



# The San Diego Real Estate Inspection Company

## Home Inspection Report



<b>Date:</b> 7/8/2011	<b>Time:</b> 01:00 PM	<b>Report ID:</b> 110708-52
<b>Property:</b>	<b>Client:</b>	<b>Real Estate Professional:</b>

<b>Inspector:</b>	<b>Support Phone:</b>	<b>Website:</b>
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**Unauthorized distribution is strictly prohibited.**

## REPORT INTRODUCTION

<b>Style of Home:</b> Single family detached	<b>Year home was built (according to buyer/ agent):</b> 1987	<b>Parties present:</b> Buyer
<b>Weather:</b> Clear	<b>Temperature:</b> 90	<b>Rain in last 3 days:</b> No
<b>Carbon Monoxide test:</b> Yes	<b>Number of levels:</b> 2	<b>Occupied:</b> No*

### **PLEASE NOTE:**

This report is non-transferable. Other than repair professionals recommended in this report, agents, buyers and sellers are specifically requested NOT to make it available to others without our knowledge and written consent. **Unauthorized distribution is strictly prohibited.** This report is not to be used or relied upon by any subsequent buyers, and real estate agents and/or sellers assume full responsibility for giving it to anyone who does not have a signed contract or written agreement with The San Diego Real Estate Inspection Company. 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 on the day of the inspection. Subsequent buyers should have a new inspection performed to protect their interests.

Inspectors working for The San Diego Real Estate Inspection Company inspect properties in accordance with the Standards of Practice of CalNACHI and our inspection agreement which are listed on our website at [www.sdinspections.com](http://www.sdinspections.com). 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 inspection shall be limited to those specific systems, structures and components that are present and observable. 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. CLIENT SHOULD CONSIDER ALL DEFECTS IDENTIFIED IN THE REPORT AS SIGNIFICANT. 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 and provide them with a copy of this report.**

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 in charging you a lot of money, and particularly those who attempt to alarm you.

We cannot assume liability for something the client did not feel was significant at time of inspection, but later feels is significant. READ THE FULL REPORT!

## SCOPE OF WORK

You have contracted with The San Diego Real Estate Inspection Company to perform a generalist inspection in accordance with the industry Standards of Practice of CalNACHI, a copy of which is available at [www.sdinspections.com](http://www.sdinspections.com). This home inspection is limited to a visual inspection. This means that we can only evaluate what we can see. There may be defects behind walls, under floor coverings, or which have been concealed from view by paint, personal items, or wall coverings.

Home inspectors are not required to be licensed in the State of California and are defined as "Generalists," whereas specialists such as plumbers and electricians are not only required to be licensed but have a greater knowledge of codes and practices specifically related to their trades. Generalists are like general practitioners who have learned a great deal about medicine and the human body but who have not specialized in one particular area and defer to specialists when the need arises.

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

Please be aware of the limitations of a home inspection. If you want exhaustive testing of any component of the house, please know that those types of tests are available by specialists in the field but these evaluations can be more expensive than a home inspection.

As a generalist, we are specifically prohibited by state law from commenting on damage caused by termites and other wood-destroying organisms, which is the responsibility of a state-licensed pest control expert and commonly mandated as a condition of sale and usually scheduled and paid for by the sellers. More importantly, as generalists we do not take air samples and do not have the authority to test for and/or identify environmental contaminants, such as radon, asbestos, lead-based paint, illegal drugs or the chemicals used in the manufacture of drugs, and mold, to mention the most common ones. For all of these reasons, it is important that you read the entire report and schedule the appropriate specialist inspections when we indicate the need for services or a second opinion.

Generalist inspections do not include any research whatsoever, and are not to establish code-compliance. It is important that you understand this, and particularly if the residence that you are buying happens to be older than 15 years, because it will not conform to many current codes. Codes vary from year to year, and the vast majority of them are not retroactive. For example, the National Electric Code (NEC) is not retroactive, but generalists will commonly recommend electrical upgrades in the interest of safety, and that is as it should be.

