



BPG Inspection, LLC



**1015 Rachelle Way
El Cajon CA 92019**

Client(s): Camberos
Inspection Date: 4/22/2026
Inspector: Mark Kirkland ,

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Date: 4/22/2026	Time: 09:00:00 AM	Report ID: 1132696
Property: 1015 Rachelle Way, El Cajon, CA 92019		Prepared By: Mark Kirkland

General Information

Scope

This inspection is a non-invasive examination of readily accessible systems and components as outlined in the Standards of Practice of the American Society of Home Inspectors (ASHI) or your specific state standards. In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice. A copy of the Standards of Practice may be obtained from your inspector or from the web site identified in our Inspection Agreement.

In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects - as they exist at the time of the inspection. This is **not** a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do not move furniture, appliances, personal items, or other materials that may limit his/her inspection. We do **not** report on cosmetic or aesthetic issues. Unless otherwise stated, this is **not** a code inspection. We did **not** test for environmental hazards or the presence of any potentially harmful substance.

Use of Reports

If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. We do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the person(s) purchasing our report/service.

Inspection Agreement and 90 Day Guarantee

BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report. You should review the liability limitations and terms of the agreement carefully before accepting your inspection report. Should you discover a defect for which we may be liable to you, you must notify us and give us a reasonable opportunity to re-inspect the property before you repair the defect.

We understand the serious nature of real estate transactions and attempt to take reasonable actions to provide value and protect our clients. We provide a limited 90-day guarantee on most of the major components that were inspected. A full explanation of our 90 day guarantee is included on our website with your final inspection report. A more comprehensive one-year home warranty is available if ordered within 30 days of your inspection. As a BPG client you can receive a discounted rate and plan details by calling us at 800-285-3001.

A part of many real estate transactions are contingencies limiting the time available for follow up inspections, repair work, or further inquiries. We are not responsible for any investigations that are not completed prior to the end of the contingency period.

Report Definitions

The following definitions of comment descriptions represent this inspection report.

Inspected: The item was visually observed and appears to be functioning as intended unless otherwise noted.

Not Inspected: The item was not inspected (reason for non-inspection should be noted):

Not Present: The item was not found or is not present.

Action Item: The item is not functioning as intended or needs repair or further evaluation.

Consideration Item: The item should be monitored and repair/replacement should be considered. (Includes definitions, helpful tips, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended).

Style of Home: One Story Single Family Dwelling	Home Viewed From: Front Door	Building Status: Occupied With a Normal Amount of Interior Furnishings
Age Of Structure: 21 to 25 Years	Age Determination: By Agent	Attendees: Client and Client's Agent
Weather: Clear	Precipitation: No Precipitation	Temperature: 70 - 80 degrees
Lot Topography: Hillside	Soil Condition: Dry	Standards of Practice: American Society of Home Inspectors

1. Introductory Notes

Inspection Items

CLIENT ADVICE

♦ WHAT TO DO UPON RECEIVING YOUR HOME INSPECTION REPORT

Please read the entire full report ASAP. If you have any **questions or concerns or need changes** made to the report, *call your inspector immediately* direct at **928-246-3208**, seven days a week.

All **ACTION ITEMS** and **CONSIDERATION ITEMS** needing further evaluation, repair, modification, etc., are to be performed by a **"qualified licensed technician, contractor or engineer"**, **BEFORE CONTINGENCIES ARE REMOVED AND/OR THE CLOSE OF ESCROW.**

DO NOT NEGLECT TO TAKE ACTION ON ALL REPORT RECOMMENDATIONS BEFORE CONTINGENCIES ARE REMOVED AND/OR THE CLOSE OF ESCROW!

- ♦ **All recommended further evaluation, repairs, corrections and modifications should be performed by a qualified licensed technician, contractor or engineer, unless otherwise stated.**

Any deficiency discussed in this report should be carefully considered by the client and reviewed with the real estate agent as appropriate. Because a report of a deficiency is often based on the experience of the inspector using visual clues, it should be understood more extensive problems can be present which can be more costly to resolve than simply correcting the visible symptoms. Further, it is beyond the scope of this inspection to list every instance of similar deficiencies. The inspector's notation of any given deficiency should be interpreted such that additional similar defects may be present or more extensive. Any reported deficiency may require additional investigation to better determine the number of similar defects and related problems in order to make an informed decision. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Consult with your inspector and/or agent to gain a comfort level about any defect cited in this report. As needed, consult an appropriate contractor who can provide a detailed list of deficiency locations, specifications and costs of repairs BEFORE investigation options or contractual time limits close. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

- ♦ Please read the inspection report's "Action Summary" for a detailed description of conditions that need immediate attention, and details on repairs that are likely to be costly. Also, please read the report's "Considerations Summary" for a list of definitions, helpful tips, recommended upgrades, items that should be monitored, non-critical conditions

requiring repair that arise due to normal wear and tear and the passage of time and conditions that have not significantly affected usability or function - but may if left unattended.

-  ♦ In an emergency, the locations of the various shut-offs for the utilities should be readily accessible and well known. We strongly recommend familiarizing yourself and other occupants of this building with their exact locations and their operation. You can find information about their locations under this section or in the Plumbing and Electrical systems. We observed several water disconcert valves at the exterior of the home. We recommend labeling the water shut off valves.



Gas front exterior



Electric front exterior



Multiple water shut off valves

- ♦ All "recommended upgrades" are based on your inspector's understanding of present industry standards, as they relate to the systems and components of this home. These recommended upgrades are not required but as stated, are recommendations to bring the system or component in line with present industry standards.
-  ♦ If specific information on the characteristics and performance of this particular hillside property is desired, a qualified specialists, such as a geologist, structural engineer and or a geo-tech engineer, should be consulted.

INSPECTION SCOPE

-  ♦ The purpose of this inspection was to evaluate the building for function, operation and condition of its systems and components. **The inspection does not include any attempt to find or list cosmetic flaws (scratches, cracks, stains, etc.). You, the client, are the final judge of aesthetic issues.** The presence of furnishings, personal items and decorations in occupied structures sometimes limits the scope of the inspection. For instance, the placement of furniture prevents access to every electrical receptacle. The presence or extent of building code or zoning violations is not the subject of this inspection nor is it included in this report. No information is offered on the legal use, or possible uses of the building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency. Important information about this property may be a matter of public record. However, a search of public records is not in the scope of this inspection. We recommend the buyer review all appropriate public records if this information is desired. We recommend that the buyer conduct a thorough pre-closing walkthrough inspection before closing escrow.
- ♦ While we make an effort to identify existing as well as potential problems, it is not possible for anyone to predict future performance of all the systems and appliances in a building.

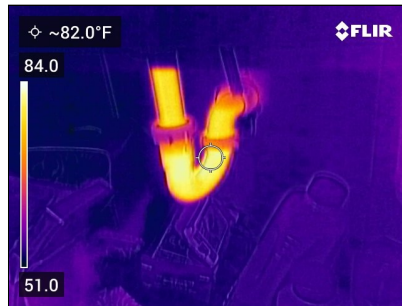
- SUGGESTION: Budget annually for unforeseen repairs and/or the purchase of a comprehensive home warranty policy.

-  ♦ Operation and evaluation of irrigation (sprinkler) systems is outside of the scope of this inspection. We suggest that you have the owner or a sprinkler technician demonstrate the irrigation system and any related equipment before closing. However, we observed large puddles of water at rear of property near the pool equipment building and water flowing from irrigation systems. A licensed contractor and/or specialist should repair all irrigation systems before the area is damaged.
-  ♦ We have utilized an infrared camera during the course of this inspection. This camera allows the inspector to analyse surface temperature differentials which would not ordinarily be visible to the inspector. Prior to using the camera, the inspector will ensure the HVAC system is operational to increase the temperature differential between the interior and the exterior of the home. The camera can aid in the inspector's identification of moisture intrusion, electrical system defects and other anomalies in the home. This camera does not change the scope of the inspection as defined by the above cited standard of practice nor does it allow the inspector to definitively identify any conditions behind finished surfaces. The camera is a tool, much like an outlet tester or flashlight, that allows the

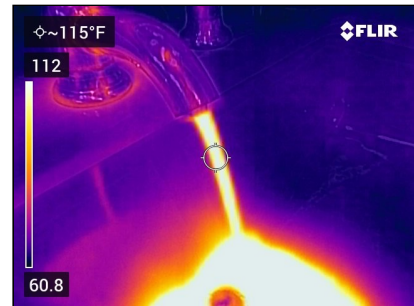
inspector to make better recommendations to the client regarding current conditions in the home. Any number of factors can negatively affect the inspectors ability to identify thermal anomalies including; atmospheric conditions (wind, humidity, cloud cover, etc.), surface moisture and debris. The presence or absence of infrared camera photographs does not indicate the presence or absence of concealed defects.



No abnormal heat in electric panels

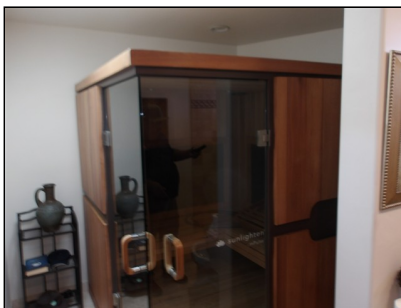


No visible leaks under sinks



Hot water noted all fixtures

- ◆ The inspection of the BBQ equipment, sauna, surround sound, fountains, central vac, exterior fireplace/fire pit, well and any related equipment is not included in the scope of this Inspection and Report.



PERMITS

- ◆ Confirmation should be obtained from the owner, or in their absence, the local building department, that all necessary permits for appropriate construction and/or remodeling were secured, appropriate inspections were performed and all requisite final signatures have been obtained.

