closet and/or cabinet, which is prohibited for present installations. To allow access, we recommend clearance be maintained. If applicable removal of the cabinet should also be considered.
15. The “Zinsco/Sylvania” electrical panel on the property was not fully inspected due to inherit defects that are a potential safety hazard. A visual inspection of the front of the panel and breakers was performed, no covers were removed or internal components inspected. We recommend a licensed electrician be retained for further inspection and recommendations. An electrician is likely to recommend full replacement of these brands of panels.
16. The missing outlet cover plates at the interior should be replaced. Based upon our inspection of a representative number of outlets we recommend checking every outlet to make sure they all have covers.
17. One or more of the branch/auxiliary panel "Dead Front" screws are missing or incorrect. We recommend proper blunt-end screws be installed.
18. Cable clamps sometimes referred to as bushings or grommets are required where wiring passes into the electrical main and/or branch panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings. (See Illustration 4W)
19. The main and/or branch electrical panel is crowded with wiring. A larger panel would be desirable, especially if future remodeling or upgrades are considered.
20. One or more of the lights in the bedrooms and exterior are inoperative. This may be due to turned off switches which were not located during our inspection. If the bulb has not failed or the lights switched off, the circuit should be investigated and repaired.
21. The circuitry in the main panel is not labeled. We recommend this be corrected to allow individuals unfamiliar with the equipment to operate it properly when and if necessary.
22. One or more of the outlets have been painted over making it difficult or impossible to insert our outlet tester. We recommend replacement.
23. We have observed a “Zinsco/Sylvania” electrical service panel(s) on the property. This type of panel has a history of circuit breakers failing to trip or overheating in response to an over current or short circuit. Failure of a circuit breaker to trip does not afford the protection that is intended and required. These brands have been obsolete for decades, and are a safety hazard. We recommend a licensed electrician be retained for additional information and recommendations. An electrician is likely to recommend full replacement of the panel.
24. The switch in the master bedroom closet for the skylight did not appear to function. We recommend further valuation by a licensed electrician.

! **25.** The missing cover(s) at the garage and laundry room light fixture should be replaced. (See Photo 50)

26. We tested a representative number of switches and found one in the kitchen to be without an obvious function, possibly for switched wall outlets. This is not necessarily a deficiency, but we suggest consultation with the owner and/or testing of the outlets and switches at night to aid in determining their function.

MAINTENANCE ITEMS & GENERAL INFORMATION

27. The service ground wire runs into the enclosed wall, therefore it was inaccessible and determining its method of grounding connections to the structure was not noted at this time. This note is for general information only.
28. One or more of the circuit breakers within the main electrical panel are not of the same manufacture as the panel. Due to the age of the panel, original manufacture circuit breakers may not be readily available. Since no obvious conditions are noted replacement would be optional.
29. One or more of the circuit breakers within the branch/auxiliary electrical panel are not of the same manufacture as the panel. Due to the age of the panel, original manufacture circuit breakers may not be readily available. Since no obvious conditions are noted in regards to this condition replacement would be optional.

DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

30. Additional outlets in some areas of the home may be desirable.
31. It is impossible to predict whether the number of circuits within a home will be sufficient for the needs of the occupants during a typical home inspection. However, the number of circuits within this home are considered less than ideal. If fuses blow or breakers trip regularly, this may indicate the need for additional circuits. It does not indicate that your electrical service is undersized, nor does it represent a safety concern. Circuits can be added on an as needed basis.
32. Today's electrical standard now requires a device called an arc-fault circuit interrupter "AFCI". As defined in proposals for the 1999 NEC, an "AFCI" is a device that provides protection from effects of arc faults by recognizing characteristics unique to arcing, and then de-energizing the circuit upon detection of an arc fault. Its basic application is protection of 15 amp and 20 amp branch circuits in single and multi-family residential occupancies. These devices are now installed in the habitable bedrooms of new construction.

33. The installation of ground fault circuit interrupter "GFCI" devices is advisable on exterior, garage, bathroom, laundry, and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with "GFCI"s. A ground fault circuit interrupter "GFCI" offers protection from shock or electrocution. Please note that "GFCI" may already be in one or more of these areas. See "description" section above for exact location of any "GFCI" which may be present on this property. (See Illustration 4L)

LIMITATIONS:

This is a visual inspection to the accessible areas only. The inspection does not include (if applicable) low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers, central vacuum systems, exterior sprinkler systems, exterior landscape lighting or exterior motion sensor lights. Also smoke detectors out of reach were only visually inspected unless noted otherwise. We recommend these systems be checked by interested parties for proper operation when possible.

- Due to inaccessibility of concealed wiring or undocumented improvements of the structure, we are unable to predict whether the number of circuits within a home will be sufficient for the needs of the occupants during a typical home inspection. If fuses blow or breakers trip regularly, this may indicate that additional loads or remodeling modifications may have been added to existing circuits.
- Inspection of the installation, wiring and function of an electrical vehicle charger is excluded from this report. We recommend consulting the vehicles manufacturer specifications for further information on installation, testing and operation.
- Electrical components concealed behind finished surfaces could not be inspected.
- According to "ASHI" standards only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage may have restricted access to some electrical components.
- The ground connection for the electrical service was not visible at the time of the inspection.
- Exterior light fixtures on motion or light sensors were not tested.
- One or more added recessed light fixtures appear to have been installed in the ceiling as noted from the attic. Some recessed light fixtures require a certain amount of clearance between the insulation and the metal fixtures, however due to inaccessibility, clearance issues or time limitations we were unable to fully evaluate every light fixture. For additional information we recommend further evaluation of the fixtures by a licensed electrical contractor.
- Inspection of the solar panel electrical system is beyond the scope of this inspection, all inquiries or questions in regards to the operation of the system should be made with the owner or a licensed electrical contractor familiar with type of electrical system.