*During the course of a home inspection verbal interaction occurs between the parties who are present. It is important to understand that verbal comments cannot be relied upon since there is no transcription of conversations. Therefore, no one relying on the findings of this inspection should consider any verbal statements made during the inspection. Only the written comments in this inspection report should be relied upon regardless of any verbal comments made during the inspection appointment. If you have any questions about the content in this report, or wish to have clarification on any comment, you must contact the inspector within 3 days of the inspection in writing.* Please read your report very carefully and take whatever action is recommended prior to the end of your contingency period.

**A word about Plumbing:** The plumbing system is one of the most critical systems in the house. And it is also one of the most over-looked as far as maintenance. When you consider that the plumbing system is under pressure 24 hours a day, and is subjected to valves being turned on and off numerous times a day, it is a wonder that plumbing doesn't fail more often. But when it does, the results can be costly and destructive.

Since most of the plumbing components corrode from the inside, they can fail without warning. Because of this it is particular important for you to perform preventative and proactive maintenance. This means that you should inspect your plumbing system at least once a year. Look at all the valves under your sinks and behind toilets, at the clothes washer, and look at the plumbing at the water heater. If you see calcium deposits around the valves, have them replaced. If you have rubber hoses on your washer, change them every two years.

**A word about mold:** Mold is a naturally occurring organism that exists in nature to break down organic material. Mold is nature's recycler. Three things are required to have a mold problem; mold spores, organic material (like wood), and moisture. When a leak occurs in a house, steps must be taken to prevent mold from growing. Just like moss, mold can become dormant when the source of moisture is stopped. When moisture returns, the dormant mold can start to grow again quickly. Occasionally stains from a leak are painted over when the leak is considered fixed. If the leak ever resumes, mold can return.

**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.**

**DO NOT RELY ON THIS REPORT FOR INDICATIONS OF MOLD OR OTHER ALLERGENS AS THEY MAY NOT BE OBSERVABLE AS PART OF A HOME INSPECTION. THE SAN DIEGO REAL ESTATE INSPECTION COMPANY SPECIFICALLY DISCLAIMS ANY MOLD RELATED ISSUES AS WE ARE NOT LICENSED, CERTIFIED, OR OTHERWISE QUALIFIED TO IDENTIFY OR TEST FOR MOLD.**

## **IMPORTANT INFORMATION ABOUT THERMAL IMAGING**

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

### **How does Thermal Imaging work?**

Thermography is the use of an infrared imaging and measurement camera (IR Camera) to "see" and "measure" thermal energy emitted from an object. It is not a moisture meter, and does not "see" moisture. The cameras help the inspector see temperature differences and anomalies which can be caused by moisture. When two areas composed of the same or similar materials experience changing ambient temperatures, the area with the higher thermal mass (usually moisture) will change temperature more slowly. The first thing we do is turn on the functioning plumbing. We let water run through the drains of the toilets, sinks, showers, and dishwasher. Depending on the ambient conditions at the house at time of inspection, we may run hot or cold water. If the house is cold, hot water will show up better than cold water. We may use the heating or AC system to help change the temperatures in the house. The dry areas with less thermal mass will change temperature quickly. Areas with a higher thermal mass, which may include damp areas, will change temperature slower. These differences can be obvious when viewed through the Infrared camera.

### **Limitations of Thermal Imaging**

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

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

can only report on the evidence present at the time of inspection.

## **HOW TO READ THIS REPORT**

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.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

- **When a "Repair or Replace" action is indicated, you should consider having a licensed expert in that field perform a further evaluation of that entire system. For example, if a repair item is noted for any portion of the plumbing system, this may indicate that damage exists beyond the scope of this home inspection, and a licensed plumbing contractor should be hired to perform a thorough evaluation of the entire plumbing system BEFORE THE END OF YOUR CONTINGENCY PERIOD.**
- Numerous digital photographs have been taken of the house to document the flaws noted or defects observed when possible. Sometimes it is not possible to take a photograph of a defect due to location, lighting, or other obstructions. Numerous pictures may be taken of a house but not all photographs will necessarily be included with the report.

