



HOME INSPECTION REPORT

13431-69 Hwy 8 Business
El Cajon, CA 92021

Kroon Family Trust c/o Ann and Ray Petta
07/25/2023



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The Real Estate Inspection Company

SCOPE OF WORK

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

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

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

A home inspection is limited in scope and is lower in cost than many individual inspections. The client is hereby informed that exhaustive inspections are available from specialists in a multitude of disciplines such as roofing, plumbing, pools, heating and air conditioning, decking, electrical, fenestration (windows and doors), and environmental quality among others. Additional inspections by specialists in a particular field will be more exhaustive and thorough, and likewise cost significantly more than a home inspection. A home inspection is intended to identify evidence of problems that exist. Since home inspections are non-destructive, the home inspector can only report on the evidence that is observable at the time of the inspection. A home inspection is specifically not exhaustive in nature and therefore cannot identify defects that may be discovered only through more rigorous testing than a home inspection allows. A generalist inspection is essentially visual and does not include the dismantling of any component, or the sampling of air and inert materials. Consequently, a generalist inspection and report will not be as comprehensive or technically exhaustive as that by a specialist, and it is not intended to be.

We are specifically prohibited by state law from commenting on damage caused by termites and other wood-destroying organisms, which is the responsibility of a state-

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

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

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

The client should obtain estimates for any items noted in the report that require further evaluation or repair.

The inspector cannot know what expense would be considered significant by the client, as everyone's budget is different.

It is the client's responsibility to obtain quotations prior to the end of the contingency period.

THE CLIENT SHOULD CONSIDER ALL DEFECTS IDENTIFIED IN THE REPORT AS SIGNIFICANT.

It is the client's responsibility to call a licensed professional immediately and provide them with a copy of this report.

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

HOW TO READ THIS REPORT

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

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

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

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

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

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

INSPECTION DEFECT CATEGORIES

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

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

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

Numerous digital photographs have been taken of the house to document the flaws noted or defects observed when possible. Sometimes it is not possible to take a photograph of a defect due to location, lighting, or other obstructions. Numerous pictures may be taken of a house but not all photographs will necessarily be included in the report.

If similar defects are found at several locations throughout the house, only a representative number of photos may be shown in the report. Repair should not be limited to only those areas but at all instances of the defect (such as aged angle stop valves, failed GFCI, failed windows, worn rollers, etc.)

A word about Home Warranties: You should not regard this inspection and report as being a guarantee or warranty of the property and its components. It is not. It is simply a report on the general condition of the property on the day of inspection. Furthermore, as a homeowner, you should expect problems to occur; roofs will leak, drain pipes will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance/warranty policy current. If you have been provided with a home protection/warranty policy, read it carefully. Such policies usually only cover insignificant costs, such as that of a roofer service, and the representatives of some insurance/warranty companies are very likely to charge you for a service call and then deny coverage on the grounds that a given condition was pre-existing or not covered because of an alleged code violation or a manufacturer's defect. Therefore, you should read such policies very carefully, and depend upon The Real Estate Inspection Company for any assistance and consultation that you may need.

SUMMARY

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ITEMS INSPECTED

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MAINTENANCE ITEM

83

RECOMMENDATION OR
SAFETY UPGRADE

37

ACTION ITEM OR FURTHER
REVIEW



The Real Estate
Inspection Company

This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

- ⊖ 2.2.1 BUILT-IN APPLIANCES - DISHWASHER: Dishwasher - Inoperable (no power)
- ⊖ 2.2.2 BUILT-IN APPLIANCES - DISHWASHER: Door Springs Inop
- ⊖ 2.3.1 BUILT-IN APPLIANCES - RANGES/COOKTOP: ANTI-TIP Missing
- ⊖ 2.3.2 BUILT-IN APPLIANCES - RANGES/COOKTOP: Door -handle loose
- ⊖ 2.4.1 BUILT-IN APPLIANCES - FOOD WASTE DISPOSER: DISPOSER Inop- No power
- ⊖ 3.1.1 PLUMBING SYSTEM - INTERIOR DRAIN, WASTE AND VENT SYSTEMS: Clothes Washer Drain -Missing
- ⊖ 3.1.2 PLUMBING SYSTEM - INTERIOR DRAIN, WASTE AND VENT SYSTEMS: Drains Not connected
- 🔧 3.2.1 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Aerator-Corroded/Clogged
- ⚠️ 3.2.2 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Angle Stop - Laundry Valves Leaking
- ⊖ 3.2.3 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Faucet Leaking - Tub
- ⊖ 3.2.4 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Faucet - Water Off
- ⊖ 3.2.5 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Sink Stopper - Missing
- 🔧 3.2.6 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Tub - Stopper Missing

- ⊖ 3.2.7 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Tub Diverter - Defective
- ⊖ 3.2.8 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Washer water valve
- ⚠ 3.3.1 PLUMBING SYSTEM - SHOWER PANS: Pan - Leaks
- ⊖ 3.4.1 PLUMBING SYSTEM - HOSE SPIGOT: Spigot - Leaking
- ⊖ 3.4.2 PLUMBING SYSTEM - HOSE SPIGOT: Spigot - Leaking Handle
- ⊖ 3.5.1 PLUMBING SYSTEM - WATER SUPPLY AND DISTRIBUTION SYSTEM: Water Hammer
- ⚠ 3.5.2 PLUMBING SYSTEM - WATER SUPPLY AND DISTRIBUTION SYSTEM: POLYBUTYLENE PRESENT
- ⊖ 3.5.3 PLUMBING SYSTEM - WATER SUPPLY AND DISTRIBUTION SYSTEM: Corrosion - Piping
- 🔧 3.5.4 PLUMBING SYSTEM - WATER SUPPLY AND DISTRIBUTION SYSTEM: Copper Supports-Dissimilar
- ⊖ 3.5.5 PLUMBING SYSTEM - WATER SUPPLY AND DISTRIBUTION SYSTEM: Water supply off
- ⊖ 3.5.6 PLUMBING SYSTEM - WATER SUPPLY AND DISTRIBUTION SYSTEM: Leak
- ⊖ 3.7.1 PLUMBING SYSTEM - WATER HEATER(S), FLUES AND VENTS: Flue Termination Incorrect
- ⊖ 3.7.2 PLUMBING SYSTEM - WATER HEATER(S), FLUES AND VENTS: Water Heater Missing
- ⊖ 3.7.3 PLUMBING SYSTEM - WATER HEATER(S), FLUES AND VENTS: Solar water heater
- ⊖
- 3.9.1 PLUMBING SYSTEM - WATER HEATER STRAPPING, BRACING AND PLATFORM: Seismic Strapping - Not Enough
- ⚠ 3.10.1 PLUMBING SYSTEM - WATER PRESSURE AND REGULATOR: High H2O Pressure*
- 🔧
- 3.11.1 PLUMBING SYSTEM - GAS STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks): Sediment Trap
- 🔧
- 3.11.2 PLUMBING SYSTEM - GAS STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks): Dryer - Cap gas supply
- ⚠ 4.1.1 ELECTRICAL SYSTEMS - MAIN AND DISTRIBUTION PANELS: ZINSCO/SYLVANIA
- ⊖ 4.1.2 ELECTRICAL SYSTEMS - MAIN AND DISTRIBUTION PANELS: Hinges - Bad
- 🔧 4.1.3 ELECTRICAL SYSTEMS - MAIN AND DISTRIBUTION PANELS: Labels - Location Missing
- ⚠ 4.1.4 ELECTRICAL SYSTEMS - MAIN AND DISTRIBUTION PANELS: Rust in Panel
- 🔧 4.1.5 ELECTRICAL SYSTEMS - MAIN AND DISTRIBUTION PANELS: Screws - Missing
- ⊖ 4.1.6 ELECTRICAL SYSTEMS - MAIN AND DISTRIBUTION PANELS: Screws - Pointed
- ⊖ 4.1.7 ELECTRICAL SYSTEMS - MAIN AND DISTRIBUTION PANELS: Six or More Breakers
- ⊖
- 4.3.1 ELECTRICAL SYSTEMS - SYSTEM GROUNDING AND GROUNDING EQUIPMENT: Grounds Improperly Labeled
- ⊖
- 4.4.1 ELECTRICAL SYSTEMS - OVERCURRENT DEVICES (Circuit Breakers, Fuses) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE: Breakers - Off
- ⊖
- 4.4.2 ELECTRICAL SYSTEMS - OVERCURRENT DEVICES (Circuit Breakers, Fuses) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE: Double Tap
- ⊖
- 4.4.3 ELECTRICAL SYSTEMS - OVERCURRENT DEVICES (Circuit Breakers, Fuses) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE: 40 AMP CLOTHES DRYER
- ⊖ 4.5.1 ELECTRICAL SYSTEMS - BRANCH CIRCUIT CONDUCTORS: Knob-and-Tube - Could not Confirm
- ⊖ 4.5.2 ELECTRICAL SYSTEMS - BRANCH CIRCUIT CONDUCTORS: Exposed Romex

- ⊖ 4.5.3 ELECTRICAL SYSTEMS - BRANCH CIRCUIT CONDUCTORS: Improper termination
- ⊖ 4.6.1 ELECTRICAL SYSTEMS - JUNCTION BOXES (Observable): Open Junction Box
- 🔧 4.7.1 ELECTRICAL SYSTEMS - CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items): Outlets - Few/Missing
- 🔧 4.7.2 ELECTRICAL SYSTEMS - CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items): Light - Bare Bulb in Closet
- ⊖ 4.7.3 ELECTRICAL SYSTEMS - CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items): Recep - Cracked/Damaged
- ⊖ 4.9.1 ELECTRICAL SYSTEMS - POLARITY AND GROUNDING OF RECEPTACLES: No power
- ⊖ 4.10.1 ELECTRICAL SYSTEMS - OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS): GFCI Recep - None Bath
- 🔧 4.10.2 ELECTRICAL SYSTEMS - OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS): GFCI - Upgrade 2
- ⊖ 5.2.1 HEATING EQUIPMENT - HEATING EQUIPMENT: Gas Off-Furnace
- 🔧 5.2.2 HEATING EQUIPMENT - HEATING EQUIPMENT: Dust Debris
- 🔧 5.2.3 HEATING EQUIPMENT - HEATING EQUIPMENT: OLD Gas Furnace - 20+ Years
- ⚠️ 5.4.1 HEATING EQUIPMENT - NORMAL OPERATING CONTROLS (Thermostat): Thermostat - Non-functional
- 🔧 5.4.2 HEATING EQUIPMENT - NORMAL OPERATING CONTROLS (Thermostat): Thermostat - Mechanical
- ⊖ 5.5.1 HEATING EQUIPMENT - DISTRIBUTION SYSTEMS (including ducts and piping, with supports, insulation, air filters, registers): Ducts Damaged
- ⊖ 7.2.1 FIREPLACES - FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS: CHIMNEY CAP Missing
- ⊖ 7.2.2 FIREPLACES - FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS: Fireplace removed
- ⊖ 8.6.1 FIRE/SAFETY - SMOKE DETECTORS: No Op Units
- ⊖ 8.7.1 FIRE/SAFETY - CARBON MONOXIDE DETECTOR(S): CO Detector(s) - None
- ⊖ 8.7.2 FIRE/SAFETY - CARBON MONOXIDE DETECTOR(S): CO Detector - Non-Op
- ⚠️ 9.2.1 INTERIORS - INTERIORS - General and Visual Mold Assessment : Areas Of Concern Observed - Sampling Advised
- ⚠️ 9.2.2 INTERIORS - INTERIORS - General and Visual Mold Assessment : Musty/Mildew Odor
- ⚠️ 9.2.3 INTERIORS - INTERIORS - General and Visual Mold Assessment : LEAD PAINT
- ⊖ 9.2.4 INTERIORS - INTERIORS - General and Visual Mold Assessment : Asbestos - drywall/flooring
- ⊖ 9.3.1 INTERIORS - CEILINGS: Hairline Cracks
- ⊖ 9.3.2 INTERIORS - CEILINGS: Moderate Cracks
- ⚠️ 9.3.3 INTERIORS - CEILINGS: Stains - Dry under roof
- ⊖ 9.4.1 INTERIORS - WALLS: Cracks - Hairline
- ⊖ 9.4.2 INTERIORS - WALLS: Cracks - Moderate
- ⊖ 9.4.3 INTERIORS - WALLS: Stain Dry - Unknown
- ⚠️ 9.4.4 INTERIORS - WALLS: Apparent Mold - Dry

- 🔧 9.4.5 INTERIORS - WALLS: Base Boards - Missing
- 🚫 9.4.6 INTERIORS - WALLS: BASEBOARD SWOLLEN -
- ⚠️ 9.4.7 INTERIORS - WALLS: Wood damage - Window/Door
- 🚫 9.4.8 INTERIORS - WALLS: Plaster/drywall Damaged
- 🚫 9.5.1 INTERIORS - FLOOR COVERINGS: Tile - Cracked
- 🔧 9.5.2 INTERIORS - FLOOR COVERINGS: Floors-WORN
- 🚫 9.5.3 INTERIORS - FLOOR COVERINGS: Poorly installed or incomplete flooring
- 🔧 9.5.4 INTERIORS - FLOOR COVERINGS: Floor trim - Loose
- 🚫 9.5.5 INTERIORS - FLOOR COVERINGS: Wood floors
- 🚫 9.5.6 INTERIORS - FLOOR COVERINGS: Wood floors
- 🔧 9.6.1 INTERIORS - TUB/SHOWER ENCLOSURE: Caulk - Tub/Walls
- 🔧 9.6.2 INTERIORS - TUB/SHOWER ENCLOSURE: Caulk-Tub/Floor
- 🚫 9.6.3 INTERIORS - TUB/SHOWER ENCLOSURE: Fiberglass enclosure - Worn
- ⚠️ 9.6.4 INTERIORS - TUB/SHOWER ENCLOSURE: TILE - DETERIORATED/REPLACE
- 🔧 9.6.5 INTERIORS - TUB/SHOWER ENCLOSURE: Cast Iron Tub - Chipped
- 🚫 9.7.1 INTERIORS - COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS: Rodents in Cabinets
- 🔧 9.7.2 INTERIORS - COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS: Stains Dry - Cabinet - Past Leak
- 🚫 9.7.3 INTERIORS - COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS: Bath Vanity/Cabinet Loose
- 🚫 9.7.4 INTERIORS - COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS: Cabinets-Damaged/aged
- 🔧 9.9.1 INTERIORS - DOORS (REPRESENTATIVE NUMBER): Door Missing
- 🚫 9.9.2 INTERIORS - DOORS (REPRESENTATIVE NUMBER): Hole Damage
- 🚫 9.9.3 INTERIORS - DOORS (REPRESENTATIVE NUMBER): Door - Out of Square
- 🔧 9.9.4 INTERIORS - DOORS (REPRESENTATIVE NUMBER): Door hardware - Non OP
- 🔧 9.9.5 INTERIORS - DOORS (REPRESENTATIVE NUMBER): Stoppers - Missing - No Damage
- 🚫 9.10.1 INTERIORS - WINDOWS (REPRESENTATIVE NUMBER): Fogged Window(s)
- 🚫 9.10.2 INTERIORS - WINDOWS (REPRESENTATIVE NUMBER): Failed Low-E
- ⚠️ 9.10.3 INTERIORS - WINDOWS (REPRESENTATIVE NUMBER): OLD WINDOWS - REPLACE
- 🚫 9.10.4 INTERIORS - WINDOWS (REPRESENTATIVE NUMBER): Glass Cracked/Broken
- 🔧 9.10.5 INTERIORS - WINDOWS (REPRESENTATIVE NUMBER): Screens - Missing
- 🔧 9.10.6 INTERIORS - WINDOWS (REPRESENTATIVE NUMBER): Screens - Torn, Worn, Miss Screens
- 🚫 9.10.7 INTERIORS - WINDOWS (REPRESENTATIVE NUMBER): Retrofit - screw through sill
- 🚫 9.10.8 INTERIORS - WINDOWS (REPRESENTATIVE NUMBER): Sash Cord(s) - Broken
- 🚫 9.10.9 INTERIORS - WINDOWS (REPRESENTATIVE NUMBER): Sash - Springs Broken
- ⚠️ 9.11.1 INTERIORS - ATTIC: Rodents- INFESTATION
- 🚫 9.12.1 INTERIORS - INFRARED INSPECTION FINDINGS: Exterior Walls - NO Insulation
- ⚠️ 10.4.1 EXTERIOR - RETAINING WALLS (With respect to their effect on the condition of the building): Retaining Wall - Shifted
- 🔧 10.4.2 EXTERIOR - RETAINING WALLS (With respect to their effect on the condition of the building): Loose Capstones

- ⊖ 10.5.1 EXTERIOR - WALL SIDING FLASHING AND TRIM: Bare wood or peeling paint
- ⊖ 10.5.2 EXTERIOR - WALL SIDING FLASHING AND TRIM: Damaged wood trim
- ⊖ 10.5.3 EXTERIOR - WALL SIDING FLASHING AND TRIM: Siding - Failing
- ⊖ 10.6.1 EXTERIOR - DOORS (Exterior): Door - not square
- 🔧 10.6.2 EXTERIOR - DOORS (Exterior): Weather-Stripping Dam
- ⊖ 10.6.3 EXTERIOR - DOORS (Exterior): Entry door
- ⊖ 10.9.1 EXTERIOR - STOOPS, STEPS, PORCHES AND RAILINGS: Deck damage
- ⚠ 10.10.1 EXTERIOR - DRIVEWAYS, PATIOS, WALKWAYS: SSCN - 1/4" or more - Concrete Flatwork
- ⚠ 10.10.2 EXTERIOR - DRIVEWAYS, PATIOS, WALKWAYS: Asphalt Deteriorated
- ⊖ 10.10.3 EXTERIOR - DRIVEWAYS, PATIOS, WALKWAYS: Pathway - Trip Hazard
- ⊖ 10.11.1 EXTERIOR - EAVES, SOFFITS AND FASCIAS: FASCIA - TERMITES
- 🔧 10.11.2 EXTERIOR - EAVES, SOFFITS AND FASCIAS: PAINT REQUIRED
- ⊖ 10.12.1 EXTERIOR - FENCE, LANDSCAPE WALLS, BOUNDARY WALLS: Fence Loose
- ⊖ 10.13.1 EXTERIOR - SAFETY GLASS: Older home - no safety glass
- 🔧 10.15.1 EXTERIOR - CRAWLSPACE (Anomalies in Crawlspace): Desiccated Soil
- 🔧 10.15.2 EXTERIOR - CRAWLSPACE (Anomalies in Crawlspace): NO Vapor Barrier
- ⚠ 11.2.1 ROOF - ROOF COVERINGS (Surface of roofing materials): Shingles - Damaged
- ⚠ 11.2.2 ROOF - ROOF COVERINGS (Surface of roofing materials): Replace Roof
- ⚠ 11.2.3 ROOF - ROOF COVERINGS (Surface of roofing materials): Shingle over Wood Shake
- 🔧 11.3.1 ROOF - FLASHINGS/ROOF PENETRATIONS: No paint at flashing/vents
- ⚠ 11.4.1 ROOF - ROOF SHEATHING (As observable from attic): Stains - Attic - Active
- ⚠ 11.4.2 ROOF - ROOF SHEATHING (As observable from attic): Sheathing - Dry Rot
- ⚠ 11.4.3 ROOF - ROOF SHEATHING (As observable from attic): Repairs
- 🔧 12.3.1 STRUCTURAL COMPONENTS - FOUNDATIONS (Observable Evidence of Structural Defects): EFFLORESCENCE -BLOCK WALL FOUNDATION
- ⚠ 12.3.2 STRUCTURAL COMPONENTS - FOUNDATIONS (Observable Evidence of Structural Defects): Stem Wall - Cracks - SMALL
- ⚠ 12.3.3 STRUCTURAL COMPONENTS - FOUNDATIONS (Observable Evidence of Structural Defects): Stem Wall - Large Cracks - Engineer
- ⚠ 12.4.1 STRUCTURAL COMPONENTS - WOOD FLOOR STRUCTURE (Observable Evidence of Structural Defects): Sloping Floors
- ⚠ 12.4.2 STRUCTURAL COMPONENTS - WOOD FLOOR STRUCTURE (Observable Evidence of Structural Defects): UNEVEN FLOORS - 50+ YEAR HOUSE
- ⚠ 12.4.3 STRUCTURAL COMPONENTS - WOOD FLOOR STRUCTURE (Observable Evidence of Structural Defects): Wood damage under plumbing
- ⊖ 12.4.4 STRUCTURAL COMPONENTS - WOOD FLOOR STRUCTURE (Observable Evidence of Structural Defects): Openings - poor framing

