



PACIFIC CREST HOME INSPECTIONS

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INSPECTION REPORT BY PACIFIC CREST INSPECTIONS

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07/07/2025



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Thank you for choosing Pacific Crest Home Inspections! We appreciate the trust you have placed in us and are proud to be a part of your home buying experience. Please take the time to review the entire inspection report. A lot of pride and effort goes into each home inspection, and we want you to take as much information away from this process as possible. If you have any questions regarding this report please contact us at your earliest convenience so that we may assist you.

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PLEASE BE ADVISED:

This inspection report is the exclusive and sole property of **Pacific Crest Home Inspections** and the Clients who's name appears in the Inspection Details Section of this report labeled **Client**.

Unauthorized reproduction and/or distribution of this report is strictly prohibited.

Subsequent buyers, real estate agents and/or sellers assume full responsibility for giving this inspection report to anyone who does not have a signed contract or written agreement with Pacific Crest Home Inspections. Due to the natural aging process of the materials used in constructing a home, and the normal wear and tear on the mechanical items in the home, **THIS REPORT CAN ONLY REFLECT OBSERVATIONS MADE ON THE DAY OF THE INSPECTION**. Subsequent buyers should have a new inspection performed to protect their interests.

Inspectors working for Pacific Crest Home Inspections inspect properties in accordance with the Standards of Practice of the International Association of Certified Home Inspectors and our inspection agreement which are listed on our website. Items that are excluded (not inspected) are indicated in the contract and/or disclaimed in the aforementioned [Standards of Practice](#). **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 rather, confine the observations to truly significant defects or deficiencies that significantly affect the value, desirability, habitability or safety of the structure. The Client should consider all defects identified in this inspection report as significant.

The inspection shall be limited to those specific systems, structures and components

that are present and accessible. Components and systems shall be operated with normal user controls, and not forced or modified to work. Those components or systems that are found not to work at time of inspection will be reported, and those items should be inspected and repaired or replaced by a qualified specialist in that field. You must 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 client, as everyone's budget is different.** It is therefore client's responsibility to obtain quotations prior to the end of the contingency period. . This is very important, as once you pass the contingency period, or purchase the house, repairs become your sole responsibility. If you have questions about the significance of a repair item, call a licensed professional immediately.

The recommendations that the inspector makes in this report for specialist evaluations should be completed within the contingency period by licensed professionals, who may well identify additional defects or recommend some upgrades or replacements that could affect your evaluation of the property. We caution you to be wary of anyone who has a vested interest, and particularly those who attempt to alarm you or denigrate others.

We feel that everything in this inspection report is significant. Especially the items marked "Annotation" (A). We cannot assume liability for an item, system, or component the client did not feel was significant at time of inspection, but later feels is. For this reason, we are informing you now that when as little as one (1) "Annotation" (A) item is indicated in any portion of the inspection report, you must have that entire system further evaluated by a licensed specialist in that field before the end of your contingency period. These licensed specialist may well identify additional defects or recommend some upgrades or replacements that could affect your evaluation of the property. Paying Pacific Crest Home Inspections for this general home inspection and written inspection report constitutes your understanding and agreeing to what has been outlined in this paragraph.

SCOPE OF WORK

You have contracted for us, Pacific Crest Home Inspections, to perform a general inspection. We performed this inspection in accordance with standards of practice established by the International Association of Certified Home Inspectors (Inter-NACHI). A copy of these standards can be obtained by visiting Standards of Practice. It is distinct from a specialist inspection, which can be costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive testing, and laboratory analysis. By contrast, the general inspection is completed on-site, at a fraction of the cost and within a few hours. Consequently, the general inspection and its report will not be as comprehensive as that generated by specialists and it is not intended to be. **The purpose of this inspection is to identify systems that should be further evaluated by licensed contractors who through their evaluations may identify additional material defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property. We strongly urge you to follow**

our further evaluation recommendations as stated in the inspection report prior to the end of your contingency period to prevent issues from arising after the close of escrow.

We evaluate conditions, systems, or components, and report on their condition, which does not mean that they are ideal but that they are either functional or met a reasonable standard at a given point in time. We do take into consideration when a house was built and allow for the predictable deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, stiff or stuck windows, and cabinetry that does not function as it did when new. Therefore, we tend to ignore insignificant and predictable defects, and do not annotate them, and particularly those that would be apparent to the average person or to someone without any construction experience. We are not authorized, or have the expertise, to test for environmental contaminants, or comment on termite, dry rot or fungus, but may alert you to its presence. Similarly, we do not test the quality of the air within a residence. However, clean air is essential to good health, and we categorically recommend air sampling and the cleaning of supply ducts as a wise investment in environmental hygiene. Therefore, you should schedule any such specialized inspections with the appropriate specialist before the close of escrow.

A house and its components are complicated, and because of this and the limitations of an on-site report, we offer unlimited consultation and encourage you to ask questions. In fact, we encourage candid and forthright communication between all parties, because we believe that it is the only way to avoid stressful disputes and costly litigation. Remember, we only summarized the report on-site and it is essential that you read all of it, and that any recommendations that we make for service or evaluation by specialists should be completed and documented well before the close of escrow, because additional defects could be revealed by specialists, or some upgrades recommended that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

If you or a family member has health problems, or you are concerned about mold, it is **YOUR** responsibility to get an air quality or mold inspection regardless of the findings in this report. Mold/Mildew testing/sampling is an optional fee-based service that is NOT included with a standard home inspection report. Pacific Crest Home Inspections performs a visual, limited mold assessment as a complementary service with each Inspection. PCHI can perform targeted sampling or air sampling as a separate service. Any reference to the presence of Musty Odors, Possible Organic Growth and/or Water Intrusion is recommended to have a professional investigation be obtained by a qualified specialist.

Definitions of Comments

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. That professional should inspect the

entire system or component, as problems at one area could indicate problems at other areas of the system. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN)= I 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.

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

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

Annotation (A)= One of the following conditions exist:

Observation Item, **Attention Item** or **Safety Concern**

Definition of Annotation Item

Observation Item = May include one or more of the following conditions:

1. Items that are cosmetic in nature or that are attributed to normal wear and/or age.
2. Items that should be monitored and may require repair.
3. Items that are functional but may require replacement due to age or condition.

Attention Item = May include one or more of the following conditions:

1. Items that do not function as intended.
2. Items that require further evaluation by qualified professionals in a specific field.
3. Items or components within a system that are not accessible or identifiable due to limitations, or restrictions within the Standards of Practice.

Safety Concern = May include the following condition:

1. Items or deficiencies that pose a potential safety hazard to the occupants or structure. These items should be further evaluated and repaired immediately by qualified personnel to ensure safety.

Note: Damage or additional items in need of repair may exist that are not identified in this inspection report and/or are beyond the scope of this home inspection, may be discovered by the licensed contractor. This is why we strongly recommend that you seek further inspections and evaluations **BEFORE THE END OF YOUR CONTINGENCY PERIOD.** **We cannot and will not be responsible for your failure to follow our recommendations listed in this inspection report.**

A home inspection and its report are only describing the condition of the systems and components of this house on the day of inspection. A home inspection is not a home warranty or guarantee of any kind. Systems and components of this home may and probably will fail anytime after the inspection.

We HIGHLY recommend that you purchase and maintain a comprehensive home warranty, including coverage for your roofing, heating and air conditioning, plumbing, and electrical systems and renew it each year you own this house.

SUMMARY



ITEMS INSPECTED



OBSERVATION ITEM



ATTENTION ITEM



SAFETY CONCERN

The "Report Summary" section is intended to be a tool to assist our clients and their representative(s) in preparing a repair request, if and when applicable. **THIS IS NOT A LIST OF MANDATORY REPAIRS BUT A LIST OF SUGGESTED REPAIR OR UPGRADES NEEDED.** The Report Summary is intended to follow the flow of the main body of the Property Inspection Report. The order of repair priority is left up to the sole discretion of the client and your Inspector will not be able to assist you specifying order of importance. Further, this summary contains only those items identified as "Annotation". **There may be other items listed in the full body of the Property Inspection Report that could be important to you and you may consider adding to your repair request if and when applicable. You should read and understand the entire Home Inspection Report prior to completing any repair request.** This report contains technical information, if you do not understand or are unclear about some of the information contained in the body of this report; please call the office to arrange for a verbal consultation with your inspector prior to the expiration of any time limitations such as contingency periods.

- 🔧 3.3.1 Built-In Appliances - Exhaust Fan/Range Hood/Downdraft: Components Need Cleaned
- ⊖ 3.4.1 Built-In Appliances - Wall Oven: Heating Element Loose
- ⚠️ 3.5.1 Built-In Appliances - Garbage Disposer: Wire Clamp Missing/Loose
- ⊖ 3.6.1 Built-In Appliances - Built-In Microwave : Not Functional
- 🔧 3.8.1 Built-In Appliances - Washer/Dryer: Leak Pan Not Present
- ⊖ 4.2.1 Plumbing System - Plumbing Water Supply and Distribution System: Corrosion/Previous Possible Leaks
- ⊖ 4.3.1 Plumbing System - Fixtures and Connected Devices : Angle Stop Corroded
- ⊖ 4.4.1 Plumbing System - Tub/Shower Fixtures: Tub Diverter Servicing
- ⊖ 4.4.2 Plumbing System - Tub/Shower Fixtures: Tub Stop Missing
- ⊖ 4.4.3 Plumbing System - Tub/Shower Fixtures: Tub Wand Leaks
- ⊖ 4.4.4 Plumbing System - Tub/Shower Fixtures: Shower Wand Mount
- ⊖ 4.5.1 Plumbing System - Plumbing Drain, Waste and Vent Systems: Camera Test-Mostly ABS
- ⊖ 4.5.2 Plumbing System - Plumbing Drain, Waste and Vent Systems: Cast Iron Corroded

- ⊖ 4.5.3 Plumbing System - Plumbing Drain, Waste and Vent Systems: CAST IRON
- 🔧 4.6.1 Plumbing System - Water Heaters, Controls, Flues and Vents: Water Heater-Replaced
- 🔧 4.6.2 Plumbing System - Water Heaters, Controls, Flues and Vents: Sediment Trap
- 🔧 4.6.3 Plumbing System - Water Heaters, Controls, Flues and Vents: Expansion Tank
- ⊖ 4.6.4 Plumbing System - Water Heaters, Controls, Flues and Vents: Missing Pan
- ⚠️ 4.6.5 Plumbing System - Water Heaters, Controls, Flues and Vents: Flue-Transite
- ⚠️ 4.7.1 Plumbing System - Temperature and Pressure (T&P) Relief Valve: Missing Drain Line
- ⚠️ 4.8.1 Plumbing System - Water Heater Strapping/Bracing : Platform Missing or Inadequate
- ⊖ 4.9.1 Plumbing System - Water Pressure: Fully Adjusted
- ⊖
- 4.10.1 Plumbing System - Gas Storage and Distribution Systems (Interior Fuel Storage, Piping, Venting, Supports, Leaks): Gas Line Modifications
- 🔧 5.1.1 Electrical System - Main and Distribution Panels: Full Panel
- ⊖ 5.1.2 Electrical System - Main and Distribution Panels: Labels - Not Complete
- ⚠️ 5.1.3 Electrical System - Main and Distribution Panels: Screws - Pointed
- ⊖ 5.1.4 Electrical System - Main and Distribution Panels: Knockouts Missing
- 🔧 5.1.5 Electrical System - Main and Distribution Panels: New Panel
- ⊖ 5.1.6 Electrical System - Main and Distribution Panels: Wire Splicing
- ⊖ 5.1.7 Electrical System - Main and Distribution Panels: Sub Panel Undersized
- ⊖
- 5.2.1 Electrical System - System Grounding and Grounding Equipment: Neutral and Grounds on Same Bus
- ⊖ 5.4.1 Electrical System - Branch Circuit Conductors : Exposed Romex
- ⊖ 5.4.2 Electrical System - Branch Circuit Conductors : Open Junction Box
- ⚠️ 5.4.3 Electrical System - Branch Circuit Conductors : Improper Termination
- ⊖ 5.4.4 Electrical System - Branch Circuit Conductors : Abandoned Wiring
- ⊖ 5.4.5 Electrical System - Branch Circuit Conductors : Loose Cover Plate
- ⊖ 5.4.6 Electrical System - Branch Circuit Conductors : Damaged Conduit
- ⊖ 5.4.7 Electrical System - Branch Circuit Conductors : Original Wiring
- ⊖ 5.4.8 Electrical System - Branch Circuit Conductors : Missing Knockout
- ⊖ 5.5.1 Electrical System - Connected Devices and Fixtures: Door Bell Inop
- ⊖ 5.5.2 Electrical System - Connected Devices and Fixtures: Missing Faceplate
- ⊖ 5.5.3 Electrical System - Connected Devices and Fixtures: Weatherproof Cover Missing/Damaged
- ⊖ 5.5.4 Electrical System - Connected Devices and Fixtures: Loose light fixture/trim
- ⊖ 5.5.5 Electrical System - Connected Devices and Fixtures: Missing Cover
- ⊖ 5.5.6 Electrical System - Connected Devices and Fixtures: Recep - Loose
- 🔧 5.5.7 Electrical System - Connected Devices and Fixtures: Cracked/Damaged Faceplate
- ⊖ 5.5.8 Electrical System - Connected Devices and Fixtures: Fan-Remote Only
- ⊖ 5.5.9 Electrical System - Connected Devices and Fixtures: Outlet-At Grade
- ⊖ 5.8.1 Electrical System - Operation of GFCI (Ground Fault Circuit Interrupters): GFCI - Failed
- ⊖ 5.8.2 Electrical System - Operation of GFCI (Ground Fault Circuit Interrupters): Multiple GFCI's on Circuit
- ⊖ 5.8.3 Electrical System - Operation of GFCI (Ground Fault Circuit Interrupters): Lighting on GFCI
- 🔧 5.9.1 Electrical System - Operation of AFCI (Arc Fault Circuit Interrupters): Lack of Adequate Protection