**A home inspection is a snapshot of the condition of the house on the day of inspection. There are absolutely no warranties that should be construed from having an inspection, and the inspection does not offer any guarantee whatsoever regarding the remaining life of any component. This means that something may be working on the day of inspection, which will be indicated in the report. However this same component may fail after the inspection. While this is a rare scenario, it does happen. For this reason we strongly recommend that you maintain a good home warranty, and include the roof and any other applicable systems you may have such as AC, pool, plumbing, etc. Basic home warranties do not include these optional coverages so it is important for you to add these items to your home warranty.**

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

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# 1. BUILT-IN KITCHEN APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed 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. The Home inspector is not required to move any appliance. Please refer to our [Standards of Practice](#) for a detailed list of what is inspected and what is not inspected.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

**IN NI NP RR Inspection Items**

**||| ☒ 1.0 DISHWASHER**

**DISHWASHER:** AGED, MAGIC CHEF

**Findings:**

Rust was observed at the dishwasher racks. The unit is aged and may be at the end of its useful life. Functional at time of inspection.

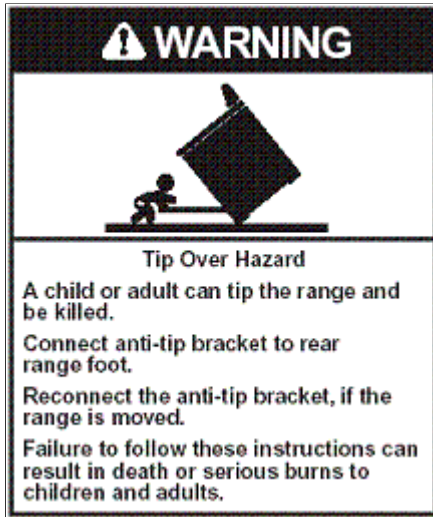
**||| ☒ 1.1 RANGES/COOKTOP**

**RANGE:** -ELECTRIC-

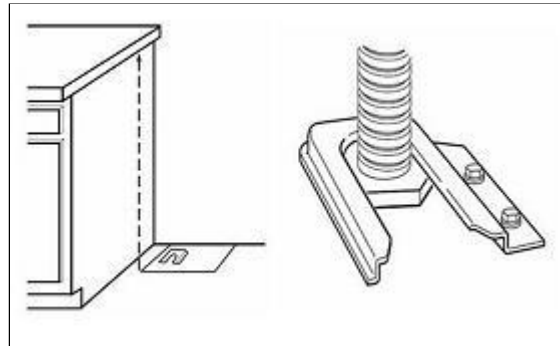
**Findings:**

(1) The oven light was inoperable, possibly due to bulb.

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



1.1 Picture 1



1.1 Picture 2

**||| ☒ 1.2 FOOD WASTE DISPOSER**

**DISPOSER:** IN SINK ERATOR

**Findings:**

The disposer did not function when tested. Recommend replacement by a qualified appliance repair company or plumber.

**☒ ||| 1.3 RANGE HOOD/VENT**

**IN NI NP RR Inspection Items**

**IN NI NP RR    Inspection Items**

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**EXHAUST/RANGE HOOD: -VENTED-, BUILT INTO MICROWAVE**

**Findings:**

| | | **1.4 MICROWAVE COOKING EQUIPMENT (Built-in)**

**BUILT-IN MICROWAVE: KENMORE**

**Findings:**

| |  | **1.5 REFRIGERATOR**

**Findings:**

| |  | **1.6 WASHER/DRYER**

**Findings:**

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**IN NI NP RR    Inspection Items**

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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.

## 2. PLUMBING SYSTEM

The home inspector shall observe the ACCESSIBLE portions of the Interior water supply and distribution system and fixtures. The inspector will report functional flow (low or high water pressure); observable leaks; evidence of leaks (staining); and interior drain flow; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, and leaks. The home inspector will operate all plumbing fixtures intended for regular use, including interior faucets and exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance, or where doing so could cause property damage.