 12.4.5 STRUCTURAL COMPONENTS - WOOD FLOOR STRUCTURE (Observable Evidence of Structural Defects): SOLE PLATE DETERIORATED

 12.4.6 STRUCTURAL COMPONENTS - WOOD FLOOR STRUCTURE (Observable Evidence of Structural Defects): Inadequate bearing (beam/girder)

 12.4.7 STRUCTURAL COMPONENTS - WOOD FLOOR STRUCTURE (Observable Evidence of Structural Defects): Notching - Floor Framing

 12.6.1 STRUCTURAL COMPONENTS - COLUMNS OR PIERS: Poor installation of Pier/Post

 12.6.2 STRUCTURAL COMPONENTS - COLUMNS OR PIERS: Cinder Blocks - Sideways

 12.7.1 STRUCTURAL COMPONENTS - ROOF STRUCTURE AND ATTIC: Roof Structure -SAGGING

 12.7.2 STRUCTURAL COMPONENTS - ROOF STRUCTURE AND ATTIC: Notched Rafter/Ceiling Joist

 13.2.1 INSULATION AND VENTILATION - INSULATION AND VAPOR RETARDERS (in unfinished spaces): Insulation - Compressed

 13.2.2 INSULATION AND VENTILATION - INSULATION AND VAPOR RETARDERS (in unfinished spaces): INSULATION MISSING - FLOOR

 13.2.3 INSULATION AND VENTILATION - INSULATION AND VAPOR RETARDERS (in unfinished spaces): Insulation - None in Attic

 13.7.1 INSULATION AND VENTILATION - CRAWLSPACE VENTILATION: Vent Screens - Torn

 13.7.2 INSULATION AND VENTILATION - CRAWLSPACE VENTILATION: Add Power Vent

1: INSPECTION DETAILS

Information

Style of Home SINGLE FAMILY DETACHED	Year Built 1942	Weather Clear
Temperature at Start of Inspection 80	Rain in last 3 days No	In Attendance Client's Agent, Client

Limitations

General

ELECTRICITY OFF

ALL UNITS

The electricity was off during this inspection. Items or components that were not inspected because of no electricity may include: 1) Outlets and the polarity of outlets and wall switches. 2) Kitchen appliances. 3) Heating system. 4) Cooling system. 5) Jetted tubs. 6) Electric water heater or a gas-fired water heater that requires electricity to work 7) Whether or not cold and hot are reversed at faucets. 8) Whether or not the water heater will leak. Sometimes the T&P valve can leak, but only after the water heater has been on for 24 hours or more. Note: There is a re-inspection fee to return and inspect should power be restored. The inspector is not responsible for any item that is not working properly or was not inspected due to no electricity.

General

WATER OFF

13469,13429

The water supply was off during this inspection. Items or components that were not inspected because the water was off may include: 1) The water pressure or volume, and whether it was adequate. 2) Any odors or color in water that may indicate a filter or other correction is needed. 3) Any water filtration or flush systems. 4) Whether or not hot and cold are reversed at any faucets. 5) Water temperature. 6) Functional flow (whether or not it is adequate) 7) Plumbing fixtures or piping that may leak or drip. 8) Functional condition of lines and drainage 9) Noisy piping or whether plumbing vents are working or not. 10) Whether or not the water heater will leak. Sometimes the T&P valve can leak but only after the water heater has been on for 24 hours or more. 11) Functional condition and presence of leaks in heat systems that require water, such as boilers that use radiators. 12) Jetted tubs. Note: There is a re-inspection fee to return and inspect should the water be turned on. The inspector is not responsible for any item that is not working properly or was not inspected due to no water.

General

GAS OFF

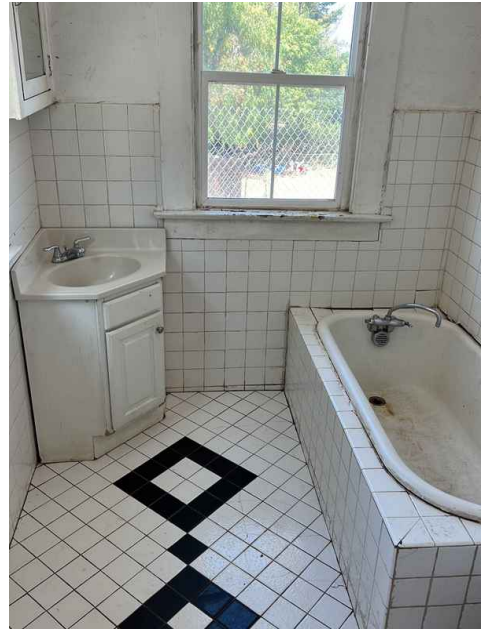
ALL UNITS

The gas/propane service was not on at the time of this inspection. Items that could not be fully tested include gas appliances, water heater, furnace, pool heater, gas plumbing and connections (for leaks), fireplace, and any other gas fixture. We recommend having all gas items tested before closing of escrow.

General

VACANT

This house was vacant at the time of inspection. Vacant houses can develop problems that may not occur if the house was being lived in. Many systems in a house depend on regular use. Without regular use, adverse conditions can occur including but not limited to: Sludge in waste lines can dry out creating a blockage that would otherwise not occur if the plumbing system was being used regularly. Water can evaporate from the dishwasher leaving hard calcium, which can ruin the motor. Air conditioner compressor seals can dry out causing refrigerant leaks. Sediment and scale can accumulate in plumbing lines which would otherwise be flushed out. This debris can become dislodged when the plumbing is used causing valves to become clogged. You should be aware of these issues when buying a home that has been vacant for an extended period of time.





2: BUILT-IN APPLIANCES

Information

General: EXHAUST/RANGE HOOD
NOT VENTED TO EXTERIOR

General: RANGE
NATURAL GAS

General: REFRIGERATOR WATER SOURCE
None*

General: CLOTHES DRYER
HEATING SOURCE
Natural Gas only, 220 Volt
Electric or Gas

DISHWASHER: Dishwasher - Aged

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

WASHER/DRYER: Washer Hoses Replace

Washer hoses are a common source of flooding in a home. We recommend installing new braided steel washer hoses to reduce the risk of leaks caused by burst hoses in the house. Any hoses left in the house or more than 5 years old should be replaced.

Limitations

DISHWASHER
NO DISHWASHER
13431, 13469

No dishwasher is installed.

RANGES/COOKTOP

GAS OFF

13431, 13469, 13429

The range could not be checked for proper operation. There was no gas service at time of inspection.



13431

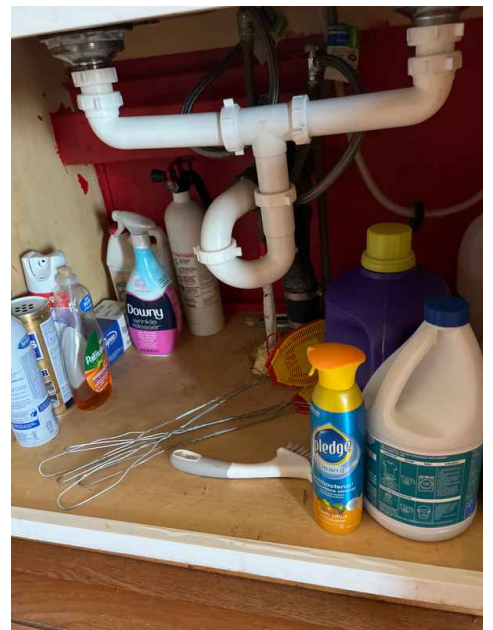


FOOD WASTE DISPOSER

DISPOSER - NONE

13431, 13469

There is no disposer installed.



RANGE HOOD/VENT

VENT - NONE

13429

There is no range hood/ vent installed. This is non-standard. We recommend installing a range hood/ vent by a licensed appliance contractor.

RANGE HOOD/VENT

ELECTRICITY OFF

13431,

The range hood could not be tested. The electricity was off at time of inspection.



13431,

MICROWAVE COOKING EQUIPMENT (Built-in)

MICRO - NONE

13431, 13429,13469

No built-in microwave was present.

REFRIGERATOR

NOT PRESENT

13431,13429, 13469

No refrigerator was present at time of inspection.

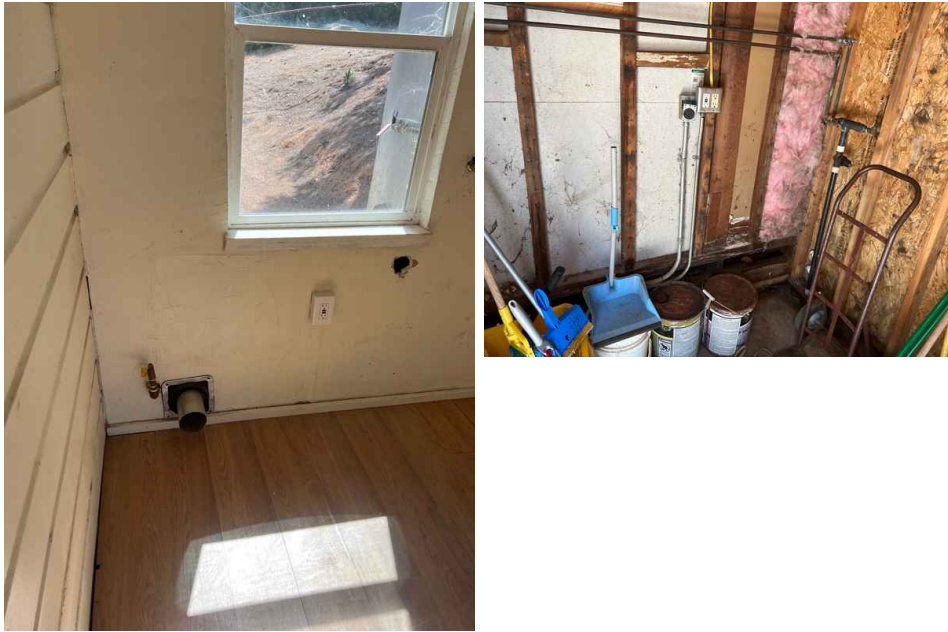


WASHER/DRYER

NOT PRESENT

13431, 13429

No clothes washer or dryer was present at time of inspection.



Repair or replace

2.2.1 DISHWASHER

DISHWASHER - INOPERABLE (NO POWER)

13429

The dishwasher did not complete its normal cycles. We recommend further evaluation by a qualified appliance repair company.

Recommendation

Contact a qualified appliance repair professional.



Recommendation or Safety Upgrade



2.2.2 DISHWASHER

DOOR SPRINGS INOP

13429

The dishwasher door springs are defective making the door fall when opening. This is a possible safety concern. We advise professional repair.



Recommendation or Safety Upgrade

Recommendation

Contact a qualified appliance repair professional.



2.3.1 RANGES/COOKTOP

ANTI-TIP MISSING

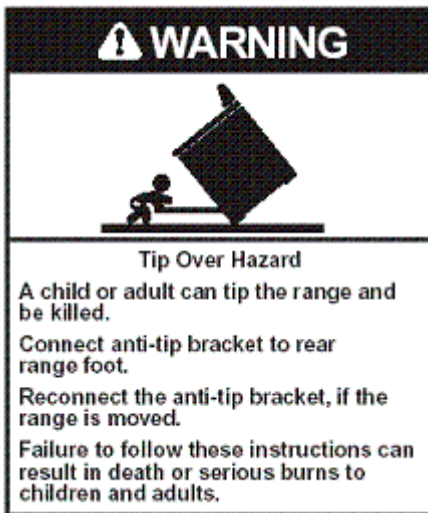
13431,14329, 13469

 Recommendation or Safety Upgrade

No anti-tip bracket was installed at the range. This bracket prevents the range from tipping forward which could cause the range to fall over and/or cause burns by spilling hot food from pots and pans. The anti-tip bracket is a simple metal plate that holds the rear foot of the range to the floor. We recommend installation by a qualified person to prevent injury.

Recommendation

Contact a qualified professional.



2.3.2 RANGES/COOKTOP

DOOR -HANDLE LOOSE

14329

 Recommendation or Safety Upgrade

The oven door is damaged.

Recommendation

Contact a qualified appliance repair professional.



2.4.1 FOOD WASTE DISPOSER

DISPOSER INOP- NO POWER

13429

The disposer did not function when tested. We recommend retesting once power is restored.

Recommendation

Contact a qualified plumbing contractor.

 Recommendation or Safety Upgrade



3: PLUMBING SYSTEM

Information

WATER SOURCE

PUBLIC

PLUMBING DISTRIBUTION

(Observable Only)

COPPER

GAS DISTRIBUTION

IRON PIPE, Gas Detector Test - No Leaks Observed*

WASHER DRAIN SIZE

2" DIAMETER

PLUMBING WASTE

DRAIN TEST - YES*, ABS, CAST IRON

WATER HEATER POWER SOURCE

NATURAL GAS

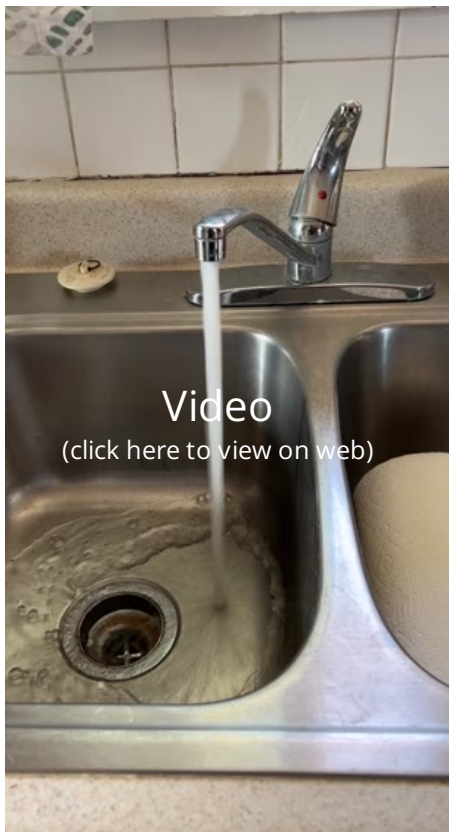
WATER HEATER FLUE MATERIAL **CAPACITY**
 SINGLE WALL/DOUBLE WALL 40 GAL

YEAR MANUFACTURED
 2021

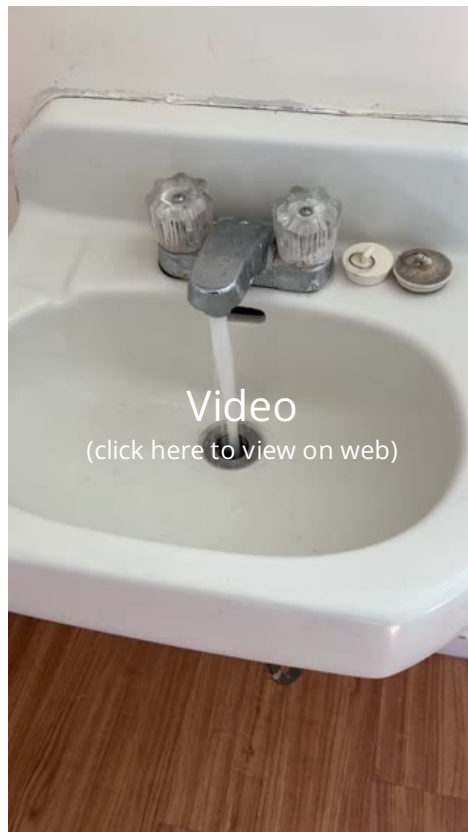


INTERIOR DRAIN, WASTE AND VENT SYSTEMS: Drain Check - Inspected

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



Video
 (click here to view on web)



Video
 (click here to view on web)

13431

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

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



HOSE SPIGOT: Anti-Siphon - none

All units

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



WATER SUPPLY AND DISTRIBUTION SYSTEM: Water Meter Checked - Inspected

Note: The water meter was observed for an extended period of time with plumbing fixtures, washing machine, dishwasher, sprinkler system, and any other water-using systems, devices and fixtures turned off. No movement of the water meter was observed.

**WATER SUPPLY AND DISTRIBUTION SYSTEM: Partial Copper Re-Pipe**

Note: This home has had a partial copper re-pipe which indicates past leaks may have occurred in the distribution piping. Some of the copper pipes running in the slab were abandoned and new pipes were routed overhead. Some of the original copper piping may still be present in the slab. We advise reviewing with the seller for repair history.

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

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

**Limitations**

INTERIOR DRAIN, WASTE AND VENT SYSTEMS

SEPTIC - NOT INSPECTED

This inspection did not access the septic tank or determine its location. For a more detailed inspection, you should contact a septic pumping company and have them clean it. At that time the tank could be inspected for proper functioning perhaps by the septic cleaning company.



CORRECT PLUMBING AT FAUCETS (hot left, cold right)

WH - OFF/MISSING

The water heater pilot was not lit at the time of inspection. Home inspectors are not allowed to light pilots. Due to a lack of hot water, we could not confirm that the faucets were plumbed properly (hot left, cold right).

No water heater was installed at 13429 at the time of inspection. We recommend having the seller confirm proper plumbing prior to the end of your contingency period.

CORRECT PLUMBING AT FAUCETS (hot left, cold right)

WATER OFF

There was no water service at the time of inspection. Without water, the faucets could not be tested for proper plumbing of the hot and cold water supply.

WATER HEATER(S), FLUES AND VENTS

WH - OFF

ALL UNITS

The water heater pilot was not lit at the time of inspection. Home inspectors are not allowed to light pilots. Due to a lack of hot water, we could not confirm that the faucets were plumbed properly (hot left, cold right). We recommend having the seller confirm proper plumbing prior to the end of your contingency period.