- ⊖ 5.10.1 Electrical System - Smoke Detectors: Smoke Detectors not in all areas
- ⊖ 5.11.1 Electrical System - Carbon Monoxide Detector: No Carbon Monoxide Detector
- ⊖ 5.14.1 Electrical System - Overhead Service Entrance Conductors : Mast Below Roof
- ⊖ 6.1.1 Interiors - Interior General : Lead Paint
- 🔧 6.1.2 Interiors - Interior General : Possible Pet Damage
- 🔧 6.2.1 Interiors - Ceilings : Stress Fractures
- ⊖ 6.2.2 Interiors - Ceilings : Hole(s) in Ceiling
- ⊖ 6.4.1 Interiors - Floor Coverings : Grout-Cracked/Missing
- 🔧 6.4.2 Interiors - Floor Coverings : FLOORING AGED
- ⊖ 6.4.3 Interiors - Floor Coverings : Buckling at Flooring
- ⊖ 6.4.4 Interiors - Floor Coverings : Gap in Flooring
- ⊖ 6.5.1 Interiors - Steps, Stairways, Balconies and Railings : Stair Rail Spacing-Retrofit
- ⊖ 6.5.2 Interiors - Steps, Stairways, Balconies and Railings : Missing Hardware
- ⊖ 6.6.1 Interiors - Counters and a Representative Number of Cabinets: Cabinet Door-Removed
- ⊖ 6.8.1 Interiors - Doors (Representative Number): Door Lock - Adjust
- ⊖ 6.8.2 Interiors - Doors (Representative Number): Missing Hardware
- ⊖ 6.9.1 Interiors - Windows (Representative Number): Slipped Spring
- ⊖ 6.9.2 Interiors - Windows (Representative Number): Screens-Missing
- 🔧 6.9.3 Interiors - Windows (Representative Number): Cosmetic Damage
- ⊖ 6.10.1 Interiors - Attic: Wood Destroying Organisms
- ⚠️ 6.10.2 Interiors - Attic: Rodents Droppings in the Attic
- ⊖ 6.10.3 Interiors - Attic: Wasp Nest
- ⚠️ 7.3.1 Garage - Garage Walls (Including Firewall Separation): Firewall
- ⊖ 7.3.2 Garage - Garage Walls (Including Firewall Separation): Damaged Drywall
- 🔧 7.4.1 Garage - Garage Floor: Cracks
- ⚠️ 7.6.1 Garage - Occupant Door From Garage to Inside Home: Not Fire Rated Door
- ⚠️ 7.6.2 Garage - Occupant Door From Garage to Inside Home: Door Open Over Threshold (No Platform at Steps)
- ⊖ 7.7.1 Garage - Garage Door Operators: Backup Battery
- 🔧 7.8.1 Garage - Garage Vents: Lack of Ventilation
- ⊖ 8.1.1 Insulation and Ventilation - Insulation in Attic: Attic Not Insultated
- ⊖ 8.2.1 Insulation and Ventilation - Insulation Under Floor System: Floor Not Insulated
- ⊖ 8.3.1 Insulation and Ventilation - Vapor Retarders (On Ground, In Crawlspace or Basement): Vapor Barrier Not Installed
- ⊖ 8.4.1 Insulation and Ventilation - Ventilation of Attic and Foundation Areas: Crawlspace Vent at Grade
- ⊖ 8.4.2 Insulation and Ventilation - Ventilation of Attic and Foundation Areas: Damaged Screens-Crawlspace
- ⊖ 8.5.1 Insulation and Ventilation - Ventilation Systems (Kitchens, Baths and Laundry): Fan Inoperable
- ⊖ 8.5.2 Insulation and Ventilation - Ventilation Systems (Kitchens, Baths and Laundry): Drier Not Venting to Exterior

- ⊖ 8.5.3 Insulation and Ventilation - Ventilation Systems (Kitchens, Baths and Laundry): Laundry-No Vent Fan
- ⊖ 9.2.1 Roofing - Roof Coverings: Slipped/Cracked Tile (Tile)
- ⊖ 9.2.2 Roofing - Roof Coverings: Valley - Closed (Tile)
- 🔧 9.2.3 Roofing - Roof Coverings: Wear/Deterioration (General)
- ⊖ 9.2.4 Roofing - Roof Coverings: Leaves/Debris on Roof (General)
- ⊖ 9.2.5 Roofing - Roof Coverings: Large Trees/Vegetation (General)
- ⊖ 9.3.1 Roofing - Flashings, Skylights and Roof Penetrations: Seal Penetrations (General)
- ⊖ 9.3.2 Roofing - Flashings, Skylights and Roof Penetrations: Flue Short
- ⊖ 9.3.3 Roofing - Flashings, Skylights and Roof Penetrations: Solar Tube - Loose Cover
- ⊖ 9.4.1 Roofing - Roof Sheathing (As observable from attic): Stains-Attic
- ⊖ 9.5.1 Roofing - Roof Drainage Systems: Gutter System Incomplete
- ⊖ 10.1.1 Exterior - Exterior General Information: Lead Paint
- ⊖ 10.1.2 Exterior - Exterior General Information: Rodent Activity
- ⊖ 10.2.1 Exterior - Wall Cladding, Flashing and Trim: Covered Weep Screed
- ⊖ 10.2.2 Exterior - Wall Cladding, Flashing and Trim: Damaged Stucco
- ⊖ 10.4.1 Exterior - Doors (Exterior): Threshold Missing
- ⊖ 10.4.2 Exterior - Doors (Exterior): Service Door
- ⊖ 10.4.3 Exterior - Doors (Exterior): Gaps At Door
- ⊖ 10.4.4 Exterior - Doors (Exterior): Pet Door
- 🔧 10.6.1 Exterior - Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building): Cracks In Hardscape
- ⊖ 10.6.2 Exterior - Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building): Vegetation too close
- 🔧 10.6.3 Exterior - Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building): Large tree
- 🔧 10.6.4 Exterior - Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building): Hillside Setting
- ⊖ 10.6.5 Exterior - Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building): Evidence of Erosion
- ⊖ 10.6.6 Exterior - Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building): Movement at Hardscape
- ⚠️ 10.7.1 Exterior - Decks, Balconies, Steps, Porches, Patio Covers and Applicable Railings: Exterior Handrails
- ⊖ 10.7.2 Exterior - Decks, Balconies, Steps, Porches, Patio Covers and Applicable Railings: Wood Post in Contact with Grade
- ⊖ 10.7.3 Exterior - Decks, Balconies, Steps, Porches, Patio Covers and Applicable Railings: Wood Damage

- ⊖ 10.7.4 Exterior - Decks, Balconies, Steps, Porches, Patio Covers and Applicable Railings: Unable to Determine Pier Depth
- ⊖ 10.7.5 Exterior - Decks, Balconies, Steps, Porches, Patio Covers and Applicable Railings: Deck - Loose Hardware
- ⊖ 10.7.6 Exterior - Decks, Balconies, Steps, Porches, Patio Covers and Applicable Railings: Lack of Support
- ⊖ 10.7.7 Exterior - Decks, Balconies, Steps, Porches, Patio Covers and Applicable Railings: Physical Damage
- ⊖ 10.7.8 Exterior - Decks, Balconies, Steps, Porches, Patio Covers and Applicable Railings: Railing - Add Support
- ⊖ 10.8.1 Exterior - Tempered Glass at Doors/Windows: Tempered Glass-General
- ⊖ 10.9.1 Exterior - Fencing and Gates: Leaning/Damaged fencing
- ⊖ 10.9.2 Exterior - Fencing and Gates: Wood Damage
- ⊖ 10.9.3 Exterior - Fencing and Gates: Gate Hardware - Missing
- ⊖ 10.10.1 Exterior - Crawlspace: Wood Destroying Organisms
- ⚠ 10.10.2 Exterior - Crawlspace: Rodent Activity
- ⊖ 11.3.1 Structural Components - Foundations, Basements and Crawlspaces : Vertical Cracking
- ⊖ 11.4.1 Structural Components - Columns or Piers: Improper Excavation
- ⊖ 11.4.2 Structural Components - Columns or Piers: Seismic Retrofitting Incomplete
- ⊖ 11.5.1 Structural Components - Floors (Structural): Moisture Staining
- 🔧 11.7.1 Structural Components - Roof Structure and Attic: Antiquated Framing Practices
- ⊖ 11.8.1 Structural Components - Presence of Foundation Bolts: Bolts Not Visible
- ⊖ 12.1.1 Heating Equipment - Heating Equipment : Heater - Aged
- 🔧 12.1.2 Heating Equipment - Heating Equipment : Drip Leg
- ⊖ 12.1.3 Heating Equipment - Heating Equipment : Combustible Blocking
- ⊖ 12.1.4 Heating Equipment - Heating Equipment : Scorching at Burner Compartment
- ⊖ 12.1.5 Heating Equipment - Heating Equipment : Electric Heat-Inoperable
- ⊖ 12.5.1 Heating Equipment - Flue(s) for Heating Equipment : Flue-Moisture Intrusion
- ⊖ 12.6.1 Heating Equipment - Distribution Systems (HVAC Ducting and Related Equipment): Ducting-Missing Insulation
- ⊖ 12.6.2 Heating Equipment - Distribution Systems (HVAC Ducting and Related Equipment): Ducting-Disconnected
- ⚠ 12.6.3 Heating Equipment - Distribution Systems (HVAC Ducting and Related Equipment): Possible Asbestos Ducting
- ⊖ 12.6.4 Heating Equipment - Distribution Systems (HVAC Ducting and Related Equipment): Low Air Volume
- ⚠ 12.6.5 Heating Equipment - Distribution Systems (HVAC Ducting and Related Equipment): Rodent Activity
- ⊖ 13.1.1 Cooling Equipment - Cooling and Air Handler Equipment: Poor Temperature Split
- ⊖ 13.1.2 Cooling Equipment - Cooling and Air Handler Equipment: A/C Aged
- ⊖ 13.1.3 Cooling Equipment - Cooling and Air Handler Equipment: Missing leak pan
- ⊖ 14.1.1 Chimney, Fireplace, or Stove - Chimneys and Flues (for Fireplaces): Moisture Intrusion

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- ⊖ 14.1.2 Chimney, Fireplace, or Stove - Chimneys and Flues (for Fireplaces): Damper Stuck
 - ⊖ 14.2.1 Chimney, Fireplace, or Stove - Solid Fuel Heating Devices (Fireplaces, Wood Stove): Fireplace Cracks
 - ⊖ 14.3.1 Chimney, Fireplace, or Stove - Gas/LP(Propane) Fire Logs and Fireplaces : Coated Gas Line

1: INSPECTION DETAILS

Information

Type Of Building Single Family	Year Built (According to Available Data) 1938	Weather Conditions Sunny
Outside Temperature (Approximate) 70 Degrees	Number of Levels 2	Property Occupied Yes

Parties Present
Owner, Seller’s Representative

It is preferred and recommended that the client be present during the inspection process. This is advised so that concerns can be discussed and addresses at the time of the inspection. It is encouraged that the client inquire about any information that is not understood or questions that arise during the inspection process or after completion of the inspection report

What To Take Away for the Inspection?

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and we can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance and repair recommendations, age-related deficiencies, and general wear-and-tear notations. These are useful to know about.

But the issues that really matter fall into four categories:

- 1. major defects, such as a structural damage;
- 2. things that can lead to major defects, such as evidence of active or previous moisture issues;
- 3. things that may hinder your ability proceed in the transaction; and
- 4. safety hazards, such as Carbon Monoxide (CO) or Fire hazards.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on us at Pacific Crest Home Inspections to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

Schedule a Home Maintenance Inspection

Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and/or expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment; your home!

Pacific Crest Home Inspections can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

Schedule next year's maintenance inspection with us today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Limitations

General Inspection Info

OCCUPIED: YES

Portions of the home were not adequately visible due to occupants personal items, furniture and/or vehicles. We are not permitted to move these items as part of the inspection process. Portions of the inspection were limited as a result. We are not permitted to move these items as part of the inspection process. It is recommended that special care be taken during the final walk-through to determine if latent defects exist prior to close of escrow.

General Inspection Info

LEAD-BASED PAINT & ASBESTOS

Structures built prior to 1979 may contain lead-based paint and/or asbestos in various building materials such as insulation, siding, and/or floor and ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is not included in this inspection. The client(s) should consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement contractors for this type of evaluation.

General Inspection Info

PRE-LISTING INSPECTION

This inspection was performed for the home owner selling this home and was inspected according to standards and practices. The comments made in this report were based on the condition of the home at time of inspection. There is no warranty from the inspection company. For a fee, our company can return and review the inspection, or inspect the home again. The proposed buyer can hire a different inspector if desired. Different inspectors can find different things sometimes on the same home. My inspection company is not responsible for any discoveries included or not found. As this inspection report ages, the condition of this home and its components can change.

2: SERVICE DISCONNECTS

		IN	NI	NP	A
2.1	Main Water Shut-Off Device (Describe Location)	X			
2.2	Main Gas Shut Off Valve (Describe Location)	X			
2.3	Main and Distribution Panels (Describe Location)	X			

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Main Water Shut-Off Device (Describe Location): Main Water Shut off Location
In the Garage



Main Gas Shut Off Valve (Describe Location): Main Gas Shut Off Valve Location
Right side of the Building



Main and Distribution Panels (Describe Location): Main Panel Location
Right Exterior



Main and Distribution Panels (Describe Location): Distribution Panel Location

Garage



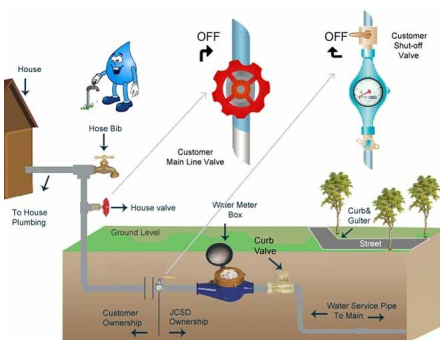
Main Water Shut-Off Device (Describe Location): Shut Off Information

The water service can be shut off at the Main Water Shut Off Valve listed at the location above. There two primary types of valves:

1. Ball Valve. This valve operates by turning a lever. Turning the valve "Perpendicular" to the pipe will secure the water supply to the home.
2. Gate Valve. This valve operates like a hose bib. Turning this valve clockwise will secure the water supply to the home.

There is typically a "Owner Shut Off" located at the water meter at the front curb. This valve is often not adequately accessible and should only be used if operation of the Main Water Shut off is not possible.

It is advised that you consult a licensed plumbing contractor for assistance if not operating in an emergency situation. It is recommended that the disconnect only be operated by the service provider or a Licensed Plumbing Contractor unless an emergency situation does not permit this. Below you will find an image with information for your convenience:



Main Gas Shut Off Valve (Describe Location): Shut Off Information

The main gas shut off valve can be operated utilizing an approved emergency shut off wrench. A wrench is typically necessary to operate this valve. It is recommended that the valve only be operated by the service provider unless an emergency situation does not permit this. Below you will find a link with further information for your convenience:

[SDGE Reference for Emergency Shut Off](#)

Main and Distribution Panels (Describe Location): Shut Off Information

The main electrical service can be shut off at the Main Service Entrance listed at the location above. Each electrical panel is different, but most panels have a clearly labeled "Service Disconnect" or "Main Shut Off". The breaker can be operated under emergency conditions. It is advised that you consult a licensed electrical contractor for assistance if not operating in an emergency situation. It is recommended that the disconnect only be operated by the service provider or a Licensed Electrical Contractor unless an emergency situation does not permit this. Below you will find a link with further information for your convenience:

[SDGE Reference for Emergency Shut Off](#)

3: BUILT-IN APPLIANCES

		IN	NI	NP	A
3.1	Dishwasher	X			
3.2	Ranges and Cooktops	X			
3.3	Exhaust Fan/Range Hood/Downdraft				X
3.4	Wall Oven				X
3.5	Garbage Disposer				X
3.6	Built-In Microwave				X
3.7	Refrigerator		X		
3.8	Washer/Dryer		X		X

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Dishwasher

Bosch

Range

-Gas-, Dacor

Exhaust/Range Hood

-Vented-, Kitchen Aid

Disposer

In Sink Erator

Oven

-Electric-, Dacor

Home Warranty

This inspection is intended to represent the condition of the appliances at the time of the inspection. It is common for appliance issues to arise in homes that are in the transition process. Damage can occur during the move-in/move-out process, appliances that are accustomed to frequent operation can seize due to inactivity(or fail entirely) and latent defects can become apparent once personal items are removed. It is recommended that you obtain and maintain a thorough **Home Warranty** to guard against these unforeseen conditions.