The home inspector is NOT required to: Operate any fixture that is damaged, or disassemble/assemble any fixture; Turn on or off any water supply valves such as angle stop valves supplying water to tubs, toilets, sinks or main; State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems such as sump pumps; Foundation drainage systems; Spa tubs, except as to functional flow and functional drainage; Swimming pools (unless contracted in writing to do so); Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. Home inspectors do NOT flood test tubs or sinks to test the over-flow. Please refer to our [Standards of Practice](#) for a detailed list of what is inspected and what is not inspected.

**Please note that many factors can affect a plumbing system. The simple change of having a house vacant, having the water shut off, or performing any repairs can have an adverse affect on the plumbing system:**

**On the water supply side, debris, rust, scale and sediment can build up when the plumbing is not used, or water supply is shut off, such as in a vacant house. When the water is turned back on, debris can become dislodged and clog valves downstream. In particular, faucets can easily become clogged between the time a home inspection is performed and when the house is occupied. If you do not have any hot or cold water flowing from one of these valves, the valve will need to be flushed by a plumber.**

**On the waste side of the plumbing system, the amount of sludge that can build up on the inside of these pipes can be substantial. That's why sometimes a home's plumbing system could work fine until it is vacant for a few weeks or months, and then the sludge inside pipes and P-traps begin to dry and clog pipes. This can also happen between the time a home inspection is performed, and the time the house is occupied. These clogs can cause waste water to back up and create leaks that could not be detected during the inspection. If no blockage was reported in the inspection report, but drains run slowly after you move in, the drains will require service by a plumber.**

***We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow draining. This is not a conclusive test and only a video-scan of the drain line would confirm its actual condition.***

**NOTE: REPORTED ITEMS REGARDING THE PLUMBING SYSTEM CAN BE EVIDENCE OF MORE SIGNIFICANT DEFECTS. SURFACE STAINING MAY BE THE ONLY EVIDENCE OF A PLUMBING LEAK. DETERMINING THE EXACT CAUSE OF PLUMBING DEFECTS BASED ON EVIDENCE THAT IS ONLY OBSERVABLE AT THE INTERIOR SURFACES IS BEYOND THE SCOPE OF A HOME INSPECTION DUE TO ITS CONCEALED NATURE. REPORTED STAINS MAY REQUIRE MORE DESTRUCTIVE TESTING TO DETERMINE THE EXACT SOURCE OF THE STAIN. IT IS THE CLIENT'S RESPONSIBILITY TO ARRANGE FOR ADDITIONAL TESTING WHICH MAY BE REQUIRED BY A SPECIALIST (FENESTRATION, PLUMBING, ROOF, ETC).**

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

**IN NI NP RR Inspection Items**

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| | | **2.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS**

**WASHER DRAIN SIZE: 2" DIAMETER**

**PLUMBING WASTE: ABS**

**Findings:**

Leaks were observed, possibly from tub/showers, see section 6.1.

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**IN NI NP RR Inspection Items**

| | | 2.1 WATER SUPPLY AND DISTRIBUTION SYSTEM

**WATER SOURCE:** PUBLIC

**PLUMBING SUPPLY:** COPPER

**PLUMBING DISTRIBUTION:** NOT VISIBLE

**Findings:**

The observable portions of the water distribution pipes appear to be copper, but the type of plumbing cannot be confirmed.

| | |  2.2 FIXTURES AND CONNECTED DEVICES

**Findings:**

(1) One piece valve/flexible supply lines are installed at some or all sinks and toilets. These supply pipes are know to corrode from the inside and fail. Corrosion/calcification was observed at these valves which indicates that corrosion is taking place. I recommend replacing all of these older angle stop valves with new valves and braided steel supply lines to avoid leaks.



2.2 Picture 1

(2) A leak was observed at the master bath sink drain, right side. Advise corrections with licensed plumber.



2.2 Picture 2

(3) A cracked drain fitting was observed under the master bath sink (Left side) Advise replacement.