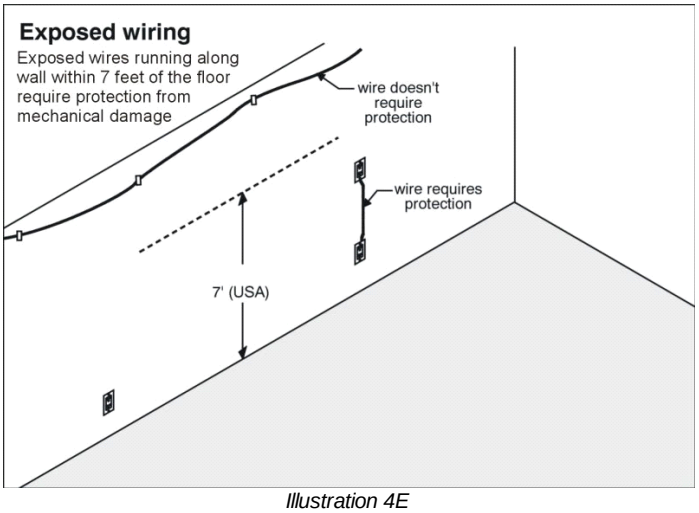

Illustration 4E

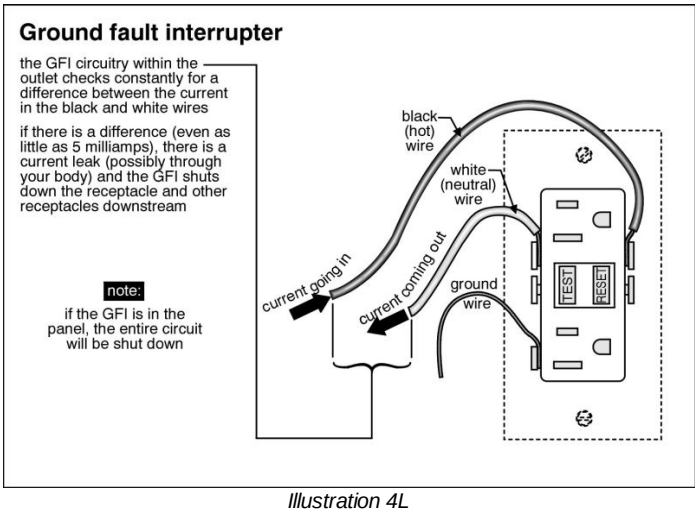

Illustration 4L

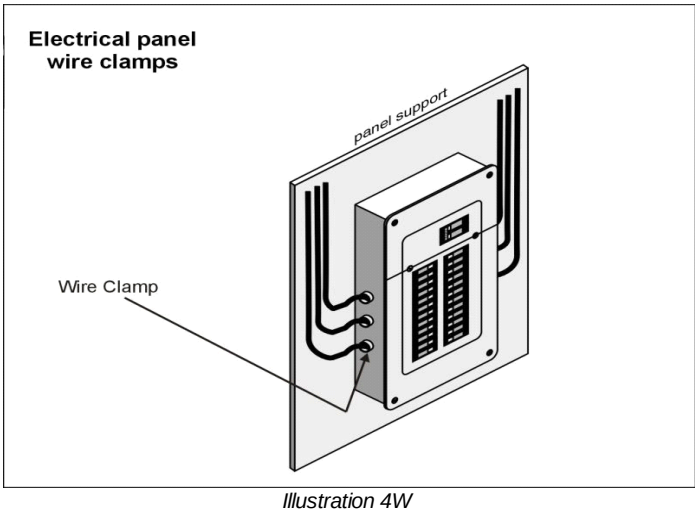

Illustration 4W

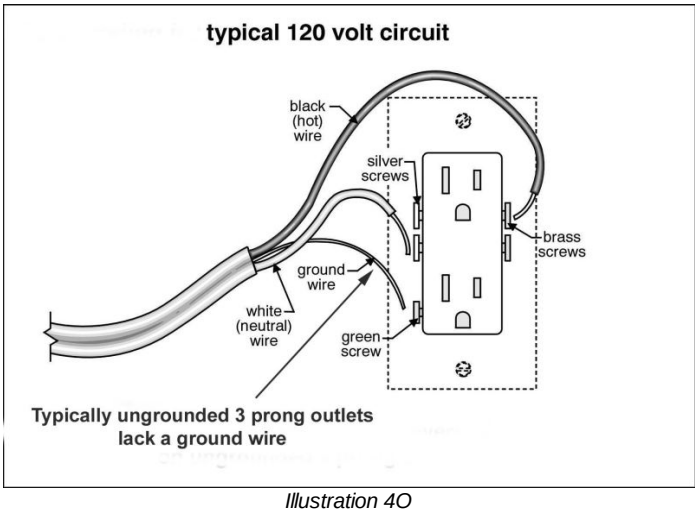

Illustration 4O

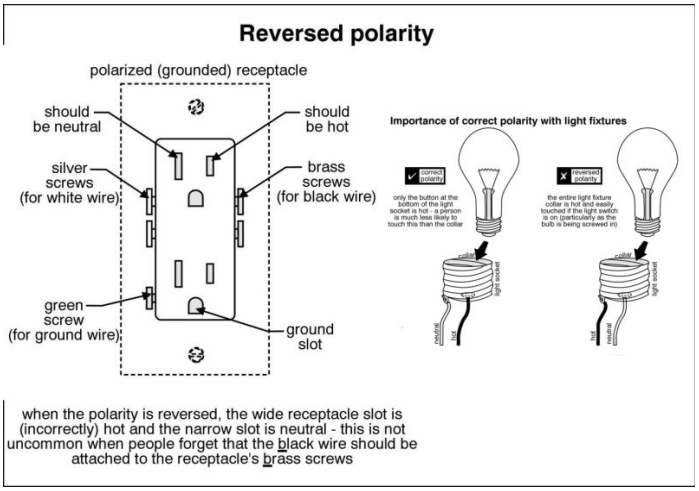

Illustration 4M

Heating System

ITEM DESCRIPTIONS:

Primary Source Heat	• Gas
Heating System	• Forced Air • Manufacturer: Carrier • Location: Closet
Distribution/Ducting	• Ductwork

COMMENTS:

The heating system was activated using its available controls and was found to be operational at the time of inspection.