Dishwasher: Dishwasher Test

We test the dishwasher to introduce a load on the plumbing drain and waste system. We do not use soap. It is not intended to determine how well the dishwasher will clean dishes. Please note that we cannot see behind or below the dishwasher. Past and/or current leaks can occur behind or below the dishwasher that would not be visible without removing the dishwasher. Doing so is outside the scope of this inspection. It is recommended that you obtain and maintain a home warranty program to safeguard against any future issues.

Ranges and Cooktops: Thermal Image Showing Operation

Infrared picture of range/cooktop in operation. This image shows function of the operable range burners.



Wall Oven: Thermal Image Showing Operation

Infrared picture of oven in operation. This image shows function of the operable oven heat source.



Limitations

General Appliance Information

BUILT-IN APPLIANCE INSPECTION LIMITATIONS

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

General Appliance Information

APPLIANCES NOT MOVED

Our company cannot inspect behind or beneath built-in appliances. We cannot move them to see behind or beneath them. We cannot see through any appliance or building materials. Damage that may include but not limited to; moisture damage, wood destroying organism damage, mold or other environmental hazards, to the floor and wall behind the built-in appliances can be present and not reported on because of this limitation. You may wish to ask the sellers to disclose any known and unknown defects that may exist behind or below the built-in appliances in this home. You may also wish to have them moved to view these areas for yourself before the close of escrow.

Refrigerator

REFRIGERATOR NOT INSPECTED

Refrigerators are not inspected because they are outside the scope of a standard home inspection.

Washer/Dryer

WASHER/DRYER NOT INSPECTED

Clothes washer and dryer were not tested nor inspected. Testing these units is outside the scope of a standard home inspection.

Observations

3.3.1 Exhaust Fan/Range Hood/Downdraft

COMPONENTS NEED CLEANED



Observation Item

The vent hood appeared operational at the time of the inspection. However, the unit was noted in need of general cleaning and maintenance. Recommend professional cleaning/maintenance by a licensed appliance contractor as necessary.



Recommendation

Contact a qualified appliance repair professional.

3.4.1 Wall Oven

HEATING ELEMENT LOOSE



Attention Item

The heating element was loose. This condition may promote damage. Recommend repair by a licensed appliance contractor.



Recommendation

Contact a qualified appliance repair professional.

3.5.1 Garbage Disposer

WIRE CLAMP MISSING/LOOSE



Safety Concern

The garbage disposal wiring clamp is missing or loose (anti-strain device) where it enters into the unit. This condition can promote damage to the wiring and pose a possible shock hazard. Advise correction by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.

3.6.1 Built-In Microwave

NOT FUNCTIONAL



Attention Item

The microwave did not appear to function properly at the time of the inspection. Advise further evaluation by a licensed appliance contractor to determine corrections needed at this time.

Recommendation

Contact a qualified appliance repair professional.



3.8.1 Washer/Dryer



Observation Item

LEAK PAN NOT PRESENT

A lack of adequate catch pan was noted installed at the laundry area. Recommend installation by a qualified professional to prevent damage in the event of a leak.

Recommendation

Contact a qualified professional.



4: PLUMBING SYSTEM

		IN	NI	NP	A
4.1	Plumbing General	X			
4.2	Plumbing Water Supply and Distribution System				X
4.3	Fixtures and Connected Devices				X
4.4	Tub/Shower Fixtures				X
4.5	Plumbing Drain, Waste and Vent Systems				X
4.6	Water Heaters, Controls, Flues and Vents				X
4.7	Temperature and Pressure (T&P) Relief Valve				X
4.8	Water Heater Strapping/Bracing				X
4.9	Water Pressure				X
4.10	Gas Storage and Distribution Systems (Interior Fuel Storage, Piping, Venting, Supports, Leaks)				X
4.11	Correct Plumbing at Faucets(Hot Left, Cold Right)	X			

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Water Source

Public

Plumbing Supply

Copper

Plumbing Distribution

Partially Visible, Copper

Washer Drain Size

2" Diameter

Plumbing Waste

ABS, PVC, Partially Visible, Cast Iron

Water Heater Fuel Source

Natural Gas

Water Heater Flue Pipe Material

Single Wall Metal, Transite

Capacity

40 GALLONS

Year Water Heater Was Made

2023

Manufacturer

RUUD

Water Pressure

ADEQUATE

Gas Distribution Piping

Rigid Iron Pipe

Plumbing Drain, Waste and Vent Systems: Cleanout Location

Driveway

Water Heaters, Controls, Flues and Vents: Picture of Water Heater



Water Heaters, Controls, Flues and Vents: Thermal Image Showing Operation

Thermal image showing production of hot water at the sink location.



Water Pressure: Water Pressure Normal

Water pressure was noted within normal operation parameters.



Plumbing General : Plumbing-General

A majority of the plumbing supply, distribution, drain, waste, and vent systems were concealed behind the flooring, buried in the slab, routed through the attic below the insulation insulation or in inaccessible sections of the attic or crawlspace and were not visible at the time of the inspection. Our inspection of the plumbing system is non-intrusive and non-destructive and only included the visibly accessible components of the plumbing system. The purpose of this inspection is to identify systems that should be further evaluated by licensed contractors. These licensed contractors may find additional issues that need to be addressed that are not included or reported on in this report. Our inspection is not to be confused with a specialist further evaluation and is not intended to be technically exhaustive nor a substitute for a specialist inspection or further evaluation. You, as the homeowner, should purchase a **homeowner insurance policy** and **home warranty** that covers the plumbing system in the event problems develop in this system.

Plumbing General : Plumbing General Continued...

The plumbing system is typically the most all-encompassing system in any given property. In most homes, the plumbing system contains the largest number of single defects of any system in the inspection report. It is recommended that, as part of the disclosure process, you request any and all information pertaining to past plumbing repairs, leaks/moisture-related issues, and plumbing-related maintenance. In addition, it is strongly advised that you consult with a licensed plumbing contractor regarding any disclosures and deficiencies in this inspection report **prior to the removal of your contingencies**. If there are any questions regarding the statements made in this section of the report, please don't hesitate to contact Pacific Crest Home Inspections for clarification.

Limitations

Plumbing General

PLUMBING INSPECTION LIMITATIONS

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

Plumbing Water Supply and Distribution System

GENERAL PLUMBING LIMITATIONS

Please note: due to wall coverings, insulation, HVAC ductwork, buried lines or other obstructions, it was not possible to observe the entire water supply and distribution system throughout this entire home. Damage to the piping can be present in a non-visible location. You may wish to have the water supply and distribution system further explored by a licensed plumber contractor before the end of your contingency period to determine if any latent defects exist.

Gas Storage and Distribution Systems (Interior Fuel Storage, Piping, Venting, Supports, Leaks)

GENERAL GAS SUPPLY AND DISTRIBUTION LIMITATIONS

Please note: due to wall coverings, insulation, HVAC ductwork, buried lines or other obstructions, it was not possible to observe the entire gas supply and distribution system throughout this entire home. Damage to the piping can be present in a non-visible location. You may wish to have the gas supply and distribution system further explored by a licensed plumber contractor before the end of your contingency period to determine if any latent defects exist.

Observations

4.2.1 Plumbing Water Supply and Distribution System



Attention Item

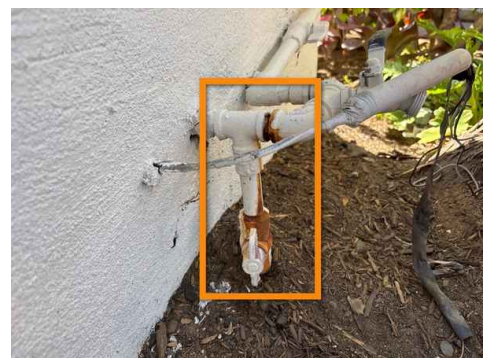
CORROSION/PREVIOUS POSSIBLE LEAKS

FRONT EXTERIOR

Corrosion/evidence of previous possible leaks were noted at the supply lines in areas. Unable to determine the exact cause. Area appeared dry at the time of the inspection. Advise correction by a licensed plumbing contractor as necessary.

Recommendation

Contact a qualified plumbing contractor.



Front Exterior

4.3.1 Fixtures and Connected Devices

ANGLE STOP CORRODED

HALL BATHROOM

Some of the angle stops/shut off valves and/or supply lines under the sinks or behind the toilets are corroding, have mineral deposits or are rusted. This may be indicative of previous possible leaks. The valve appeared dry at the time of the inspection. The valves are not operated as part of the home inspection process in order to prevent possible damage. These valves are typically recommended for replacement every 10 years. Recommend consulting a licensed plumbing contractor to verify proper operation and determine if corrections are needed at this time.

Recommendation

Contact a qualified plumbing contractor.



Attention Item



Hall Bathroom

4.4.1 Tub/Shower Fixtures

TUB DIVERTER SERVICING

HALL BATHROOM

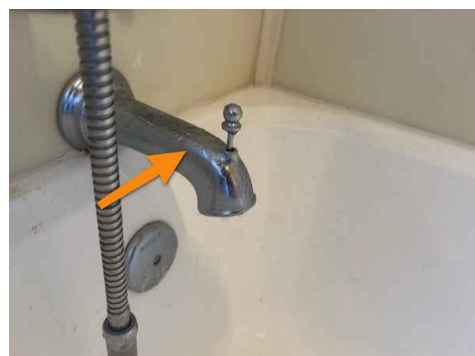
The tub diverter did not function properly at the time of the inspection. Water sprays from shower head and tub spout at the same time. This is typically due to corrosion and or hard water build-up. Recommend further evaluation by a licensed plumbing contractor and correction as necessary.

Recommendation

Contact a qualified plumbing contractor.



Attention Item



Hall Bathroom

4.4.2 Tub/Shower Fixtures

TUB STOP MISSING

HALL BATHROOM

The tub stop was noted removed or missing. Recommend installation of a permanent tub stop.

Recommendation

Contact a qualified plumbing contractor.



Attention Item



Hall Bathroom

4.4.3 Tub/Shower Fixtures

TUB WAND LEAKS

HALL BATHROOM

The tub wand leaks at the fitting during operation. This condition can promote moisture intrusion issues. Advise correction by licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Attention Item



Hall Bathroom

4.4.4 Tub/Shower Fixtures

SHOWER WAND MOUNT

HALL BATHROOM

The shower wand mount was noted damaged or missing at the time of the inspection. Advise correction by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Attention Item



Hall Bathroom

4.5.1 Plumbing Drain, Waste and Vent Systems

CAMERA TEST-MOSTLY ABS

Most of the sewer pipes have been upgraded to ABS plastic where visible. The sewer pipe from the house to the street was not visible or inspected. Recommend asking the sellers if a video scope has recently been performed. If not, we recommend having the line scoped by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Attention Item

4.5.2 Plumbing Drain, Waste and Vent Systems

CAST IRON CORRODED

CRAWLSPACE

Cast Iron pipes are showing rust and corrosion due to age. They may be at the end of their useful life. We advise contacting a licensed plumber for further evaluation, and possible replacement of all damaged pipes.

Recommendation

Contact a qualified plumbing contractor.



Attention Item



Crawlspace

4.5.3 Plumbing Drain, Waste and Vent Systems

CAST IRON

Note: some of the drain lines are older cast iron lines. These lines rust from the inside and fail. The life remaining can only be determined by a plumber using a video scope. This is especially important to determine the condition of the main drain line between the house and the street. I recommend a video scope be performed by a licensed plumber.

Recommendation

Contact a qualified professional.



Attention Item

4.6.1 Water Heaters, Controls, Flues and Vents

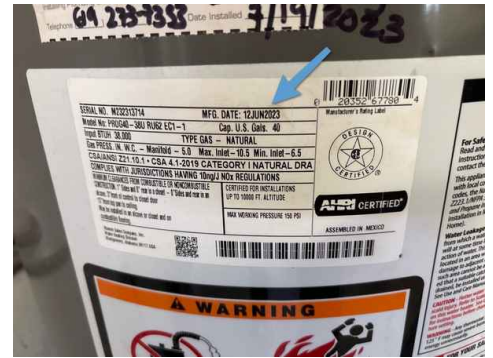
WATER HEATER-REPLACED

Observation Item

The water heater installed in this home is not original. Recommend asking the sellers for documentation showing that this unit was installed by a licensed plumbing contractor per the manufactures installation requirements. If documentation cannot be produced, I recommend this unit be further explored by a licensed plumbing contractor or SDG&E for safety.

Recommendation

Contact a qualified plumbing contractor.



4.6.2 Water Heaters, Controls, Flues and Vents

SEDIMENT TRAP



A lack of sediment trap was noted present at the water heater gas supply. This would be standard for water heaters installed 2007 or prior. However, this is recommended for retrofitting with older appliances and is required for any water heater installed after 2008. Advise correction by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



4.6.3 Water Heaters, Controls, Flues and Vents

EXPANSION TANK



An expansion tank is not installed at the water heater. This may not have been a required fixture at the time of construction. However, most water heater manufacturers recommend installation when the home's water system is a "closed" system. Recommend consulting a licensed plumbing contractor to determine if corrections are needed at this time.

Recommendation

Contact a qualified plumbing contractor.



4.6.4 Water Heaters, Controls, Flues and Vents

MISSING PAN



The water heater is not equipped with a leak pan. This is a recommended correction when the appliance is installed in a location where failure may pose a potential for water damage. Advise consulting a licensed plumbing contractor for correction.

Recommendation

Contact a qualified plumbing contractor.



4.6.5 Water Heaters, Controls, Flues and Vents

FLUE-TRANSITE



The flue for the water heater is comprised of a material that may contain asbestos. Testing for asbestos is beyond the scope of a home inspection. This material pose health hazards if damaged or disturbed. It is recommended that you consult a licensed remediation company or plumbing contractor for professional removal. Please note: This material was standard for the time of construction and is not required to remove/replace. There may be added cost for replacement in the event the flue does contain asbestos.

Recommendation

Contact a qualified environmental contractor



4.7.1 Temperature and Pressure (T&P) Relief Valve

 Safety Concern

MISSING DRAIN LINE

The pressure relieve valve is not equipped with a required drain line. This condition poses a scalding hazard. Advise correction by a licensed plumbing contractor for safety.

Recommendation

Contact a qualified plumbing contractor.



4.8.1 Water Heater Strapping/Bracing

 Safety Concern

PLATFORM MISSING OR INADEQUATE

The water heater is not installed in accordance with today's building and safety standards. Fuel burning water heaters installed in a garage must be installed on a platform 18" off the ground to prevent pilot from igniting gasoline or other chemical vapors. Recommend correction by a licensed plumbing contractor for safety.

Recommendation

Contact a qualified plumbing contractor.



4.9.1 Water Pressure

 Attention Item

FULLY ADJUSTED

The water pressure regulator was noted fully adjusted. This may be indicative of an under-performing or failing pressure regulator. Advise further evaluation and replacement by a licensed plumbing contractor as necessary.

Recommendation

Contact a qualified plumbing contractor.



4.10.1 Gas Storage and Distribution Systems
(Interior Fuel Storage, Piping, Venting, Supports,
Leaks)

GAS LINE MODIFICATIONS

CRAWLSPACE, REAR EXTERIOR

Gas line modifications were noted in the home. This work would likely require permits. Advise asking the seller about this and have further evaluated by a licensed plumbing contractor to determine if latent defects exist.

Recommendation

Contact a qualified plumbing contractor.