2.2 Picture 3

(4) The hall bathroom tub overflow drain components are corroded. This can indicate that additional corrosion is occurring behind the tub which cannot be determined. Recommend having a licensed plumber inspect and replace parts, which may include the tub, as necessary to prevent leaks.



2.2 Picture 4 Hall bath

**IN NI NP RR Inspection Items**

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(5) Hall bath toilet was disconnected from the water supply at time of inspection. Advise corrections with licensed plumber



2.2 Picture 5

| | | **2.3 CORRECT PLUMBING AT FAUCETS (hot left, cold right)**

**Findings:**

| | |  **2.4 MAIN WATER HEATER, CONTROLS, FLUES AND VENTS**

**WATER HEATER FLUE MATERIAL:** DOUBLE WALL, SINGLE WALL

**CAPACITY:** 50 GAL (2-3 PEOPLE)

**MANUFACTURER:** GE

**YEAR MANUFACTURED:** 2009

**Findings:**

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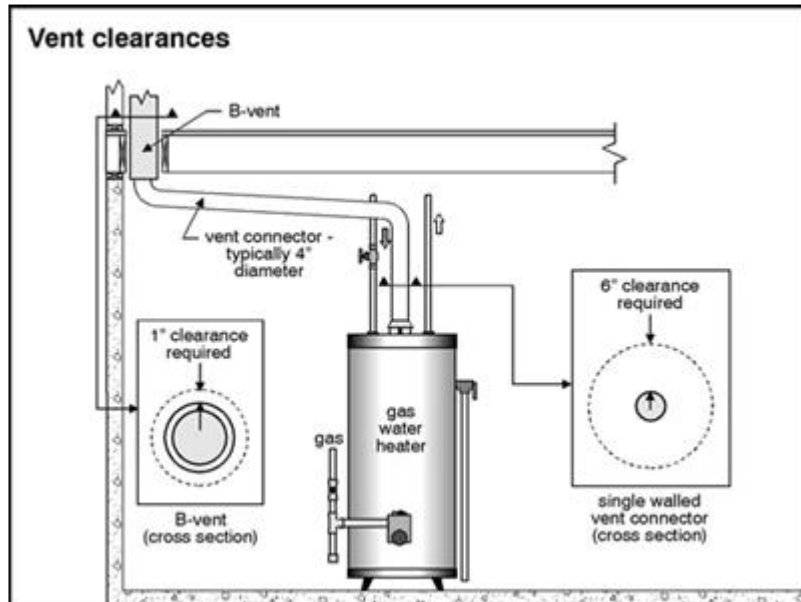
**IN NI NP RR Inspection Items**

(1) Picture of water heater. Functional at time of inspection. No leaks observed.



2.4 Picture 1

(2) Insufficient clearance at water heater flue. With a single wall flue, a 6 inch clearance must be maintained between flue and combustible materials. Recommend correction by a licensed contractor.



2.4 Picture 2

| | | 2.5 TEMPERATURE AND PRESSURE (T&P) RELIEF VALVE

Findings:

| | | 2.6 WATER HEATER STRAPPING, BRACING AND PLATFORM

Findings:

| | | 2.7 PRESSURE REGULATOR

**IN NI NP RR    Inspection Items**

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**WATER PRESSURE:** 70-75 psi

**Findings:**

**☒ | | | 2.8 GAS STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)**

**GAS DISTRIBUTION:** RIGID IRON PIPE

**Findings:**

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**IN NI NP RR    Inspection Items**

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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 line 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 fails 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.

Having a flood in your house can be devastating. Even a small leak can cause thousands of dollars of damage to your home and personal belongings. Leaks always seem to happen when the homeowner is away from their house. There are some simple steps you can take to avoid floods. New products exist which are easy to install, and they detect leaks and shut off the water automatically. We highly recommend installing automatic shut off valves to protect your property. We also recommend replacing valves that become corroded.

### 3. ELECTRICAL SYSTEMS

The home inspector shall observe the VISIBLE and ACCESSIBLE portions of the electrical system including: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all accessible receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and accessible Smoke detectors (mounted no higher than 10 feet from the floor). The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.