ENVIRONMENTAL

- ◆ Environmental issues include, but are not limited to, asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination, and soil contamination. We are not trained or licensed to recognize or analyze any of those materials. We may make reference to one or more of these materials when/if noted during the inspection. Should further study or analysis seem prudent, then a full evaluation by a specialist in the appropriate trade is recommended. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.
- ◆ Mold may be present in visible or hidden areas of this structure. Molds have been present since the beginning of time. There are thousands of different types of mold. Some people do allege adverse health reactions to certain molds. The federal Environmental Protection Agency has not established any standards for levels of mold within a structure that may lead to human health problems. Determination of mold in or on any given product that may be present in this structure can only be made with a laboratory test of suspected material or by air sampling. Such tests will not indicate if any person may have an adverse reaction to any mold that may be present. Unless specifically requested by the client and addressed elsewhere in this report or by separate document, testing for mold is not within the scope of this inspection.

WALK THROUGH INFORMATION

- ◆ **During your final walk-through inspection** you should have the opportunity to check the home when it is vacant. At this time you may be able to check the areas that were concealed at the time of the inspection. You should check

to see if anything has changed since the original home inspection (that is typically performed a few months prior to closing). It is also advisable for the owner to provide any operating manuals for equipment, along with any warranties that are available. You should operate kitchen equipment, plumbing fixtures, heating and air conditioning systems, and any other equipment that is included as part of the purchase. It is also important to check for any signs of water penetration problems in the house (interior and in the attic). If the owner has agreed to any repair work, the documentation for this work should be obtained. Any problems that are discovered during the walk-through inspection should be discussed with your real estate professional, prior to closing.

PICTURES

- Any pictures included in this report are not meant to represent every defect that has been found. There may be action items that do not have a picture included. We suggest reading the key findings to find all of the defects that have been reported on. Pictures, if included, represent only the key finding associated with that picture. If you have any questions on the key findings, please contact the inspector for clarification.

2. Structure

Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

Styles & Materials

Foundation Type and Material: Slab (poured in place concrete)	Floor Structure: Not Visible Slab	Roof Structure: Conventional Rafter
Ceiling Structure: Wooden Joists Not Visible	Floor Insulation: None	Wall Structure: Wood
Wall Insulation: Not Visible		

Inspection Items

CLIENT INFORMATION

- When there is visible evidence of structural damage, there may also be hidden damage. We cannot report on unseen structural components. Because damage may extend into the inaccessible framing and associated members, the extent of concealed damage will not be known until repairs are in progress.
 - All damaged materials should be repaired or replaced.

SLAB FOUNDATIONS AND CRAWLSPACES [Inspected]

LIMITATIONS: ROOF FRAMING

- The ceiling joists are concealed by thermal insulation. They could not be visually inspected.

ROOF and CEILING FRAMING [Inspected]

LIMITATIONS: WALL FRAMING

- Because all of the walls are concealed by finished surfaces, the composition and condition of the wall framing could not be determined.

WALL FRAMING [Inspected]

3. Exterior

Our inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.

Styles & Materials

Cladding: Stucco	Driveway Surface: Pavers	Walkway Surface: Pavers
Patio Surface: Pavers	Patio/Deck Cover: Not Present	

Inspection Items

CLIENT INFORMATION

- ◆ Fences and gates were not inspected unless specifically mentioned in the report, and are not within the scope of this inspection.
- ◆ The property drainage system was not water-tested during the inspection. We make no representations as to its nature or effectiveness. The operation of the drainage system should be observed during adverse weather.
- ◆ Verifying the existence of permits, engineering and/or methods of reinforcing in the installation of a retaining wall is beyond the scope of this inspection.
 - Ask the owner to disclose any pertinent information regarding the permits and/or engineering that may have been required on the retaining wall.

DRIVEWAYS AND WALKWAYS [Inspected]

GRADING, DRAINAGE, RETAINING WALLS [Inspected]

- ◆ The grading around the exterior is flat by modern standards in several areas. The soil should fall away 6" in 10' for proper grade. Have a technician correct as needed.



- ◆ No weep holes are present at the base of the retaining wall at the right side of the property. Weep holes are often installed in retaining structures to facilitate drainage and relieve water pressure behind the wall.
 - If the need for additional drainage becomes apparent, weep holes should be installed to reduce the pressure on the retaining structure, and extend its effective life.



- ◆ A condition known as efflorescence is evident on portions of the retaining walls. This whitish, fuzzy material is a mineral deposit left when moisture in the concrete evaporates. The presence of efflorescence and water marks often indicates an occasional surplus of moisture on the outside of the wall. The efflorescence was minor in the

opinion of the inspector. The areas should be monitored for signs of excess moisture and repaired by a licensed technician if needed.



- ◆ The retaining wall at the right side of the carport is cracked/damaged in several areas with signs of possible leaning. We are unsure of when the cracks/damage occurred or when it started leaning. A qualified licensed contractor should perform any needed repairs or modifications.



- ◆ The yard grading on the pool equipment structure has a very low slope grade or drains toward the home. Water may tend to pool along this side of the house. A below grade drainage system, regrading the area, or installing swales may help to drain this area quickly. Monitor the area during heavy rains.
- Have a qualified contractor or landscaper evaluate the area and perform repairs as needed.



PATIOS and COVERS [Inspected]

- ◆ The concrete at the rear patio is deteriorated, peeling and/or damaged in several areas. The qualified technician should repair the damaged areas.



WALL CLADDING AND TRIM [Inspected]

- ◆ Sections of the stucco at the exterior of the building, retaining walls, and fences is cracked, deteriorated or damaged. We did not list or identify every location in this report.
 - A qualified plastering technician should evaluate the stucco and make repairs or modifications as necessary.



- ◆ The weep screed at the base of the stucco-finished exterior walls is corroded in spots and/or damaged.
 - A qualified technician should replace any damaged weep screed, as needed.



- ◆ Soil is at or above the weep screed at several areas.
 - We recommend adequate clearances be provided in accordance with current standards.



-  ♦ A low voltage access panel cover is loose and not fully attached at the front of the home near the electric panel. This can allow moisture into the walls. A qualified technician should repair the access panel.



-  ♦ One or more of the sprinkler heads on several areas sprays the building. This can promote damage to the siding, trim or structure. The sprinkler heads should be adjusted to ensure that they do not spray the building.



EAVES, SOFFITS, FASCIA AND PAINT [Inspected]

DOORS [Inspected]

STEPS and RAILINGS [Inspected]

-  ♦ A proper handrail is needed on the exterior steps on the rear of the building near the pool. No rail is installed.
- Handrailings should be installed, to reduce the potential for personal injury at this location.

The steps are narrow and not standard width. This can cause possible injury. A licensed contractor and/or specialist should repair the steps to meet current standards.



- ❌ ♦ A proper handrail is needed on the exterior steps on the rear of the building. No rail is installed.
- Handrailings should be installed, to reduce the potential for personal injury at this location.

The steps are uneven in rise and run. The current industry standards require the maximum riser height of 7 3/4 inches with a maximum variation between steps of 3/8 an inch. An excessive variation could pose a trip hazard. We recommend upgrading your steps to current industry standards and having a qualified technician perform repairs as needed.

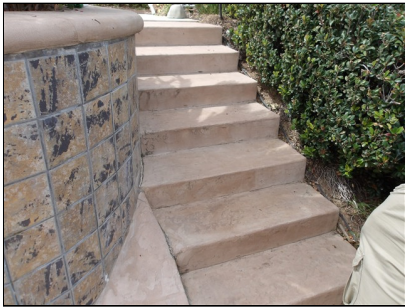


- ❌ ♦ The steps are uneven in rise and run. The current industry standards require the maximum riser height of 7 3/4 inches with a maximum variation between steps of 3/8 an inch. An excessive variation could pose a trip hazard. We recommend upgrading your steps to current industry standards and having a qualified technician perform repairs as needed.



Pool area

- ❌ ♦ A proper handrail is needed on the exterior steps at the pool area. No rail is installed.
- Handrailings should be installed, to reduce the potential for personal injury at this location.



VEGETATION and PLANTERS [Inspected]

- ◆ Vegetation on the property should be maintained to prevent overgrowth and encroachment onto and possible damage to the structure.



LIMITATIONS to PEST CONTROL ISSUES

- ◆ Our observations regarding evidence of pests (termite, dry rot, fungus, moisture deterioration) are not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation. Please refer to the termite inspection report for corrections and repairs. Repairs should be performed as needed.

FENCES and GATES [Inspected]

- ◆ The metal fencing has heavy corrosion, damaged and deteriorated. - Damaged fence elements should be repaired if possible, or replaced as necessary.



MISCELLANEOUS FEATURES [Inspected]

- ◆ The sink at the exterior of the exterior storage building has cold water only. We are unable to verify the drain discharge location. There is no trap on the sink and it looks like it drains toward the yard drain. A licensed contractor and/or specialist should perform repairs.



4. Roofing

Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when it is safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.

Styles & Materials

Method Used to Observe Roof Covering: Tile was not walked on Camera stick	Roof Covering: Tile	Roof Slope: Medium
Roof Sheathing: Oriented Strand Board (OSB)	Vent Flashing Material: Sheet Metal Mastic	Gutters: Metal Gutters and Downspouts
Valley Flashing Material: Sheet Metal 90 lbs. Roll Roofing	Sky Light(s): Solar tube Yes	

Inspection Items

CLIENT INFORMATION

- ◆ All roof systems require annual (or even more frequent) maintenance. Failure to perform routine roof maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. Any estimate of remaining life expectancy must be based on the assumption that the roof will be conscientiously maintained.
- 📷 ◆ Trees near the building have overhanging branches resting on the roof. This could damage (abrade) the roof surfaces.
 - Trees should be pruned as needed.