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

GAS OFF AT TIME OF INSP

The main gas shut-off valve was off at the time of the inspection. No gas-related items were tested. We advise testing before the closing of escrow.

Repair or replace

3.1.1 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

CLOTHES WASHER DRAIN -MISSING

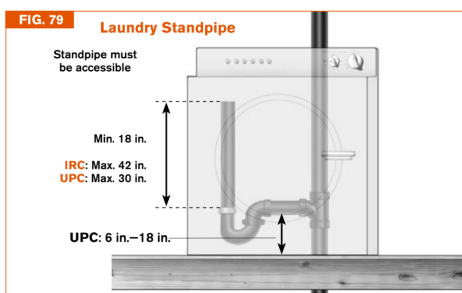
13429, 13469

The clothes washer drain is missing. The drain requires installation by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

 Recommendation or Safety Upgrade



3.1.2 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

DRAINS NOT CONNECTED

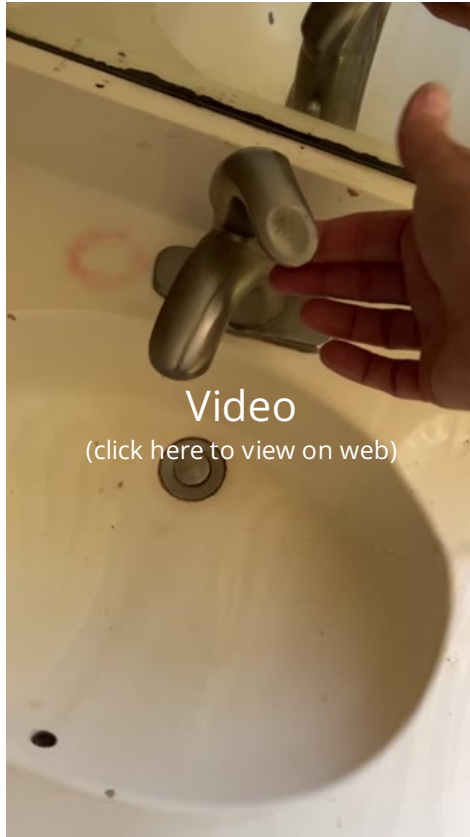
13429

 Recommendation or Safety Upgrade

Water was observed leaking onto the side of the house and into the crawlspace. The gray water lines are disconnected and terminate along the side of the house. The tub and sinks were therefore not tested. Recommend having the lines connected to the sewer line and repaired as needed and re/inspected for leaks etc.

Recommendation

Contact a qualified plumbing contractor.



3.2.1 FAUCETS, VALVES AND CONNECTED FIXTURES

 Maintenance Item

AERATOR-CORRODED/CLOGGED

13431,

The sink faucet aerator was corroded or clogged. This causes low flow or a coarse flow of water that is more likely to splash out of the sink. We recommend replacement of the aerator or faucet as needed.

Recommendation

Contact a qualified professional.



13431

3.2.2 FAUCETS, VALVES AND CONNECTED FIXTURES


ANGLE STOP - LAUNDRY VALVES LEAKING

13429

The laundry hose-bib valves are leaking.

Recommendation

Contact a qualified plumbing contractor.

 Action Item or Further Review



3.2.3 FAUCETS, VALVES AND CONNECTED FIXTURES

FAUCET LEAKING - TUB

13429

The tub faucet is leaking. We recommend necessary corrections by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



Recommendation or Safety Upgrade



3.2.4 FAUCETS, VALVES AND CONNECTED FIXTURES

FAUCET - WATER OFF

13429 RIGHT HAND BATHROOM, KITCHEN

Water supply was shut off at the sink faucet. Many times this indicates a drip or a leak. Home inspectors are not allowed to turn valves to verify function. We advise repair as necessary by a qualified person.



Recommendation or Safety Upgrade

Recommendation

Contact a qualified professional.



3.2.5 FAUCETS, VALVES AND
CONNECTED FIXTURES



Recommendation or Safety Upgrade

SINK STOPPER - MISSING

13469

The sink stopper is missing. We recommend replacement.

Recommendation

Contact a qualified professional.



3.2.6 FAUCETS, VALVES AND CONNECTED
FIXTURES



Maintenance Item

TUB - STOPPER MISSING

13431,

The tub stopper is missing. We recommend replacement.

Recommendation

Contact a qualified professional.



13431

3.2.7 FAUCETS, VALVES AND CONNECTED FIXTURES

**Recommendation or Safety Upgrade**

TUB DIVERTER - DEFECTIVE

13431,

The tub diverter was defective. This is likely due to hard water deposit build up on the tub spout mechanism. We recommend necessary corrections by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



13431

3.2.8 FAUCETS, VALVES AND CONNECTED FIXTURES

**Recommendation or Safety Upgrade**

WASHER WATER VALVE

13431

Handle was observed as missing for the washer water valve. We recommend replacement with a Qualified plumber.



13431

3.3.1 SHOWER PANS

PAN - LEAKS

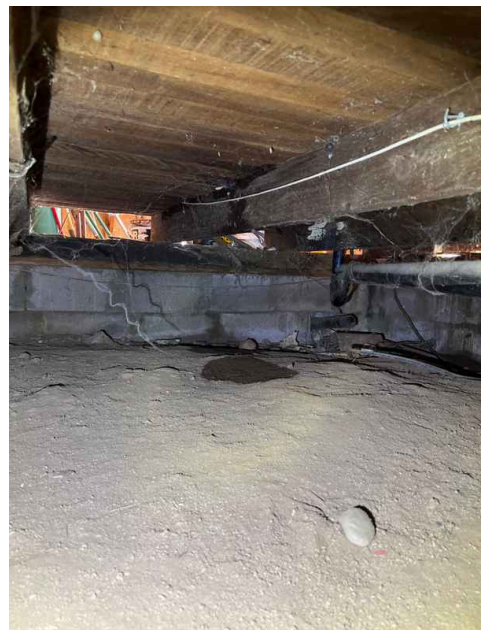
13429

 Action Item or Further Review

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

Recommendation

Contact a qualified professional.



3.4.1 HOSE SPIGOT

SPIGOT - LEAKING

13431, 13429

A hose spigot is leaking.

Recommendation

Contact a qualified plumbing contractor.

Recommendation or Safety Upgrade



13431

3.4.2 HOSE SPIGOT

SPIGOT - LEAKING HANDLE

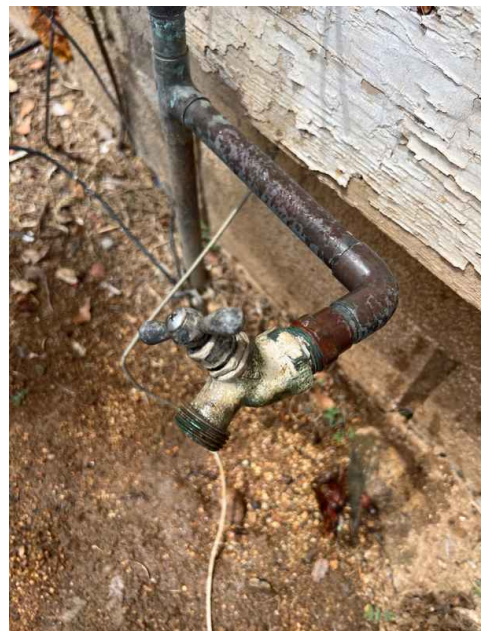
13431,

Hose spigot leaks from handle when operated.

Recommendation

Contact a qualified plumbing contractor.

Recommendation or Safety Upgrade



13431

3.5.1 WATER SUPPLY AND DISTRIBUTION SYSTEM

WATER HAMMER

13429

Recommendation or Safety Upgrade

A water hammer (hydraulic shock) was noted when some faucets were shut off. This condition can be caused by loose pipes, high water pressure, or a lack of air chambers in the plumbing system. Without correction, this condition can cause damage to the plumbing system. We recommend having the plumbing system evaluated and corrected by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



3.5.2 WATER SUPPLY AND DISTRIBUTION SYSTEM



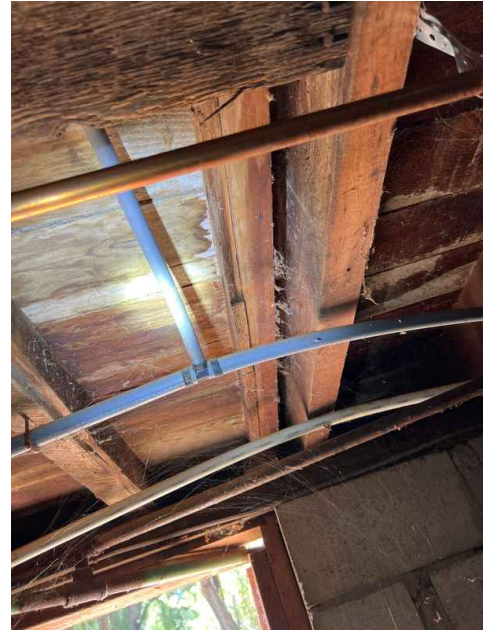
Action Item or Further Review

POLYBUTYLENE PRESENT

Polybutylene water distribution pipes (PB or QUEST) are installed in the subject house. Polybutylene has been used in this area for many years, but has had a higher than normal failure rate, and is no longer being installed. We recommend that you consult with a licensed plumber about this system, the potential for it to fail, and the cost of re-plumbing your house prior to the end of your contingency period.

Recommendation

Contact a qualified plumbing contractor.



3.5.3 WATER SUPPLY AND DISTRIBUTION SYSTEM



Recommendation or Safety Upgrade

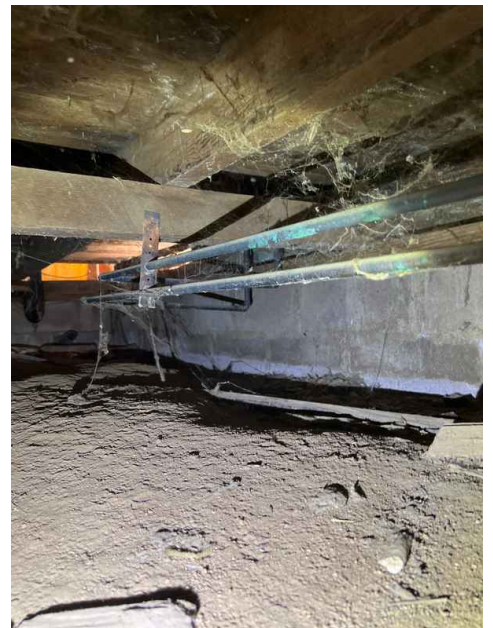
CORROSION - PIPING

13429

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

Recommendation

Contact a qualified plumbing contractor.



3.5.4 WATER SUPPLY AND DISTRIBUTION SYSTEM



Maintenance Item

COPPER SUPPORTS-DISSIMILAR

Copper water distribution pipes were hung from hardware made from a metal other than copper. This condition has resulted in galvanic corrosion of the copper pipes that- if not corrected- will cause premature failure of the pipes that will require their replacement.

Recommendation

Contact a qualified professional.



3.5.5 WATER SUPPLY AND DISTRIBUTION SYSTEM

WATER SUPPLY OFF

13469,

The water supply was off. We recommend having this turned on, and all the faucets and fixtures inspected with a qualified person.



Recommendation or Safety Upgrade

3.5.6 WATER SUPPLY AND DISTRIBUTION SYSTEM

LEAK

13431

A leak was observed at the water meter. We recommend repair with a qualified contractor.



Recommendation or Safety Upgrade



3.7.1 WATER HEATER(S), FLUES AND VENTS

FLUE TERMINATION INCORRECT

13431, 13469

The termination point of the water heater flue is incorrect. We recommend further evaluation and correction by a licensed plumber.



Recommendation or Safety Upgrade

Recommendation

Contact a qualified professional.



13431

3.7.2 WATER HEATER(S), FLUES AND VENTS

WATER HEATER MISSING

13429

No water heater is installed at 13429.

Recommendation

Contact a qualified plumbing contractor.



Recommendation or Safety Upgrade

3.7.3 WATER HEATER(S), FLUES AND VENTS

SOLAR WATER HEATER

13429

Solar water heater on the roof appears to be abandoned. Recommend removing the unit. Note: The roof structure may not be designed to support the extra weight when in use.

Recommendation

Contact a qualified professional.



Recommendation or Safety Upgrade

3.9.1 WATER HEATER
STRAPPING, BRACING AND
PLATFORM**SEISMIC STRAPPING - NOT ENOUGH**

13431,



Recommendation or Safety Upgrade

The water heater is improperly strapped. Seismic strapping is required to be installed 4 inches above the controls, and at the top 1/3 of the water heater. We recommend installation of a seismic strap kit by a qualified person. Proper installation can be found by visiting http://www.seismic.ca.gov/HOG/waterheaterbracing_08-11-04.pdf

Recommendation

Contact a qualified professional.



13431

3.10.1 WATER PRESSURE AND REGULATOR



Action Item or Further Review

HIGH H2O PRESSURE*

High water pressure noted. This can cause water lines, faucets and water supplied appliances to fail and leak. We advise having a licensed plumber repair or install a new pressure regulator, to allow a PSI range of 50-70.

Recommendation

Contact a qualified plumbing contractor.



3.11.1 GAS STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)



Maintenance Item

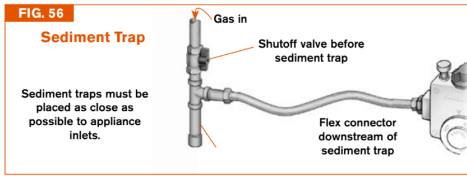
SEDIMENT TRAP

ALL UNITS

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

Recommendation

Contact a qualified professional.



3.11.2 GAS STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Maintenance Item

DRYER - CAP GAS SUPPLY

13431, 13429

We recommend capping the unused gas supply for safety at the clothes dryer until a dryer is installed.

Recommendation

Contact a qualified professional.



13431

4: ELECTRICAL SYSTEMS

Information

ELECTRICAL SERVICE

CONDUCTORS

220 VOLTS, COPPER, OVERHEAD SERVICE

WIRING METHODS

ROMEX, KNOB AND TUBE*, CONDUIT

MAIN PANEL CAPACITY

100 AMP, 90 AMP

ELEC. PANEL MANUFACTURER

ZINSCO*

EXTERIOR LIGHTING CONTROL

STANDARD SWITCHED

PANEL TYPE / POWER TYPE

CIRCUIT BREAKERS

BRANCH WIRE 15 and 20 AMP

COPPER

MAIN AND DISTRIBUTION PANELS: Full Panel

13431, 13469, 13429

Note: The main panel is full. Space is not provided for the addition of more breakers. We could not inspect the condition of the buss bars. If expansion is desired, we advise consulting with a licensed electrician.



OVERHEAD SERVICE ENTRANCE CONDUCTORS: Overhead service - Inspected

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



BRANCH CIRCUIT CONDUCTORS: Pre-1995 Wiring

Electrical codes have evolved, and continue to evolve each year. Older homes did not have the same requirements as newer homes. This evolution is a response to new electrical conveniences, safety concerns, and modern lifestyles. For example, a house built prior to the 1960s did not have a receptacle for garage door openers, microwaves, dishwashers, and clothes washers for example simply because these items were not available. Houses constructed prior to 1995 have many more circuits, receptacles, and safety features than old homes, but they likely have numerous receptacles on one circuit and do not have as many dedicated circuits as a new electrical system. This is typically the case in kitchens where all receptacles share one circuit (dishwasher, waste disposer, refrigerator, counter receptacles, etc.). This may become a conflict when new appliances are installed such as over-the-range microwaves. Many installation companies insist on current standards before they will install items such as microwaves, ovens, dishwashers, garage door openers, or washers and dryers. As a result, they may not install new items without insisting on some electrical upgrades. Home inspectors do not evaluate individual circuits for capacities, or identify which receptacles are on a particular circuit. Note: older homes are NOT required to be upgraded by the seller. Clients are hereby informed that some electrical upgrades will likely be required by some appliance installers and those costs will be your responsibility.

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

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

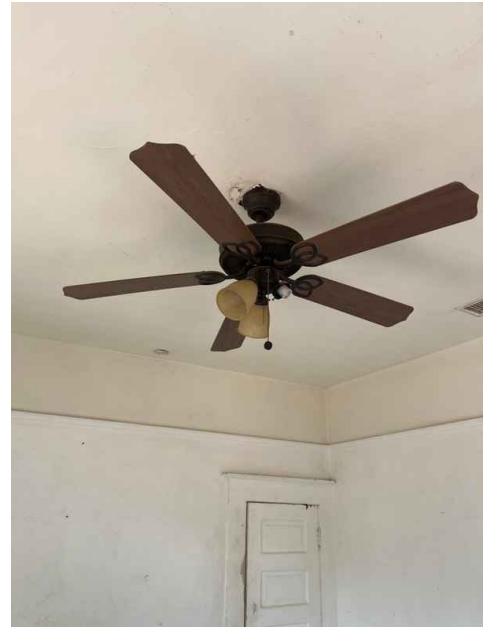
Limitations

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

ELECTRICITY OFF*

The electrical system could not be fully evaluated. The electric service was off at time of inspection. Items that could not be fully evaluated include: Correct polarity of receptacles Proper function of switches or lights Exterior lighting Electric appliances

- Proper grounding
- Any other electrically operated devices



EXTERIOR LIGHTING

NO POWER

ALL UNITS

Repair or replace

4.1.1 MAIN AND DISTRIBUTION PANELS

ZINSCO/SYLVANIA

13429, 13431, 13469

The panel was manufactured by Zinsco/Sylvania. These panels were made with alloy buss bars which are easily dented. Because of this, a poor connection with the circuit breakers sometimes develops. This can cause over-heating which is a fire hazard. We recommend that you consult with a licensed electrician as to the integrity of this electric panel before the close of your contingency period. More information can also be found at https://inspectapedia.com/electric/Zinsco_Electrical_Panels.php

Recommendation

Contact a qualified electrical contractor.

 Action Item or Further Review



4.1.2 MAIN AND DISTRIBUTION PANELS

 Recommendation or Safety Upgrade

HINGES - BAD

13429,13431

The hinges at the main panel are damaged or missing. We recommend repair by a qualified person for safety.

Recommendation

Contact a qualified professional.