 Attention Item



Crawlspace

5: ELECTRICAL SYSTEM

		IN	NI	NP	A
5.1	Main and Distribution Panels				X
5.2	System Grounding and Grounding Equipment				X
5.3	Overcurrent Devices (Circuit Breakers, Fuses)	X			
5.4	Branch Circuit Conductors				X
5.5	Connected Devices and Fixtures				X
5.6	Exterior Lighting	X			
5.7	Polarity and Ground of Receptacles	X			
5.8	Operation of GFCI (Ground Fault Circuit Interrupters)				X
5.9	Operation of AFCI (Arc Fault Circuit Interrupters)				X
5.10	Smoke Detectors				X
5.11	Carbon Monoxide Detector				X
5.12	Cable and Telephone Entrance		X		
5.13	Solar		X		
5.14	Overhead Service Entrance Conductors				X

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Electrical Service Conductors

Overhead Service

Panel Type

Circuit Breakers

Panel Capacity

200 AMP

Electric Panel Manufacturer

EATON

Branch Wire 15 and 20 Amp

Copper

Wiring Methods

Conduit, Romex

Exterior Lighting Control

Standard switched,
Undetermined

Main and Distribution Panels: Type

Sub Panel, Main Panel

Main and Distribution Panels: Picture of Panels

Pictures of electrical panel(s).



Main



Garage sub



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.

Operation of AFCI (Arc Fault Circuit Interrupters): AFCI INFO

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

Limitations

General

ELECTRICAL INSPECTION LIMITATIONS

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

Branch Circuit Conductors

ELECTRICAL INSPECTION LIMITATIONS

Please note: due to wall coverings, insulation, HVAC ductwork or other obstructions, it was not possible to observe the branch circuit wiring throughout this entire home. Damage to the insulation or wiring itself can be present in a non-visible location. You should consider having the branch circuit wiring further explored by a licensed electrical contractor before the end of your contingency period to determine if any latent defects exist.

Exterior Lighting

LANDSCAPE LIGHTING

Landscape lighting is not tested or operated as part of the home inspection. Recommend asking the sellers to demonstrate operation.

Solar

SOLAR

This home is equipped with solar panels. We advise inquiry with sellers about this system: leased/owned, manufacture/installer warranties, etc. Please note: Solar equipment is known to promote moisture intrusion issues when mounted on the roof structure. I was unable to verify the condition of the solar mounts or the roofing below the solar panel areas. You may wish to have this portion of the roof further evaluated by a licensed roofing contractor to determine if latent defects exist.

**Observations**

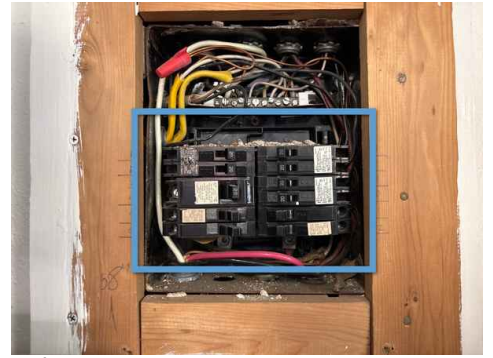
5.1.1 Main and Distribution Panels

FULL PANEL

The electrical panel appears to be mostly full. Space is not provided for the addition of many more breakers(if any). We could not inspect the condition of bus bars. It is recommended that the panel be further evaluated by a licensed electrical contractor to verify the condition of the bus bar and to determine if repairs or expansion is necessary.

Recommendation

Contact a qualified electrical contractor.



Sub

5.1.2 Main and Distribution Panels

LABELS - NOT COMPLETE

The electrical panel is not fully labeled. Advise correction by a licensed electrician or qualified professional.

Recommendation

Contact a qualified professional.



Sub

5.1.3 Main and Distribution Panels

SCREWS - POINTED

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. Recommend replacing the screws with those designed for electric panels.

Recommendation

Contact a qualified electrical contractor.



Sub

5.1.4 Main and Distribution Panels

KNOCKOUTS MISSING

"Knockout" noted missing from inside the panel. Whenever a knockout is removed and left empty, a cover plug is required to be installed for fire safety and to prevent rodent intrusion. We advise installing knockout plug(s) for safety.

Recommendation

Contact a qualified professional.



5.1.5 Main and Distribution Panels

NEW PANEL



The electrical panel has been upgraded. This upgrade would require a permit. I recommend contacting the local building/permit department to verify the work was permitted. If the work was not permitted you should have the panel further evaluated by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



5.1.6 Main and Distribution Panels

WIRE SPLICING

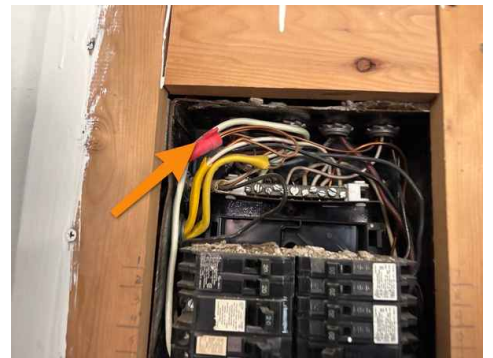


Attention Item

Wire splicing was noted in the electrical panel. This is typically not in accordance with today's building standards. Advise consulting a licensed electrical contractor to determine if corrections are needed at this time.

Recommendation

Contact a qualified electrical contractor.



Sub

5.1.7 Main and Distribution Panels

SUB PANEL UNDERSIZED

GARAGE



Attention Item

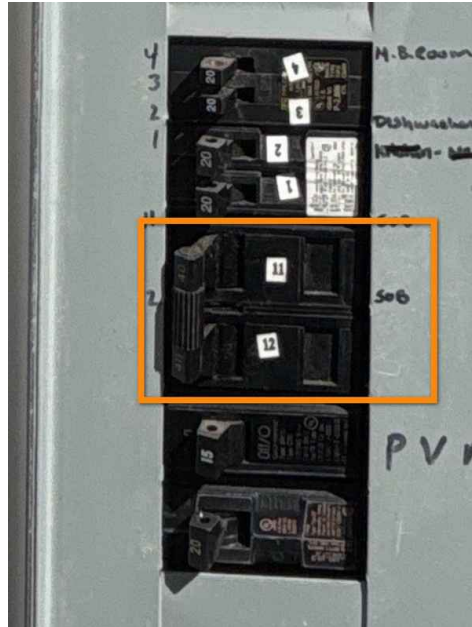
The garage sub panel supply was noted under sized by today's building standards. Recommend consulting a licensed electrical contractor to determine if corrections are needed at this time.

Recommendation

Contact a qualified electrical contractor.



Garage



Main

5.2.1 System Grounding and Grounding Equipment

NEUTRAL AND GROUNDS ON SAME BUS

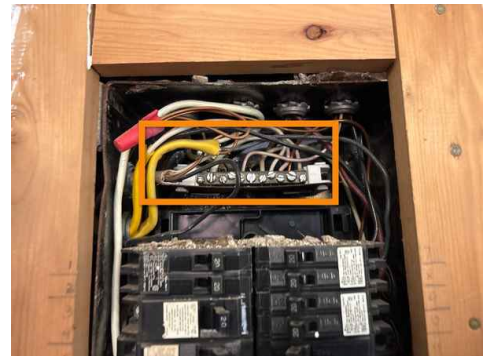
The neutral and ground wires in the distribution panel are not separate. While this may have been acceptable years ago, it is now considered incorrect. Advise corrections as necessary by a licensed electrician.

Recommendation

Contact a qualified professional.



Attention Item



Sub

5.4.1 Branch Circuit Conductors

EXPOSED ROMEX

KITCHEN

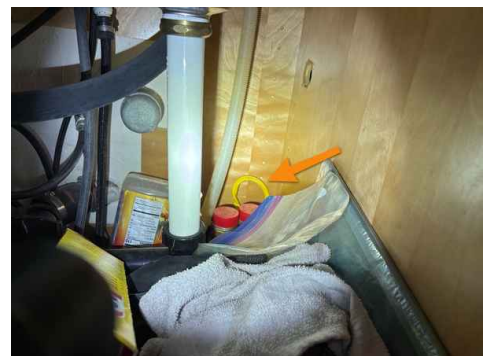
Exposed Romex type wire noted. This is a safety concern if used where it could be subject to physical damage. Romex wire normally is used in attics and inside walls. Exposed wire is normally installed in conduit for protection. We advise review and corrections by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



Attention Item



Kitchen

5.4.2 Branch Circuit Conductors

OPEN JUNCTION BOX

ATTIC, FRONT EXTERIOR, CRAWLSPACE

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



Attention Item

Recommendation

Contact a qualified electrical contractor.



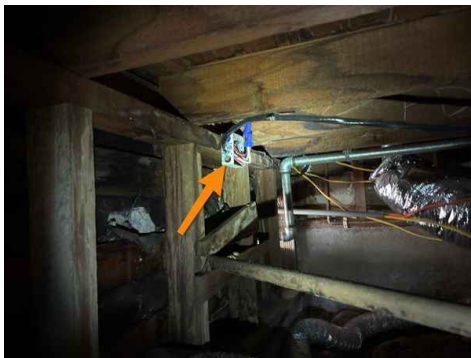
Attic



Front Entry Exterior



Crawlspace



Crawlspace

5.4.3 Branch Circuit Conductors

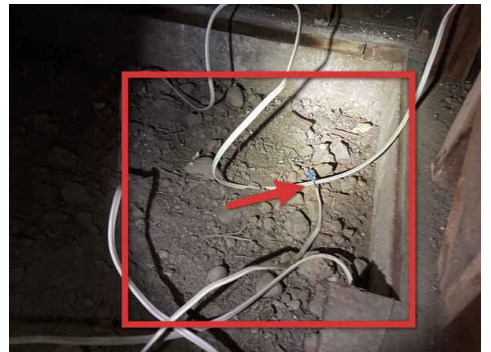
IMPROPER TERMINATION

CRAWLSPACE

Improperly terminated/unsecured wiring was observed. This is a shock and fire hazard. All electrical conductors must be properly terminated inside of a closed junction box and secured off the ground. Recommend correction by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

**Safety Concern**

Crawlspace

5.4.4 Branch Circuit Conductors

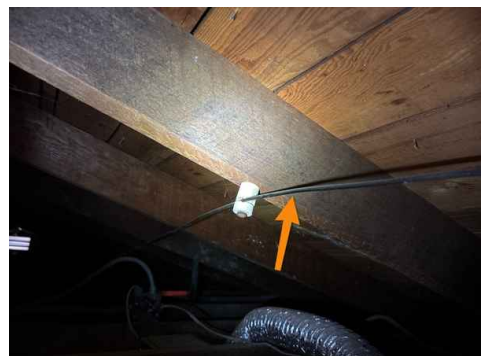
ABANDONED WIRING

ATTIC

Abandoned wiring was noted in various locations. Advise proper removal by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.

**Attention Item**

Attic

5.4.5 Branch Circuit Conductors

LOOSE COVER PLATE

FRONT ENTRY

A loose cover plate was noted at the ceiling. Advise correction by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Attention Item



Front Entry

5.4.6 Branch Circuit Conductors

DAMAGED CONDUIT

REAR EXTERIOR

Damaged conduit was noted. This condition may promote further potential damage and possible shock hazards. Advise consulting a licensed electrical contractor for necessary repairs.

Recommendation

Contact a qualified electrical contractor.



Attention Item



Below Deck

5.4.7 Branch Circuit Conductors

ORIGINAL WIRING

VARIOUS LOCATIONS

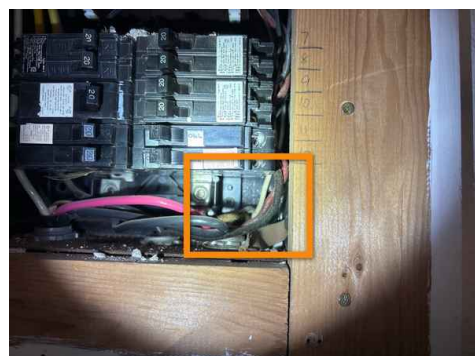
Portions of the original electrical wiring were noted present and in use. This wiring may not be as safe as modern electrical circuits. Recommend consulting a licensed electrical contractor to determine if corrections are needed at this time.

Recommendation

Contact a qualified electrical contractor.



Attention Item



Sub

5.4.8 Branch Circuit Conductors

MISSING KNOCKOUT

GARAGE

Missing knockouts were noted at the receptacle junction box. Recommend correction by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Attention Item



Garage

5.5.1 Connected Devices and Fixtures



Attention Item

DOOR BELL INOP

Door bell is inoperable. We advise repair by a qualified person.

Recommendation

Contact a qualified professional.

5.5.2 Connected Devices and Fixtures



Attention Item

MISSING FACEPLATE

VARIOUS LOCATIONS

Missing faceplates noted at one or more outlet and/or wall switch. Advise repair.

Recommendation

Contact a qualified electrical contractor.



Hall Bathroom



Front Entry



Garage



Garage

5.5.3 Connected Devices and Fixtures



Attention Item

WEATHERPROOF COVER MISSING/DAMAGED

FRONT EXTERIOR

One or more exterior outlet/light switch was noted having a missing or damaged weather cover. Advise correction by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Front Exterior



Front Exterior

5.5.4 Connected Devices and Fixtures

LOOSE LIGHT FIXTURE/TRIM

STAIRWELL, HALL BATHROOM

One or more interior light fixture was noted loose to the wall/ceiling. Advise correcting and repair by a qualified/licensed professional.

Recommendation

Contact a qualified professional.



Stairwell



Hall Bathroom

5.5.5 Connected Devices and Fixtures

MISSING COVER

LAUNDRY

Missing fixture cover noted at the light. Advise replacement as needed.

Recommendation

Contact a qualified electrical contractor.



Laundry

5.5.6 Connected Devices and Fixtures

RECEP - LOOSE

KITCHEN



Junction box for receptacle in the is loose in the wall. This puts stress on the circuit wires which should not be moved. Recommend securing the junction box properly in the the wall by a qualified person.

Recommendation

Contact a qualified electrical contractor.



Kitchen

5.5.7 Connected Devices and Fixtures



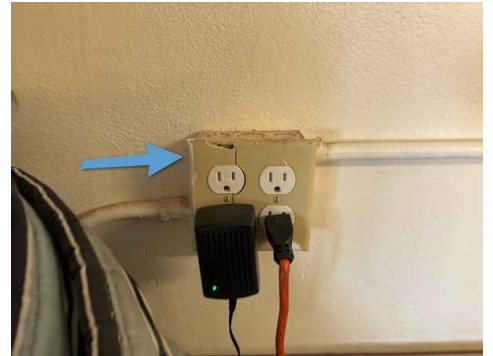
CRACKED/DAMAGED FACEPLATE

GARAGE

Cracked/damaged faceplate noted at one or more outlet location. Recommend replacement as necessary.

Recommendation

Contact a qualified electrical contractor.



Garage

5.5.8 Connected Devices and Fixtures



FAN-REMOTE ONLY

VARIOUS LOCATIONS

The ceiling fan appears to be operated by remote only. This is considered substandard. Advise correction by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



2nd Bedroom

5.5.9 Connected Devices and Fixtures



OUTLET-AT GRADE

FRONT EXTERIOR

One or more electrical receptacle was noted installed too low or at grade. This condition may promote deterioration, water intrusion, and potential shock hazard. Recommend correction by a licensed electrical contractor as necessary.