The typical life cycle for a heating unit such as this is 20-25 years. The heating system is older and may be approaching the end of its life cycle. Some units will last longer; others can fail prematurely. Please be aware that shutting the gas off to this unit for any reason could cause the heat exchanger to contract and crack.

We recommend a licensed HVAC contractor be retained for further evaluation of the heating unit.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

! **1.** We noted a flexible gas line running through the furnace metal housing. We recommend consideration be given to installing rigid piping at the penetration of the housing and the installation of flexible supply piping at the exterior of the furnace. (See Photo 47)

2. Damaged, loose, or missing insulation wrap was observed on portions of the HVAC ducting at the crawlspace. These conditions expose or compress the insulation, reducing thermal performance. Deteriorated wrap may also indicate concealed issues with the ducts (e.g., air leaks or disconnected sections). We recommend a qualified HVAC technician fully evaluate all accessible ductwork, make any necessary repairs, and restore continuous, properly secured insulation/jacket coverage throughout. (See Photo 62)

! **3.** One or more sections of HVAC ductwork were observed disconnected at the crawlspace. Disconnections allow conditioned air to escape and can draw unfiltered air into the system, reducing efficiency and comfort. We recommend a qualified HVAC technician fully evaluate all ductwork, reconnect and properly seal joints, replace damaged sections as needed, and restore secure support and continuous, airtight duct runs throughout. (See Photo 68)

4. The heating system is dirty and in this condition may operate inefficiently. We recommend a qualified HVAC contractor be retained to service, clean, and tune the system.

5. One or more of the interior heater registers are loose. We recommend all loose registers be repaired or replaced as necessary.

6. Some of the heating ducts in the crawlspace are close to the soil. This is conducive to corrosion and damage. We recommend they be carefully inspected, at least annually, for corrosion and damage and additional clearance provided if necessary.

7. The location of the furnace vent at the right side of the structure can restrict access to the filter. We recommend further evaluation and correction by a licensed HVAC contractor.

MAINTENANCE ITEMS & GENERAL INFORMATION

8. Dented HVAC ductwork was observed at the crawlspace. Deformed sections may restrict airflow, reducing system efficiency and overall comfort. We recommend a qualified HVAC technician fully evaluate all ductwork, repair or replace damaged sections, and restore proper duct shape and support throughout. (See Photo 64)

9. This home is heated with a mid efficiency forced air furnace. In this type of furnace, air is circulated by a blower motor through a heat exchanger, which is heated by the burner unit at the base. An induced draft motor is used to force the exhaust from the furnace to the exterior

DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

10. When furnace replacement is performed, consideration should be given to installing a "high efficiency" system.

LIMITATIONS:

This is a visual inspection to the accessible areas only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection.

- As per ASHI standards determining furnace heat supply adequacy or inadequacy, distribution balance or sizing of the unit or units is not a part of this inspection.
- The wall mount and/or window mounted air conditioning unit (if applicable) was not inspected and are excluded from this report.

- Heating and/or air conditioning registers where accessible were visually inspected. Manual operation of the registers was not performed.
- As per ASHI standards the heat exchanger of the furnace was not inspected and interior portions of the heater were restricted. For additional information we recommend the services of a licensed heating contractor. As a free public service, the local utility company will perform a "safety" review of the heat exchanger and other gas operated components. We recommend that you take advantage of this service before the next seasonal operation.
- Inspection of the heater and/or air conditioner thermostat is limited to operating the units(s) on and off function only. Testing of the thermostat timer, temperature accuracy, clock, set back functions, etc. were not performed.

Cooling/Heat Pump System

ITEM DESCRIPTIONS:

Primary Source A/C	• Electricity • 240 Volt Power Supply
Cooling System	• Air Cooled Central • Manufacturer: Carrier • Location: Exterior Side

COMMENTS:

We recommend a licensed HVAC contractor be retained for further evaluation of the cooling unit.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

! **1.** During operation of the air conditioning unit or heat pump we noted a minimal temperature change between the output of the cooling system and the ambient room temperature. A low temperature change typically indicates the unit requires servicing or repair. We recommend a licensed HVAC contractor be retained for further evaluation of the system and service if necessary. (See Photo 52)

! **2.** The exterior condenser unit shows deterioration. This may be a cosmetic condition, but it could be a sign of other problems beyond the scope of our inspection. We recommend consulting a licensed HVAC contractor for further evaluation. (See Photo 23)

3. Damaged insulation on air conditioner refrigerant lines should be repaired. This will help to increase the efficiency of the unit.

4. The outdoor condenser unit of the air conditioning system requires cleaning. Vegetation in the vicinity of the outdoor unit of the air conditioning compressor unit should be cut away from the unit.

5. The air conditioning unit is older and may require additional maintenance in the future.

6. The data plate on the cooling system was not visible or legible at the time of this inspection.

7. The air conditioning condenser unit is not mounted or secured to the platform properly. We recommend it be secured or mounted as necessary.

8. The secondary drain for the air conditioner unit at the furnace was missing and/or damaged. All interior mounted air conditioning units require a secondary drain and/or pan draining to a highly visible exterior location.

LIMITATIONS:

This is a visual inspection to the accessible areas only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time.

Insulation/Ventilation

ITEM DESCRIPTIONS:

Attic/Roof Insulation	• Fiberglass • Depth (inches): 4-6
Exterior Walls Insulation	• Unknown
Crawlspace Insulation	• Fiberglass • Depth (inches): 4
Attic/Roof Ventilation	• Soffit vents
Crawlspace Ventilation	• Exterior wall vent(s)

COMMENTS:

During any planned re-roofing or renovation projects, insulation and ventilation levels should be reviewed and upgraded as needed. Enhancing these systems can improve energy efficiency and indoor comfort. Please note that insulation upgrades are typically considered an improvement rather than a required repair.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

! **1.** One or more of the crawl space vents are even with or below the exterior grade level at the left and rear. This condition can allow moisture to enter the crawl space. We recommend the exterior grading be improved to slope away from the structure. If the opportunity for easy grading does not exist, the installation of dams around the exterior of the vents should be considered. (See Photo 22)

2. The passage of air between the attic fascia vents and the roof cavity appears to be obstructed. "Baffles" should be provided to hold back insulation and allow for free movement of air within the roof space. This area should be further investigated and improved where necessary. (See Illustration 7B)

3. One or more of the ventilation screens for the crawl space is torn, damaged or missing. We recommend the damaged or missing ventilation screens be repaired or replaced as necessary.