4.1.3 MAIN AND DISTRIBUTION PANELS

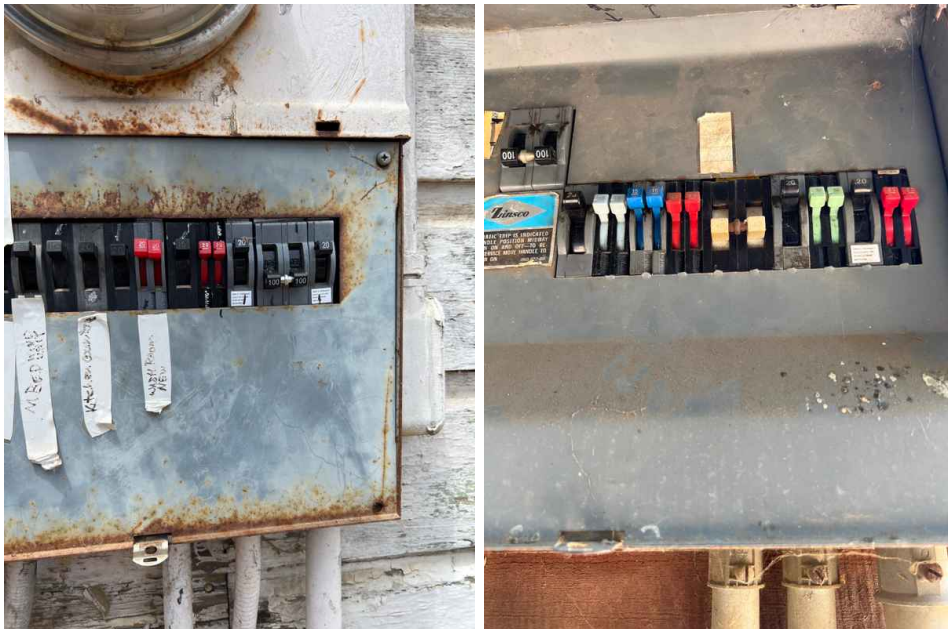
 Maintenance Item

LABELS - LOCATION MISSING

The labeling for the breakers does not indicate the locations of the circuits. Recommend properly labeling the breakers to indicate which circuit each breaker controls.

Recommendation

Contact a qualified professional.



4.1.4 MAIN AND DISTRIBUTION PANELS

RUST IN PANEL

13429, 13431, 13469

Rust noted in the main electric panel. Rust can cause breakers to become unreliable or cause poor connections. Unable to determine the source of the water. We advise further evaluation and necessary corrections by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

 Action Item or Further Review



4.1.5 MAIN AND DISTRIBUTION PANELS

SCREWS - MISSING

13429

The panel screw(s) are missing at the electric panel. We advise installing screw(s) for safety.

Recommendation

Contact a qualified professional.

 Maintenance Item



4.1.6 MAIN AND DISTRIBUTION PANELS



Recommendation or Safety Upgrade

SCREWS - POINTED

13431,

The cover screw(s) at the electric panel are pointed. Pointed screws are a safety concern because they can damage wires behind the cover and become energized. We recommend replacing the screws with those designed for electric panels.

Recommendation

Contact a qualified professional.



13431

4.1.7 MAIN AND DISTRIBUTION PANELS



Recommendation or Safety Upgrade

SIX OR MORE BREAKERS

13429

When six or more breakers are located in the main panel, a main disconnect must be installed to comply with current electrical standards and regulations. We recommend further evaluation and having a main disconnect be added by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



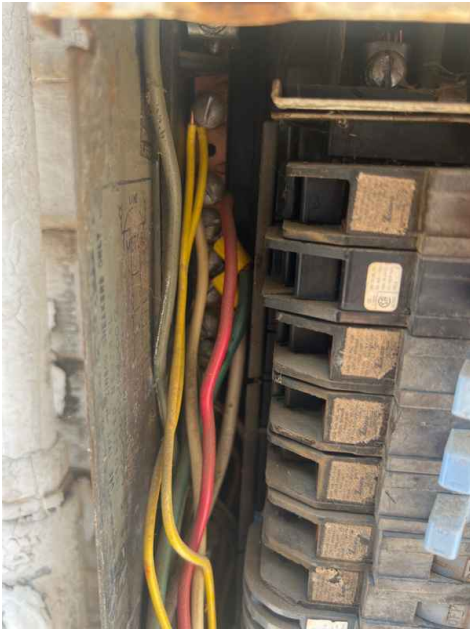
4.3.1 SYSTEM GROUNDING AND GROUNDING EQUIPMENT



Recommendation or Safety Upgrade

GROUNDS IMPROPERLY LABELED

Ground wires should be bare wire or green with colored insulation and neutrals should be white to indicate usage. Various non-standard colors were noted in the panel. Recommend evaluation by an electrician and properly labeling wiring inside the panel.



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

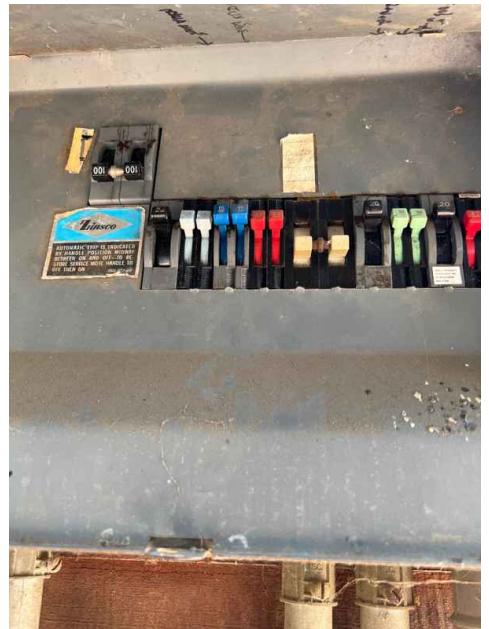
 Recommendation or Safety Upgrade

BREAKERS - OFF

One or more circuit breakers were off at time of inspection. Home inspectors do not turn on, operate or re-set over-current protection devices (circuit breaker). Any circuit breaker that is off can indicate a failure of that circuit. Turning on breakers that are off can be a safety hazard. We advise review with seller and/or licensed electrician to determine why breaker(s) have been turned off.

Recommendation

Contact the seller for more info



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



Recommendation or Safety Upgrade

DOUBLE TAP

13429

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

Recommendation

Contact a qualified electrical contractor.



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



Recommendation or Safety Upgrade

40 AMP CLOTHES DRYER

13429

The circuit breaker for the electric dryer appears to be "over-fused". Clothes dryer receptacles require a 30 AMP circuit breaker. The clothes dryer is protected by a 40 AMP circuit breaker, which is considered to be a fire hazard. We advise review and correction with a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



4.5.1 BRANCH CIRCUIT CONDUCTORS

KNOB-AND-TUBE - COULD NOT CONFIRM

13429

This home was originally wired with knob-and-tube type wiring which is now considered obsolete and a fire hazard. The inspector was unable to confirm if this wiring is still in use due to the lack of power in the home at the time of inspection. Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles. We advise review with the seller for electrical repair history and further inspection by a licensed electrician to determine if any of the original knob-and-tube is present and energized. Additionally, if this wiring is in service, there is an additional hazard associated with overheating due to the presence of attic insulation on this wires.



Recommendation or Safety Upgrade

Recommendation

Contact a qualified electrical contractor.



4.5.2 BRANCH CIRCUIT CONDUCTORS

EXPOSED ROMEX

13429

Exposed Romex-type wires are noted. This is a safety concern if used where it could be subject to physical damage. Romex wires are normally used in attics and inside walls. Exposed wire is normally installed in conduit for protection. We advise necessary corrections.

Recommendation

Contact a qualified electrical contractor.



Recommendation or Safety Upgrade



4.5.3 BRANCH CIRCUIT CONDUCTORS

IMPROPER TERMINATION

13429

Improperly terminated Romex was observed. This is a shock and fire hazard. All electrical conductors must be properly terminated inside of a closed junction box.

Recommendation

Contact a qualified electrical contractor.



Recommendation or Safety Upgrade



4.6.1 JUNCTION BOXES (Observable)

OPEN JUNCTION BOX

13429

Open junction box noted. Whenever wires are joined together the junction box must have a cover for safety. We advise installing an approved cover plate for safety.

Recommendation

Contact a qualified electrical contractor.

Recommendation or Safety Upgrade



13429 Kitchen



13429 Living Room





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

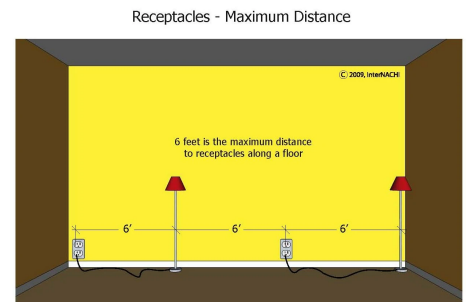


OUTLETS - FEW/MISSING

Modern standards require receptacles within 6 feet of any point along the floor line, measured horizontally. Older homes did not have as many receptacles. In modern homes, a single wall receptacle serves spaces for 6 feet on each side of the receptacle. Interior wall(s) were found with no wall receptacle or fewer receptacles than this standard. We advise review with a licensed electrician if additional receptacles are desired.

Recommendation

Contact a qualified electrical contractor.



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



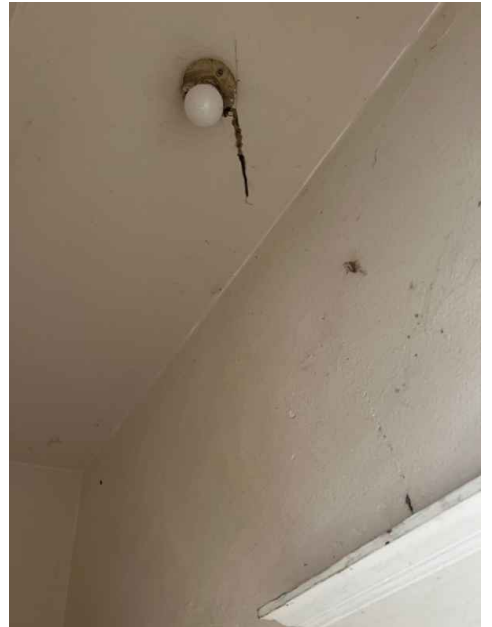
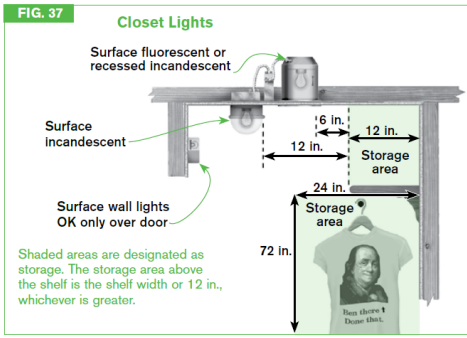
LIGHT - BARE BULB IN CLOSET

13431, 13429

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

Recommendation

Contact a qualified professional.



13431

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

Recommendation or Safety Upgrade

RECEP - CRACKED/DAMAGED

13429

A receptacle has cracked/damaged plastic. The receptacle may continue to deteriorate, which creates a shock hazard. We recommend having the receptacle replaced by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



4.9.1 POLARITY AND GROUNDING OF RECEPTACLES

NO POWER

ALL UNITS

At the time of inspection, there was no electricity. We recommend having the electricity turned on and all the electrical equipment tested with a qualified contractor.



Recommendation or Safety Upgrade

4.10.1 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

GFCI RECEP - NONE BATH

13431, 13469

No receptacle was found in the bathroom. We recommend a duplex GFCI outlet be installed.

Recommendation

Contact a qualified electrical contractor.



Recommendation or Safety Upgrade



4.10.2 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

GFCI - UPGRADE 2

Maintenance Item

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

Recommendation

Contact a qualified electrical contractor.

5: HEATING EQUIPMENT

Information

General: HEAT TYPE

FORCED AIR, WALL HEATER(S)

General: ENERGY SOURCE

NATURAL GAS

General: NUMBER OF HEAT SYSTEMS (excluding wood)

TWO

General: DUCTWORK

INSULATED

General: FLUE MATERIAL

DOUBLE WALL METAL

General: FILTER TYPE

DISPOSABLE

General: AGE OF HEATING EQUIPMENT

GAS - 20 - 25 YEARS*

General: THERMOSTAT LOCATION

HALLWAY

Limitations

WALL HEATER

WALL HEATER - GAS OFF

13431, 14369

At the time of the inspection, fuel or power was off to the heating unit. We do not restore fuel or power to appliances that are shut off; therefore, our review is limited. Most utility companies, upon request, light pilots. We advise that you obtain verification of this system's performance prior to the end of your contingency period.



Repair or replace

5.2.1 HEATING EQUIPMENT

GAS OFF-FURNACE

ALL UNITS

At the time of the inspection, fuel or power was off to the furnace unit. We do not restore fuel or power to appliances that are shut off; therefore, our review is limited. Most utility companies, upon request, light pilots. We advise that you obtain verification of this system's performance prior to the end of your contingency period.

Recommendation

Contact a qualified professional.

 Recommendation or Safety Upgrade



13429



5.2.2 HEATING EQUIPMENT

DUST DEBRIS

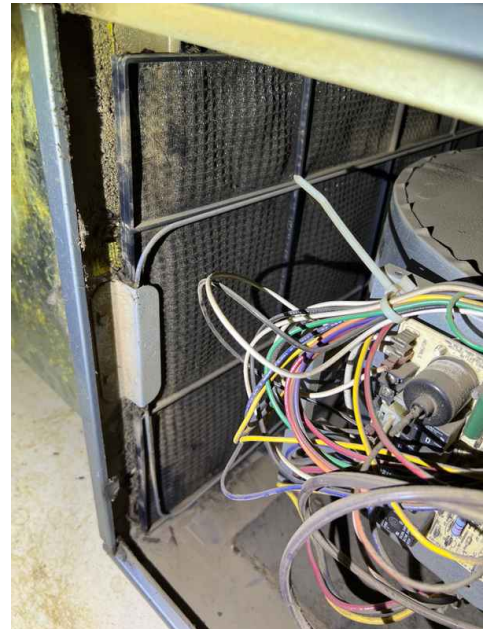
13429

Excessive dust and debris were noted in the furnace. This can be a fire and/or health hazard and can cause the furnace to malfunction. We recommend having the furnace serviced and cleaned by a licensed heating contractor.

Recommendation

Contact a qualified heating and cooling contractor

 Maintenance Item



5.2.3 HEATING EQUIPMENT

OLD GAS FURNACE - 20+ YEARS

13429

 Maintenance Item

The furnace is an older unit which may be nearing the end of its useful life. Most furnace contractors recommend replacing a furnace when it becomes 20 years old ([Table of Life Expectancy](#)). Since Southern California has a mild climate, furnaces can last longer than industry standards. Since this furnace is aged, we recommend having a licensed furnace contractor inspect the furnace for safety and provide an estimate of life remaining and cost of replacement prior to the end of your contingency period so that you may budget accordingly. Note: We specifically disclaim cracks in furnace heat exchangers because proper evaluation requires invasive, technically exhaustive measures that exceed the scope of the General Home Inspection.


Recommendation

Contact a qualified heating and cooling contractor



13429

5.4.1 NORMAL OPERATING CONTROLS (Thermostat)

 Action Item or Further Review

THERMOSTAT - NON-FUNCTIONAL

13429,13431,134369

The thermostat was not usable at time of inspection. Due to the inoperability of the HVAC system, the thermostat could not be tested. We recommend repair if needed

Recommendation

Contact a qualified heating and cooling contractor



5.4.2 NORMAL OPERATING CONTROLS (Thermostat)

 Maintenance Item

THERMOSTAT - MECHANICAL

There is a mechanical thermostat installed in the house. You should consider switching to a programmable electronic model. Look for thermostats that allow you to program daily cycles, weekly schedules, and override default settings. Using a programmable thermostat, you can eliminate considerable wasted energy. As a rule of thumb, every degree you turn down a thermostat will save 3% of energy costs over a 24-hour period. In other words, if you turn down the temperature from 70 to 61 degrees for an 8-hour period every night, you can save about 9% on your heating bill. Reducing daytime usage similarly can double your savings.

NOTE: Many older mechanical thermostats contain a small amount of Mercury which is known to be an environmentally hazardous material. Please dispose of your old thermostat properly. To determine if your old thermostat contains mercury, pry the cover off and look for a small glass bulb filled with a metallic liquid. If it does, or if you are in doubt, please take the whole thermostat to a qualified recycling center.

Recommendation

Contact a qualified professional.

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

Recommendation or Safety Upgrade

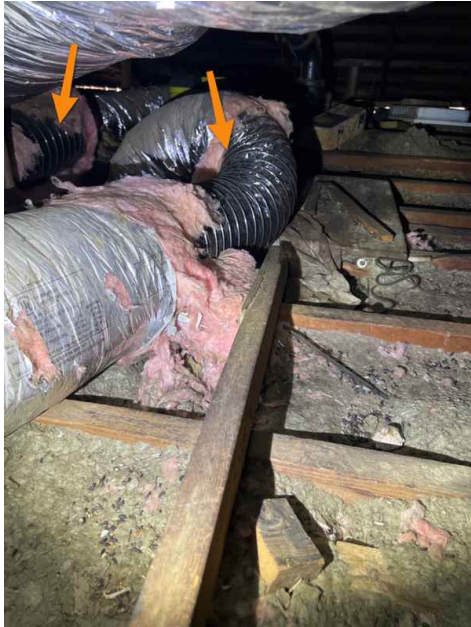
DUCTS DAMAGED

13429

Some of the ductwork had loose/deteriorated insulation. Several holes were observed in the ducts that appear to be due to rodent activity. We recommend further evaluation and sanitizing and repair by a licensed HVAC contractor.

Recommendation

Contact a qualified heating and cooling contractor



6: COOLING EQUIPMENT

Information

NUMBER OF A/C UNITS

NONE*

Limitations

COOLING AND AIR HANDLER EQUIPMENT

AC - NONE

No AC was installed.

7: FIREPLACES

Information**General: NUMBER OF FIREPLACES**

TWO

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

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

Repair or replace

7.2.1 FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS

CHIMNEY CAP MISSING

13429, 13431

1qThere appears to have been a free standing fireplace in the living room that has been removed. Chimney at the rooftop has been closed off at top with a plastic bucket. Evidence of leaking was observed at the attic and ceiling below. Recommend repairs as needed to prevent further damage.

Recommendation

Contact a qualified chimney sweep.





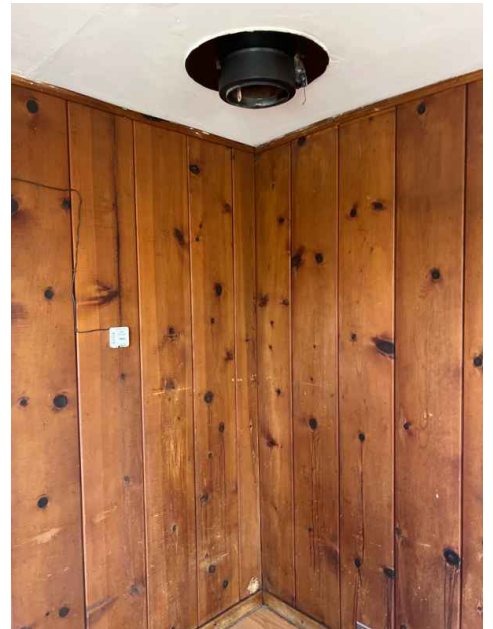
7.2.2 FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS

 Recommendation or Safety Upgrade

FIREPLACE REMOVED

13431, 13429

The freestanding fireplaces were removed.



13431

8: FIRE/SAFETY

Information

General: FIRE SPRINKLERS

None Present

General: SECURITY SYSTEM

None Present

Repair or replace

8.6.1 SMOKE DETECTORS

NO OP UNITS

13431, 13429

 Recommendation or Safety Upgrade

No operable smoke detectors were found in the home. California State Law SB 745 requires additional smoke detectors to be installed in all bedrooms and on each level in the common hallways in multi-story homes when modifications have been performed including alterations, repairs, or additions exceeding \$1,000 in value. Additional smoke detectors are also required in all dwellings intended to be used as rentals regardless of modifications.