LIMITATIONS: ROOFING

- ◆ When inspections are conducted shortly after or during periods of prolonged rain, active roof leaks can often be identified by dampness at the interior of the structure. See the Introduction Section of this report for weather conditions at the time of this inspection. Most inspections, however, are not conducted under wet weather conditions and in such cases we cannot determine whether a leak is active or not. Further, some leaks occur only

under severe or unusual wind driven conditions. Even during prolonged rain, an inspection may not reveal the exact circumstances under which water entry occurs.

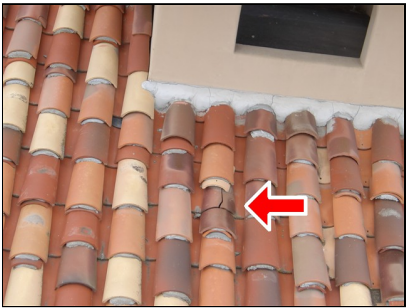
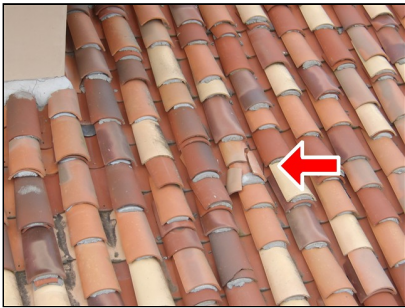
-  ♦ The majority of home inspectors do not walk on concrete roofing material due to the possibility of breakage, of which we would be responsible for. The roof was observed by every possible means short of walking on the roof: ladder at roof edges, from second floor windows, second floor balconies, and from the ground with binoculars. The underside of the roof is inspected from the attic. This is a limited roof inspection.



- ♦ There are areas of the roof that are not accessible nor visible on this home. We can not inspect and report on the condition of the roof covering in such areas.

ROOF COVERINGS [Inspected]

-  ♦ Roof tiles were noted to be cracked, damaged, or displaced. Further evaluation and repairs/replacement is needed. Since inspectors do not walk on concrete/clay/composite roof tiles, there could be additional tile defects. Have the roofing technician who corrects this/these reported conditions, check the rest of the roof.



FLUES and CAPS [Inspected]

FLASHINGS [Inspected]

GUTTERS/ DOWNSPOUTS AND DRAINS [Inspected]

- ◆ The gutters have corrosion and/or appears to leak at the seams on several areas. We recommend any needed repair by a qualified technician.
- ◆ Only portions of the roof has gutters. Gutters installed at all roof edges would be beneficial.
 - Consider installing gutters all around the building. A qualified technician should do the work.

CHIMNEYS [Inspected]

SKYLIGHTS and SOLAR PANELS [Inspected]

- ◆ Inspection of the solar collector panels is beyond the scope of this inspection. For information regarding the panels and the operation of the solar system, we suggest consultation with an expert in this field.



5. Plumbing

Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

Styles & Materials

Main Water Shutoff Location: Exterior well equipment	Water Source: Public Well	Shut Off Valve Type: Ball Valve Meter
Water Pressure: 46 to 50 psi	Plumbing Water Supply Material (into the structure): Copper where visible PVC	Plumbing Water Distribution Material (inside structure): Copper where visible
Plumbing Waste Material: ABS Where visible	Water Heater Location: Laundry Area Closet Exterior	Water Heater Power Source: Natural Gas Electricity
Water Heater Capacity: Tankless 50 Gallon 75 Gallon	Water Heater Age: 12 years 15 years	Gas Type: Natural Gas
Gas Shutoff Location: Meter		

Inspection Items

CLIENT INFORMATION

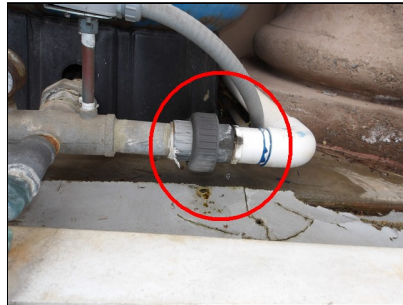
- ◆ Water is probably the number one nemesis of the home owner. Wall and roof leaks, plumbing leaks and condensation are a constant possibility. When water is allowed to intrude or condense within the structure, the possibility of damage, decay and/or mold exists. My report notes any conditions I observed at the time of the inspection. However, water intrusion is not always immediately identifiable and may take time and weather to surface. It is very important that you maintain the proper grade around the home, monitor and maintain your roof system, and respond immediately to exterior, roof, attic and crawl space maintenance issues. Further, it is vital to respond to plumbing leaks at once and to provide adequate attic, bathroom, and crawl space ventilation. This is FYI.
- ◆ Natural gas, propane and butane (the latter two are generally known as liquefied petroleum gas, LPG) are odorless in their natural state. A non-toxic chemical odorant is added to these gasses so that a person can tell when there is a leak. All of these gasses are highly explosive, and LP gas is heavier than air. LP gas collects first in the low areas of a building, often making its odor difficult to detect at nose level. -WARNING: If you notice a strong gas odor, or even suspect the presence of natural or LP gas, do not attempt to find the source yourself. Do not try to light any appliance. Do not touch any electrical switch; do not use any phone. Go immediately to a neighbor's, leaving the doors open to ventilate the building, then call your gas supplier or service provider and follow their instructions. If you cannot reach your gas supplier, call the fire department. Keep the area clear until the service call has been completed.

LIMITATIONS: PLUMBING WATER SUPPLY

- ◆ During the inspection, we only operate the valves or faucets that are normally operated by the occupants in their daily use of the plumbing system. Be aware that we will not operate:
 - The main water supply shutoff (although we will report on its existence and location when accessible.
 - The temperature & pressure relief valve on the water heater (although we will note its existence and check its installation)
 - The water heater tank supply or drain valves: Any stop valves supplying water to plumbing fixtures.
 - The laundry supply shutoff valves. Any valve that is not operated on a daily basis may fail; that is, start leaking or dripping, when tested. If you want to know if seldom-used valves and faucets are functional, we encourage you to operate them in the presence of the seller, before escrow closing. If the seller is not available for this exercise, we recommend that you have a plumber present so that he can make any repairs or replacements.
- ◆ As of January 1, 2017, building standards/state law require that flow rates for fixtures in homes built prior to 1994 not exceed 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. These items should be verified prior to close of escrow. Refer to seller.
- ◆ Storage under the sink prevented access to inspection of all features contained there in several rooms. Removal of the items may expose other non-reported conditions. The cabinets and walls under the sinks should be evaluated for leaks and damage prior to close of escrow.



- ◆ There is a water softener or filtration system on the property. Testing the function of this device is not within the scope of this inspection.
- ✗ ◆ Inspection of the well water system is outside the scope of this inspection. However, we observed active leaking noted at the well pipes. We recommend a licensed plumber perform repairs.

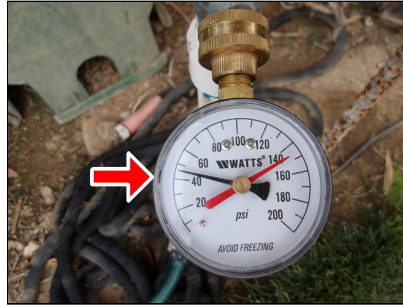


MAIN WATER SHUT-OFF [Inspected]

- ◆ The main water meter is located in a vault near the street. The meter has a wheel, (round or triangular) that if turning, indicates that water is flowing through the meter and somewhere on the property. This wheel is checked to see if it is turning at the beginning of the inspection. The wheel flow indicator was not turning. (We recommend to home owners that they shut off all the water components related to the home, and check this wheel yearly. If the flow wheel is turning, water is running somewhere on the property, which could indicate a leak.) This is FYI.

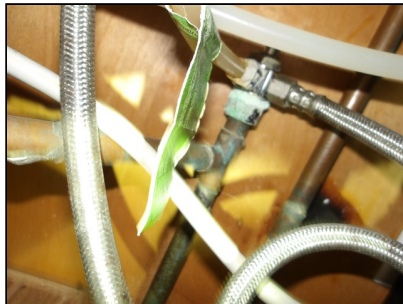
PLUMBING WATER SUPPLY [Inspected]

- ◆ Water pressure at time of inspection. (The water pressure should be between 40 - 80 psi.) The pressure was within limits.



46 psi

- ◆ Backflow prevention devices are now required on exterior hose bibbs to prevent contamination of the domestic water supply. These devices are inexpensive and available at most hardware stores. Consider upgrading the hose bibbs by installing backflow devices.
- ◆ There is surface corrosion in the visible supply and/or waste piping at several valves, fixture and drains in the home. We observed no signs of active leaks at the time of the inspection but leaks can develop anytime without warning. All valves and fixtures should be evaluated during your final walk through and before close of escrow to verify that no new leaks have developed.
 - This piping should be evaluated for leaks on a regular basis and repaired by a qualified technician when necessary.

**PLUMBING FIXTURES and DRAINS** [Inspected]

- ✗ ◆ The water is off to the sink in the right side middle bedroom bathroom. We are unsure of why the water is off. Inspectors do not turn on valves that are shut off. Have a plumber evaluate the reason the water is off and perform necessary repairs.



- ◆ One hot water faucet handle in master bathroom is missing. A qualified technician should repair or replace the handle.



WASTE and VENT PIPES:LIMITATIONS

- ◆ This inspection does not include evaluation of public sewage systems. It does not include private waste disposal systems unless specifically ordered by the client and discussed in this report. The typical scope of our inspection of the plumbing system in all buildings includes the visible water supply piping, fixtures and drain, waste and vent piping physically located in the confines of the building. We do not inspect the building drain between the building and its discharge point at the sanitary district collection system, or private waste disposal system.