4. Missing and/or loose floor insulation was noted in one or more areas of the crawl space. We recommend all loose, missing and/or damaged insulation be replaced.

5. Missing, compressed, or uneven insulation in various areas of the attic should be replaced or evened out to improve the insulating value in these areas.

6. Abandoned vent ducting in the attic should be removed.

7. There are no functional windows or fans in the laundry for ventilation. As a upgrade we recommend an exhaust fan that discharges to the building exterior be considered.

! **8.** Disconnected, missing and/or loose attic exhaust vent pipes for the bathroom should be corrected to fully exhaust air to the exterior. (See Illustration 7D) (See Photo 39)

9. The exhaust fan in the bathroom is dirty. This condition places an extra load on the motor. We recommend that the fan be cleaned and lubricated.

10. The exhaust fan in the right side hall bathroom is slow to come up to speed. This condition places an extra load on the motor. We recommend that the fan be cleaned and lubricated. If this does not correct the condition the fan should be replaced.

LIMITATIONS:

This is a visual inspection to the accessible areas only.

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests were performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation "R" values or depths are rough average values.

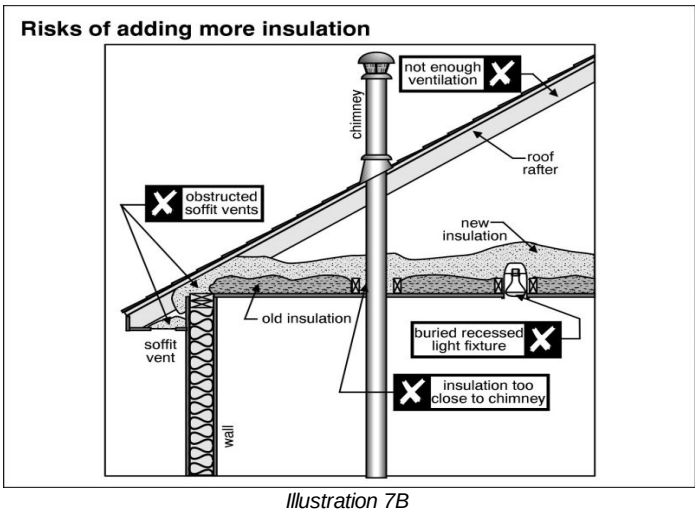

Illustration 7B

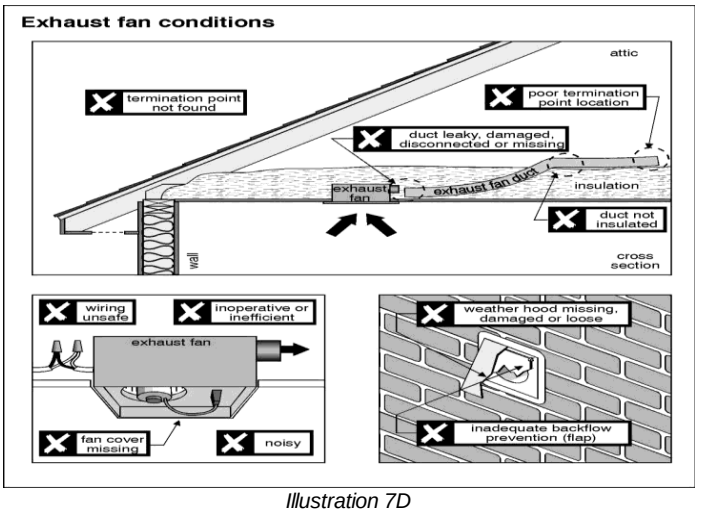

Illustration 7D

Plumbing

ITEM DESCRIPTIONS:

Main Water Valve	• Location: Exterior Front
Supply Piping	• Metallic Material • Plastic Material
Drain/Waste/Vent	• Plastic Material • Metallic Material
Cleanout	• Location: Exterior
Main Gas Valve	• Location: Exterior Side
Water Heaters	• Manufacturer: Rheem • Capacity: 40 Gallons • Approximate Age (years): 2 • Gas • Location: Closet
Seismic Gas Shut-off	• Not Present
Excess Flow Gas Shut-off	• Not Present

COMMENTS:

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

! **1.** The water heater seismic straps are loose, this will allow movement of the tank in an earthquake. We recommend tightening the straps and/or adding bracing between the tank and wall to improve safety. (See Photo 25)

! **2.** There is evidence of heavy corrosion and rust, but no leakage on the exterior of the exposed and accessible metal supply piping at the water heater. This piping should be monitored for leakage and repaired as necessary. Upgrading this piping and connections should also be considered. (See Photo 24)

3. The main water shut-off handle is partially buried. We recommend the valve be fully exposed for ease of operation. This would be especially important in an emergency.

4. The metallic drain piping may be nearing the end of its effective service life. Older piping is subject to corrosion on the interior and/or exterior which may result in clogging and eventual leakage. We recommend the piping be further evaluated by a licensed plumbing contractor to determine if replacement or repair is necessary.

5. The installation of a sediment trap at the furnace appliance gas line is recommended.

6. The water heater has been installed with a excessive tilt, which is usually caused by strapping of the heater to the rear wall without proper support at the back of the tank. We recommend the heater be straightened and properly secured to the rear wall.