Recommendation

Contact a qualified electrical contractor.



Front Exterior



Front Entry

5.8.1 Operation of GFCI (Ground Fault Circuit Interrupters)

GFCI - FAILED

FRONT EXTERIOR

The GFCI receptacle is not operating properly, or has failed. Recommend replacement by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



Front Exterior



Front Exterior

5.8.2 Operation of GFCI (Ground Fault Circuit Interrupters)

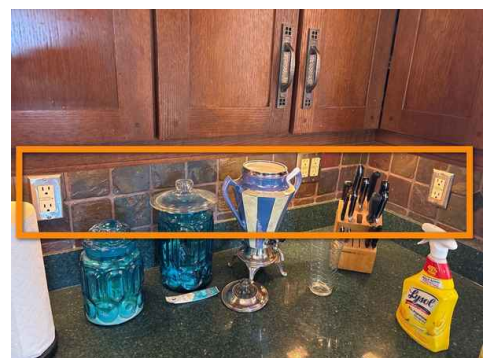
MULTIPLE GFCI'S ON CIRCUIT

KITCHEN

There is more than one GFCI receptacle installed on the circuit. Only one GFCI is required to protect all of the receptacles past the GFCI. Having too many GFCI receptacles on one circuit is not a hazard, but can cause confusion to reset if one trips. Recommend having a licensed electrician identify proper installation and correct as necessary.

Recommendation

Contact a qualified electrical contractor.



Kitchen

5.8.3 Operation of GFCI (Ground Fault Circuit Interrupters)

**Attention Item**

LIGHTING ON GFCI

KITCHEN

Portions of the lighting was noted connected to the GFCI protection. This is considered substandard. Advise necessary correction by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Kitchen

5.9.1 Operation of AFCI (Arc Fault Circuit Interrupters)

**Observation Item**

LACK OF ADEQUATE PROTECTION

The home is not equipped with adequate AFCI protection as per today's building requirements. Recommend retrofitting as required by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.

5.10.1 Smoke Detectors

**Attention Item**

SMOKE DETECTORS NOT IN ALL AREAS

BEDROOMS

Smoke detectors are not installed in all required areas. Recommend correcting and installing, prior to the close of escrow.

Recommendation

Contact a qualified professional.

5.11.1 Carbon Monoxide Detector

**Attention Item**

NO CARBON MONOXIDE DETECTOR

A Carbon Monoxide detector is not installed in the common hallway (on each level) as required. Recommend correcting and advise installing by a qualified person.

Recommendation

Contact a qualified professional.

5.14.1 Overhead Service Entrance Conductors

**Attention Item**

MAST BELOW ROOF

The electrical service weather mast does not extend above the roofline as required by today's building standards. Recommend consulting a licensed electrical contractor to determine if corrections are needed at this time.

Recommendation

Contact a qualified electrical contractor.



6: INTERIORS

		IN	NI	NP	A
6.1	Interior General				X
6.2	Ceilings				X
6.3	Walls	X			
6.4	Floor Coverings				X
6.5	Steps, Stairways, Balconies and Railings				X
6.6	Counters and a Representative Number of Cabinets				X
6.7	Tub/Shower Enclosure	X			
6.8	Doors (Representative Number)				X
6.9	Windows (Representative Number)				X
6.10	Attic				X
6.11	Room Additions/Modifications			X	

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Ceiling Materials

Sheetrock, Plaster

Wall Materials

Plaster, Sheetrock

Floor Covering(s)

Tile, Wood

Interior Doors

Wood

Cabinetry

Wood

Kitchen Countertop

Stone

Windows

Wood, Double Pane, Vinyl

Windows (Representative Number): Retrofit Windows

Many of the windows have been upgraded/replaced. I cannot guarantee that they will not leak. 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 weatherproofing ability of the windows installed, it is strongly suggested that you consult with a licensed window contractor for further evaluation. This inspection is not a warranty or guarantee of any kind regarding the integrity of the windows.

Limitations

Interior General

GENERAL LIMITATIONS

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

Interior General

GENERAL LIMITATIONS CONT.

Please note: Determining if damage, the presence of organic growths, moisture or wood rot behind wall, floor and ceiling coverings is beyond the scope of this inspection. If you are concerned or believe that these conditions may exist in a non-visible or concealed area, I recommend that you have this home further examined by a qualified contractor or environmental hygienist.

Windows (Representative Number)

DUAL PANE LIMITATION

Please be advised: 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 licensed window contractor for further evaluation. This inspection is not a warranty or guarantee of any kind regarding the integrity of the windows.

Attic

ATTIC LIMITED ACCESS

Due to the structure of the roof/framing, insulation and forced air handling components, some areas of the attic were not visible and could not be fully inspected.

Observations

6.1.1 Interior General

LEAD PAINT

Attention Item

Due to the age of the home the paint may contain lead. Our company does not test for lead based paints, but it was used for exterior/interior paint until being banned in 1978. Lead paint is known to be poisonous. Paint that is in good condition can typically be painted over, however if paint is chipping or flaking it should be removed by a qualified professional.

Recommendation

Contact a qualified professional.

6.1.2 Interior General

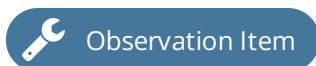
POSSIBLE PET DAMAGE

2ND BEDROOM

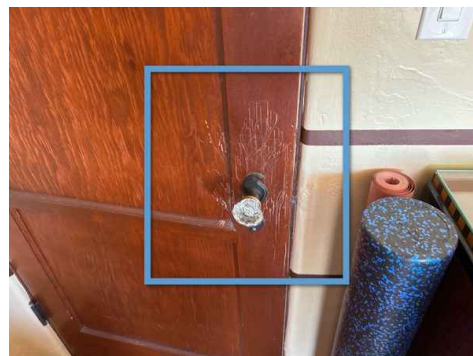
Possible pet damage was noted at the interior finishes in various locations. You may wish to view this for yourself and have repaired as desired.

Recommendation

Contact a qualified professional.



Observation Item



2nd Bedroom

6.2.1 Ceilings

STRESS FRACTURES

VARIOUS LOCATIONS

The ceiling appears to have stress fractures. You may wish to have this further evaluated by a qualified expert and repair as needed.

Recommendation

Contact a qualified professional.



Observation Item



Kitchen



Dining Area



Living Room



3rd Bedroom



Garage

6.2.2 Ceilings

HOLE(S) IN CEILING

3RD BEDROOM CLOSET

Gaps were observed in the drywall in areas. Advise repair and maintenance as needed.

Recommendation

Contact a qualified professional.



Attention Item



3rd Bedroom Closet

6.4.1 Floor Coverings

GROUT-CRACKED/MISSING

KITCHEN

Cracked/missing tile and grout observed at tile flooring in areas one or more areas. Recommend correcting and re-caulking in areas as needed by a qualified/licensed flooring contractor.



Attention Item

Recommendation

Contact a qualified professional.



Kitchen

6.4.2 Floor Coverings

FLOORING AGED

Observation Item

The floor coverings show signs of age/use. If you are concerned with the condition of the flooring, a licensed flooring contractor should be contacted to give estimates on cost of replacement.

Recommendation

Contact a qualified professional.

6.4.3 Floor Coverings

BUCKLING AT FLOORING

Attention Item

LIVING ROOM

Portions of the flooring appeared to be buckling in areas. This may be indicative of improper installation or moisture issues. Advise necessary correction by licensed flooring contractor.

Recommendation

Contact a qualified flooring contractor



Living Room

6.4.4 Floor Coverings

GAP IN FLOORING

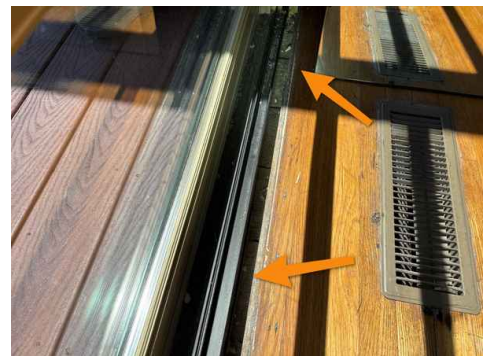
Attention Item

2ND BEDROOM

Gaps were noted in the flooring were noted. Advise correction by a qualified flooring contractor.

Recommendation

Contact a qualified flooring contractor



2nd Bedroom

6.5.1 Steps, Stairways, Balconies and Railings

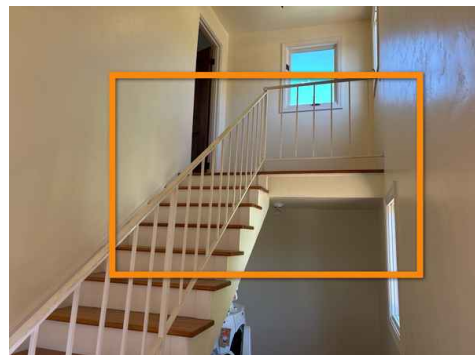
STAIR RAIL SPACING-RETROFIT

Attention Item

The balusters are spaced too far apart for today's safety standards. You are not required to retrofit older homes with current standards. However, if you have small children or pets, upgrading should be considered.

Recommendation

Contact a qualified general contractor.



6.5.2 Steps, Stairways, Balconies and Railings

MISSING HARDWARE

STAIRWELL

Missing hardware noted at the banister railing. Advise correction to prevent possible damage/injury.

Recommendation

Contact a qualified professional.



Attention Item



Stairwell

6.6.1 Counters and a Representative Number of Cabinets

CABINET DOOR-REMOVED

KITCHEN

One or more cabinet door was noted removed at the time of the inspection. Recommend consulting the seller about this and have replaced as desired.

Recommendation

Contact a qualified professional.



Attention Item



Kitchen

6.8.1 Doors (Representative Number)

DOOR LOCK - ADJUST

HALL BATHROOM

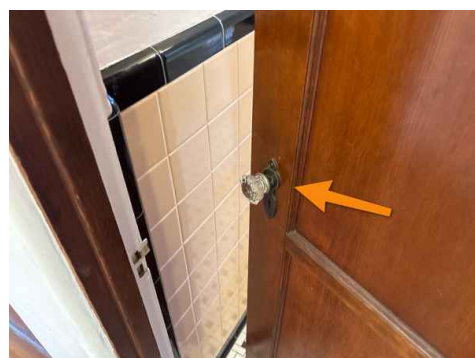
One or more interior door lock did not function properly at the time of the inspection. Advise repair by a licensed door contractor.

Recommendation

Contact a qualified door repair/installation contractor.



Attention Item



Hall Bathroom

6.8.2 Doors (Representative Number)



Attention Item

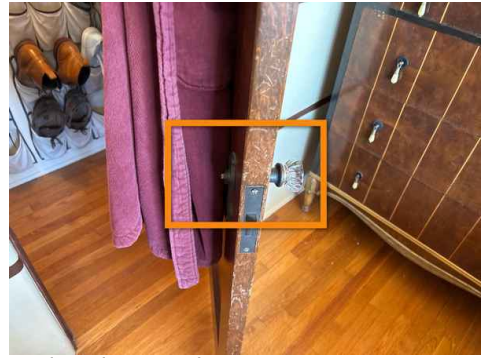
MISSING HARDWARE

2ND BEDROOM CLOSET

Missing hardware was noted at the door. Advise correction to ensure proper operation.

Recommendation

Contact a qualified door repair/installation contractor.



2nd Bedroom Closet

6.9.1 Windows (Representative Number)



Attention Item

SLIPPED SPRING

DINING AREA

Slipped/damaged sash balance spring noted at one or more single hung window(s). This effects the operation of the window and/or the window will not remain open. Advise further evaluation and repair by a licensed window contractor or qualified professional.

Recommendation

Contact a qualified window repair/installation contractor.



Dining Area

6.9.2 Windows (Representative Number)



Attention Item

SCREENS-MISSING

VARIOUS LOCATIONS

One or more screen was noted missing/removed. Advise repairing as needed.

Recommendation

Contact a qualified professional.



Kitchen



3rd Bedroom



3rd Bedroom

6.9.3 Windows (Representative Number)



Observation Item

COSMETIC DAMAGE

MASTER BEDROOM

Cosmetic damage was noted around the window location. Unable to determine the exact cause. Recommend consulting a license window/drywall contractor to determine corrections needed at this time.

Recommendation

Contact a qualified window repair/installation contractor.



Master Bedroom

6.10.1 Attic

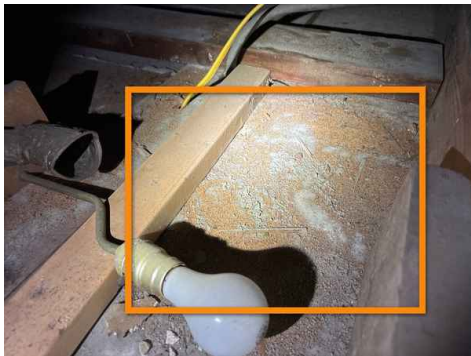
WOOD DESTROYING ORGANISMS

VARIOUS LOCATIONS

Evidence of previous wood destroying organism activity noted in the attic. Recommend consulting the termite inspection report to determine repairs needed at this time.

Recommendation

Contact a qualified professional.



6.10.2 Attic

RODENTS DROPPINGS IN THE ATTIC

Material which may be rodent droppings was observed in the attic. If present, pest 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.



6.10.3 Attic

WASP NEST

Wasp nests were noted in the attic space. Advise removal by a qualified pest control company.

Recommendation

Contact a qualified pest control specialist.



7: GARAGE

		IN	NI	NP	A
7.1	Garage General	X			
7.2	Garage Ceiling/Roof Framing	X			
7.3	Garage Walls (Including Firewall Separation)				X
7.4	Garage Floor				X
7.5	Garage Door	X			
7.6	Occupant Door From Garage to Inside Home				X
7.7	Garage Door Operators				X
7.8	Garage Vents				X

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Garage Door Type
One automatic

Garage Door Material
Wood

Auto-opener Manufacturer
LIFT-MASTER

Limitations

Garage General
PERSONAL ITEMS

Due to occupants personal items, not all areas were visible. I was unable to view all the wall and floor surfaces. Damage can exist in these areas that were not visible. Because of this, I advise a careful evaluation during final walk-through. If issues are discovered during your final walk-through, Please contact your inspector immediately to arrange a reinspection of this area so that the inspection report can be updated.

Observations

7.3.1 Garage Walls (Including Firewall Separation)

FIREWALL

 Safety Concern

Holes in the fire wall were observed in the garage. Wherever the garage shares a wall with adjacent living space, a fire-rated sheetrock must be installed and intact for fire resistant performance. I recommend having the holes patched by a qualified person.

Recommendation
Contact a qualified drywall contractor.



7.3.2 Garage Walls (Including Firewall Separation)

DAMAGED DRYWALL

Damage was noted at the drywall in areas. Recommend consulting a licensed drywall contractor for necessary repairs.

Recommendation

Contact a qualified drywall contractor.



Attention Item



7.4.1 Garage Floor

CRACKS

Settlement cracks noted at the garage floor in one or more location. This can be an indication of possible structural settlement/movement in the home. Advise monitoring and have further evaluated by a licensed foundation contractor as necessary.

Recommendation

Contact a qualified professional.