WASTE and VENT PIPES [Inspected]

- ◆ Some properties require periodic cleaning of drain lines due to tree root penetration. The older, cast iron and/or clay drain lines installed in several homes can also experience blockages due to internal rusting or soil settlement or upheaval. We cannot determine the condition of underground pipes during our inspection. -- Given the age or history of the drain lines, we recommend the building sewer be evaluated by camera by a specialist in the appropriate trade and repaired or replaced as needed. Home owners are responsible for the sewer pipes and main sewer lateral piping all the way to the middle of the street, where it connects to the city sewer system.

WATER HEATER : LIMITATIONS

- ◆ Testing of gas appliances like furnaces or water heaters for carbon monoxide leakage is beyond the scope of this inspection. If you are concerned with the presence of carbon monoxide, we recommend that you hire a qualified technician with the appropriate specialized equipment.
- ◆ A hot water recirculating pump is installed at the water heater. This system is a convenient feature, but with this convenience comes higher energy costs. The hot water circulating through the system is constantly cooling, and must be reheated when it returns to the water heater. To minimize loss of heat from the system, we recommend insulating all of the exposed and accessible portions of the recirculating loop. For pumped systems, energy can be saved by installing a timed control on the recirculating pump so that water is circulated only at those times when hot water is typically used. The purpose of this device is to keep a constant supply of hot water more readily available at distant plumbing fixtures. Testing of this system is not within the scope of this inspection.

WATER HEATER [Inspected]

- ◆ This water heater does not have a "Thermal Expansion tank" installed to prevent a possible leak at the T&P or "Pop-off" valve at laundry room. Changes in the building standards may require one when a new water heater is

installed. This change is not retroactive on older previously installed Gas/LP water heaters. Check with your local building department as to their requirements. There were no leaks or drips at the T&P valve during inspection. If your water heater does begin to drip or leak, then a Thermal Expansion tank may be needed.

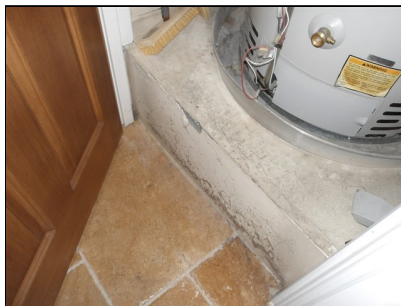
- ◆ The water line connections are corroded at both of the house water heaters.
 - These connections are dry at the time of the inspection and repairs should be made as necessary.



- ✗ ◆ The discharge pipe for the temperature & pressure relief valve on the water heater does not terminate outside the foundation, currently into water pan in laundry room water heater. A qualified technician should make any needed repairs or corrections.



- ◆ The water heater stand and/or surrounding wall is damaged or stained in laundry room. This is often caused by a previous leak. The areas were dry at the time of the inspection. We recommend asking the seller for details regarding the damage and any previous leaks. A qualified technician should perform repairs as needed.



WATER HEATER GAS and ELECTRIC CONNECTIONS [Inspected]

WATER HEATER COMBUSTION and VENTING [Inspected]

WATER HEATER SEISMIC STRAPS [Inspected]

- ✗ ◆ The water heater's capacity is greater than 52 gallons and there are only two seismic straps installed in laundry room. The straps are loose and also allow movement. The California Office of the State Architect has published standards with which all water heater installations in the state must comply when buildings are sold or transferred. These standards require adequate restraint provided by an approved metal strapping, located one third down from

the top and another approximately 4" above the control valve. If the heater is larger than 52 gallons, then approved strapping rated for a larger tank or additional strapping or engineered strapping may be required. A third strap is recommend at times to comply with the California Office of the State Architect standards for seismic strapping of water heaters.



GAS SYSTEM [Inspected]

- ◆ There is no "emergency" seismic shut off wrench in the vicinity of the gas meter. A meter wrench is recommended in areas subject to seismic activity. An emergency shutoff wrench should be secured to the meter to provide a convenient means for shutoff in an emergency. The valve can be turned 90 degrees in either direction to shut the gas supply off.

GAS PIPES and VALVES [Inspected]

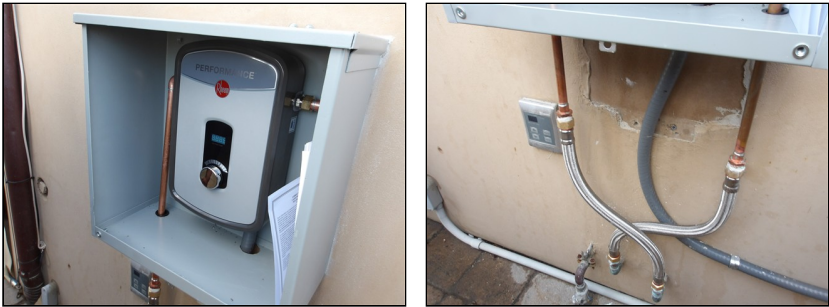
- ◆ There is surface corrosion in some areas of the visible gas piping at the rear exterior. We observed no signs of leaking during the inspection. This piping should be regularly evaluated for leaks and repaired if necessary .



- ◆ The condensate or sediment trap is missing at the gas appliances (water heater and/or heater). Gas valves installed on all gas appliances should be protected by a short pipe 'T' called a trap/drip leg that is installed closest to the appliance. The trap's purpose is to capture any debris or moisture that might be pushed through the gas line before it can foul the gas valve. Consult a licensed gas plumbing contractor for any required repair.

TANKLESS WATER HEATER [Inspected]

- ◆ The water heater in this building is a "demand water heater" at the exterior of the cabana. That is, it provides domestic hot water upon turning on a hot faucet, and by nature of its design, it has little or no storage capacity. Some brands now have an optional 3 to 5 gallon storage tank. Patterns of use will affect the delivery of the hot water, especially if multiple fixtures are operated simultaneously. It is very common for there to be a delay in hot water reaching the fixture as it takes time to be made.
- ◆ There is a tankless water heater installed at the exterior of the cabana. Limited access prevented us from being able to fully inspect the water heater. These are smaller water heaters and are typically designed for small single bathrooms and do not always have the same features as full size water heaters. The water heater does not have any visible service valves or TPR valve. We recommend having a licensed plumber verify proper installation and perform repairs as needed.



6. Electrical

Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.

Styles & Materials

Electrical Service Conductors: Under Ground Service 120 - 240 volts	Service Ampacity: 400 AMP	Main Panel Location: Exterior
Circuit Protection Type: Circuit Breakers	Wiring Type(s): None metallic sheathed	Main Disconnect Location: Inside of the Main Distribution Panel
Branch Wiring: Copper	Grounding Type: Foundation Steel	GFCI's: Some Installed
Arc Fault Protection: No Recommend upgrade	Sub Panel Location: pantry Pool/ Spa Equipment Bedroom Clothes Closet Out Building	

Inspection Items

CLIENT INFORMATION

- ◆ Testing the function of the main disconnect is not in the scope of this inspection.
- ◆ A photovoltaic electric generation system is installed on the roof surface. These systems perform best when clean. Periodically rinse off the panels with a water hose during the cool time of day. Rinsing is all that is recommended.

Warnings are noted on the main electrical panel. We recommend becoming familiar with these systems and how to monitor the performance. Get operation and warranty information if available or request from manufacturer or installation company. Inspecting solar systems is beyond the scope of a routine home inspection.

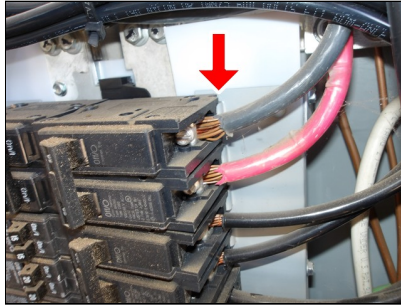
Usually these systems can be monitored " on line".

SERVICE ENTRANCE CONDUCTORS/AMPACITY [Inspected]

METER AND GROUNDING [Inspected]

MAIN DISTRIBUTION PANEL [Inspected]

- ◆ The main electric panel at the front exterior have one or more wires with excessive sheathing removed. A licensed contractor and/or specialist should repair the wires.

**CIRCUIT BREAKERS** [Inspected]

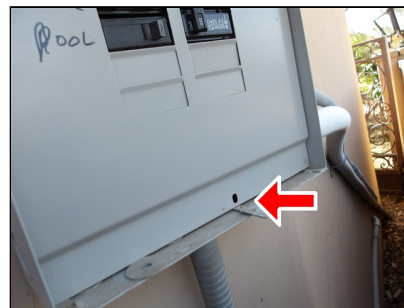
- ◆ One or more breakers in the exterior cabana sub panel are in the off position at the time of this inspection. We did not activate the breakers, or energize the circuits because doing so could create a hazard.
- The owner may have information as to why the breakers are in the OFF position. If it is not functional, a licensed electrician should make appropriate repairs before closing escrow.



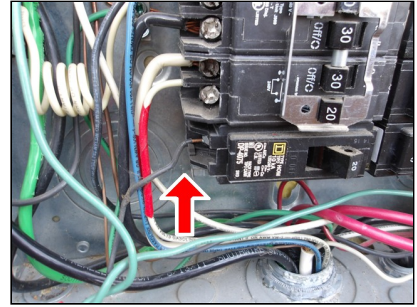
- ◆ Circuits in several panels are either not labeled or hard to read. While the labeling of the various electrical circuits in the panel is not related to fire hazards or potential electrical shock safety, they do identify which breakers control which circuits, and are important for determining which breakers to turn off when working on the system.
- An electrician can identify and label the circuits.