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

Recommendation

Contact a qualified professional.



8.7.1 CARBON MONOXIDE DETECTOR(S)

CO DETECTOR(S) - NONE

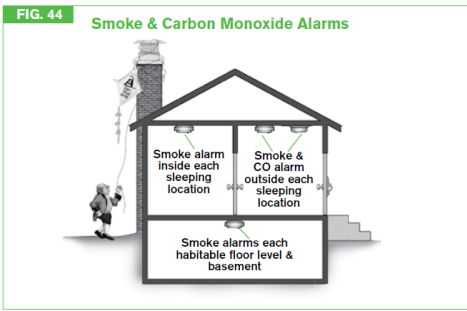
13429,13469

 Recommendation or Safety Upgrade

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

Recommendation

Contact a qualified professional.



8.7.2 CARBON MONOXIDE DETECTOR(S)

Recommendation or Safety Upgrade

CO DETECTOR - NON-OP

13431,

The Carbon Monoxide detector was not functioning when tested. If the unit has batteries, the batteries should be changed and the unit tested again.

Recommendation

Contact a qualified professional.



13431

9: INTERIORS

Information

General: CEILING & WALL MATERIALS

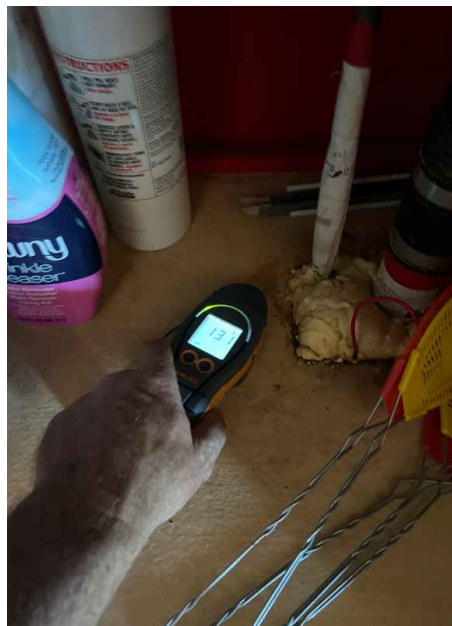
SHEETROCK, PLASTER, WOOD

General: WINDOW TYPES

RETROFIT*, DOUBLE PANE VINYL*, SINGLE PANE WOOD

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

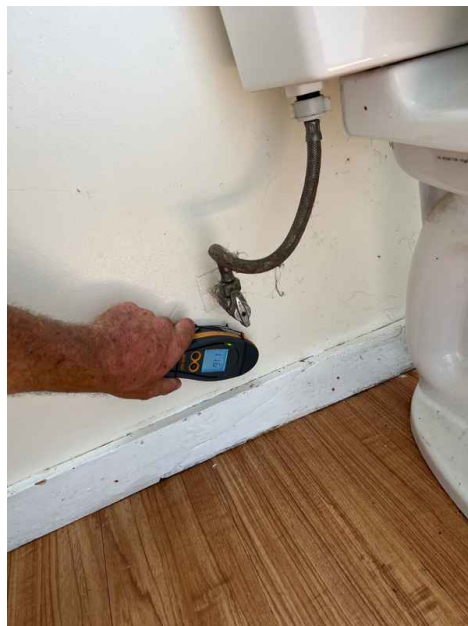
Note: A representative sampling for moisture was performed using a moisture meter at interior walls, ceilings, and cabinets in areas prone to moisture, such as kitchens, bathrooms, interior below-grade walls, or exterior walls with doors/windows. No elevated moisture was detected at the time of inspection.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



13431



13431



13431

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

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

INTERIORS - General and Visual Mold Assessment : FIXER

All units

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

WINDOWS (REPRESENTATIVE NUMBER): Retrofit Windows - Information

Note about retrofit (replacement) windows: Retrofit windows are inspected for proper operation and visible evidence of defects such as damage which results from leaks. A home inspection is that of a generalist and not a specialist. As such, this inspection report cannot guarantee against leaks. To do so would require water testing with specialized equipment by a specialist in this field. Replacement windows are not flashed the same way as original windows. They are most often inserted into the opening of the old window and sealed with sealant. A leak at the original window may not be remedied by the installation of retrofit windows. It is important for you or a qualified professional to inspect the windows after the next rain for any signs of leaking. Failure to do so can result in property damage including damage to the framing members, flooring and drywall.

WINDOWS (REPRESENTATIVE NUMBER): Double Pane - Information

Note about double-pane windows: Failed seals in insulated glass (double-pane) windows are not always detectable. In some instances inspector may not be able to disclose the exact condition of every window, depending on the ambient conditions (weather) or if the windows are dirty at time of inspection. Moisture between panes of glass in a double-pane window with a failed seal may or may not be observable depending on variations in ambient conditions such as temperature and humidity. Windows are reported as they are observed at the time of the inspection only. If you have present or future concerns regarding the integrity of thermal pane seals, it is strongly suggested that you consult with a Professional Fenestration Specialist for further evaluation. This inspection is not a warranty or guarantee of any kind regarding the integrity of the windows. The life span of double-panel windows seals averages 8-20 years. See: InterNACHI Life Expectancy Chart

WINDOWS (REPRESENTATIVE NUMBER): Window - Representative

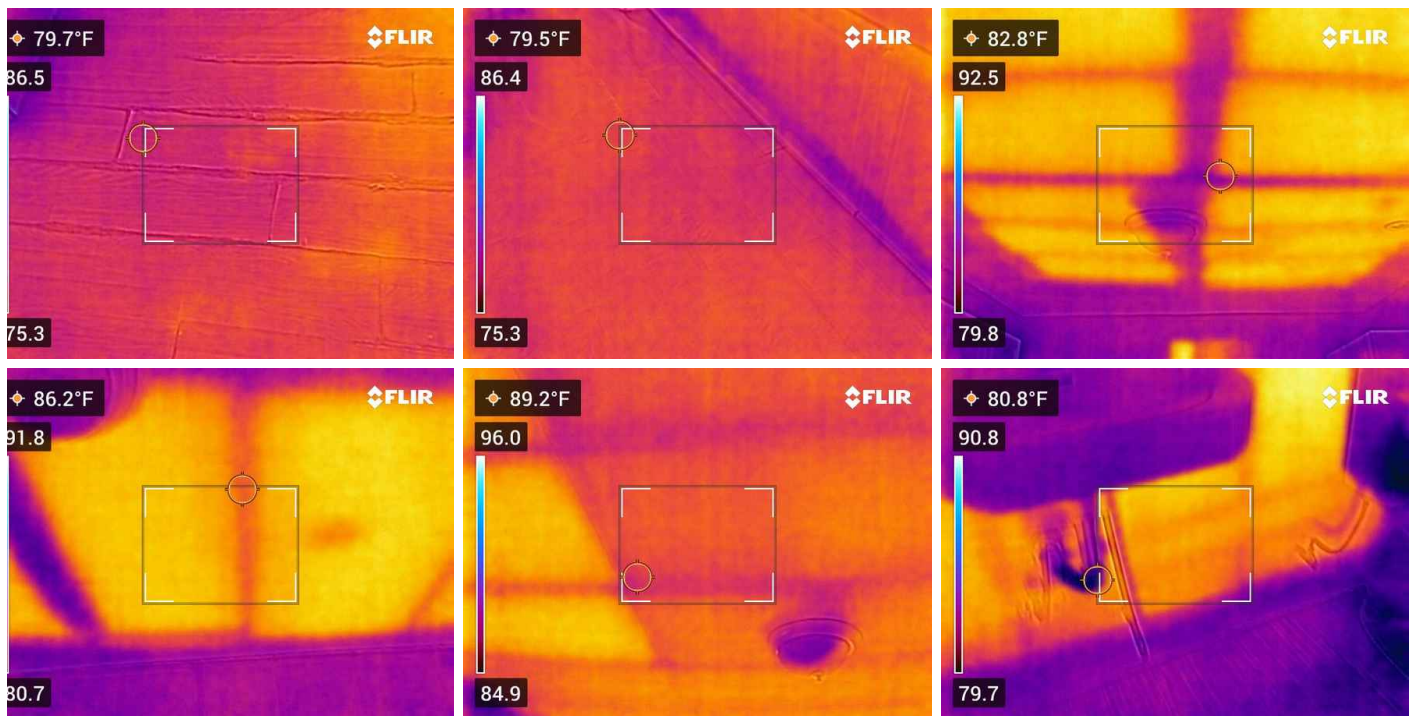
Only a representative number of accessible windows are checked for operation during this inspection in accordance with the standards of practice of a home inspection. In some instances, the inspector may not be able to disclose the exact condition of every window. This includes reporting on the condition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

ATTIC: Attic - Limitations

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

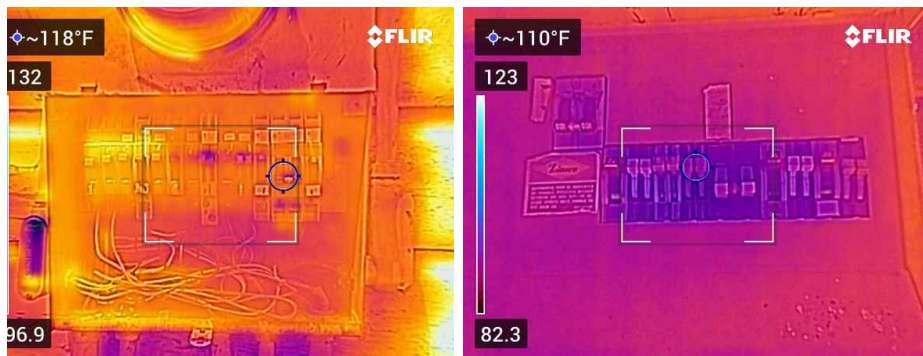
INFRARED INSPECTION FINDINGS: Thermal Camera Scan - No Anomalies

An infrared scan was performed in the house. No anomalies were found.



INFRARED INSPECTION FINDINGS: IR - Breakers normal

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



INFRARED INSPECTION FINDINGS: IR Limitations**IMPORTANT INFORMATION ABOUT THERMAL IMAGING**

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

Limitations of Thermal Imaging

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

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

Repair or replace

9.2.1 INTERIORS - General and Visual Mold Assessment



Action Item or Further Review

AREAS OF CONCERN OBSERVED - SAMPLING ADVISED

SEVERAL LOCATIONS

The Free Visual Mold Assessment found area(s) of concern during the home inspection. Areas of concern are defined as one or more of the following, moisture intrusion, water damage, musty odors, apparent mold growth, and conditions conducive to mold growth. These findings will be listed in the action items summary of this report. It is essential to understand that the inspector cannot confirm the presence of mold inside the home without the benefit of air and surface sampling. We advise mold testing before the close of your contingency period by this company. ***The total number of mold samples recommended: 13 Possible extra swab tests.***

Recommendation

Contact a qualified mold inspection professional.

9.2.2 INTERIORS - General and Visual Mold Assessment



Action Item or Further Review

MUSTY/MILDEW ODOR

13431,

Musty/Mildew odor was observed during the inspection, possibly from a moisture issue that was or still is present. We advise further review with a licensed restoration contractor and if concerned about mold, testing/sampling should be done to determine if this condition has caused mold to develop before the close of your contingency period.

Recommendation

Contact a qualified mold remediation contractor

9.2.3 INTERIORS - General and Visual Mold Assessment



Action Item or Further Review

LEAD PAINT

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

Recommendation

Contact a qualified environmental contractor

9.2.4 INTERIORS - General and Visual Mold Assessment



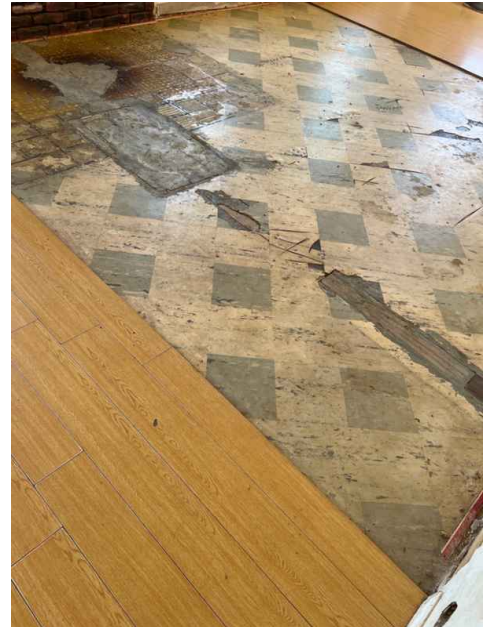
Recommendation or Safety Upgrade

ASBESTOS - DRYWALL/FLOORING

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

Recommendation

Contact a qualified environmental contractor



14329

9.3.1 CEILINGS

HAIRLINE CRACKS



Recommendation or Safety Upgrade

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

Recommendation

Contact a qualified professional.



9.3.2 CEILINGS

MODERATE CRACKS

13469

Cracking was noted in the house that measured between 1/16" and 1/8". Cracks that are less than 1/8" in width are typically considered hairline and are generally attributed to material shrinkage and settlement. Cracks that are 1/8" or greater are cause for further evaluation, and may indicate that movement of the foundation has occurred. These measurements are approximate and not conclusive as cracks may also simply be the result of poor workmanship.

Determining the presence of cracks in the slab or foundation is not possible due to the limited scope of a home inspection. Checking for cracks often requires removal of the floor covering which home inspectors do not do. If these cracks concern you, then you should have a licensed structural engineer perform a more invasive evaluation of the structure.

Recommendation

Contact a qualified professional.



Recommendation or Safety Upgrade



9.3.3 CEILINGS

STAINS - DRY UNDER ROOF

13431, 13429

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

Recommendation

Contact a qualified professional.



Action Item or Further Review



13431 closet,



13429 chimney





13469

9.4.1 WALLS

CRACKS - HAIRLINE

13431,

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

Recommendation

Contact a qualified professional.

 Recommendation or Safety Upgrade



9.4.2 WALLS

CRACKS - MODERATE

13429

 Recommendation or Safety Upgrade

Cracking was noted in the house that measured between 1/16" and 1/8". Cracks that are less than 1/8" in width are typically considered hairline and are generally attributed to material shrinkage and settlement. Cracks that are 1/8" or greater are cause for further evaluation, and may indicate that movement of the foundation has occurred. These measurements are approximate and not conclusive as cracks may also simply be the result of poor workmanship.

Determining the presence of cracks in the slab or foundation is not possible due to the limited scope of a home inspection. Checking for cracks often requires removal of the floor covering which home inspectors do not do. If these cracks concern you, then you should have a licensed structural engineer perform a more invasive evaluation of the structure.

Recommendation

Contact a qualified professional.



13429 bathroom



13429 Living Room



9.4.3 WALLS

STAIN DRY - UNKNOWN

13431, 13429

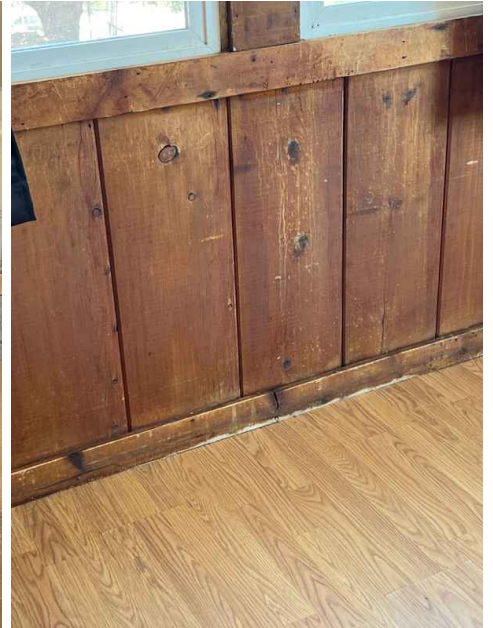


Recommendation or Safety Upgrade

Staining was noted on the wall. The staining was tested for moisture and found to be dry at the time of the inspection. The inspector was unable to determine the cause.

Recommendation

Contact a qualified professional.



13431



13469

9.4.4 WALLS

APPARENT MOLD - DRY

13429 RIGHT HAND BATHROOM

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



Action Item or Further Review

Recommendation

Contact a qualified mold inspection professional.



9.4.5 WALLS

BASE BOARDS - MISSING

13431, 13469



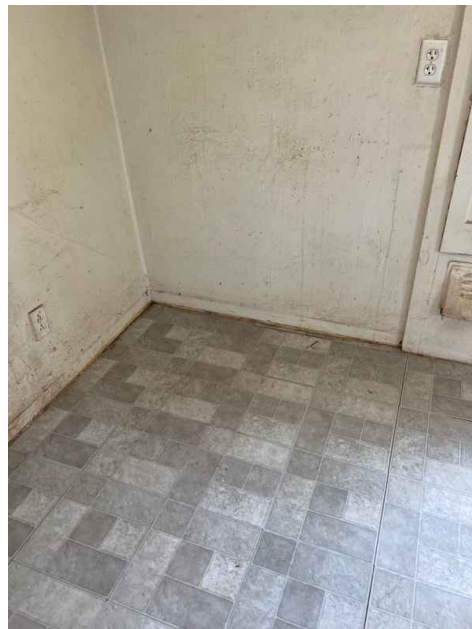
Baseboards are missing in several areas throughout the house. We recommend replacing where needed by a qualified person.

Recommendation

Contact a qualified professional.



13431



13469

9.4.6 WALLS

BASEBOARD SWOLLEN -

13431, 13429



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

Recommendation

Contact a qualified professional.



13431



13429 Living Room

9.4.7 WALLS

WOOD DAMAGE - WINDOW/DOOR

13429

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

Recommendation

Contact a qualified professional.



Action Item or Further Review



9.4.8 WALLS

PLASTER/DRYWALL DAMAGED

13429, 13431, 13469

 Recommendation or Safety Upgrade

Wall board was damaged in several locations throughout the house. Recommend repair as needed





9.5.1 FLOOR COVERINGS

TILE - CRACKED

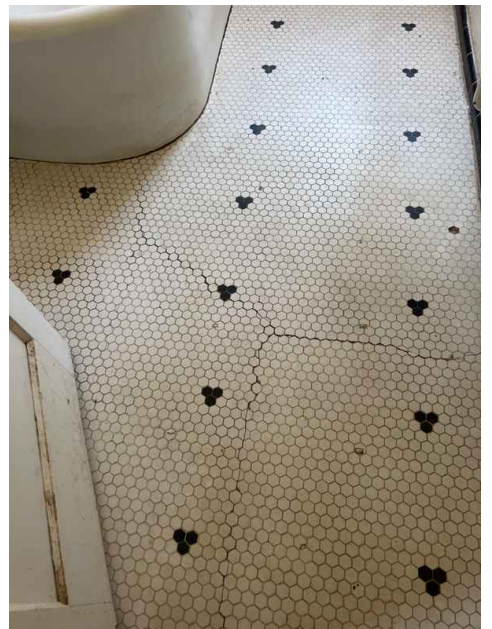
13429, 13469

 Recommendation or Safety Upgrade

Several cracked floor tiles are observed. We recommend necessary repairs or replacement by a licensed flooring contractor.