Observation Item



7.6.1 Occupant Door From Garage to Inside Home

NOT FIRE RATED DOOR

The occupant door from inside garage to inside the home is not a fire rated door, missing a self-closing device, and has no vapor barrier seal. This means that should a fire occur in garage, the occupant door does not afford adequate protection for fire safety and prevention of gases moving into the home. Recommend consulting a licensed door contractor for correction as needed for safety.



Safety Concern

Recommendation

Contact a qualified professional.



7.6.2 Occupant Door From Garage to Inside Home



Safety Concern

DOOR OPEN OVER THRESHOLD (NO PLATFORM AT STEPS)

The garage entry area is not equipped with an adequate platform. This condition can pose a potential for fall hazards. Advise correction by a licensed general contractor for safety.

Recommendation

Contact a qualified professional.



7.7.1 Garage Door Operators



Attention Item

BACKUP BATTERY

The garage door opener does not appear to be equipped with a back up battery. This is a modern building requirement and is a recommended upgrade for safety. Advise consulting a licensed garage door contractor to determine cost of necessary correction.

Recommendation

Contact a qualified garage door contractor.



7.8.1 Garage Vents



Observation Item

LACK OF VENTILATION

A lack of adequate air ventilation was visible in the garage at the time of the inspection. Recommend consulting a licensed general contractor to determine if corrections are needed at this time.

Recommendation

Contact a qualified general contractor.

8: INSULATION AND VENTILATION

		IN	NI	NP	A
8.1	Insulation in Attic				X
8.2	Insulation Under Floor System				X
8.3	Vapor Retarders (On Ground, In Crawlspace or Basement)				X
8.4	Ventilation of Attic and Foundation Areas				X
8.5	Ventilation Systems (Kitchens, Baths and Laundry)				X

IN = InspectedNI = Not InspectedNP = Not PresentA = Annotation

Information

Attic Insulation None	Floor System Insulation NONE	Ventilation Gable Vents
Exhaust Fans Fan, Window	Dryer Power Source Gas Connection	Dryer Vent Flexible Metal, Metal

Limitations

General

INSULATION AND VENTILATION INSPECTION LIMITATIONS

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Observations

8.1.1 Insulation in Attic

⊖

Attention Item

ATTIC NOT INSULTATED

A lack of adequate insulation coverage was noted in the attic area. Advise consulting a licensed specialist to determine corrections needed to improve thermal efficiency.

Recommendation

Contact a qualified professional.



8.2.1 Insulation Under Floor System

⊖

Attention Item

FLOOR NOT INSULATED

The floor system is not fully insulated. This condition will negatively impact the thermal efficiency of the home. Recommend consulting a licensed insulation contractor to determine a complete list of necessary repairs.

Recommendation

Contact a qualified professional.



8.3.1 Vapor Retarders (On Ground, In Crawlspace or Basement)



Attention Item

VAPOR BARRIER NOT INSTALLED

The crawlspace is not equipped with a vapor barrier. This condition can lead to moisture-related issues. Recommend consulting a licensed foundation contractor to determine if corrections are needed at this time.

Recommendation

Contact a foundation contractor.

8.4.1 Ventilation of Attic and Foundation Areas



Attention Item

CRAWLSPACE VENT AT GRADE

FRONT EXTERIOR

The foundation vent(s) are installed at or near ground level. Adding mulch or landscape to this area could result in water intrusion, if vent becomes lower than the ground. Should you decide to landscape, or if water intrusion was to occur through vent, I would recommend a half-round window well be installed.

Recommendation

Contact a qualified professional.



Front Exterior

8.4.2 Ventilation of Attic and Foundation Areas



Attention Item

DAMAGED SCREENS-CRAWLSPACE

RIGHT EXTERIOR, REAR EXTERIOR

Damage screens were noted at the crawlspace ventilation. This condition can allow for pest intrusion. Advise correction by a licensed pest control company.

Recommendation

Contact a qualified pest control specialist.



Right Exterior



Rear Exterior

8.5.1 Ventilation Systems (Kitchens, Baths and Laundry)

Attention Item

FAN INOPERABLE

HALL BATHROOM

The vent fan did not appear to function properly at the time of the inspection. Unable to determine the exact cause. Advise consulting a licensed electrical contractor for further evaluation and repair.

Recommendation

Contact a qualified electrical contractor.



Hall Bathroom

8.5.2 Ventilation Systems (Kitchens, Baths and Laundry)

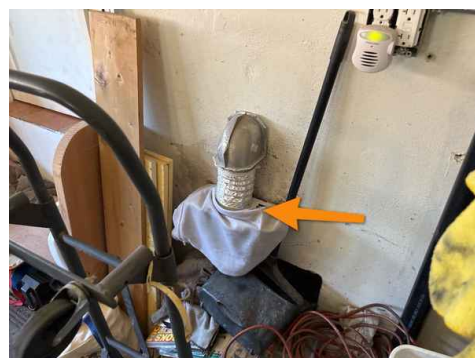
Attention Item

DRIER NOT VENTING TO EXTERIOR

The drier vent does not terminate at the exterior of the home. This condition can promote moisture-related issues and lint collection. Advise correction by a licensed appliance contractor prior to operation of the appliance.

Recommendation

Contact a qualified appliance repair professional.



8.5.3 Ventilation Systems (Kitchens, Baths and Laundry)

Attention Item

LAUNDRY-NO VENT FAN

The laundry area does not appear to be equipped with an adequate ventilation fan. Advise correction by licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.

9: ROOFING

		IN	NI	NP	A
9.1	Roof General	X			
9.2	Roof Coverings				X
9.3	Flashings, Skylights and Roof Penetrations				X
9.4	Roof Sheathing (As observable from attic)				X
9.5	Roof Drainage Systems				X

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Roof Covering	Viewed roof covering from	Chimney (exterior)
Tile	Pole Camera, Other Vantage Points	Stucco

Limitations

Roof General

ROOF UNDERLAYMENT INSPECTION LIMITATION

Due to lack of visibility as a result of the installed roof coverings, we are not able to inspect, evaluate or comment on the condition or installation of the roof underlayment system. Deficiencies with the underlayment can include but not limited to: premature failure, shrinkage, not installed, improper installation or physical damage. As a result of these limitations, we recommend further evaluation by a licensed roof contractor to determine if latent defects exist.

Roof General

ROOF INSPECTION LIMITATIONS

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Roof Coverings

INSPECTED FROM GROUND (UNSAFE MOUNTING CONDITIONS)

Portions of the roof covering was inspected from the ground and attic due to pitch or unsafe mounting conditions. This is in accordance with the CalNACHI standards of practice. The entire roof was not visible. I cannot guarantee that all of the roof materials, flashings, and roof penetrations are in good condition. I recommend that you have the roof inspected by a licensed roof contractor if you are concerned that there may be tiles that are broken or have slipped out of position.

Observations

9.2.1 Roof Coverings

**Attention Item**

SLIPPED/CRACKED TILE (TILE)

Slipped/cracked tiles noted. The roof covering was inspected from the ground and attic to avoid damaging the roof covering, and possibly voiding the warranty. This is in accordance with the NACHI standards of practice. The entire roof was not visible, and there may be additional defects. Advise maintenance review of the entire roof and necessary corrections by a licensed roofer.

Recommendation

Contact a qualified roofing professional.



Front Exterior

9.2.2 Roof Coverings

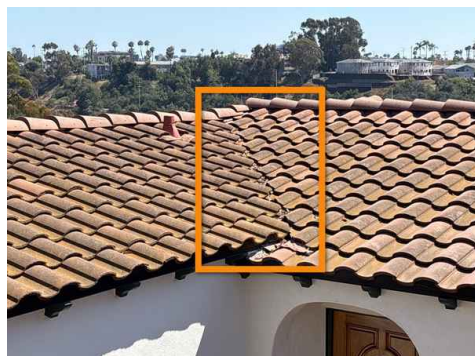
**Attention Item**

VALLEY - CLOSED (TILE)

Tiles were installed too close together at the valleys. This is called a closed valley. Debris can become logged in the valleys and create a damming effect causing leaks. Recommend having the tiles cut away from the valleys to allow water to flow properly off of the roof. A licensed roof contractor should evaluate the roof to provide a quotation prior to the end of your contingency period.

Recommendation

Contact a qualified roofing professional.



Front Exterior



Rear Exterior

9.2.3 Roof Coverings

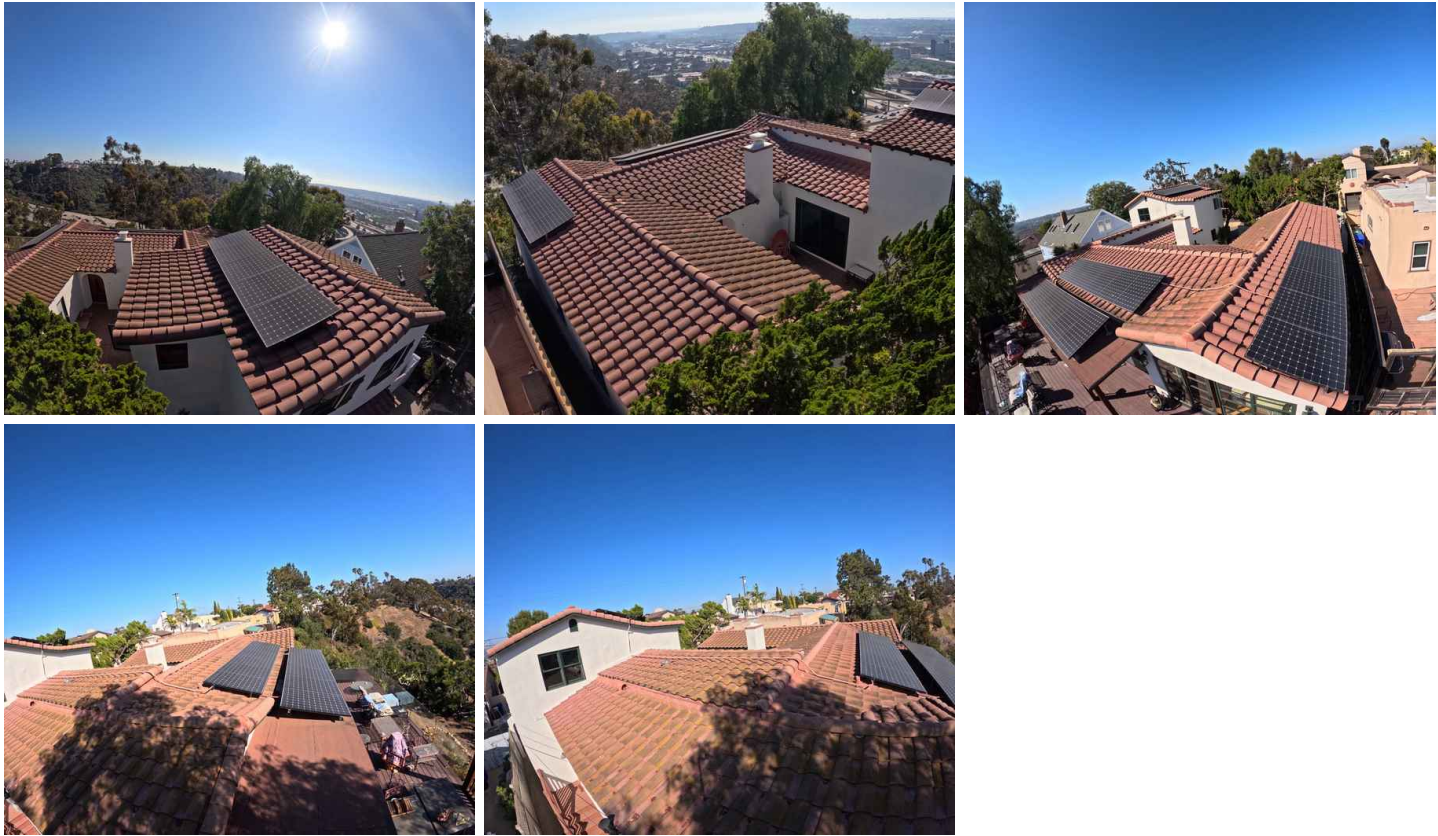
**Observation Item**

WEAR/DETERIORATION (GENERAL)

Wear and deterioration noted at roof covering due to age and sun exposure. This appears to be normal deterioration. However, we advise obtaining documentation on the age of the roof, and consulting with a licensed roofing contractor to review and give estimates of life remaining and any necessary repairs to prevent leaks. This is also important because a home inspection is not a guarantee against roof leaks.

Recommendation

Contact a qualified roofing professional.



9.2.4 Roof Coverings

LEAVES/DEBRIS ON ROOF (GENERAL)

 Attention Item

Excessive leaves and debris noted on the roof. Leaves and debris can hold unwanted moisture on the roof. Advise professional cleaning.

Recommendation

Contact a qualified professional.



Front Exterior



Rear Right Exterior



Rear Left Exterior

9.2.5 Roof Coverings

LARGE TREES/VEGETATION (GENERAL)

 Attention Item

Vegetation is growing on or overhanging the roof. Leaves and debris can slow or obstruct drainage and cause leaks. Also, vegetation can be a pathway for pests. Advise trimming back the vegetation by a qualified person.

Recommendation

Contact a qualified tree service company.



Front Exterior

9.3.1 Flashings, Skylights and Roof Penetrations

Attention Item

SEAL PENETRATIONS (GENERAL)

The roof penetrations need caulking around the perimeter of the flashings where sealant is aged and/or failing. Advise repair by a licensed roof contractor.

Recommendation

Contact a qualified roofing professional.



9.3.2 Flashings, Skylights and Roof Penetrations

Attention Item

FLUE SHORT

The flue pipe extends less than 12 inches above the roof. This is considered short by today's standards but may have been acceptable at the time of installation. Advise further evaluation by a licensed Plumber or HVAC contractor.

Recommendation

Contact a qualified professional.



Rear Right Exterior

9.3.3 Flashings, Skylights and Roof Penetrations

Attention Item

SOLAR TUBE - LOOSE COVER

A loose cover was noted at the solar tube on the roof. Recommend correction by a licensed roofing contractor to prevent possible leaks.

Recommendation

Contact a qualified roofing professional.



Rear Right Exterior

9.4.1 Roof Sheathing (As observable from attic)

Attention Item

STAINS-ATTIC

Stain(s) noted in the roof sheathing in one or more location. Unable to determine if active or passive. Recommend asking seller if repairs have been performed, or contact a licensed roof contractor for further evaluation prior to the end of your contingency period.

Recommendation

Contact a qualified roofing professional.



9.5.1 Roof Drainage Systems

GUTTER SYSTEM INCOMPLETE



The home is not equipped with a full system of gutters and downspouts/drain lines. Gutters and drain lines are recommended to mitigate erosion and prevent possible water intrusion.

Recommendation

Contact a qualified professional.

10: EXTERIOR

		IN	NI	NP	A
10.1	Exterior General Information				X
10.2	Wall Cladding, Flashing and Trim				X
10.3	Windows	X			
10.4	Doors (Exterior)				X
10.5	Eaves, Soffits and Fascia	X			
10.6	Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building)				X
10.7	Decks, Balconies, Steps, Porches, Patio Covers and Applicable Railings				X
10.8	Tempered Glass at Doors/Windows				X
10.9	Fencing and Gates				X
10.10	Crawlspace				X

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

SIDING MATERIAL

STUCCO

EXTERIOR ENTRY DOORS

WOOD, GLASS, Sliding Glass
Doors

APPURTENANCE

SIDEWALK, DECK WITH STEPS,
PATIO

DRIVEWAY

CONCRETE, STREET PARKING

Limitations

Exterior General Information

EXTERIOR LIMITATIONS

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

Observations

10.1.1 Exterior General Information

LEAD PAINT



Attention Item

Due to the age of the home the paint may contain lead. Our company does not test for lead based paints, but it was used for exterior/interior paint until being banned in 1978. Lead paint is known to be poisonous. Paint that is in good condition can typically be painted over, however if paint is chipping or flaking it should be removed by a qualified professional.