SUB PANEL(S) [Inspected]

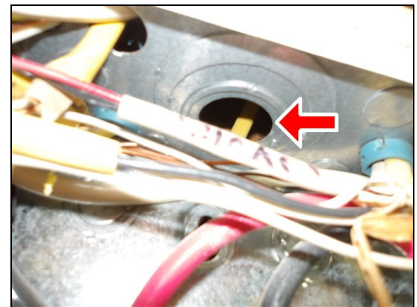
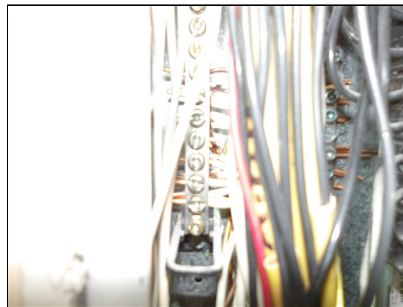
- ◆ The exterior cabana electric panel is missing a cover screw and labels. A qualified technician should install a cover screw and label the circuits.



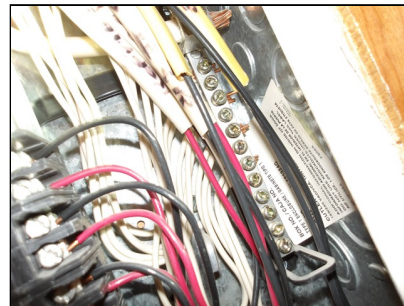
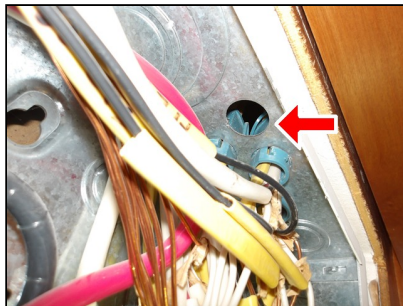
- ◆ The problem(s) discovered in the exterior cabana sub panel such as uncapped abandoned wires, 20 amp breaker on size 14 wire, and any other problems that an electrician may discover while performing repairs need correcting. We recommend a licensed electrician inspect further and correct as needed.



- ❌ ♦ The problem(s) discovered in the master bedroom sub panel such as double lugged neutral wires at buss, frayed wires, knock out missing, and any other problems that an electrician may discover while performing repairs need correcting. We recommend a licensed electrician inspect further and correct as needed.



- ❌ ♦ The problem(s) discovered in the kitchen pantry sub panel such as double lugged neutral wires at buss, knock outs missing in panel, and any other problems that an electrician may discover while performing repairs need correcting. We recommend a licensed electrician inspect further and correct as needed.



GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS) [Inspected]

- ❌ ♦ No GFCI (ground fault circuit interrupter) protection is present at all locations per current industry standards. Several in garage, cabana lower wall near bath sink, half bath near toilet. This may not have been required at the time of construction but current industry standards requires GFCI protection in all bathrooms, garages, exteriors, laundry rooms, basements and kitchens. **As a safety upgrade, consider installing GFCI protection at all recommended locations.**



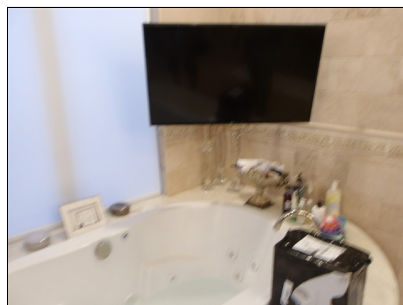
- ✘ ◆ When tested, the GFCI outlet at the exterior cabana did not function properly. It failed to trip. This is an indication of a defective or improperly-wired GFCI. A qualified electrician should make repairs or modifications as necessary.



- ☒ ◆ The middle bedroom bathroom GFCI outlet is wired to the bedroom entryway lights. If the GFCI trips then the lights will also go out, this could create a trip hazard if this happens in the dark. We recommend installing additional lights to assist you if the lights go out from tripping the GFCI. A licensed contractor and/or specialist can perform the work.

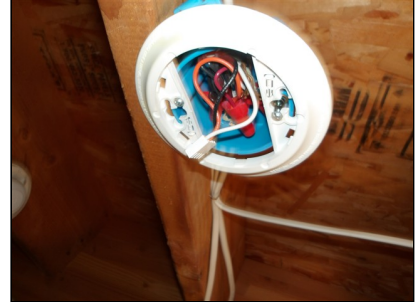


- ✘ ◆ There is a TV directly over the bathtub in the master bathroom. We were unable to find the receptacle or prove that the TV is protected by GFCI. If GFCI protection can't be confirmed then a qualified technician should install proper GFCI protection.



WIRING [Inspected]

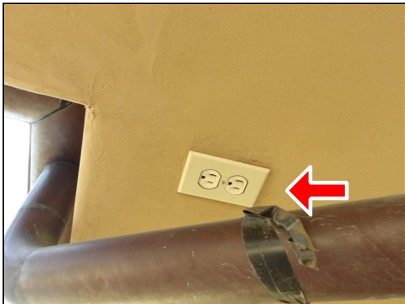
- ❌ ♦ There are several open junction boxes at various locations in the attics. Lack of covers can create a shock or fire hazard.
- A qualified technician should check the system and install proper covers on all junction boxes.

**EXTERIOR RECEPTACLES AND FIXTURES** [Inspected]

- ⚠️ ♦ Several light fixtures are loose and/or not sealed at the exterior walls. A qualified licensed electrician should make any needed corrections.
- ⚠️ ♦ Several exterior lights are damaged and/or have corrosion. A licensed contractor and/or specialist should repair or replace all damaged lights.



- ❌ ♦ Several exterior outlet and switches at the front exterior, left side cabana, prayer house entryway, does not have an exterior rated cover installed. A qualified technician should install exterior rated covers at all exterior locations.

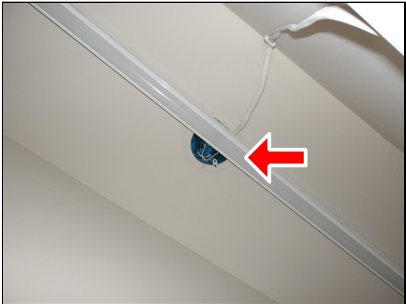


✗ ♦ The outside outlet cover at the exterior prayer house is damaged and needs repaired or replaced.



INTERIOR RECEPTACLES AND FIXTURES [Inspected]

✗ ♦ The light fixture has an improper junction box for the light at the bedroom closet in middle bedroom. Their are exposed wires. A qualified technician should make any needed repairs.



✗ ♦ One or more receptacles is loose in the wall at master bedroom. A qualified electrician should make any needed repairs.



- ❌ ♦ One or more cover plates for receptacles and switches are missing or damaged in the building. This can be a shock hazard. All missing or damaged cover plates should be replaced with new cover plates.



attic

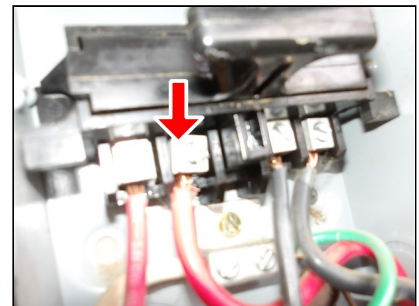
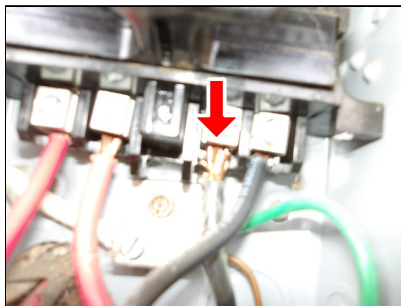
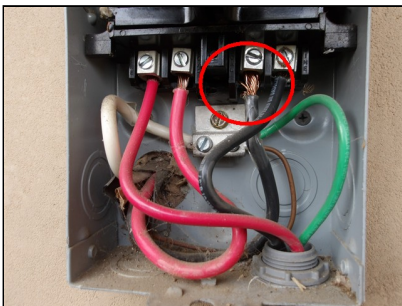


master bed attic

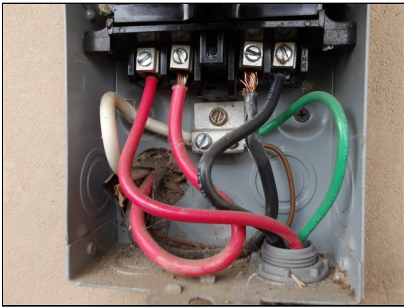
- ⬆ ♦ Several ceiling fans are on remote controls. We were not able to locate all remote controls, ask seller for their location.
- The ceiling fans should be checked with remote controls or replaced as needed.

HVAC [Inspected]

- ❌ ♦ Two of the AC electric disconnects has frayed wire connections at the rear exterior of the home. A licensed electrician should perform repairs.



- ❌ ♦ The protective "deadfront" cover for the local HVAC disconnect, which helps prevent hazardous shocks, is missing at rear exterior.
- A properly fitting deadfront cover should be installed for safety purposes.