Recommendation

Contact a qualified flooring contractor



14329

9.5.2 FLOOR COVERINGS

FLOORS-WORN

13431, 13429

 Maintenance Item

Wood floors in the home exhibited severe surface wear along major paths of travel. We recommend that before the expiration of your contingency period you consult with a qualified flooring contractor to discuss repair and costs for replacement.

Recommendation

Contact a qualified flooring contractor



13431



13429

9.5.3 FLOOR COVERINGS

POORLY INSTALLED OR INCOMPLETE FLOORING

 Recommendation or Safety Upgrade

13469

Flooring in several locations has gaps and missing thresholds. This is typically caused by a poor or incomplete installation of the floor. We recommend correction or replacement by a licensed flooring contractor.

Recommendation

Contact a qualified flooring contractor



9.5.4 FLOOR COVERINGS

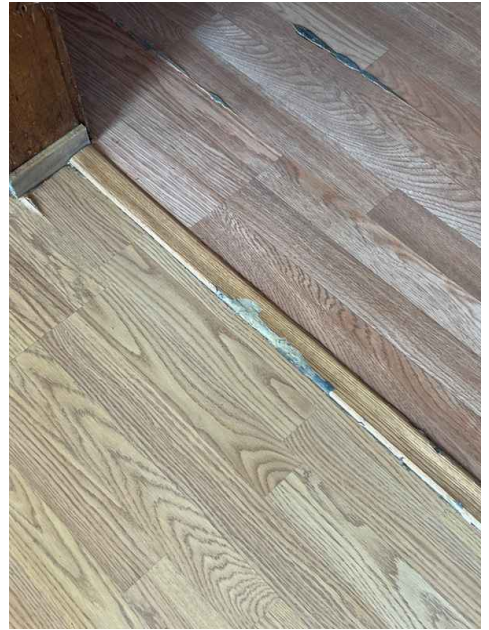
FLOOR TRIM - LOOSE

13431, 13469

Loose transition trim was noted. We advise repair.

Recommendation

Contact a qualified professional.



13431

9.5.5 FLOOR COVERINGS

WOOD FLOORS

13431, 13429

Moisture damage was observed to the wood floors. We recommend replacement with a qualified contractor.



13431



13429

9.5.6 FLOOR COVERINGS

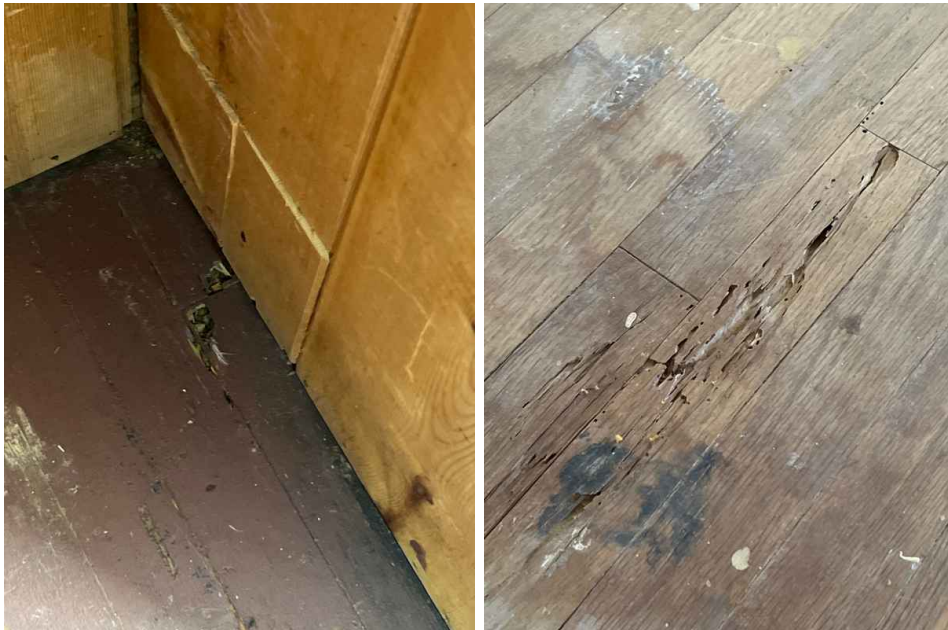
WOOD FLOORS

13431, 13469

Damaged wood floors were observed. We recommend further review and repair is with a Qualified flooring contractor.



Recommendation or Safety Upgrade



13431

9.6.1 TUB/SHOWER ENCLOSURE

CAULK - TUB/WALLS

13431

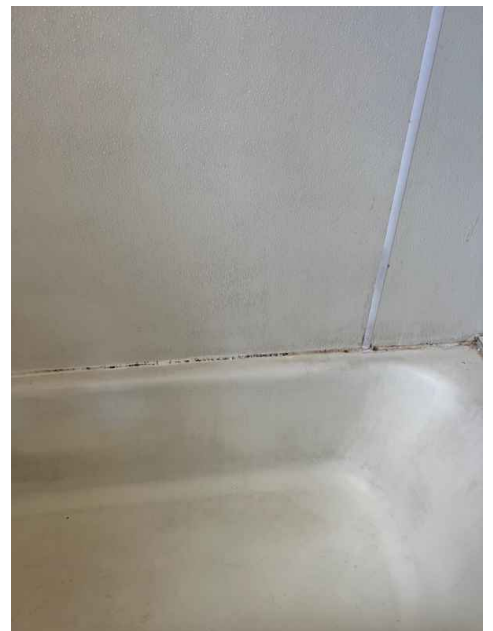
We recommend caulking around the perimeter of the tub and tiles to prevent water intrusion.

Recommendation

Contact a qualified professional.



Maintenance Item



13431

9.6.2 TUB/SHOWER ENCLOSURE

CAULK-TUB/FLOOR

13431,

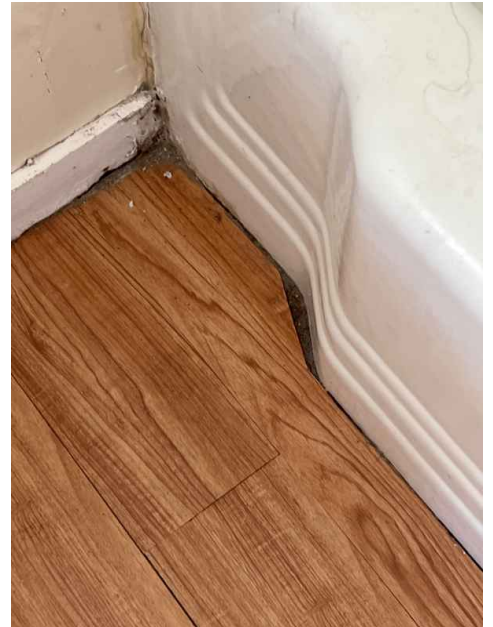
We recommend installing silicone caulk along floor and tub to prevent water intrusion.



Maintenance Item

Recommendation

Contact a qualified professional.



13431

9.6.3 TUB/SHOWER ENCLOSURE

FIBERGLASS ENCLOSURE - WORN

13431

Fiberglass shower enclosure was worn. No signs of leaking were observed, but the enclosure is near the end of its useful life. We recommend replacement.

Recommendation

Contact a qualified professional.



Recommendation or Safety Upgrade

9.6.4 TUB/SHOWER ENCLOSURE

TILE - DETERIORATED/REPLACE

13429 LEFT HAND BATHROOM

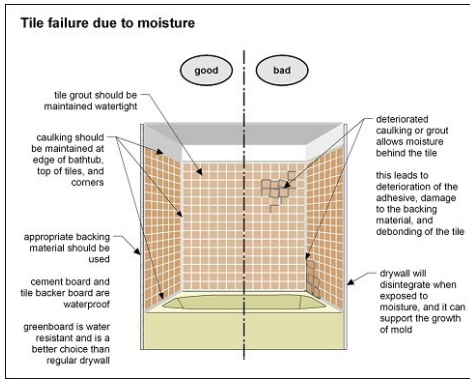
The tile surround at the bathing area is deteriorated and needs repair or replacement. It appears that the tub is sinking indicating water damage to the wall and floor structure behind the tub which is not visible. An estimate of repair should be obtained before the close of your contingency period to fully understand the extent of repair needed. Note: If concerned about the air quality in this home, we recommend testing to confirm the presence or absence of mold.

Recommendation

Contact a qualified professional.



Action Item or Further Review



14329 left hand bathroom

9.6.5 TUB/SHOWER ENCLOSURE

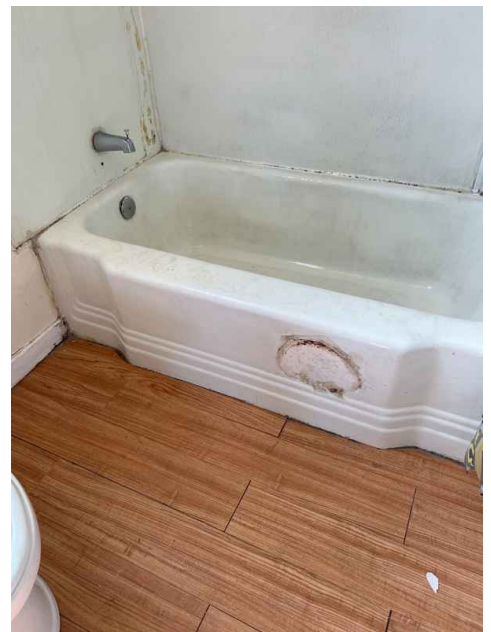
CAST IRON TUB - CHIPPED

13431

The Cast Iron tub was chipped or had a damaged coating. We advise repair with a qualified person to avoid rusting.

Recommendation

Contact a qualified professional.



13431

9.7.1 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

RODENTS IN CABINETS

14329



Rodent droppings was observed in the cabinet(s). If present, pests may chew, damage, or contaminate components. Rodents have been found throughout San Diego County which have Hantavirus, which is a health hazard, according to [San Diego County Vector Control](#).

Home inspectors are not licensed pest inspectors and are not qualified to determine the severity of rodent infestation. We advise consulting with a professional pest exterminator for a complete review and removal of any pests or waste material.

Recommendation

Contact a qualified pest control specialist.



9.7.2 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

STAINS DRY - CABINET - PAST LEAK

13431, 14329, 13469



Staining was noted in the cabinet below the sink. The staining was tested for moisture and found to be dry at the time of the inspection. Appears to be caused by a past leak. Under certain conditions or regular use, the leak may become active. We advise reviewing with the seller for repair history.

Recommendation

Contact the seller for more info



13431



9.7.3 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

BATH VANITY/CABINET LOOSE

13429



Sink cabinet was not secured to the wall. This is a safety hazard and could cause plumbing leaks. We advise having the cabinet secured to the wall studs by a qualified contractor.

Recommendation

Contact a qualified professional.



9.7.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

CABINETS-DAMAGED/AGED

13429, 13469

The cabinets are worn, delaminating or show signs of water damage. Recommend review by a qualified cabinet professional.

Recommendation

Contact a qualified cabinet contractor.

 Recommendation or Safety Upgrade



9.9.1 DOORS (REPRESENTATIVE NUMBER)



Maintenance Item

DOOR MISSING

13431,

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

Recommendation

Contact a qualified professional.



13431

9.9.2 DOORS (REPRESENTATIVE NUMBER)



Recommendation or Safety Upgrade

HOLE DAMAGE

13431,

A hole or damage was noted in door. We advise replacing.

Recommendation

Contact a qualified professional.



13431

9.9.3 DOORS (REPRESENTATIVE NUMBER)



Recommendation or Safety Upgrade

DOOR - OUT OF SQUARE

Interior doors are out of square and/or fall open or closed, which can be due to poor installation or indicate that structural movement has occurred. Other evidence of significant structural movement was not observed at the time of inspection. Recommend further evaluation by a qualified contractor and repair as needed.

Recommendation

Contact a qualified professional.



13431



13429 front bedroom



13429

9.9.4 DOORS (REPRESENTATIVE NUMBER)

DOOR HARDWARE - NON OP

13469

The door latching hardware is not functioning properly. We recommend service or replacement by a qualified person.

Recommendation

Contact a qualified professional.





9.9.5 DOORS (REPRESENTATIVE NUMBER)

STOPPERS - MISSING - NO DAMAGE

13431, 13429, 13469

 Maintenance Item

Door stoppers are recommended where the door handles contact walls. Damage can occur at drywall if door handle impacts the wall. We advise adding door stops as needed.

Recommendation

Contact a handyman or DIY project



13431

9.10.1 WINDOWS (REPRESENTATIVE NUMBER)

FOGGED WINDOW(S)

13431, 13429

 Recommendation or Safety Upgrade

Condensation was observed between the panes of glass. This occurs when the seal has failed between the panes of glass, and ambient air has entered the assembly. Replacement of the glass is required. Since some failed windows may not be easily found due to changing ambient conditions (heat, humidity, etc) we recommend having all of the windows reviewed by a licensed window contractor to determine how many windows require repair/replacement.

Recommendation

Contact a qualified window repair/installation contractor.



Kitchen 13431

9.10.2 WINDOWS (REPRESENTATIVE NUMBER)

FAILED LOW-E

13431, 13429

Damaged Low-E glazing was observed. This can be caused by exposure to the sun (excessive heat) or a manufacturing flaw. Replacement of the insulated unit is needed to restore visibility. We recommend having all of the windows reviewed by a licensed window contractor to determine how many windows require repair/replacement.

Recommendation

Contact a qualified window repair/installation contractor.



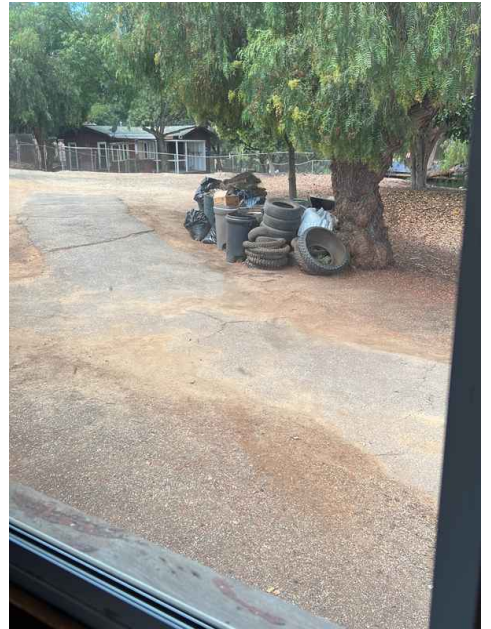
Recommendation or Safety Upgrade



13431



13431




13431



9.10.3 WINDOWS (REPRESENTATIVE NUMBER)

OLD WINDOWS - REPLACE

 Action Item or Further Review

Windows in the home exhibited moderate deterioration/aging and appear to be original. Several windows were stuck shut/inoperable or otherwise damaged. Before the expiration of your contingency period, you may wish to consult with a qualified contractor to discuss repair options and costs for maintenance or potential cost to replace.

Recommendation

Contact a qualified window repair/installation contractor.



9.10.4 WINDOWS (REPRESENTATIVE NUMBER)

GLASS CRACKED/BROKEN

14329, 13431, 13469

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

Recommendation

Contact a qualified window repair/installation contractor.

 Recommendation or Safety Upgrade





13431

9.10.5 WINDOWS (REPRESENTATIVE NUMBER)

SCREENS - MISSING

13431, 13429, 13469

Video Maintenance Tip - [Screen Repair](#)

Several screens are missing or damaged. We recommend repair or replace as needed by a qualified person.

Recommendation

Contact a qualified professional.



13431

9.10.6 WINDOWS (REPRESENTATIVE NUMBER)

SCREENS - TORN, WORN, MISS SCREENS

13431,

Video Maintenance Tip - [Screen Repair](#)

Several torn, bent and missing screens noted. We recommend repair or replace as needed by a qualified person.

Recommendation

Contact a qualified professional.





9.10.7 WINDOWS

(REPRESENTATIVE NUMBER)



Recommendation or Safety Upgrade

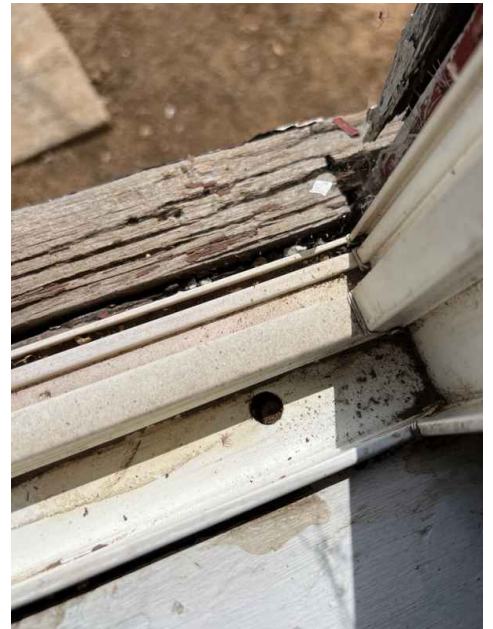
RETROFIT - SCREW THROUGH SILL

13431

Retrofit replacement windows were poorly installed with mounting screws penetrating the bottom sill. This can allow water to enter the wall and indicates a poor installation. We recommend having the retrofit window installation reviewed by a licensed window contractor.

Recommendation

Contact a qualified window repair/installation contractor.



13431

9.10.8 WINDOWS

(REPRESENTATIVE NUMBER)



Recommendation or Safety Upgrade

SASH CORD(S) - BROKEN

13469

Sash cords are broken/missing at the sash windows. Without the sash cords, there is no counterweight and the windows can slam shut and break. We recommend repair or replacement by a qualified contractor.

Recommendation

Contact a qualified window repair/installation contractor.



9.10.9 WINDOWS (REPRESENTATIVE NUMBER)

SASH - SPRINGS BROKEN

13429, 13431

 Recommendation or Safety Upgrade

Damaged counter-balance spring noted at sash windows. This makes the windows difficult to open/close. We advise review with a licensed window repair contractor for an estimate to repair.

Recommendation

Contact a qualified window repair/installation contractor.



13431

9.11.1 ATTIC

RODENTS- INFESTATION

ALL UNITS

 Action Item or Further Review

Material which may be rodent droppings was observed in the attic. If present, pest may chew, damage or contaminate components such as insulation and heating/AC ducts. Rodents have been found throughout San Diego County which have Hantavirus, which is a health hazard, according to [San Diego County Vector Control](#).

Home inspectors are not licensed pest inspectors and are not qualified to determine the severity of rodent infestation. Home Inspectors also do not move or lift any insulation to determine if evidence of rodents exist.

We advise consulting with a professional Level II pest exterminator for a complete review and removal of any pests, waste material, or contaminated components from the attic. If deemed necessary by the exterminator, some or all of the insulation may require replacement.

You should obtain further evaluation and cost of remediation from a qualified contractor such as an exterminator or insulation contractor prior to the end of your contingency period.

Recommendation

Contact a qualified pest control specialist.



9.12.1 INFRARED INSPECTION FINDINGS

Recommendation or Safety Upgrade

EXTERIOR WALLS - NO INSULATION

Exterior walls were observed with thermal camera and were not insulated. This condition will result in significant heat gain and loss through the exterior walls, increasing home heating and cooling costs and lowering comfort levels. We recommend that you consult with a qualified contractor to discuss options and costs for installing thermal insulation in the exterior walls.