The home inspector is NOT required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment. Please refer to our [Standards of Practice](#) for a detailed list of what is inspected and what is not inspected.

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**IN NI NP RR      Inspection Items**

**I I I X**

#### **3.0 MAIN AND DISTRIBUTION PANELS**

**ELECTRICAL SERVICE CONDUCTORS: BELOW GROUND**

**MAIN PANEL CAPACITY: 125 AMP**

**PANEL TYPE: CIRCUIT BREAKERS**

**ELEC. PANEL MANUFACTURER: CHALLENGER**

**Findings:**

The panels screw is missing at the electric panel. Advise installing screw(s) for safety.



3.0 Picture 1

**X I I I**

#### **3.1 SYSTEM GROUNDING AND GROUNDING EQUIPMENT**

**Findings:**

**X I I I**

#### **3.2 OVERCURRENT DEVICES (Circuit Breakers, Fuses) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE**

**Findings:**

**X I I I**

#### **3.3 BRANCH CIRCUIT CONDUCTORS**

**BRANCH WIRE 15 and 20 AMP: COPPER**

**WIRING METHODS: ROMEX**

**IN NI NP RR      Inspection Items**

**Findings:****3.4 JUNCTION BOXES (Observable)****Findings:**

(1) Receptacle cover is missing in Garage. This is a shock hazard. Recommend replacing as necessary for safety.

(2) An open switch plate with a missing switch was observed in living room. Advise changing to a single switch cover, so that wires are not exposed.

**3.5 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)****Findings:****3.6 EXTERIOR LIGHTING (Patio lights, motion sensors)**

**EXTERIOR LIGHTING CONTROL:** Standard switched

**Findings:****3.7 POLARITY AND GROUNDING OF RECEPTACLES****Findings:****3.8 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)****Findings:**

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

(2) Recommend upgrading all non-fixed appliance receptacles in the kitchen to GFCI-protected receptacles.

**3.9 OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)****Findings:**

**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.

**3.10 CABLE AND TELEPHONE ENTRANCE****Findings:**

## 4. UTILITY SHUT OFFs (Location)

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

**IN NI NP RR**    **Inspection Items**

| | | **4.0 MAIN WATER SHUT-OFF DEVICE (Describe location)**

**Findings:**

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



4.0 Picture 1

| | | **4.1 MAIN PANEL AND DISTRIBUTION PANELS (Describe location)**

**Findings:**

The main electric shut off for the dwelling is located at the right exterior (facing front).



4.1 Picture 1

**IN NI NP RR**    **Inspection Items**

**IN NI NP RR Inspection Items**

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| | | **4.2 MAIN GAS SHUT OFF VALVE (Describe location)**

**Findings:**

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



4.2 Picture 1

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**IN NI NP RR Inspection Items**

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

## 5. HEATING & COOLING EQUIPMENT

Where accessible and observable, the home inspector shall observe permanently installed heating and cooling systems including: Normal operating controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each sleeping room. Cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and the presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

The home inspector is NOT required to: Predict life remaining; Operate heating or cooling systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish pilots or solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat/cooling supply to the various rooms. The home inspector is NOT required to: Evaluate window air conditioners; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms. Please refer to our [Standards of Practice](#) for a detailed list of what is inspected and what is not inspected.

NOTE: REPORTED ITEMS AT THE HEATING OR AIR CONDITIONING SYSTEM CAN BE EVIDENCE OF MORE SIGNIFICANT DEFECTS. A HOME INSPECTION IS A CURSORY EVALUATION OF THESE SYSTEMS, NOT AN EXHAUSTIVE TEST. A HOME INSPECTION CANNOT PREDICT THE FUNCTIONALITY OR ADEQUACY OF THE SYSTEM(S) UNDER ALL CIRCUMSTANCES SUCH AS WEATHER CONDITIONS OTHER THAN ON THE DAY OF INSPECTION. IT IS THE CLIENT'S RESPONSIBILITY TO ARRANGE FOR ADDITIONAL EVALUATION BY A HVAC CONTRACTOR IF CLIENT HAS CONCERNS ABOUT ADEQUACY, LIFE REMAINING, OR EFFICIENCY OF THE HVAC SYSTEM(S).