7. Heating and Cooling

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

Styles & Materials

Heat Type: Forced Air	Number of Heat Systems: Three	Heat System Location: Attic
Heater Age: 5-10 Years	Energy Source: Natural gas	Filter Type: Washable
Number of AC Units: Three	Compressor Age: 5-10 years	Cooling Equipment Type: Split System

Inspection Items

CLIENT INFORMATION

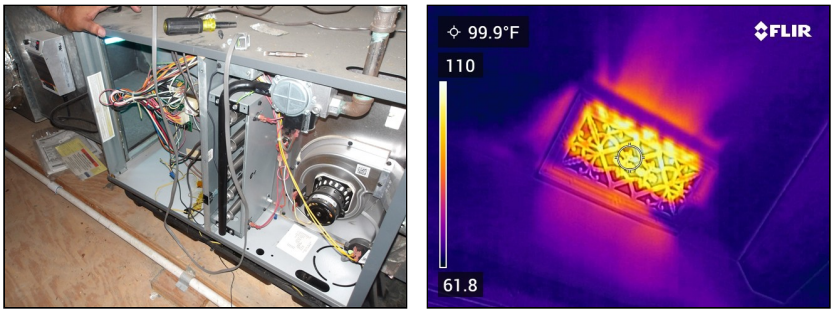
- ◆ WARNING GAS, FUEL OIL, AND SOLID FUEL BURNING APPLIANCES (SUCH AS FURNACES, BOILERS, STOVES, FIREPLACES, SPACE HEATERS, WATER HEATERS, AND GAS LOGS), IF NOT PROPERLY INSTALLED AND MAINTAINED, CAN BE A SOURCE OF HAZARDS SUCH AS BURNS, FIRES, CARBON MONOXIDE POISONING AND EXPLOSIONS!! Never use a gas-fired kitchen range or oven to heat your structure!! Gas Leaks: Natural Gas, Propane and Butane are odorless. A non-toxic chemical odorant is added to these gasses so that a person can tell when there is a leak. All of these gases are explosive. If you notice a strong gas odor, or even suspect the presence of natural or LP Gas, do not attempt to find the cause yourself. Do not try to light any appliance. Do not touch any electrical switch; do not use any phone in your structure. Leave the building, and leave the doors open to ventilate the building. Call your gas supplier or service provider and follow their instructions. If you cannot reach your gas supplier, call the fire department.
- ◆ It is not within the scope of this inspection to determine the optimum design capacity of the cooling equipment. The current air conditioning system may not be adequately sized to cool the house and/or any space addition.
 - If you have concerns about capacity, we suggest you have the system reviewed by a qualified HVAC contractor to determine the capacity of the unit and if it is adequately sized for the building.

LIMITATIONS - FAU [Inspected]

- ◆ The design and construction of a typical modern furnace heat exchanger prevents visual access to most of its surfaces. Disassembling a furnace (except for removing panels used for routine servicing) is beyond the scope of this inspection. Therefore, our view of heat exchangers is necessarily limited. -- A more exhaustive and invasive inspection can be done by a qualified heating technician, who could remove burners, fan, or plenum as needed to gain access to the heat exchanger components.

HEAT - GENERAL CONDITIONS [Inspected]

- ◆ All HVAC (heating, ventilation and air conditioning) systems would benefit from a yearly check up and cleaning by an HVAC technician. The older a unit is, the more important this becomes. The heater was operational at the time of the inspection.



110 at register with heater on

- ◆ The light fixture is missing at the attic for the HVAC systems. This was required at time of construction. A qualified technician should make any needed repairs.

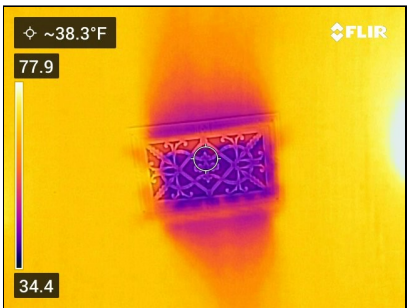
THERMOSTATS [Inspected]

DUCTING, FILTERS, PLENUM [Inspected]

- ◆ Change or clean the HVAC filter upon moving in and periodically, depending on usage of the furnace and AC. This is FYI.

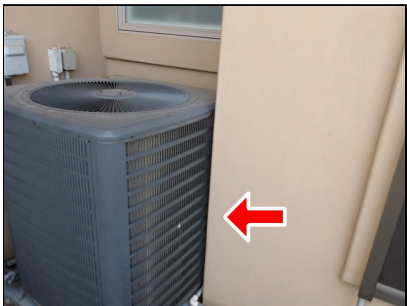
A/C EQUIPMENT [Inspected]

- ◆ AC cooling temperature. The temperature drop was within cooling limits and the system was functional at time of inspection. This is FYI.



34 at register with AC on

- ◆ The compressor is too close to the structure to allow proper ventilation around the cooling coils. A qualified HVAC contractor should make any needed repairs or modifications.



8. Attic

Our inspection of the readily accessible areas of the attic included a visual examination to determine any signs of defects, excessive wear, and general state of repair. When low clearance, framing design or obstructions, deep insulation and mechanical components prohibit walking safely in an unfinished attic, inspection is conducted from the available service platforms or access openings only.

Styles & Materials

Method Used to Observe Attic: From Entry Entered	Attic Access: Master Bedroom Closet Laundry Room Bedroom	Attic Insulation: Batt Fiberglass
Attic Ventilation: Passive		

Inspection Items

LIMITATIONS OF ATTIC ACCESS

-  ♦ We could not access one or more attic areas due to one or all of: no access, low headroom, vaulted ceilings, insulation concealing the rafters, duct work, temperature, unsafe conditions, storage, etc. Further evaluation is advised if the client has concerns about these areas.



ATTIC ACCESS CONDITIONS [Inspected]

ATTIC MOISTURE CONDITIONS [Inspected]

-  ♦ Water stains are evident on the roof sheathing. However, we could not confirm an active leak.
- The source should be identified and necessary repairs performed.



master bedroom attic

ATTIC VENTILATION CONDITIONS [Inspected]

ATTIC INSULATION CONDITIONS [Inspected]

IMPORTANT CLIENT INFORMATION

-  ♦ Inspecting for the presence or absence of rodents or other wildlife in the property is outside the scope of a home inspection. While we did not observe any outward signs of an infestation today, such as feces, trails or traps, a home inspection cannot provide any guarantee that any property will remain free from an infestation in the future. We encourage you to inquire with the seller for any history of wildlife intrusions at the property and you may also wish to contact your pest control providers to see if they offer services that help prevent wildlife intrusions.
-  ♦ This attic space has abandoned items that should be removed. A technician can do the work.



9. Garage

Our inspection of the garage included a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable.

Styles & Materials

Garage Style: Attached	Garage Door Type: Two Automatic	Carport: Wood Frame
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Inspection Items

CLIENT INFORMATION

LIMITATIONS ABOUT INSPECTING the GARAGE

- ◆ The presence of personal items limited access to the garage at the time of this inspection.
- A "walk through" is recommended when the areas is cleared and accessible, prior to the close of escrow.



GARAGE CEILINGS [Inspected]

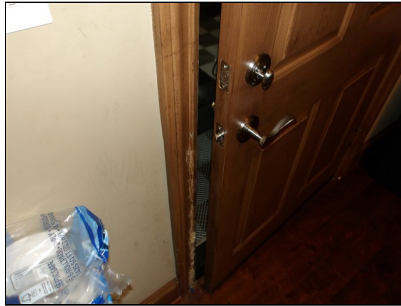
- ◆ The ceiling has small holes and cracks at the garage. A qualified technician should make any needed repairs.



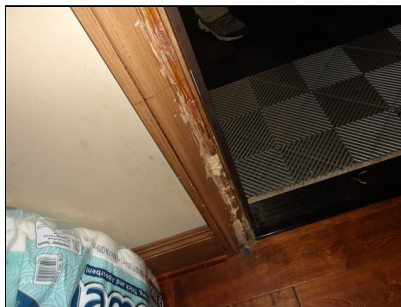
GARAGE WALLS (FIREWALL SEPARATION - VENTILATION) [Inspected]

PASSAGE DOOR FROM GARAGE TO INTERIOR [Inspected]

- ✗ ♦ The passage door from the garage bedroom to the garage needs the self closer adjusted. Failed to close and latch. A qualified technician should make repairs or modifications as necessary to restore the fire separation.



- ⬆ ♦ The door trim is damaged in the garage bedroom. A qualified technician should repair the damaged areas.



GARAGE FLOOR [Inspected]

GARAGE DOOR(S) and HARDWARE [Inspected]

GARAGE DOOR OPERATORS [Inspected]

- ♦ The garage door opener raises and lowers the door properly and it stopped and reversed when the light beam was interrupted. We did not test the auto-reversing or stop function of the opener by physical force because of the potential to damage the door or the opener.
- ✗ ♦ The optical sensor or track beam installed on the garage door opener (which activates the reversing eye system) is installed at an incorrect height. This could allow small children or animals to move under the beam without activating the safety feature. This is a safety concern.
 - The optical sensor or track beam should be installed six inches above the floor of the garage or in accordance with the manufacturer's specifications.



- ⬆ ♦ The garage door controls near the doors failed to stop when the buttons were pushed. The doors stopped when the wall controls near the garage pedestrian door was pushed but not when these buttons were pushed. A qualified technician should repair as needed.



CARPORT [Inspected]

-  ♦ Several exterior front carport cover post are cracked. We observed no signs of structural movement. A qualified technician should repair the cracked areas



10. Interiors

Our inspection of the interior included a visual examination for structural and safety deficiencies. Please note that only a representative sample of accessible components was inspected.

Styles & Materials

Ceiling Materials: Sheetrock/Drywall/Gypsum Board	Wall Material: Sheetrock/Drywall/Gypsum Board	Floor Covering(s): Tile Wood
Window Type/Design: Fixed Casement Double Pane	Number of Fireplaces: Five	Types of Fireplaces: Gas Logs
Fire Sprinklers: Yes	Security System: Noted Not Tested	

Inspection Items

INTERIOR INSPECTION LIMITATIONS

-  ♦ The presence of many personal items limited access to the detached storage room at the time of this inspection.
- A "walk through" is recommended when the areas is cleared and accessible, prior to the close of escrow.

**CEILINGS** [Inspected]

- ❌ ♦ Water stain/damage is present in the detached pool equipment storage room ceiling. The source of the leak should be identified and necessary repairs performed before any attempt is made to restore surface appearance. A licensed roofer should evaluate the roof and make repairs.

**WALLS** [Inspected]**FLOORS** [Inspected]

- ⬆ ♦ The tile flooring is chipped at several rooms of the structure. A qualified technician should make any needed repairs or modifications.

WINDOWS [Inspected]

- ♦ We operated a representative sample of the windows, but did not open, close, and latch every window. Windows were found to be generally functioning.
- ⬆ ♦ Several windows do not operate smoothly, are difficult to latch or are in need of adjustment. All poorly or non-operating windows and their associated hardware should be cleaned, lubricated, and adjusted for smoother operation. Where needed, essential hardware, such as operator cranks, sash balances and latches should be replaced with compatible components.