Recommendation

Contact a qualified professional.



10: EXTERIOR

Information

General: SIDING MATERIAL

WOOD TRIM, WOOD

General: GARAGE DOOR STYLE

None

General: GARAGE DOOR TYPE

None

General: DRIVEWAY

ASPHALT, DIRT

General: LOT DRAINAGE

GRADED

General: EAVE CONFIGURATION

OPEN, ENCLOSED

OUTDOOR AREA: OUTDOOR HAZARDS

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

Limitations

IRRIGATION

IRRIGATION EXEMPT

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

Repair or replace

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



Action Item or Further Review

RETAINING WALL - SHIFTED

Retaining wall has shifted. Shifting or settlement in a retaining wall can be caused by many reasons which may include improper design or ground movement. Determining the cause of the settlement cracks is beyond the scope of a home inspection. We recommend further evaluation by a qualified contractor or a structural engineer prior to the end of your contingency period.

Recommendation

Contact a qualified professional.



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



Maintenance Item

LOOSE CAPSTONES

Loose capstones were noted at retaining. We advise repair with qualified person.

Recommendation

Contact a qualified professional.



10.5.1 WALL SIDING FLASHING AND TRIM
BARE WOOD OR PEELING PAINT

ALL UNITS

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

Recommendation

Contact a qualified painting contractor.

 Recommendation or Safety Upgrade



13429



10.5.2 WALL SIDING FLASHING AND TRIM
DAMAGED WOOD TRIM

ALL UNITS

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

 Recommendation or Safety Upgrade

Recommendation

Contact a qualified pest control specialist.



13431

10.5.3 WALL SIDING FLASHING AND TRIM

SIDING - FAILING

ALL UNITS

Siding is aged and failing. Some areas of the homes are clad in improper materials. Water absorption is present and blisters and deterioration are observed. We recommend repair or replacement as necessary.

Recommendation

Contact a qualified siding specialist.

➔ Recommendation or Safety Upgrade

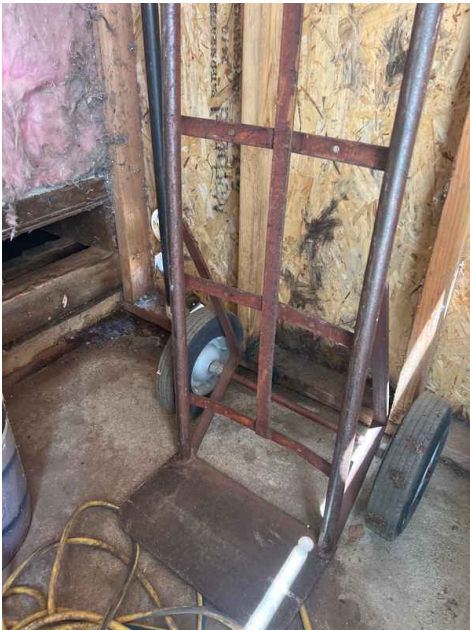


13429



13431





10.6.1 DOORS (Exterior)
DOOR - NOT SQUARE
13429

 Recommendation or Safety Upgrade

The entry door does not fit squarely in the door frame. This can be caused by several factors including poor installation or settlement of the house. We recommend repair by a qualified finish carpenter.

Recommendation

Contact a qualified professional.



10.6.2 DOORS (Exterior)

 Maintenance Item

WEATHER-STRIPPING DAM

13431, 13429

The exterior door weather-stripping is damaged. We advise replacement.

Recommendation

Contact a qualified professional.



13431

10.6.3 DOORS (Exterior)

 Recommendation or Safety Upgrade

ENTRY DOOR

13469

Entry door was observed, is damaged. We recommend replacement with a qualified contractor.



10.9.1 STOOPS, STEPS, PORCHES AND RAILINGS


DECK DAMAGE

13429, 13431, 13469

Extensive damage was observed on exterior decks. Missing, damaged or improperly built railings and underlying structures noted as well. This condition creates a safety hazard in several locations. Recommend repair or replacement as needed by a qualified contractor.



10.10.1 DRIVEWAYS, PATIOS, WALKWAYS


SSCN - 1/4" OR MORE - CONCRETE FLATWORK

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

Recommendation

Contact a qualified professional.



10.10.2 DRIVEWAYS, PATIOS,
WALKWAYS

 Action Item or Further Review

ASPHALT DETERIORATED

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

Recommendation

Contact a qualified professional.



10.10.3 DRIVEWAYS, PATIOS,
WALKWAYS

 Recommendation or Safety Upgrade

PATHWAY - TRIP HAZARD

Tripping hazard exists at the pathway. We recommend repair to avoid injuries.

Recommendation

Contact a qualified professional.



10.11.1 EAVES, SOFFITS AND FASCIAS

FASCIA - TERMITES

ALL UNITS

Recommendation or Safety Upgrade

Some damaged wood was observed at the eaves and fascia boards. Determining if this damage was caused by termites is beyond the scope of a home inspection. Home inspectors do not have the authority to comment on termites or dry rot, which is the responsibility of a state licensed pest inspector. We recommend referring to the pest inspection report for a full evaluation and necessary repairs made by a qualified licensed contractor.

Recommendation

Contact a qualified pest control specialist.



13431

10.11.2 EAVES, SOFFITS AND FASCIAS

PAINT REQUIRED

ALL UNITS

The exposed eave, soffit, or fascias needs primer and paint. We recommend prep and painting by a licensed paint contractor.

Recommendation

Contact a qualified painting contractor.



13431

10.12.1 FENCE, LANDSCAPE WALLS, BOUNDARY WALLS

FENCE LOOSE

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

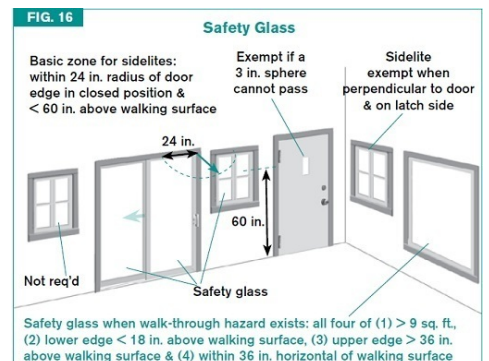
Recommendation

Contact a qualified fencing contractor



10.13.1 SAFETY GLASS

OLDER HOME - NO SAFETY GLASS



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

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

Recommendation

Contact a qualified window repair/installation contractor.

10.15.1 CRAWLSPACE (Anomalies in Crawlspace)



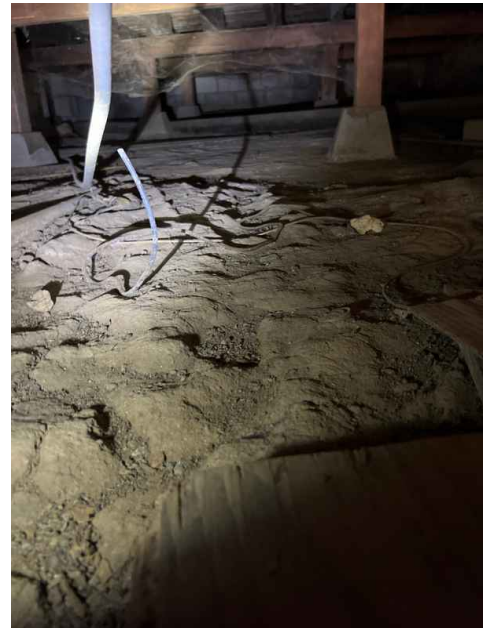
Maintenance Item

DESICCATED SOIL

Desiccated soil was noted under the house. This "Dry Lake Bed" effect results when water intrusion occurs under the house, then dries out. This can be caused by a high water table, water intrusion during heavy rain or irrigation, or a past leak. The area should be monitored for water intrusion, and corrective measures performed if needed.

Recommendation

Contact a qualified professional.



10.15.2 CRAWLSPACE (Anomalies in Crawlspace)



Maintenance Item

NO VAPOR BARRIER

ALL UNITS

No soil cover (vapor barrier) was installed in the crawlspace areas. Soil covers help reduce humidity levels in crawlspaces by limiting moisture evaporation into the air from soil. Reducing humidity levels can help prevent conditions that encourage mold growth and wood decay. We advise review with qualified foundation specialist.

Recommendation

Contact a qualified professional.

11: ROOF

Information

General: ROOF COVERING TYPE	General: VIEWED ROOF COVERING FROM
3-TAB COMPOSITION ASPHALT/FIBERGLASS	GROUND, DRONE

ROOF COVERINGS (Surface of roofing materials): Inspected w/Drone

The roof covering was inspected from the ground, windows, attic, and remotely with the use of a drone to avoid damaging the roof covering, and possibly voiding the warranty. This is in accordance with the InterNACHI standards of practice. The entire roof was not visible. Be advised a roofer with the added benefit of walking the roof may find additional defects not listed in this report.

ROOF COVERINGS (Surface of roofing materials): Shingle Roof - Information

There is a composition shingle roof installed, which is comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. These roofs are warranted by the manufacturer to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. Poor maintenance is the most common cause of roof failure, but a southern exposure can cause a roof to deteriorate prematurely, as will the practice of layering over another roof. The first indication of significant wear is when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof is ready to be replaced, but that it should be serviced or monitored. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. This is important, because in accordance with industry standards our inspection service does not include a guarantee against leaks. We further recommend that you include "roof" coverage on a home warranty. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification, which is beyond the scope of a home inspection. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you ask them about its history and then schedule a regular maintenance service. Please note that a home inspection is neither a guarantee of any kind against leaking, nor a warranty of the longevity of the roof. It is a visual evaluation of the roof and the attic below. We strongly recommend that you purchase and maintain a roof rider with your home warranty.

Limitations

ROOFING DRAINAGE SYSTEMS (Rain Gutters, Scuppers)

GUTTERS - NONE

Gutters and drain lines are not installed. We recommend installing gutters and downspouts to prevent erosion or water intrusion by diverting runoff away from the house. During heavy rain, a large quantity of water runs off of the roof. Much of this water splashes up against the house including doors and thresholds. This is a common area to find damaged wood due to excessive water exposure. Since doors are not waterproof, water can enter the living space.

ROOFING DRAINAGE SYSTEMS (Rain Gutters, Scuppers)

NO GUTTERS/ RAISED FOUNDATION

This home has a raised foundation with no rain gutters installed. Raised foundations can be negatively affected by rainfall running off the roof's edge; especially over the long term. During a rain storm generating 1 inch of rain the sheer volume of water that can come off a roof in a 10-foot section equals 10 inches of water at the foundation. We advise having rain gutters added as preventative maintenance to divert rainwater away from the foundation.

Repair or replace

11.2.1 ROOF COVERINGS (Surface of roofing materials)

 Action Item or Further Review**SHINGLES - DAMAGED**

13431,

There are several missing and damaged roof shingles observed. We recommend necessary repairs by a licensed roof contractor.

Recommendation

Contact a qualified roofing professional.



13431



11.2.2 ROOF COVERINGS (Surface of roofing materials)

 Action Item or Further Review**REPLACE ROOF**

ALL UNITS

The roof shows extensive wear and deterioration and is in need of replacement. We advise consulting a licensed roofing contractor for estimates prior to the end of your contingency period.

Recommendation

Contact a qualified roofing professional.



11.2.3 ROOF COVERINGS (Surface of roofing materials)



Action Item or Further Review

SHINGLE OVER WOOD SHAKE

13429

The roof has composition asphalt shingles installed over a layer of wood shakes. This condition will result in the following: Reduced asphalt shingle service-life compared to similar shingles installed over a proper substrate. Any warranty which may have been in effect will be void. Proper installation of new shingles will require removal of all roof-covering materials and installation of solid sheathing over the existing spaced sheathing. This will be relatively expensive. We recommend that before the close of your contingency period, you consult with a licensed roofing contractor to discuss options and costs for any eventual roof-covering material replacement.

Recommendation

Contact a qualified roofing professional.



11.3.1 FLASHINGS/ROOF PENETRATIONS



Maintenance Item

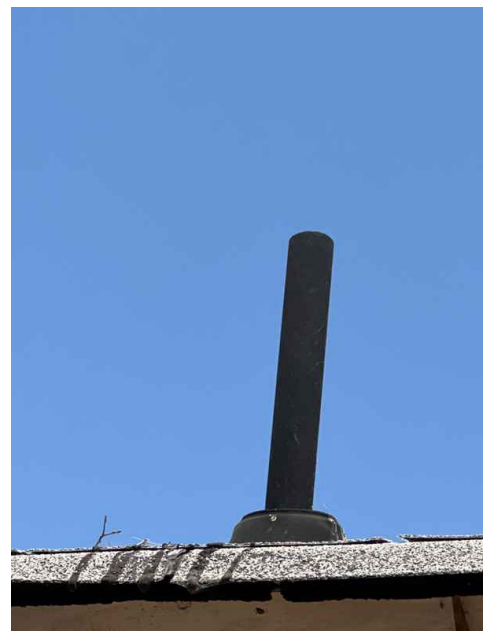
NO PAINT AT FLASHING/VENTS

13431,

Sheet metal flashings and ABS plumbing vents were not painted. Paint is required at the ABS vents and recommended at exterior sheet metal. We advise corrections with qualified painter.

Recommendation

Contact a qualified painting contractor.



13431

11.4.1 ROOF SHEATHING (As observable from attic)

STAINS - ATTIC - ACTIVE

13429, 13431, 13469



Stain(s) noted in the roof sheathing. Water stains on ceilings, or on the framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Without recent rain, determining if the active leaks are present is not possible within the scope of a home inspection. We cannot, and do not guarantee that a roof will not leak. We will examine the roof, evaluate it, but we will not predict its remaining life expectancy. However, given the current age and condition of the roof, active leaks are likely present. The sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you carefully read the transfer disclosure statement. A licensed roofer should be consulted before the close of your contingency period.

Recommendation

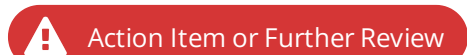
Contact a qualified roofing professional.



11.4.2 ROOF SHEATHING (As observable from attic)

SHEATHING - DRY ROT

13429, 13431, 13469



Damaged wood was noted at the roof sheathing in the attic. This may indicate that a leak did or still does exist. We recommend evaluating the pest inspection report for a detailed evaluation of the wood, and also having a licensed roof contractor inspect the roof to determine the integrity of the roof prior to the end of your contingency period.

Recommendation

Contact a qualified roofing professional.



13469

11.4.3 ROOF SHEATHING (As observable from attic)

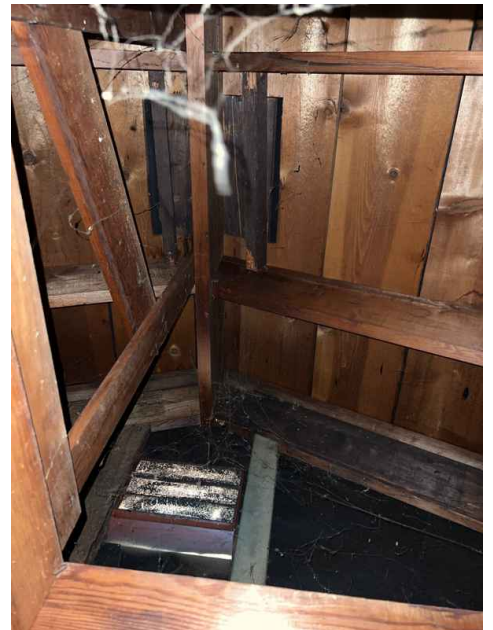


Action Item or Further Review

REPAIRS

13431

Repairs were observed to the roof sheathing. We recommend further review with a Qualified roofer.



13431

12: STRUCTURAL COMPONENTS

Information

General: FOUNDATION
RAISED (with crawlspace)*

General: 1ST LEVEL FLOOR STRUCTURE
2 X12, WOOD BEAMS

General: FOUNDATION BOLTS
NO - NOT BOLTED*

General: WALL STRUCTURE
WOOD STUDS

General: ROOF STRUCTURE

2 X 12 RAFTERS

General: METHOD USED TO

OBSERVE ATTIC
FROM ENTRY

General: ATTIC ACCESS INFO

SCUTTLE HOLE (Hallway Ceiling)

General: LOT TYPE

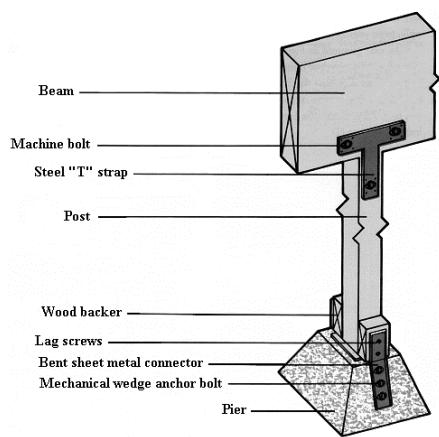
FLAT (Less than 15 deg.)

FOUNDATIONS (Observable Evidence of Structural Defects): RAISED FOUNDATION INFORMATION

This residence has a raised foundation. Raised foundations permit access and provide a convenient space for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. Raised foundations are rarely uniform. They typically consist of concrete footings with short foundation walls that extend above the ground. We enter all accessible areas of the crawlspace to look for any evidence of structural deformation or significant damage. However, we may not comment on curing or settling cracks in the stem walls, which are quite common, and differ relative to the age of the construction. In the absence, of any major defects, the home inspector may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. Raised foundations include intermediate floor framing which is not always uniform. The truth is that floors are rarely perfectly level and are commonly crowned in places or sloped. Our inspection of raised foundations conforms to InterNACHI standards which is that of a generalist and not a specialist, and we do not use specialized instruments to establish that the floors are level. It is worth repeating that floors are rarely perfectly level and it is generally agreed that a slope of one inch in twenty feet is commonplace and a difference that is usually observable. Sloping floors can be caused by differential settlement. If you suspect that your floors are out of level or want to determine this, you can employ a specialist to conduct a manometer survey.

COLUMNS OR PIERS: POSTS - TIES

The wood posts are not strapped/bolted to the floor beams/concrete piers. At time of construction, and until 1994 this was acceptable. You may wish to upgrade the post and pier system for stability and seismic resilience. We advise obtaining a quotation for the scope of work required and cost from a licensed foundation contractor.



ROOF STRUCTURE AND ATTIC: Attic Structure - Inspected

13431

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

**Repair or replace**

12.3.1 FOUNDATIONS (Observable Evidence of Structural Defects)

**EFFLOURESCENCE -BLOCK WALL FOUNDATION**

13431, 13469

White efflorescence (powder substance) on block wall indicates moisture is in contact with masonry. This does not necessarily mean that intrusion will occur. We recommend checking gutters, downspout drain lines for proper operation. Also, waterproofing paint could be applied to interior side of block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.

Recommendation

Recommend monitoring.