Recommendation

Contact a qualified professional.

10.1.2 Exterior General Information

RODENT ACTIVITY

REAR EXTERIOR

Evidence of rodent activity was noted at the exterior of the home in various locations. Recommend contacting a licensed pest control company to determine if preventative steps are needed.

Recommendation

Contact a qualified pest control specialist.



Attention Item



Below Deck

10.2.1 Wall Cladding, Flashing and Trim

COVERED WEEP SCREED

MOST LOCATIONS

Inadequate separations noted between the patio/ground and the stucco weep screed. Moisture damaged stucco and moisture intrusion remains a possibility whenever this condition exist. Advise further evaluation by a licensed siding contractor. Also installing gutters can help to minimize the amount of moisture in this area.

Recommendation

Contact a stucco repair contractor



Attention Item



10.2.2 Wall Cladding, Flashing and Trim

DAMAGED STUCCO

RIGHT EXTERIOR

The exterior stucco was noted in need of general servicing and repair. Advise consulting a licensed stucco contractor for a complete evaluation to determine the extent of necessary repairs.

Recommendation

Contact a stucco repair contractor



Attention Item



Right Exterior

10.4.1 Doors (Exterior)

THRESHOLD MISSING

KITCHEN

The threshold was noted missing at the exterior door. This condition can promote moisture and pest intrusion issues. Advise further evaluation and repair by a licensed door contractor or qualified professional.

Recommendation

Contact a qualified door repair/installation contractor.



Attention Item



Kitchen

10.4.2 Doors (Exterior)

SERVICE DOOR

LIVING ROOM, FRONT ENTRY

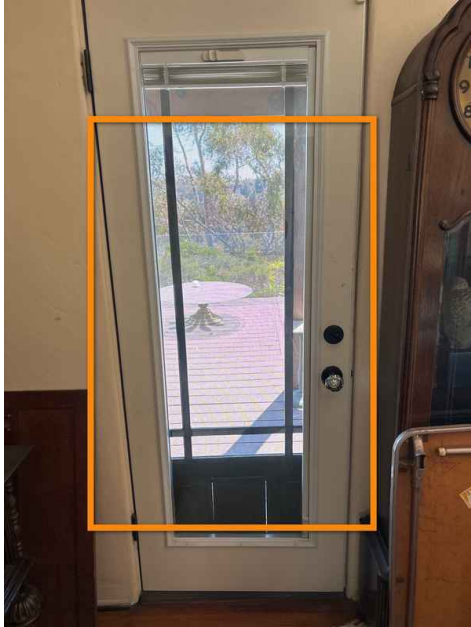
The exterior door did not operate smoothly when tested. Advise necessary servicing by a licensed door contractor.

Recommendation

Contact a qualified door repair/installation contractor.



Attention Item



Living Room



Front Entry

10.4.3 Doors (Exterior)

GAPS AT DOOR

LIVING ROOM

Gaps were noted around one or more exterior door. Advise correction to prevent possible pest/moisture intrusion issues.

Recommendation

Contact a qualified door repair/installation contractor.



Attention Item



Living Room

10.4.4 Doors (Exterior)

PET DOOR

LIVING ROOM

A pet door was noted installed one or more exterior or location. These doors often pose a potential security risk. Advise removal by qualified door contractor as necessary.

Recommendation

Contact a qualified professional.



Attention Item



Living Room

10.6.1 Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building)



Observation Item

CRACKS IN HARDSCAPE

RIGHT EXTERIOR

Settlement cracks noted in areas of the hardscape. Advise monitoring and repair when needed.

Recommendation

Contact a qualified masonry professional.



Right Exterior

10.6.2 Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building)



Attention Item

VEGETATION TOO CLOSE

FRONT EXTERIOR

Vegetation is growing too close and is in contact with the exterior walls. This prevented access and proper inspection of entire exterior wall surface. Advise trimming the vegetation away from the exterior walls to prevent damage and to allow a proper inspection of the areas currently blocked by the vegetation.

Recommendation

Contact a qualified professional.



Front Exterior

10.6.3 Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building)



Observation Item

LARGE TREE

FRONT EXTERIOR

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

Recommendation

Contact a qualified tree service company.



Front Exterior



Front Exterior

10.6.4 Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building)



HILLSIDE SETTING

This house is located within a hill setting. Geological or structural evaluations relating to and including the potential for earth movement, types of soil (expansive, clay, etc), and effectiveness of grading and soil preparation, are beyond the scope of our inspection. Home inspectors are generalists and not structural or geotechnical engineers. We advise consulting with a structural and/or geotechnical engineer if you are concerned by conditions about which you are aware, or if you would like additional information before the close of escrow.

Recommendation

Contact a qualified professional engineer

10.6.5 Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building)



EVIDENCE OF EROSION

REAR EXTERIOR

Evidence of erosion was noted at the exterior landscape in areas. Silt travel is occurring and some form of ground cover, drainage improvements or general landscaping appears necessary. Recommend further evaluation by a licensed grading contractor to determine corrections needed at this time.



Rear Exterior

Recommendation

Contact a qualified grading contractor.

10.6.6 Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building)



MOVEMENT AT HARDSCAPE

RIGHT EXTERIOR

Evidence of movement was noted at the hardscape in areas. This may be indicative of possible drainage issues, soil movement or tree root activity. Unable to determine the exact cause. Recommend monitoring and repair by a licensed masonry contractor as necessary.

Recommendation

Contact a qualified masonry professional.



Rear Right Exterior



Right Exterior

10.7.1 Decks, Balconies, Steps, Porches, Patio Covers and Applicable Railings



Safety Concern

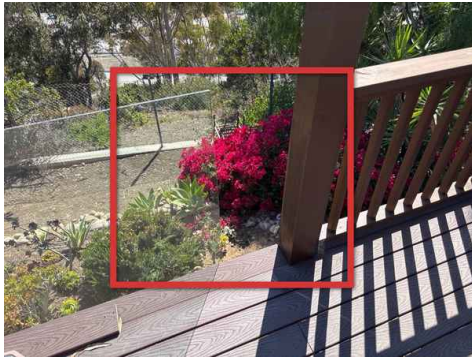
EXTERIOR HANDRAILS

REAR EXTERIOR VARIOUS LOCATIONS

A lack of adequate hand/guard railing was noted present at one or more exterior location. These areas may pose a potential for fall hazards. Advise review by a licensed general contractor to determine the scope of recommended repairs for safety.

Recommendation

Contact a qualified professional.



Rear Exterior



Rear Exterior



Rear Exterior

10.7.2 Decks, Balconies, Steps, Porches, Patio Covers and Applicable Railings



Attention Item

WOOD POST IN CONTACT WITH GRADE

REAR EXTERIOR

Wood post in contact with the grade at the exterior in one or more areas. Recommend correcting and advise repair.

Recommendation

Contact a qualified professional.



Rear Exterior

10.7.3 Decks, Balconies, Steps, Porches, Patio Covers and Applicable Railings



Attention Item

WOOD DAMAGE

REAR EXTERIOR

Evidence of wood damage/possible wood destroying organisms noted. Recommend further evaluation by a licensed termite inspector.

Recommendation

Contact a qualified pest control specialist.



Rear Right Exterior

10.7.4 Decks, Balconies, Steps, Porches, Patio Covers and Applicable Railings



Attention Item

UNABLE TO DETERMINE PIER DEPTH

I was unable to verify adequate depth for the deck piers.
Recommend verification of permits and further evaluation by a licensed decking contractor as needed.

Recommendation

Contact a qualified deck contractor.



10.7.5 Decks, Balconies, Steps, Porches, Patio Covers and Applicable Railings

DECK - LOOSE HARDWARE

REAR EXTERIOR

Loose/missing hardware noted at the deck joist. Recommend further evaluation by a licensed deck and contractor for correction.

Recommendation

Contact a qualified deck contractor.



Rear Exterior



Rear Exterior



Rear Exterior

10.7.6 Decks, Balconies, Steps, Porches, Patio Covers and Applicable Railings

LACK OF SUPPORT

REAR EXTERIOR

A lack of support was noted at the deck girder. Recommend further evaluation by licensed decking contractor to determine if corrections are needed at this time.

Recommendation

Contact a qualified deck contractor.



Rear Exterior

10.7.7 Decks, Balconies, Steps, Porches, Patio Covers and Applicable Railings

PHYSICAL DAMAGE

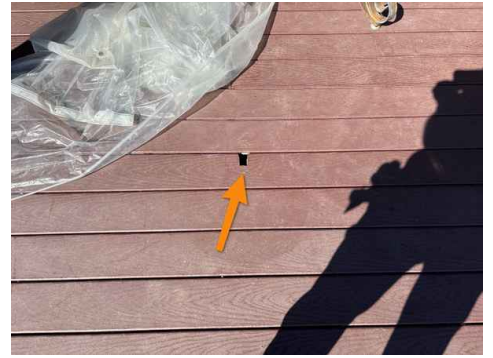
REAR EXTERIOR



Damage noted at the decking in areas. Recommend correction by a licensed decking contractor as needed.

Recommendation

Contact a qualified deck contractor.



Rear Exterior

10.7.8 Decks, Balconies, Steps, Porches, Patio
Covers and Applicable Railings



Attention Item

RAILING - ADD SUPPORT

LEFT REAR EXTERIOR

A lack of support was noted at the glass enclosure wall. Recommend adding support to prevent possible damage.

Recommendation

Contact a qualified general contractor.



Rear Left Exterior

10.8.1 Tempered Glass at Doors/Windows



Attention Item

TEMPERED GLASS-GENERAL

A lack of tempered glass was noted present at one or more required location. Recommend consulting a licensed window contractor or qualified professional to determine the scope of necessary repairs.

Recommendation

Contact a qualified professional.



Front Entry

10.9.1 Fencing and Gates

LEANING/DAMAGED FENCING

Portions of the fencing were noted leaning or unstable. The fencing is likely in need of major repair or possible replacement. Advise consulting a licensed fencing contractor for necessary repairs.

Recommendation

Contact a qualified fencing contractor



Attention Item



Right Exterior



Left Exterior

10.9.2 Fencing and Gates

**Attention Item**

WOOD DAMAGE

Evidence of wood damage/wood destroying organisms was noted at the fencing in multiple locations. Recommend consulting a licensed fencing contractor to determine the scope of necessary repairs.

Recommendation

Contact a qualified professional.



Front Exterior

10.9.3 Fencing and Gates

**Attention Item**

GATE HARDWARE - MISSING

The gate hardware was noted missing/damaged. Advise correction to allow for proper operation.

Recommendation

Contact a qualified fencing contractor



Front Exterior

10.10.1 Crawlspace

**Attention Item**

WOOD DESTROYING ORGANISMS

Evidence of possible wood destroying organisms were noted in the crawlspace in areas. Recommend further evaluation by a licensed termite inspection company to determine the scope of necessary corrections.

Recommendation

Contact a qualified pest control specialist.



Crawlspace

10.10.2 Crawlspace



Safety Concern

RODENT ACTIVITY

Material which may be rodent droppings/remains were observed in the crawlspace. If present, pest 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.



11: STRUCTURAL COMPONENTS

		IN	NI	NP	A
11.1	Structural General Information	X			
11.2	Walls (Structural)	X			
11.3	Foundations, Basements and Crawlspaces				X
11.4	Columns or Piers				X
11.5	Floors (Structural)				X
11.6	Ceilings (structural)	X			
11.7	Roof Structure and Attic				X
11.8	Presence of Foundation Bolts				X

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Foundation

Poured concrete

Wall Structure

2 X 4 Wood

Floor Structure

Wood Joists, Wood beams

Ceiling Structure

2X6, Partially Visible, 2X8

Roof Structure

Stick-built

Roof-Type

Gable, Hip

Method used to observe attic

Crawled, Limited access

Attic info

Scuttle hole

Method used to observe

Crawlspace

Crawled, Pests, Debris

Columns or Piers

Concrete Piers, Wood post,
Supporting walls

Structural General Information: Suggested Foundation Maintenance & Care

Proper drainage and moisture maintenance is imperative to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement-cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

Structural General Information: Foundations

Future performance of the structure cannot be predicted or warranted. This inspection is one of the first impressions and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time the inspection. Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are like to occur. The Inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region at the time of the inspection. This does not guarantee the future life or failure of the foundation. The inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by a Structural Engineer of your choice. Foundations inspected in accordance with the Standards of Practice.

Limitations

Structural General Information

STRUCTURAL INSPECTION LIMITATIONS

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

Foundations, Basements and Crawlspaces

LIMITED INSPECTION DUE TO OBSTRUCTIONS

Due to floor coverings, vegetation, siding or other obstructions, not all areas of the foundation were visible. Our review of the home's foundation is limited. You may wish to have this further explored by a licensed foundation contractor and/or a licensed structural engineer to determine if any latent defects exist.

Floors (Structural)

FLOOR/FOUNDATION INSPECTION LIMITATIONS

Due to floor coverings, vegetation, siding or other obstructions, not all areas of the foundation were visible. Our review of the home's foundation is limited. You may wish to have this further explored by a licensed foundation contractor and/or a licensed structural engineer to determine if any latent defects exist.

Presence of Foundation Bolts

HOME LIKELY BOLTED

The home is likely bolted to the foundation. However, drywall was in place at the time of the inspection. Bolts could not be seen because of this. I recommend further evaluation by a licensed foundation contractor to confirm.

Observations

11.3.1 Foundations, Basements and Crawlspaces

VERTICAL CRACKING

CRAWLSPACE

Vertical cracking noted at the foundations walls in a number of areas. This may be indicative of structural movement. Recommend further evaluation by a licensed foundation contractor to determine a complete list of corrections needed at this time.

Recommendation

Contact a foundation contractor.





Crawlspace



Crawlspace

11.4.1 Columns or Piers

IMPROPER EXCAVATION



Attention Item

Improper excavation was noted around various post/pier locations. This condition may compromise stability and promote structural movement. Recommend further evaluation by a licensed foundation contractor for further evaluation and correction as necessary.

Recommendation

Contact a foundation contractor.



11.4.2 Columns or Piers

SEISMIC RETROFITTING INCOMPLETE



Attention Item

Portions of the foundation system have not undergone seismic retrofitting. Recommend consulting a licensed foundation contractor for further evaluation and correction as necessary.

Recommendation

Contact a foundation contractor.



11.5.1 Floors (Structural)

MOISTURE STAINING

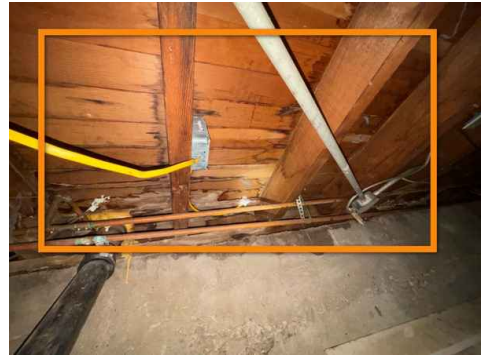


Attention Item

Moisture staining was noted at the sub-floor/framing in areas. This may be indicative of previous possible leaks. Advise consulting the termite inspection report to determine if corrections are needed at this time.