- ⬆ ♦ The windows/screens were very dirty. This condition makes dual pane windows more difficult to inspect for broken seals. We recommend cleaning the windows and inspecting for signs of staining or condensation between the

glass. If staining or condensation is present then we recommend contacting a glass specialist for further evaluation and repairs.

BEDROOM FIRE SAFETY EGRESS [Inspected]

DOORS [Inspected]

- ◆ The interior door to the bathroom in the far right rear bathroom is damaged in several areas. The door is still functional but should be repaired by a qualified technician.



- ◆ One or more interior doors have no door stop. A stop or bumper should be installed on each door to help prevent damage to the surfaces behind the door.

CLOSETS/CABINETS [Inspected]

SMOKE DETECTORS/CO DETECTOR [Inspected]

- ◆ The smoke detector and carbon monoxide detectors were inspected for location only. For future reference, testing with only the built-in test button verifies proper battery and horn function, but does not test the smoke sensor. We recommend replacing all batteries and testing with simulated smoke upon occupying the building.

The average life expectancy of smoke detectors and CO detectors is approximately (7-10) years unless otherwise noted by the manufacture. This is FYI.

- ✗ ◆ The number of carbon monoxide detectors is less than would be required by modern standards. We did not locate any CO detectors. One carbon monoxide detector is required on each level of a multi level home. CO desecrators should also be installed in all bedrooms with fireplaces. CO detectors should be installed as needed according to manufacturers recommendations and the local building and state safety requirements.
- ✗ ◆ The number of smoke detectors is less than would be required by modern standards. Missing in one bedroom right side of home. Most cities want the detectors in each bedroom, hallway leading to the bedrooms and if multi-storied, at the top and bottom of the staircase at each level. Smoke detectors should be installed as needed according to manufacturers recommendations and the local building and state safety requirements.



FIREPLACE [Inspected]

- ◆ The fireplace was visually reviewed but was not tested for draft, any gas logs were not tested and a fire was not built in the fireplace. Because of the chimney design only a portion of the fireplace, chimney and flue was visible. If

you wish additional evaluation, contact a chimney sweep. **We recommend all chimneys be cleaned and inspected by a licensed chimney specialist prior to being used.**

- ✘ ♦ All of the gas log fireplaces have a damper clamp installed but they are incorrectly installed and fail to stop the damper from fully closing. This is an important safety feature that ensures toxic gases go up the chimney, instead of escaping to the interior. - An approved damper clamp should be installed. (This is a very small "C" clamp attached to the damper door.)



SKYLIGHTS [Inspected]

- ♦ Skylights are common leak sources. Monitor the area around the skylight(s) for any moisture intrusion and have repairs made if necessary.
- ⬆ ♦ The solar tub is disconnected in the master bedroom attic. It does not divert the light down the tube and into the room. A qualified technician should repair as desired.



FIRE SPRINKLER SYSTEM [Inspected]

- ⬆ ♦ An automatic fire suppression (sprinkler) system is installed in this building. Evaluating the sprinklers is beyond the scope of this inspection. The system was not tested or evaluated.

We recommend that all occupants become familiar with the locations of emergency controls, exits, fire extinguishers, alarm pulls, etc. We also recommend that occupants keep handy the phone number to call for an emergency water shut-off, should a sprinkler head go off accidentally.



Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We tested basic, major built-in appliances using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.

Styles & Materials

Cooking Fuel: Natural Gas	Cabinetry: Wood	Countertop: Stone
Sink: Stainless Steel	Dishwasher: Yes	High Loop/Air Gap Installed: Yes
Built in Microwave: Yes	Disposal: Yes	Exhaust/Range Hood: Hood Designed to Vent to Exterior
Range/Cooktop: Yes		

Inspection Items

CLIENT INFORMATION

LIMITATIONS ABOUT KITCHEN INSPECTION

- ◆ Tests for leaks of microwaves from the appliance door or housing is not included in this inspection. If we tested the appliance, it was to simply determine if it will heat water/moisture placed into the unit. We cannot determine if the various cycles of the device function as designed. Because of the potential for microwave leakage, client is advised to have the appliance periodically tested and serviced by a qualified appliance service technician.
- ◆ The refrigerator and related equipment were not evaluated and is specifically excluded from this report.
- ◆ The kitchen appliances were all tested by activating one of the user control functions. We did not test every function or cycle on each appliance and cannot confirm that every function or cycle is operable. Testing all cycles/functions on each appliance is recommended prior to close of escrow. Obtain a reputable Home Warranty Protection program to insure against future failure of any appliance that may occur after taking possession of the home.

COUNTERTOP/SINK [Inspected]

DISHWASHER and AIR GAP [Inspected]

-  ◆ The large dishwasher soap dispenser is stuck open and does not latch. A qualified technician should repair.



RANGES/OVENS/COOKTOPS [Inspected]

KITCHEN EXHAUST SYSTEM [Inspected]

WASTE DISPOSER [Inspected]

MICROWAVE [Inspected]

CABINETS [Inspected]

12. Bathrooms

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

Styles & Materials

Number of Bathrooms: Six	Bathroom Ventilation: Fan Window	Shower Wall Material: Tile
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Inspection Items

CLIENT INFORMATION

- ◆ Operating angle stops that have not been tested for function in some time may cause them to leak. Experienced inspectors do not operate them during a standard home inspection. If you chose to check any valve that has not been operated in the past six months, we recommend being prepared to deal with any water leaks.
- ⬆ ◆ Caulking at the bathrooms is deteriorated and/or missing (sinks, bathtubs, showers, etc.). Missing or deteriorated caulking can promote water penetration into the adjoining structure. A qualified technician should recaulk as needed.

WALLS [Inspected]

FLOOR [Inspected]

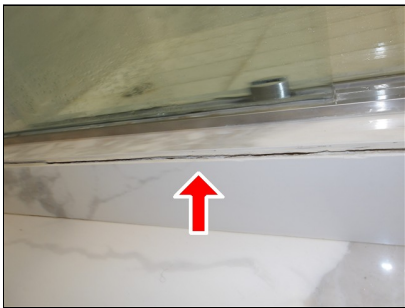
CEILINGS [Inspected]

WASH BASIN(S) [Inspected]

- ◆ The drain stop for the wash basin in the bathrooms is inoperable, needs adjusted and/or is missing.
 - It should be repaired or replaced to restore proper function.

SHOWER WALLS [Inspected]

- ⬆ ◆ The grout is cracked, deteriorated and/or missing in several areas at the cabana, garage, far right side bathroom. Damaged or missing grout can cause leaks and moisture damage. A licensed contractor and/or specialist should perform repairs.



-  ♦ The shower wall window was low enough where it was subject to oversplash from the shower in several bathrooms. The window framing and the shower wall are subject to possible water damage. Keeping the window and sill properly sealed is recommended.



-  ♦ Deterioration and a possible crack was noted on the shelf in the master bathroom shower. A qualified technician should repair the damaged areas.

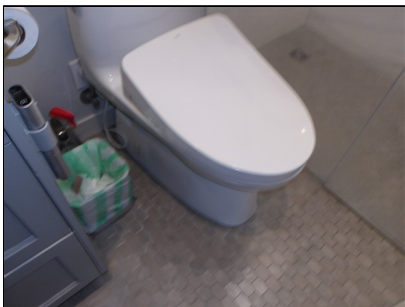
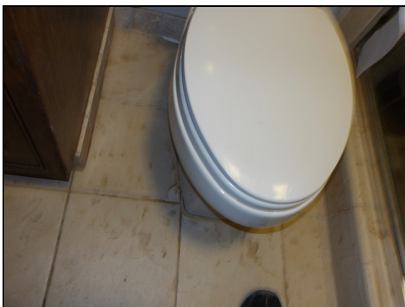


SHOWER ENCLOSURE(S) [Inspected]

-  ♦ The right rear corner bedroom bathroom shower doors are rough in operation.
- The shower doors and/or rollers should be repaired or replaced to restore proper operation.

TOILET(S) [Inspected]

-  ♦ The garage, half bathroom and front right bedroom toilets are not securely attached at the floor. This could allow leaks at or into the floor. A qualified technician should make repairs or modifications as necessary.



BATHTUB(S) [Inspected]

BATHROOM VENTILATION [Inspected]

CABINETS/COUNTERTOP [Inspected]

JETTED TUB [Inspected]

- ◆ Failure to follow proper cleaning and maintenance procedures for the whirlpool bath circulation system can result in the growth and transmission of microorganisms.
 - Follow the manufacturer's instructions to clean the system regularly.



- ⚠ ◆ There is an access panel for the jet tub at the rear exterior of the home. There is limited access inside the panel to inspect the jet tub and its components. We were unable to verify if the jet tub is properly bonded. We saw no GFCI for the jet tub. We recommend having the seller identify the GFCI location for the jet tub. A licensed contractor and/or specialist should gain access and verify pump is properly bonded and perform additional repairs as needed.



13. Laundry

Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and dryer vent. If present, laundry sink features will be inspected.

Styles & Materials

Clothes Washer Hook-Ups: Yes	Clothes Dryer Hook-Ups: Yes	Dryer Power Source: Not visible
Clothes Dryer Vent Material: Not visible	Laundry Tub: Yes	

Inspection Items

CLIENT INFORMATION

- ◆ The washer and dryer were not operated nor inspected, and are beyond the scope of the inspection. This is FYI.
- ⚠ ◆ Due to limited clearances around the laundry equipment, we could not identify the type of utility sources provided for the dryer, nor could we verify the washer connections and drain lines. Ask the owner whether gas or electricity (or both) are available at the dryer location and review the washer hookups when access is available.