**WE HIGHLY RECOMMEND THAT CLIENT MAINTAINS A HOME WARRANTY WHICH INCLUDES COVERAGE FOR THE HEATING AND COOLING SYSTEMS.**

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

**IN NI NP RR    Inspection Items**



### 5.0 HEATING EQUIPMENT

**HEAT TYPE:** FORCED AIR

**ENERGY SOURCE:** NATURAL GAS

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

**HEAT SYSTEM BRAND:** RHEEM

**AGE OF HEATING EQUIPMENT:** 20 - 25 years\*

**Findings:**

The furnace is old and appears to be original equipment. Functional at time of inspection. Rust noted in the burn chamber. Most heating contractor consider units over 20 years old to be at the end of their life span. Advise consulting with a heating contractor to review the system for an estimate of life remaining, and the cost of replacement prior to the end of your contingency period.

We recommend having SDG&E or a heating contractor perform an annual test each season before use.



5.0 Picture 1

**IN NI NP RR    Inspection Items**

| | | 5.1 AUTOMATIC SAFETY CONTROLS

Findings:

| | | 5.2 FLUES AND VENTS (For heating system)

**FLUE MATERIAL:** DOUBLE WALL METAL

Findings:

| | |  5.3 COOLING AND AIR HANDLER EQUIPMENT

**CONDENSER MANUFACTURER:** RHEEM

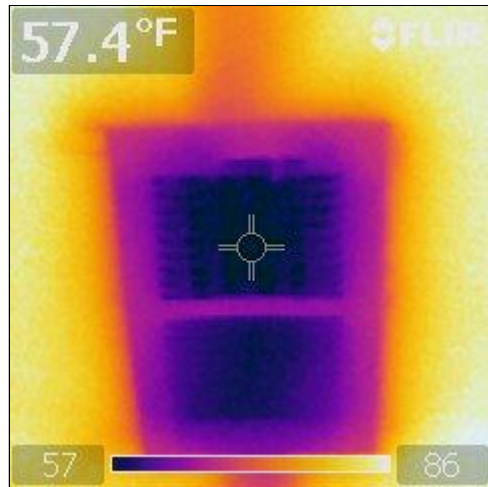
**COOLING EQUIPMENT TYPE:** AIR CONDITIONER UNIT

Findings:

(1) Ambient air test was performed by using thermometers on air handler of air conditioner to determine if the difference in temperatures of the supply and return air is between 14 degrees and 22 degrees which indicates unit is cooling as intended. The AC was tested and was found to be operating within proper operating range. This indicates that the AC is cooling properly. We do recommend an annual tune-up by a qualified HVAC contractor.



5.3 Picture 1



5.3 Picture 2 View of AC with IR camera

**IN NI NP RR    Inspection Items**

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(2) The insulation is deteriorated or missing at the refrigerant lines. Recommend replacing the damaged insulation.



5.3 Picture 3

(3) Compressor outside (AC unit) is an older/original unit, and the life remaining may be limited. Advise review with a licensed HVAC contractor for an estimate of life remaining and the cost of replacement before the close of your contingency period.

| | | **5.4 NORMAL OPERATING CONTROLS (Thermostat)**

**Findings:**

| | |  **5.5 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**

**DUCTWORK:** INSULATED

**FILTER TYPE:** DISPOSABLE

**Findings:**

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**IN NI NP RR    Inspection Items**

(1) Some of the ductwork has been damaged by exposure to UV rays (sunlight) through the roof vents. UV rays deteriorate the plastic sleeve around the duct allowing the insulation layer to fall away from the duct, reducing efficiency. I recommend further evaluation and repair by a licensed HVAC contractor.



5.5 Picture 1

(2) Debris seen in vents/ducts/furnace indicate need for cleaning. Recommend having the ducts/furnace cleaned by a qualified company.