Recommendation

Contact a qualified pest control specialist.



11.7.1 Roof Structure and Attic

ANTIQUATED FRAMING PRACTICES

Observation Item

The roof structure was noted framed in an antiquated manner. The framing is under-dimensioned and over-spanned by today's building standards. You may wish to consult a licensed general contractor to determine if reinforcement is needed at this time.

Recommendation

Contact a qualified general contractor.



11.8.1 Presence of Foundation Bolts

BOLTS NOT VISIBLE

Attention Item

I was unable to determine the presence of adequate foundation mount hardware. Advise consulting a licensed foundation contractor to determine if corrections are needed at this time.

Recommendation

Contact a qualified professional.

12: HEATING EQUIPMENT

		IN	NI	NP	A
12.1	Heating Equipment				X
12.2	Normal Operating Controls	X			
12.3	Automatic Safety Controls	X			
12.4	Presence of Installed Heat Source in Each Room	X			
12.5	Flue(s) for Heating Equipment				X
12.6	Distribution Systems (HVAC Ducting and Related Equipment)				X

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Heat Type

Forced Air

Energy Source

Natural gas

Number of Heat Systems (excluding wood)

One

Heat System Brand

PAYNE

Ductwork

Insulated, Partially Visible

Filter Type

Disposable

Cooling Equipment Type

Air conditioner unit

Cooling Equipment Energy Source

Electricity

Central Air Manufacturer

MAYTAG

Number of AC Only Units

One

Normal Operating Controls : Type

Thermostat

Automatic Safety Controls : Type

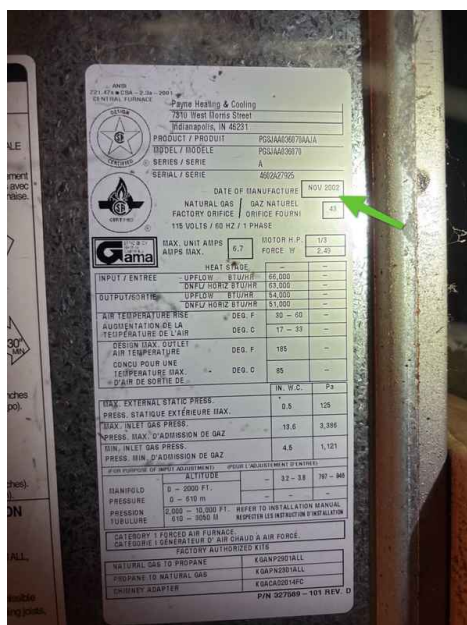
Service door

Presence of Installed Heat Source in Each Room: Type

In floor

Heating Equipment : Picture of Heating Equipment

Picture of heating equipment.



Heating Equipment : Thermal Image Showing Operation

The furnace turned on and produced heat at the time of the inspection.



Limitations

General

HEATING AND COOLING SYSTEM LIMITATIONS

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

General

ADDITIONAL HEATING AND COOLING SYSTEM LIMITATIONS

Please note: due to wall or floor coverings, insulation, roof framing or other obstructions, it was not possible to observe the entire HVAC distribution system throughout this entire home. Damage to the ducting can be present in a non-visible location. You may wish to have the HVAC distribution system further explored by a licensed HVAC contractor before the end of your contingency period to determine if any latent defects exist.

Distribution Systems (HVAC Ducting and Related Equipment)

EVALUATION LIMITED

Please note: Due to wall or floor coverings, insulation, roof framing or other obstructions, it was not possible to observe the entire HVAC distribution system throughout this entire home. Damage to the ducting can be present in a non-visible location. You may wish to have the HVAC distribution system further explored by a licensed HVAC contractor before the end of your contingency period to determine if any latent defects exist.

Observations

12.1.1 Heating Equipment

HEATER - AGED



The heater appeared to function at time of inspection. However, determining the life remaining is beyond the scope of a home inspection. Also, due to the age of the unit, I recommend further evaluation/safety check be performed by a licensed HVAC contractor before the end of your contingency period.

Recommendation

Contact a qualified HVAC professional.



MFD 2002

12.1.2 Heating Equipment



Observation Item

DRIP LEG

The furnace gas piping is not equipped with a sediment trap or drip leg. Advise installation by a licensed plumber or qualified professional.

Recommendation

Contact a qualified HVAC professional.



12.1.3 Heating Equipment



Attention Item

COMBUSTIBLE BLOCKING

The furnace was noted installed on combustibles blocking at the time of the inspection. This is typically not in accordance with the manufactures specifications. Advise consulting a licensed HVAC contractor for necessary repairs.

Recommendation

Contact a qualified HVAC professional.



12.1.4 Heating Equipment



Attention Item

SCORCHING AT BURNER COMPARTMENT

Scorching was noted at the furnace burner compartment around the heat shield. This may be an indication of a possible internal issue (such as a cracked heat exchanger). Advise further evaluation by a licensed HVAC contractor for safety.

Recommendation

Contact a qualified heating and cooling contractor



12.1.5 Heating Equipment



Attention Item

ELECTRIC HEAT-INOPERABLE

HALL BATHROOM

The electric heat failed to turn on at the time of the inspection. Unable to determine the exact cause. Advise consulting a licensed HVAC contractor to determine corrections needed at this time.

Recommendation

Contact a qualified HVAC professional.



Hall Bathroom

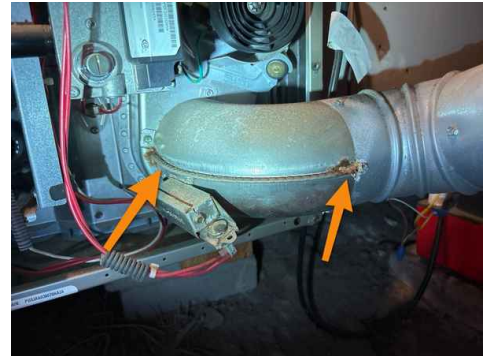
12.5.1 Flue(s) for Heating Equipment

FLUE-MOISTURE INTRUSION

Evidence of previous possible moisture intrusion was noted at the furnace flue pipe. This may be indicative of previous possible roof leaks or drafting issues. Unable to determine the exact cause. Area appeared dry at the time of the inspection. Advise further evaluation by a licensed plumbing and roofing contractor to determine if corrections are needed at this time.

Recommendation

Contact a qualified HVAC professional.



12.6.1 Distribution Systems (HVAC Ducting and Related Equipment)

DUCTING-MISSING INSULATION

CRAWLSPACE

Portions of damaged or missing insulation was noted at the HVAC ducting. This condition can reduce thermal efficiency, lead to condensation production and (in some cases) air quality concerns. Advise consulting a licensed HVAC contractor for necessary repairs.

Recommendation

Contact a qualified HVAC professional.



Crawlspace



Crawlspace

12.6.2 Distribution Systems (HVAC Ducting and Related Equipment)

DUCTING-DISCONNECTED

CRAWLSPACE



Portions of damaged/loose ducting were noted visible. This condition can effect the efficiency of the system and lead to reduced air flow/high energy bills. Recommend further evaluation and repair by a licensed HVAC contractor to ensure proper operation.

Recommendation

Contact a qualified HVAC professional.



Crawlspace, 2nd Bedroom

12.6.3 Distribution Systems (HVAC Ducting and Related Equipment)

 Safety Concern

POSSIBLE ASBESTOS DUCTING

Sections of the duct work appeared to incorporate material that may contain asbestos. Testing for asbestos is beyond the scope of a home inspection. Due to the location and condition of this material, if found to contain asbestos, is typically not a risk to occupants. However, this is best determined by a qualified environmental hygienist, or asbestos abatement company. If you have any concern, further evaluation/testing should be preformed by a qualified professional.



Recommendation

Contact a qualified environmental contractor

12.6.4 Distribution Systems (HVAC Ducting and Related Equipment)

 Attention Item

LOW AIR VOLUME

MASTER BEDROOM

Low air output was noted at one or more location. Unable to determine the exact cause. Advise repair by a licensed HVAC contractor.

Recommendation

Contact a qualified heating and cooling contractor



Master Bedroom

12.6.5 Distribution Systems (HVAC Ducting and Related Equipment)

 Safety Concern

RODENT ACTIVITY

Evidence of possible rodent activity was noted in the HVAC ducting/equipment. This condition may pose air quality concerns. Recommend further evaluation by a licensed pest control company and professional cleanup as required.

Recommendation

Contact a qualified pest control specialist.



13: COOLING EQUIPMENT

		IN	NI	NP	A
13.1	Cooling and Air Handler Equipment				X
13.2	Normal Operating Controls	X			
13.3	Presence of Installed Cooling Source in Each Room	X			

IN = InspectedNI = Not InspectedNP = Not PresentA = Annotation

Information

Cooling and Air Handler
Equipment: System Information

For HVAC system information, please refer to Heating Equipment.



Limitations

Cooling and Air Handler Equipment

CONDENSATION DRAIN NOT VISIBLE

The AC primary condensation drain appeared to terminate to an approve location. I was unable to verify the condition of the entire span of the drain line due to wall cladding and other finishes. You may wish to have this further evaluated by a licensed HVAC contractor to determine if maintenance is needed at this time.

Observations

13.1.1 Cooling and Air Handler Equipment

POOR TEMPERATURE SPLIT

Attention Item

A poor temperature split was noted between the ambient air temperature and output at the register. This may be an indication of necessary servicing/repair. Recommend further evaluation and repair by a licensed HVAC contractor as necessary.

Recommendation

Contact a qualified HVAC professional.



13.1.2 Cooling and Air Handler Equipment

A/C AGED

Attention Item

The AC unit(s) appears to be aged. The unit(s) turned on, but did not produce a satisfactory temperature differential. I am unable to determine how long the AC will last before a replacement is necessary. These units are known to last anywhere from 6-15 years depending on multiple factors (use, manufacture, maintenance). It is recommended that the HVAC equipment be further evaluated to determine life remaining, necessary repairs, and potential cost of replacement.

Recommendation

Contact a qualified HVAC professional.



MFD Unknown

13.1.3 Cooling and Air Handler Equipment

MISSING LEAK PAN

Attention Item

Evaporative coil does not appear to be equipped with an adequate leak pan. This condition may promote water damage in the event of a leak. Advise correction by a licensed HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



14: CHIMNEY, FIREPLACE, OR STOVE

		IN	NI	NP	A
14.1	Chimneys and Flues (for Fireplaces)				X
14.2	Solid Fuel Heating Devices (Fireplaces, Wood Stove)				X
14.3	Gas/LP(Propane) Fire Logs and Fireplaces				X

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Types of Fireplaces

Solid Fuel, Gas Stub

Limitations

Chimneys and Flues (for Fireplaces)

RECOMMEND SECONDARY EVALUATION

Note: The Nation Fire Protection Association (nfpa.org) recommends that fireplaces and chimneys be professionally inspected (Level 2 Inspection) with each change of ownership. The chimney should also be inspected by a qualified chimney sweep to determine if cleaning/maintenance is required.

Chimneys and Flues (for Fireplaces)

LINER NOT FULLY INSPECTED

The liner was not fully inspected inspected by our company. It is recommended to have a qualified chimney sweep clean and inspect for safety.

Gas/LP(Propane) Fire Logs and Fireplaces

GAS LINE NOT FULLY VISIBLE

Note: Gas leaks below the finished grade (underground) or between the walls or behind the fireplace hearths or any concealed area cannot be detected and are not evaluated as part of the inspection process.

Gas/LP(Propane) Fire Logs and Fireplaces

FIREPLACE NOT IGNITED

Note: If the fireplace is equipped with a gas log or gas lighter with the pilot light turned off, the Standards of Practice prevent the inspector from lighting and operating these fixtures. It is recommended that the pilot be lit and the fireplace operation be verified with the current owner prior to closing to ensure proper operation.

Observations

14.1.1 Chimneys and Flues (for Fireplaces)



Attention Item

MOISTURE INTRUSION

Evidence of moisture intrusion was noted at the fireplace. This may be indicative of moisture related issues. Advise consulting a licensed fireplace contractor for correction as necessary.

Recommendation

Contact a qualified fireplace contractor.



14.1.2 Chimneys and Flues (for Fireplaces)



Attention Item

DAMPER STUCK

The damper at the fireplace was noted inoperable at the time of the inspection. Advise repair by a licensed fireplace contractor.

Recommendation

Contact a qualified fireplace contractor.



Living Room

14.2.1 Solid Fuel Heating Devices (Fireplaces, Wood Stove)



Attention Item

FIREPLACE CRACKS

Cracks and/or gaps noted in the fireplace. Unable to determine the extent of the issue. Advise further evaluation by a licensed fireplace contractor prior to operation to determine if corrections are needed at this time.

Recommendation

Contact a qualified fireplace contractor.



14.3.1 Gas/LP(Propane) Fire Logs and Fireplaces



Attention Item

COATED GAS LINE

The fireplace was noted equipped with a coated CSST gas line. This is not intended for installation within the fireplace. Advise correction by a licensed fireplace contractor.

Recommendation

Contact a qualified fireplace contractor.



Living Room

15: POOL / SPA, EQUIPMENT AND SAFETY (NOT INSPECTED)

		IN	NI	NP	A
15.1	Spa		X		
15.2	SAFETY/ FENCING AND/OR COVER		X		

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

SAFETY/ FENCING AND/OR COVER: Pool Safety Required Features

The California Pool Safety Act requires that the swimming pool or spa must be equipped with at least two of the following seven drowning-prevention safety features:

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

Limitations

Spa

NOT INSPECTED

The spa and all related equipment we're not inspected as part of the home inspection process. You may wish to have these items further evaluated by a licensed spa contractor as necessary.



16: GENERAL PICTURES

Information

Laundry Room



Complementary Photos

The photos in this section are provided as a complementary service and are not intended to represent or identify deficiencies within each evaluated room.

Kitchen



Dining Area



Living Room



Master Bedroom



Master Bathroom



Hall Bathroom



2nd Bedroom



3rd Bedroom



Garage



Rear Yard



Right Side Yard



Left Side Yard



STANDARDS OF PRACTICE

Inspection Details

Please refer to the Home Inspection [Standards of Practice](#) while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

Built-In Appliances

The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

The inspector will out of courtesy observe and operate the basic functions of the following kitchen appliances:

Dishwasher, Range, Cook Top, Oven; Trash Compactor; Garbage Disposal; Ventilation Equipment or Range Hood; and Permanently installed Microwave Oven.

The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units.

The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Chimney, Fireplace, or Stove

I. The inspector shall inspect:

1. readily accessible and visible portions of the fireplaces and chimneys;
2. lintels above the fireplace openings;
3. damper doors by opening and closing them, if readily accessible and manually operable; and
4. cleanout doors and frames.

II. The inspector shall describe:

1. the type of fireplace.

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

1. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
2. manually operated dampers that did not open and close;
3. the lack of a smoke detector in the same room as the fireplace;
4. the lack of a carbon-monoxide detector in the same room as the fireplace; and
5. cleanouts not made of metal, pre-cast cement, or other non-combustible material.