CLOTHES WASHER CONNECTIONS [Inspected]

CLOTHES DRYER CONNECTIONS [Inspected]

VISIBLE CLOTHES DRYER VENT [Inspected]

- ◆ Typical standards for dryer vents require a 4 inch diameter, smooth wall metal duct, no longer than 14 feet, with a hooded damper at the exterior termination. A flexible metal vent (6 ft. max.) may be used at the dryer connection but cannot go through floors or walls. Always follow the clothes dryer manufacturer's installation instructions for the requirements on venting.

LAUNDRY TUB [Inspected]

15. Pools/Spas

The pool and/or spa associated with this property may contain plumbing, electrical, heating and mechanical components. Inspection of the pool or spa is limited to visible components of the vessel, exposed and accessible piping, pumps, water heaters, filter, electrical components, fixtures and other components that are above the water level. Inspected items were examined for leakage, significant lack of performance, excessive or unusual wear and general state of repair. The following are beyond the scope of this inspection: testing of or inspecting the in-ground pool or spa vessel for leakage or structural integrity, waste, return and supply lines that are not visible, buried electrical conduit and gas lines, dismantling of filters, automatic water sanitizing equipment, pool sweeps, and water quality. Review of these items requires a qualified specialist and intrusive and exhaustive testing beyond the scope of this inspection.

Styles & Materials

Pool or Spa: Pool and Spa	Style: In Ground Heated	Wall Material: PebbleTek
Number of Pumps: Four	Filter Type: Diatomaceous Earth	Energy Source for Heater: Natural Gas Solar
Underwater Lights: Pool Light Present Spa Light Present		

Inspection Items

LIMITATIONS: POOL and SPA

- ◆ Our inspections of pools or spas does not include inspections of any above ground, movable, freestanding or otherwise non-permanent pool or spa or self-contained equipment unless agreed to in writing. We do not enter or come in contact with pool or spa water to examine any component. Our inspection does not determine the adequacy of spa jet water force or bubble effect or vessel structural integrity or leakage of any kind. We do not evaluate thermostat(s), heating elements, chemical dispensers, water chemistry or conditioning devices, low voltage or computer controls, timers, sweeps or cleaners, filter backwash systems or pool or spa covers and related components. We do not dismantle any mechanical component or parts thereof, or operate control valves. Unless specifically discussed in this report, we do not examine accessories such as aerators, air-blowers, diving or jump

boards, ladders, skimmers, slides or steps. We cannot evaluate any equipment that does not respond to normal operating controls, including the absence of any required energy source.

- ◆ Our inspection is limited to visible, accessible components only, which includes mechanical systems such as pumps, motors, heaters, and filters, exposed piping, lighting and electrical components, exposed pool or spa decking and coping, and barrier fencing, gates and installed door alarms.

- ⚠ ◆ We cannot report on the ability of the pool or spa heater to heat the volume of water in the vessel. Pool/spa heaters take many hours to heat the water, and the required time depends on weather temperatures.

GENERAL COMMENTS: POOL or SPA

- ⚠ ◆ We did not see any life safety equipment or emergency shut off switch at poolside. Floats, pole hooks and ropes should be standard equipment at any pool, and should be kept stored adjacent to, and within sight of the pool at all times.

FENCES, GATES and ACCESS [Inspected]

- ⚠ ◆ **As of January 1, 2018 Pool Safety Act (Senate Bill 442)**, California law requires new or remodeled pools and spas to have 2 of 7 child protective safety barriers. **While existing pools and spas are not required to add additional safety barriers, we suggest when it comes to protecting our young and vulnerable , all pools and spas should have 2 of 7 appropriate safety barriers identified in the Pool Safety Act.** Conformance of several of the items cannot be determined by a visual inspection. We recommend that the current owner or their representative provide any and all documentation to ensure compliance or have a qualified pool contractor further evaluate and perform any needed repairs.

The exterior fences and gates do not meet current industry standards. The gate stays open, no gate other than car gate on other side of the house and no secondary barrier device. We recommend adding additional safety features to comply with Senate Bill 442.

-1. Gate access for the pool or spa, explained in Health and Safety code 115923.

a. Gates must open away from the swimming pool, be self-closing with a self-latching device and placed no lower than 60 inches above the ground.

b. A minimum of 60 inches tall, maximum vertical clearance from the ground to the bottom of the enclosure of 2 inches.

c Gaps or voids, if any, do not allow passage of a sphere equal to or greater than four inches in diameter.

d. An outside surface free of protrusions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over.

-2. A removable mesh fencing that meets American Society for testing and Materials (ASTM). The mesh fence with a gate only counts as one safety item.

-3. An approved safety cover (manually power-operated safety pool cover that meets the standards of ASTM) as defined in the subdivision 115921.

-4. Exit alarms on all of the doors that provide access to the swimming pool or spa.

-5. A self-closing, self-latching device with a release mechanism placed no lower than 54" above the floor on all of the doors providing access to the pool.

-6. An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance in to the water. The alarm shall meet ASTM standards for residential alarms which include, surface motion, pressure, sonar, laser, and infrared type alarms.

-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.



FLATWORK and COPING [Inspected]

-  ♦ The pool and spa patio surface is damaged, deteriorated and peeling paint in several areas. A qualified contractor should make any needed repairs or modifications.



-  ♦ The flexible expansion joint separating the pool coping from the surrounding flatwork is deteriorated. This may lead to water penetration under the concrete. Over time, this could damage the concrete and pool. There is currently an uneven walking surface, signs of separation and possible movement. A qualified pool contractor should evaluate the area and perform repairs.



VESSEL CONDITION [Inspected]

- ◆ Calcium build up/spots was noted at the spa and/or pool surface. Have the pool water tested (take a water bottle sample to a pool supply store for free testing) and follow the pool technician's recommendations for correction/ removal and prevention of surface calcium, if calcium is present.



- ◆ One or more cracked tiles were noted in the spa. We observed deterioration and possible cracks in the spa. A licensed pool contractor and/or specialist should repair all damaged areas.



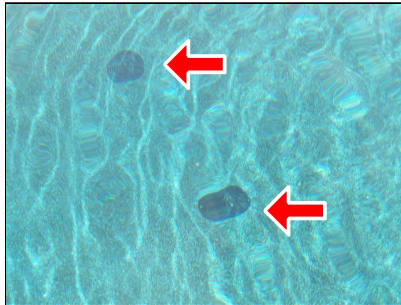
SKIMMER and DRAIN COVERS [Inspected]

- ◆ The diverter plate or weir, a device used in the skimmer to control the flow of water between the skimmer and the main drain is missing. A qualified technician should replace the diverter plate.

- ✖ ♦ The present industry standard is for all pool and spa drain covers to conform to the Virginia Graeme Baker (VGB) act. A bather's hair or appendage could be caught in the drain. The VGB act can be viewed by typing in "VGB pool and spa safety act" on a computer web browser. The pool does not meet current drain cover standards.

We recommend upgrading these components to meet present industry standards. The present industry standard is to have two drains at the pool and two at the spa with proper drain covers manufactured after December 19, 2008. In Addition, every suction drain on a pool must have a split (dual) drain or be equipped with a safety vacuum release system or an automatic pump shut off system. The existing drain cover/s do not appear to meet industry standards and we were unable to identify the required safety devices. We recommend further evaluation and repair by a qualified pool contractor.

Note: swimmers should be advised not to swim near drain covers.



POOL and SPA PUMPS/PLUMBING [Inspected]

- ♦ Labeling the pool equipment valves is recommended.

FILTER [Inspected]

- ♦ A pressure gauge is used to determine the need for filter servicing and cleaning. Consult a pool specialist to get guidelines for the proper operating pressure.



POOL and SPA HEATERS [Inspected]

- ☑ ♦ The heating system, which is an older system, responds to normal operating controls. The system is dirty and shows normal wear and tear for a system this age. We recommend review and servicing by a qualified pool contractor prior to close of escrow.



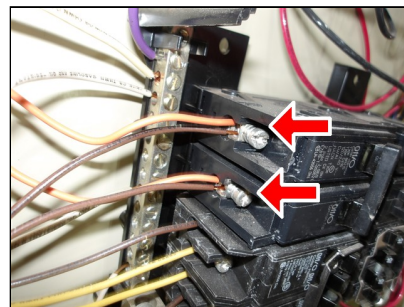
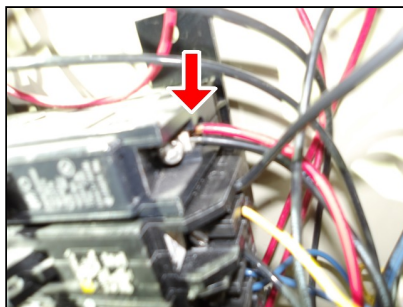
- ◆ The pool pumps do not have labels installed. We were unable to turn on the solar pool heater because of a lack of labels on valves and no switch visible labeled for solar heater. We recommend demonstrating the solar pool heater is operational. A qualified technician should perform repairs if needed.

ELECTRIC and BONDING [Inspected]

- ◆ Two pool pumps lack proper bonding to ground. Equipment that is not bonded can be a shock hazard. A qualified licensed electrician should make any needed modifications.



- ◆ The pool pumps are not protected by GFCI (ground fault circuit interrupter) protection. This may not have been required at the time of construction but current industry standards require all pool pumps to be protected by GFCI. As a safety upgrade, consider installing GFCI protection at all recommended locations.
- ◆ The problem(s) discovered in the pool sub panel such as double wired circuits, and any other problems that an electrician may discover while performing repairs need correcting. We recommend a licensed electrician inspect further and correct as needed.



- ◆ When tested, the GFCI outlet at the pool and spa area did not function properly. The receptacle is improperly wired hot and neutral reverse. This is an indication of a defective or improperly-wired GFCI. A qualified electrician should make repairs or modifications as necessary.



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