13431

12.3.2 FOUNDATIONS (Observable Evidence of Structural Defects)

 Action Item or Further Review

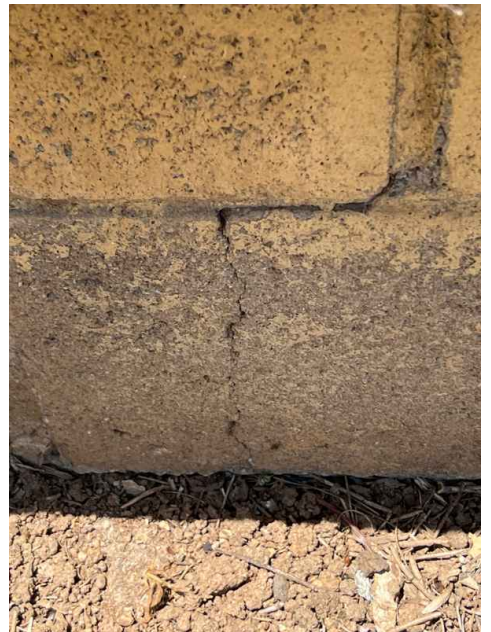
STEM WALL - CRACKS - SMALL

13431,

Hairline or less than 1/4" cracks were noted in the stem wall. Usually, cracks like these are repaired with epoxy. (cracks 1/4" or less) We advise review by a licensed foundation repair contractor to determine if repairs are necessary.

Recommendation

Contact a foundation contractor.



13431

12.3.3 FOUNDATIONS (Observable Evidence of Structural Defects)

 Action Item or Further Review

STEM WALL - LARGE CRACKS - ENGINEER

13469

Cracks 1/2" or larger in width were observed in the foundation wall(s). The cracking implies that foundation movement has occurred. The exact evaluation of the suggested condition is not within the scope of our inspection. A qualified engineer or foundation specialist should be consulted to determine if these conditions are reasonable or if they warrant further investigation or repair.



Recommendation

Contact a qualified professional engineer

12.4.1 WOOD FLOOR STRUCTURE (Observable Evidence of Structural Defects)

 Action Item or Further Review

SLOPING FLOORS

13429, 13431, 13469

The floor appears to be sloping or not level. The exact evaluation is beyond the scope of our inspection. We advise further evaluation by a structural engineer or qualified licensed contractor before the end of your contingency period to evaluate the structure and advise you on possible required repairs.

Recommendation

Contact a foundation contractor.



12.4.2 WOOD FLOOR STRUCTURE (Observable Evidence of Structural Defects)

 Action Item or Further Review

UNEVEN FLOORS - 50+ YEAR HOUSE

This home is more than 50 years old with the original foundation which had uneven floor framing not unusual in a home of this age, of this quality, located in this area. Some unevenness may have been created at the time of original construction. Some may have been the result of failure of building materials due to the quality of the materials available, the ways in which they were used in building construction or conditions to which they were exposed over time. At the time of the inspection, determining the actual condition of the floor framing would have required examination of the floor structure to an extent easily exceeding the scope of the General Home Inspection. The floor structure appeared to be basically stable, with some areas more stable than others. We recommend additional inspection of the floor framing be performed by a structural engineer to more closely determine the actual condition of the floor structure and to develop an idea of options for any needed corrections.

Recommendation

Contact a qualified professional engineer

12.4.3 WOOD FLOOR STRUCTURE (Observable Evidence of Structural Defects)

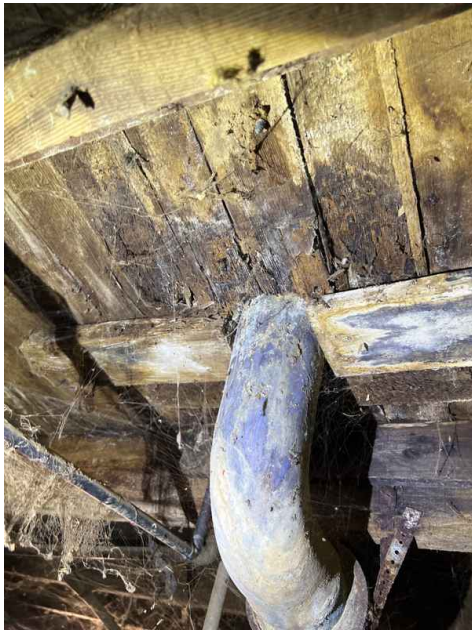
 Action Item or Further Review
WOOD DAMAGE UNDER PLUMBING

ALL UNITS

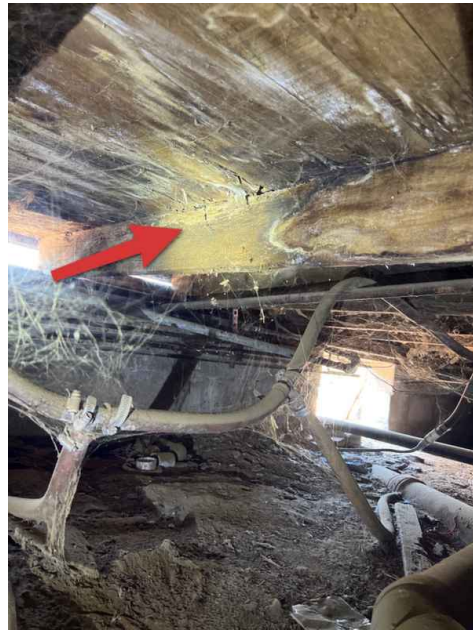
Damaged wood and water staining were observed on the sub-flooring and floor structure in the crawlspace. This may indicate that a leak did or still does exist. Damage may exist in the walls or at framing members which are not observable. Due to the limited scope of a home inspection, it is important that you have this area inspected by a licensed pest inspector and licensed plumber prior to the end of your contingency period to determine the condition of the wood, and if/what repairs are necessary.

Recommendation

Contact a qualified professional.



13429



13429

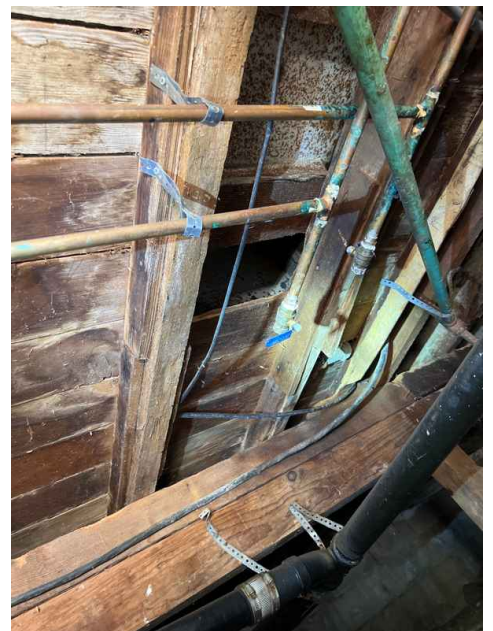
12.4.4 WOOD FLOOR
STRUCTURE (Observable
Evidence of Structural Defects)
 Recommendation or Safety Upgrade
OPENINGS - POOR FRAMING

13469

An opening has been cut into the floor framing. The floor joists were not properly framed to support the cut joist(s). This causes the floors to sag over time. We recommend consulting with a licensed general contractor for repair options and costs prior to the end of your contingency period.

Recommendation

Contact a qualified professional.



12.4.5 WOOD FLOOR STRUCTURE
(Observable Evidence of Structural Defects)

 Action Item or Further Review

SOLE PLATE DETERIORATED

SEVERAL LOCATIONS

The exterior wall sill plate visible in the crawlspace was not pressure-treated to resist wood decay or of a type of wood species that has a natural resistance to wood decay (rot). Probing revealed widespread advanced wood decay which may affect the structural integrity of the home. We recommend that an evaluation and any necessary corrections or repairs be performed by a qualified contractor. The source of moisture intrusion causing decay should be located and corrected.


Recommendation

Contact a qualified professional.



13431

12.4.6 WOOD FLOOR STRUCTURE
(Observable Evidence of Structural Defects)

 Action Item or Further Review

INADEQUATE BEARING (BEAM/GIRDER)

Beam/girder(s) visible in the crawlspace had inadequate bearing at their ends. Generally-accepted current standards dictate that beams or girders with this type of bearing have a minimum of 3 inches of bearing where they rest upon supporting structures unless additional adequate support is provided. We recommend further review and correction by a qualified contractor.

Recommendation

Contact a qualified professional.



12.4.7 WOOD FLOOR STRUCTURE (Observable Evidence of Structural Defects)

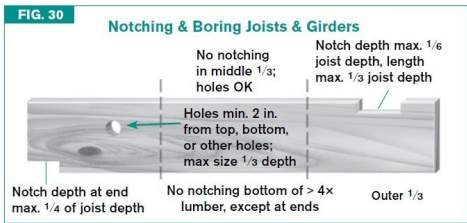
 Action Item or Further Review

NOTCHING - FLOOR FRAMING

Whereas it is permissible to pierce intermediate floor framing, the holes should be no larger than one-third of the depth of the material and drilled no closer than two inches from the upper or lower edges. Also, although the framing may be notched, the notch should be no deeper than one-sixth the girder depth, and never in the middle of the span. One or more areas observed did not meet this standard. We advise consulting with a licensed general contractor for an estimate of repair prior to the close of your contingency period.

Recommendation

Contact a qualified professional.



13429



13469

12.6.1 COLUMNS OR PIERS

POOR INSTALLATION OF PIER/POST



Action Item or Further Review

This home appears to have had past foundation repairs performed. The concrete piers were replaced or added in areas without the use of a concrete footing under the pier. Current building standards require a 12-inch square with a 12-inch deep footing, a precast pier with a metal strap should be embedded in the pier placed in the footing when the concrete is wet. The pier should extend a minimum of 8" above grade. The post must be pressure treated, and strapped to the beam. The footing needs to have reinforcing steel in the poured concrete. The minimum spacing is 4 feet apart, as well as supporting each split where the beam-ends touch, and usually start approximately 12" from the exterior wall. Piers that are placed without footings or poorly installed are more likely to move/settle over time. We advise review of this installation with a licensed foundation repair contractor.

Recommendation

Contact a foundation contractor.



12.6.2 COLUMNS OR PIERS

CINDER BLOCKS - SIDWAYS

13431,

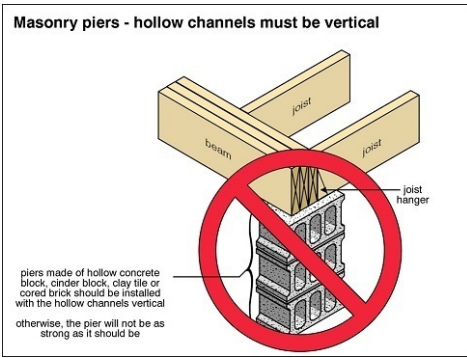
Masonry blocks are being used as piers under the house. The masonry blocks are installed improperly. They may not be turned on their sides. The hollow channels must be vertical. We recommend correction by a licensed contractor.

Recommendation

Contact a foundation contractor.



Action Item or Further Review



13431

12.7.1 ROOF STRUCTURE AND ATTIC
ROOF STRUCTURE -SAGGING

 Action Item or Further Review

13429

Visible sagging of the roof was observed. This can be caused by over-spanning of rafter in the roof structure and/or deterioration due to moisture from roof leaks. Minimal mid-span support was noted in the attic. We recommend that before the expiration of your contingency period you consult with a qualified engineer for an estimate to repair.

Recommendation

Contact a qualified professional engineer



12.7.2 ROOF STRUCTURE AND ATTIC
NOTCHED RAFTER/CEILING JOIST

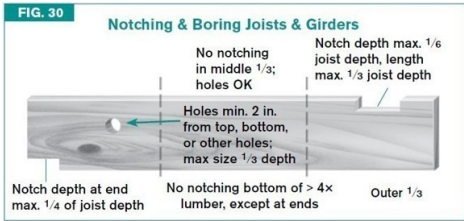
 Action Item or Further Review

13429

A ceiling joist has been notched to allow for air return placement. Although the framing may be notched, the notch should be no deeper than one-sixth the girder depth, and never in the middle of the span. One or more areas observed did not meet this standard. We advise consulting with a licensed general contractor for an estimate of repair prior to the close of your contingency period.

Recommendation

Contact a qualified carpenter.



13429

13: INSULATION AND VENTILATION

Information

General: ATTIC INSULATION
NONE*, BLOWN FIBERGLASS

General: R- VALUE
NONE, LESS THAN R-19

General: DRYER VENT
NONE

General: ATTIC VENTILATION
PASSIVE SOFFIT AND GABLE VENTS

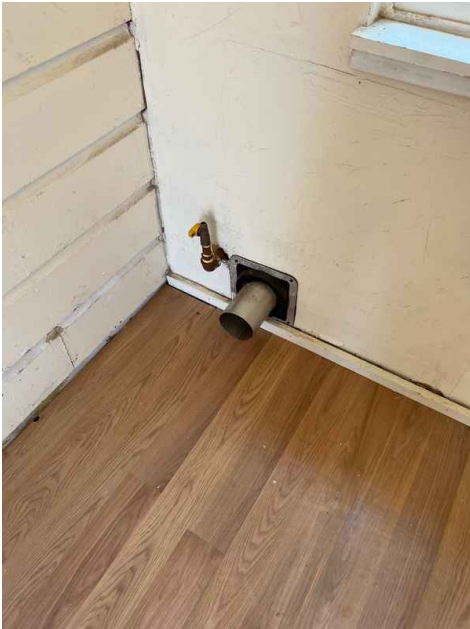
Limitations

CLOTHES DRYER VENTING SYSTEM

NO CLOTHES DRYER VENT

13431,13469

No clothes dryer vent connection was present.



Repair or replace

13.2.1 INSULATION AND VAPOR RETARDERS (in unfinished spaces)

 Recommendation or Safety Upgrade

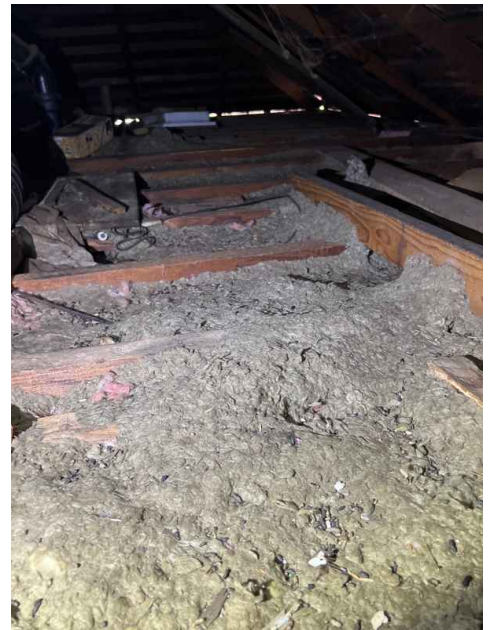
INSULATION - COMPRESSED

13429

The insulation in the attic is compressed. We recommend increasing the amount of insulation to improve the thermal efficiency of the house.

Recommendation

Contact a qualified insulation contractor.



13.2.2 INSULATION AND VAPOR RETARDERS (in unfinished spaces)

 Maintenance Item

INSULATION MISSING - FLOOR

The floor system is not insulated. Heat loss can occur more on this home than one that is properly insulated. We recommend adding insulation to the floor system in the crawlspace by a qualified person.

Recommendation

Contact a qualified insulation contractor.



13.2.3 INSULATION AND VAPOR RETARDERS (in unfinished spaces)

INSULATION - NONE IN ATTIC

13431, 13469

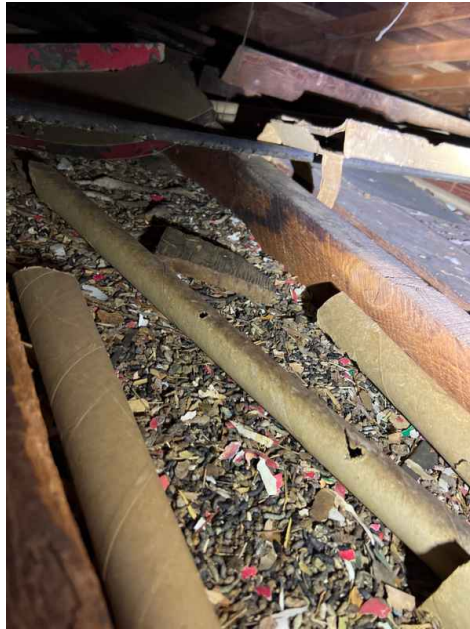
No insulation is present in the attic. We recommend having insulation installed to increase the comfort level of the house, and to improve the thermal efficiency of the heating/cooling system.

Recommendation

Contact a qualified insulation contractor.



Recommendation or Safety Upgrade



13431

13.7.1 CRAWLSPACE
VENTILATION**VENT SCREENS - TORN**

Torn vent screens are noted. We advise repair to prevent pest intrusion.

Recommendation

Contact a qualified professional.



Recommendation or Safety Upgrade



13.7.2 CRAWLSPACE VENTILATION

ADD POWER VENT

The crawlspace is ventilated passively. Adding a powered vent can increase air exchange and is particularly effective for damp areas.



Recommendation or Safety Upgrade

Recommendation

Contact a qualified professional.

14: UTILITY SHUT-OFF

Information

MAIN WATER SHUT-OFF DEVICE: Location - Rear

The main water shut-off valve is located at the rear of the house (facing the front).



MAIN WATER SHUT-OFF DEVICE: Location - Right

13429

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

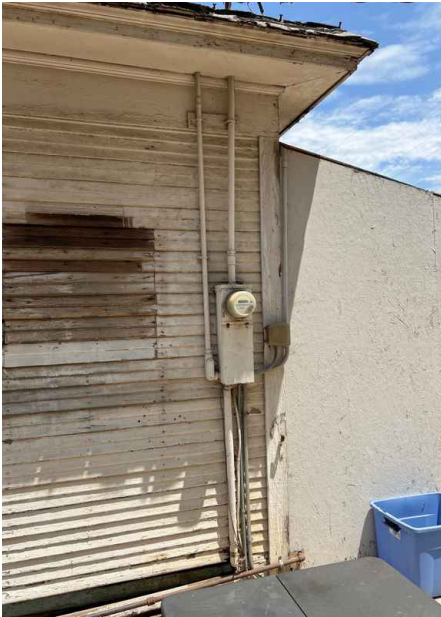


MAIN PANEL AND DISTRIBUTION

PANELS: Main - Front

13429

The main Electrical panel is located at the front of the house.



MAIN PANEL AND DISTRIBUTION PANELS: Main - Rear

13431, 13469

The main Electrical panel is located at the rear side of the house.



13431



MAIN GAS SHUT OFF VALVE: Gas Shut Off - Front

The main gas shut-off valve is located at the gas meter at the front of the house.

**MAIN GAS SHUT OFF VALVE: Gas shut off - Left**

13429

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



STANDARDS OF PRACTICE

BUILT-IN APPLIANCES

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

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

PLUMBING SYSTEM

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

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

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

ELECTRICAL SYSTEMS

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

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

HEATING EQUIPMENT

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

COOLING EQUIPMENT

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

FIREPLACES

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

FIRE/SAFETY

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

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

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

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

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

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

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

INTERIORS

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

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

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

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

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

EXTERIOR

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

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

ROOF

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

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

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

STRUCTURAL COMPONENTS

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

INSULATION AND VENTILATION

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