! **7.** The water pressure of the home was tested and found to be 90 psi. The current pressure is higher than the typical range of 45-75 psi. We recommend contacting a licensed plumber for further evaluation of this condition. (See Photo 69)

! **8.** There is evidence of a past leaks and corrosion but presently no active leakage on the exterior of the bathroom and kitchen drain/supply lines. This area should be monitored for leakage and repaired as necessary. Upgrading this piping and connections should be considered. (See Photo 51)

! **9.** The tub faucet and/or handles are leaking at the left side hall bathroom. We recommend all leaks be repaired. (See Photo 53)

! **10.** The drain is leaking into the crawl space under the master bathroom and left side hall bathroom. We recommend all leaks be repaired. (See Photo 56) (See Photo 67)

! **11.** The toilet at all bathrooms is loose and should be properly re-secured, tightened and caulked. (See Illustration 8J) (See Photo 48)

12. The sink was observed to be slow-draining at the right side hall bathroom, indicating a potential obstruction within the drain line. We recommend further evaluation and necessary repairs by a qualified plumber to ensure proper drainage and full functionality of this area.

13. The faucet at the garage bathroom was not functioning properly or difficult to operate. We recommend repair or replacement.

DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

14. There is no metal pan under the water heater to catch and divert any dripping water to the exterior. We recommend that consideration be given to installing one.

15. During the process of plumbing fixture renovation, we recommend that exposed older piping be replaced.

16. To reduce the risk of contamination of supply water, installation of anti-siphon devices on exterior hose bibs are recommended.

LIMITATIONS:

This is a visual inspection to the accessible areas only. We do not determine whether the properties' water supply and sewage disposal are public or private. Testing of the sinks, tubs and shower fixtures is limited to running hot and cold water for a brief moment, we cannot detect backups or obstructions in the homes main drain or sewer lateral systems.

- Water and gas shut-off valves, including but not limited to seismic, excess flow shut-off valves and gas fireplace valves where applicable, were not operated or tested. Identification of these devices is limited to the accessible areas only.
- Portions of the plumbing system concealed by finishes and/or storage (below sinks, below the structure and beneath the yard) were not inspected.
- Water quantity and quality are not tested. The effect of lead content in solder and/or supply lines is beyond the scope of the inspection.
- Inspection of any water conditioning system (filters, purifiers, softeners, etc.) is beyond the scope of this inspection and are excluded from this report.
- Inspection of any lawn sprinkler system is beyond the scope of this inspection and are excluded from this report (unless noted otherwise).
- The interior portions of the water heater were restricted. For additional information we recommend the services of a licensed plumbing contractor. As a free public service, the local utility company will perform a "safety" review of the interior of the water heater and other gas operated components. We recommend that you take advantage of this service before the next seasonal operation.
- HomeGuard Incorporated does not determine if any fixtures or toilets are water conserving.

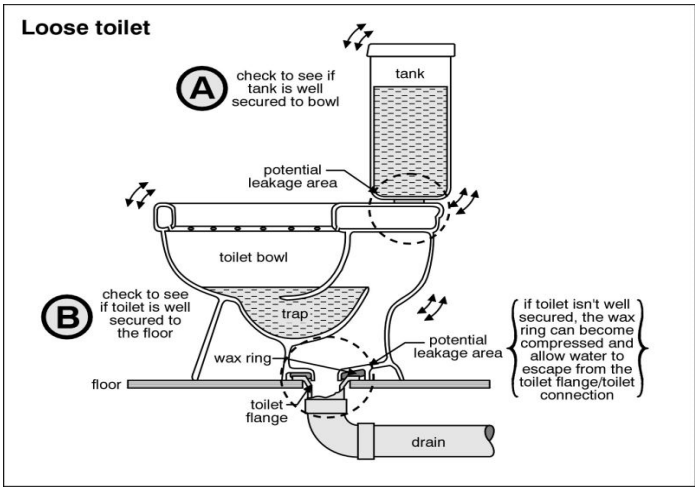

Illustration 8J

Interior

ITEM DESCRIPTIONS:

Kitchen Appliances Tested	• Built in Electric Oven • Gas Cooktop • Microwave • Dishwasher • Waste Disposer • Exhaust Hood
Wall Finishes	• Drywall/Plaster
Ceiling Finishes	• Drywall/Plaster
Floors	• Laminate Flooring
Doors	• Hollow Core • Pocket • Sliding • Bifold
Window Style and Glazing	• Double/Single Hung • Sliders • Bay • Single Pane • Double Pane
Stairs/Railings	• Not Present
Fireplace/Wood Stove	• Masonry Fire Box
Cabinets/Countertops	• Wood • Tile • Solid Surface
Laundry Facilities/Hookup	• 240 Volt Circuit for Dryer • 120 Volt Circuit for Washer • Gas Piping for Dryer • Hot and Cold Water Supply for Washer • Waste Standpipe for Washer • Dryer vent noted
Other Components Inspected	• Smoke Detector • Door Bell • Carbon Monoxide Detector

COMMENTS:

Personal storage was blocking access to the interior of the garage bathroom stall shower. Therefore, the area is considered inaccessible and was not fully inspected. With access and a opportunity for complete inspection, conditions in need of attention may be discovered. The personal belongings should be removed so the area may be examined. (See Photo 41)

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

INTERIOR

! **1.** Evidence of vermin activity was observed within the structure. It is likely this evidence will extend into inaccessible areas. The owner is advised to contact the appropriate trade for further evaluation and remedial measures if necessary. (See Photo 66)

! **2.** The ceiling in the garage is damaged. We recommend it be repaired. (See Photo 32)

! **3.** The window at the front wall exhibits conditions and/or symptoms that indicate a possible breached seal or failed thermal pane. This has or can result in condensation and/or moisture developing between the panes of glass that will effect the cosmetic appearance of the windows and their insulating performance. We recommend all insulated glass units be further evaluated by a licensed glazier and repaired or replaced as required. (See Photo 54)

4. Difficult to operate or non-functional window latches/locks at the garage should be cleaned, adjusted and/or repaired for increased security and full use of these areas.

5. One or more interior closet doors have loose, damaged, difficult to use, and/or missing hardware at the bedrooms. We recommend that the tracks, wheels and/or latches be adjusted or replaced to restore full operation.

6. The operation of some of the sliding windows is rough. We recommend they be cleaned, lubricated and adjusted for smoother operation.

7. One or more interior doors do not latch properly. We recommend that hinges, latches and strike plates be adjusted to restore full operation.

8. The surface is damaged/blemished at the interior doors. We recommend repair for cosmetic considerations.

9. Past repairs were noted at the skylight in the interior of the home. We recommend consultation with the sellers regarding the reason for the repairs and what permits and inspections were obtained to complete the work.

10. Past repairs were noted at the walls and ceilings in the interior of the home. We recommend consultation with the sellers regarding the reason for the repairs and what permits and inspections were obtained to complete the work.

11. One or more of the interior door(s) rubs on the frame/jamb at the bedrooms. We recommend all rubbing doors be trimmed, planed or adjusted as necessary to improve operation.

12. There appears to be a slope at various interior floors. This may be the result of support system settlement or support system modifications. Individual perception and sensitivity to floor sloping and/or settlement varies greatly. Measurement and evaluation of floor slope and/or settlement is beyond the scope of this inspection. For additional information, we recommend contacting the appropriate trades.

13. The floor coverings are cosmetically worn.

14. It may be desirable to replace the window screens where missing or damaged.

15. Water stains were noted in various window sills, frames, and/or jambs. This may indicate possible leaking frames or interior condensate. We recommend monitoring the windows for signs of any leakage and corrected if necessary.
16. Various double pane windows were dirty at the time of our inspection, therefore, the condition of the windows was not fully verified. We recommend the windows be cleaned to verify their thermal seal.
17. The interior wall or ceiling blemishes or minor holes and or cracks are cosmetic and can be repaired in the course of routine maintenance.
18. Various interior doors, windows, and electrical outlets were partially inaccessible due to personal belongings and/or furniture at the time of our inspection. With access and an opportunity for a complete inspection, conditions in need of attention may be discovered. We recommend all peronal belongings and furniture be removed and these areas further inspected.
19. Slight gaps and cracks were noted in the interior trim and molding due to shrinkage of the lumber. We recommend that these voids be caulked as necessary.
20. The door at the laundry room uses a deadbolt that requires a key to exit. Deadbolts and other locks with removable inside keys can prevent escape in an emergency and are prohibited in many jurisdictions. Always leave keys in locks when the building is occupied. Lock replacement should be considered.
21. The trim shows evidence of cosmetic damage. Repairs are considered optional.
22. There is no metal pan under the washing machine to catch and divert any dripping water to the exterior. We recommend one be installed.
23. The tape on the garage interior drywall joints has separated. We recommend re-surfacing to restore appearance and integrity of the surface.
24. The pocket door knob/latch, wheels or track at the living room are damaged and/or difficult to operate. We recommend it be repaired.

KITCHEN

! **25.** Cracked, damaged and loose kitchen countertop tiles should be replaced. Water leaking through non-sealed areas can cause damage. Damage caused by water seepage cannot be determined by this visual inspection. (See Photo 45)

26. The kitchen countertop shows evidence of typical minor wear.
27. Cracked, deteriorated and/or missing caulk and grout at the kitchen tile countertop and/or backsplash should be replaced. A flexible caulking material is recommended.
28. The kitchen cabinets are in serviceable condition. Several of the doors and drawers need adjustment or minor repairs for smoother operation and proper fit.
29. The kitchen cabinet shows evidence of typical minor wear.
30. The base and/or side of the kitchen cabinet sink shelf is delaminated and shows evidence of past moisture in this area. This is mainly a cosmetic consideration and repair of this condition is optional. In any case, this area should be periodically monitored for future leaks from the sink and/or plumbing fixtures.

BATHROOMS

! **31.** The wall at the garage bathroom shows evidence of water damage. We recommend the services of a licensed structural pest control company for investigation. (See Photo 42)

! **32.** Cracked shower tile in the garage bathroom and master bathroom should be replaced. Water leaking through non-sealed areas can cause damage. Damage caused by water seepage cannot be determined by visual observation. (See Photo 40) (See Photo 72)

! **33.** Holes in the hall bathroom closet drywall should be repaired as necessary. (See Photo 49)

34. The tub drain stopper at the left side hall bathroom was not functioning properly or is missing. We recommend repair or replacement. (See Illustration 9E)
35. The basin drain stopper at the left side hall bathroom was missing or not functioning properly. We recommend adjustment, repair or replacement.
36. The flooring and/or seams in the right side hall bathroom closet are loose and/or unbound. Improvements are recommended. Damage caused by water seepage cannot be determined by this visual inspection.
37. Cracked, deteriorated and/or missing grout and caulk at the bathroom showers and tubs should be replaced. Water leaking through non-sealed areas can cause damage. Damage caused by water seepage cannot be determined by this visual observation. A flexible caulking material is recommended rather than rigid cementious grout.

MAINTENANCE ITEMS & GENERAL INFORMATION

INTERIOR

38. ENVIRONMENTAL ISSUES:
Issues Based on the age of this home, there is a possibility the structure may contain asbestos such as ceiling texture, insulation on the distribution piping and/or transit piping and siding. This can only be verified by laboratory analysis. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if “friable” damaged, crumbling, or in any state that allows the release of fibers. If replacement necessitates the removal of the acoustic ceiling or insulation, a specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, it is likely that there are other materials within the home that contain asbestos but are not identified by this inspection report.

39. The evaluation of the thermal pane windows ("dual pane/glazed") is limited to accessible windows exhibiting noticeable conditions at the time of our inspection, such as condensation and/or evidence of moisture developing between the panes of glass. Due to the known design and/or characteristics associated with thermal pane windows, conditions may be discovered at a later date, however seal failure can occur at any time.

KITCHEN

40. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission CPSC at www.cpsc.gov for further guidance.

LIMITATIONS:

This is a visual inspection to the accessible areas only. Assessing the quality of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments are general, except where functional concerns exist. Due to texturing and painting of interior surfaces there is no possible way of determining point of origin of any gypsum (sheetrock) material without destructive testing. HomeGuard Incorporated does not perform any destructive testing. Smoke detectors and carbon monoxide detectors were not manually tested. The sensors of these units are not tested. Both smoke detectors and carbon monoxide detectors have a limited life span and should be replaced according to the manufactures instructions.

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- No access was gained to the wall cavities of the home.
- The adequacy of the fireplace draw cannot be determined during a visual inspection.
- The operation of the dishwasher was limited to a filling and draining cycle only, however due to time limitations timers, dryer cycles and/or higher functions were not tested. For additional information in regards to the operation and full function of the dishwasher we recommend consultation with the owner or appropriate trades.
- The washing machine faucets were visually inspected however they were not tested.
- The above listed kitchen appliances were operated unless noted otherwise. These appliances were not inspected for installation according to manufacturer specifications and were not evaluated for performance, efficiency or adequacy during their operation. No refrigerators whether "built in" or portable are operated, inspected or tested.
- All appliances not "built in" to the structure such as washing machine, dryer, refrigerator and/or countertop microwaves were not inspected and are excluded from this report. No refrigerators whether "built in" or portable are operated, inspected or tested.
- Fireplace screens or doors were not inspected (unless otherwise noted) and are excluded from this report.
- The fireplace was visually inspected however the gas burner was not tested.
- Testing of the oven cleaning function is beyond the scope of this inspection. For proper operation and testing of this function we recommend consultation with the existing homeowner.

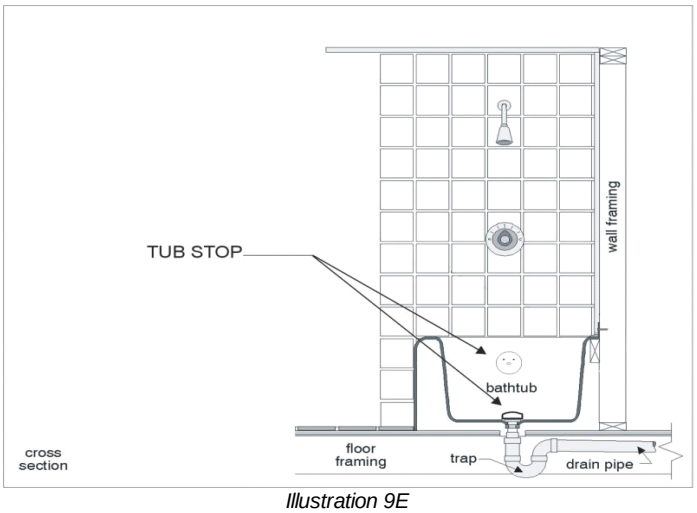

Illustration 9E

Photographs

No relative importance should be placed on the photographs provided in this report. The photographs in this report do not necessarily illustrate all of the damage in any particular finding. Also, not all problem areas will be supported with photographs. Please contact HomeGuard if you have any questions.

Photo 01

Photo 02

Photo 03

Photo 04

Photo 05

Photo 06

Photo 07

Photo 08

Photo 09

Photo 10

Photo 11

Photo 12

Photo 13

Photo 14

Photo 15

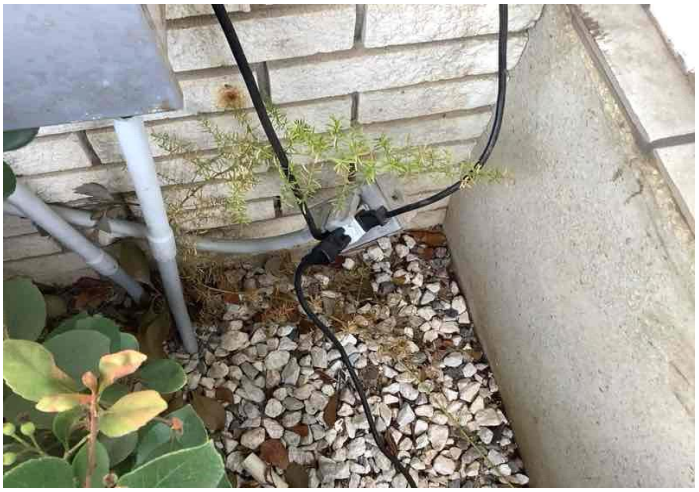

Photo 16

Photo 17

Photo 18

Photo 19

Photo 20

Photo 21

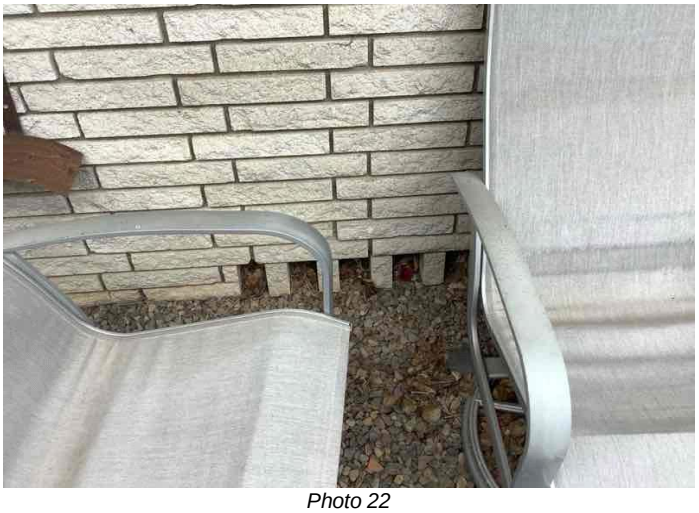

Photo 22

Photo 23

Photo 24

Photo 25

Photo 26

Photo 27

Photo 28

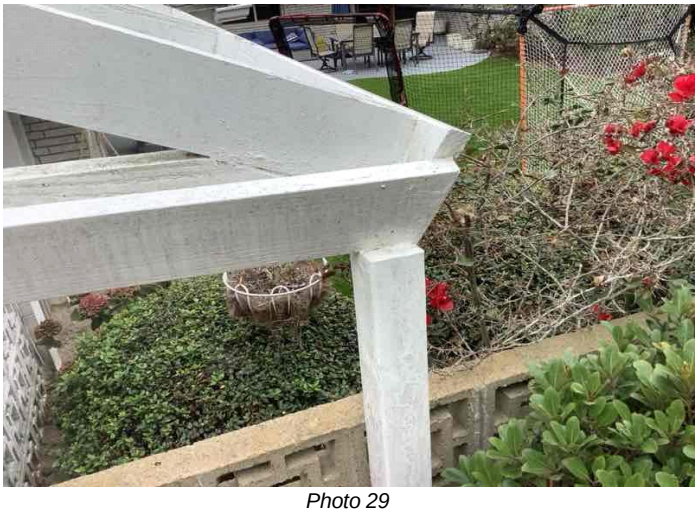

Photo 29

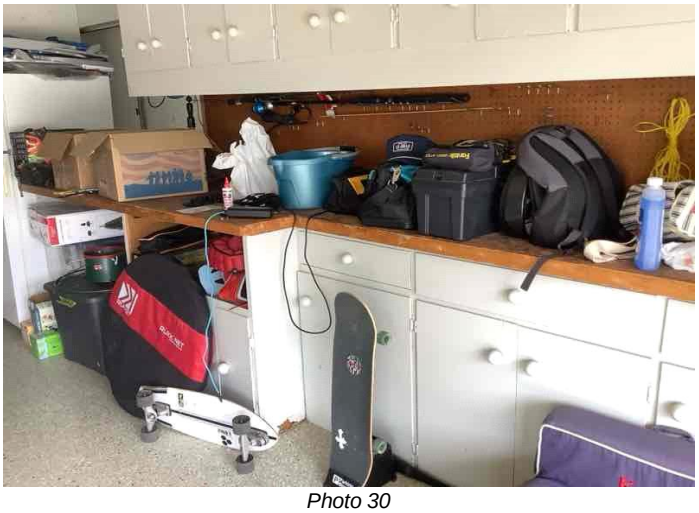

Photo 30

Photo 31

Photo 32

Photo 33

Photo 34

Photo 35

Photo 36

Photo 37

Photo 38

Photo 39

Photo 40

Photo 41

Photo 42

Photo 43

Photo 44

Photo 45

Photo 46

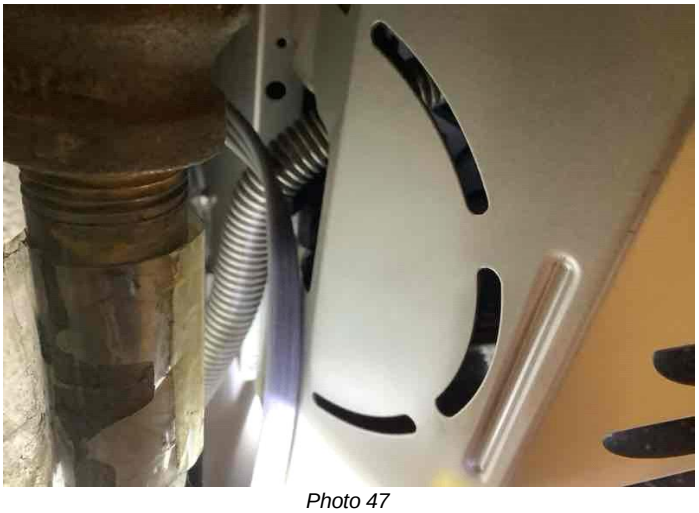

Photo 47

Photo 48

Photo 49

Photo 50

Photo 51

Photo 52

Photo 53

Photo 54

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Photo 58

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Photo 61

Photo 62

Photo 63

Photo 64

Photo 65

Photo 66

Photo 67

Photo 68

Photo 69

Photo 70

Photo 71

Photo 72

Maintenance Advice

UPON TAKING OWNERSHIP

After taking ownership of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements.

- ❑ Change the locks on all exterior entrances, for improved security.
- ❑ Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Considerations could also be given to a security system.
- ❑ Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- ❑ Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of a fire.
- ❑ Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- ❑ Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- ❑ Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- ❑ Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- ❑ Install rain caps and vermin screens on all chimney flues, as necessary.
- ❑ Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attend the home inspection, these items have been pointed out to you.

REGULAR MAINTENANCE

EVERY MONTH

- ❑ Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- ❑ Examine heating/cooling air filters and replace or clean as necessary.
- ❑ Inspect and clean humidifiers and electronic air cleaners.
- ❑ If the house has hot water heating, bleed radiator valves.
- ❑ Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- ❑ Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- ❑ Repair or replace leaking faucets or shower heads.
- ❑ Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- ❑ Examine the roof for evidence of damage to roof covering, flashings and chimneys.
- ❑ Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- ❑ Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- ❑ Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- ❑ Survey the basement and/or crawl space walls for evidence of moisture seepage.
- ❑ Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- ❑ Ensure that the grade of the land around the house encourages water to flow away from the foundation.

- ❑ Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- ❑ Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood windows frames. Paint and repair window sills and frames as necessary.
- ❑ Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- ❑ Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- ❑ Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- ❑ Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- ❑ Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- ❑ Replace or clean exhaust hood filters.
- ❑ Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- ❑ Replace smoke detector batteries.
- ❑ Have the heating, cooling and water heater systems cleaned and serviced.
- ❑ Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- ❑ Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- ❑ If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- ❑ If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventive treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be more true than the old cliche "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.
Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!

HomeGuard Incorporated

Invoice

Invoice Date **10/8/2025**
Invoice No: **1160505P**

Bill To:

Romina Spinelli
Berkshire Hathaway
1299 Prospect Street #218
La Jolla, CA 92037

Property Information:

Address: **1177 Muirlands Vista Way**
La Jolla CA, 92037
Report No: **665525TPR**
Escrow#:

PAID
DO NOT REMIT

Billing Information:

10/8/2025	**Home Inspection**	**$615.00**
Pay-At-Time Discount		**($40.00)**
Total Due:		**$575.00**

DUE UPON RECEIPT
Please remit to 510 Madera Ave., San Jose, CA 95112
There is a $25 fee for all returned checks