(3) The spring used to hold the filter in place is missing. This prevents the filter from adequately filtering the air and can allow dust to enter the ducting. Advise having the spring replaced by a qualified heating contractor to avoid contaminating the ducts. Also, the screw for air filter door is missing. Advise replacement.



5.5 Picture 2

- ||| ☒ 5.6 FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS
- TYPES OF FIREPLACES: FACTORY BUILT
- NUMBER OF FIREPLACES: ONE
- CHIMNEY (exterior): METAL FLUE PIPE

**Findings:**

(1) *There are generally two types of fireplaces most commonly found in residential use, masonry and pre-fabricated metal ones. The metal units are commonly referred to as factory built. Our inspection of chimneys is that of a generalist and not a specialist, and is described by specialists as a phase-one inspection, as distinct from phase-two inspections that are conducted by fireplace specialists. Please note that significant areas of chimney flues cannot be adequately viewed during a phase-one inspection. Phase-one inspections have been documented by the [Chimney Safety Institute of America](#) which reported in 1992 "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend a phase-two inspection by a specialist within the contingency period to fully document the condition of the flue in its entirety.*

(2) Creosote/soot build-up noted at chimney. We advise obtaining a professional cleaning.



5.6 Picture 1

**IN NI NP RR Inspection Items**

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(3) A hole was observed at the gas stub inside fireplace. This should be sealed with an approved sealant to prevent chimney fires. We advise corrections by a licensed chimney sweep.



5.6 Picture 2

(4) The fireplace doors are off track. A handle is missing. We advise repair or replacement as necessary.



5.6 Picture 3

(5) Hairline cracking and deterioration noted in prefabricated fireplace panel. Manufacturers advise replacing panels with cracks over 1/8".

**☒ | | | 5.7 DAMPER AND/OR DAMPER CLAMP**

**Findings:**

**☒ | | | 5.8 HEARTH/MANTLE**

**Findings:**

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**IN NI NP RR Inspection Items**

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The heating and/or 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 HVAC contractor would discover. Please be aware that

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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.

## 6. INTERIORS

The home inspector will observe accessible: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and a representative number of doors and windows. Where accessible, the home inspector will: Operate a representative number of windows and interior doors; and Report observable anomalies such as unusual characteristics, staining, or defective installation where discernable.

The home inspector is NOT required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. The home inspector shall not lift carpets or other flooring material. Please refer to our [Standards of Practice](#) for a detailed list of what is inspected and what is not inspected.

NOTE: REPORTED ITEMS AT THE INTERIOR SURFACES CAN BE EVIDENCE OF MORE SIGNIFICANT DEFECTS. STAINS AT CEILINGS MAY BE EVIDENCE OF ROOF OR PLUMBING LEAKS. STAINS AT WALLS MAY BE EVIDENCE THAT WINDOWS OR DOORS ARE LEAKING. THESE TYPES OF LEAKS CAN BE CAUSED BY IMPROPER INSTALLATION OF FLASHING AROUND DOORS OR WINDOWS, TORN MOISTURE BARRIER, OR OTHER INSTALLATION DEFICIENCIES. DETERMINING THE EXACT CAUSE OF STAINING BASED ON EVIDENCE THAT IS ONLY OBSERVABLE AT THE INTERIOR SURFACE IS BEYOND THE SCOPE OF A HOME INSPECTION DUE TO ITS CONCEALED NATURE. REPORTED STAINS MAY REQUIRE MORE DESTRUCTIVE TESTING TO DETERMINE THE EXACT SOURCE OF THE STAIN. IT IS THE CLIENT'S RESPONSIBILITY TO ARRANGE FOR ADDITIONAL TESTING WHICH MAY BE REQUIRED BY A SPECIALIST (FENESTRATION, PLUMBING, ROOF, ETC).

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN	NI	NP	RR	Inspection Items
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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### 6.0 INTERIORS (general)

**Findings:**

This house has been recently re-painted, and remodelled including the floor coverings. Advise inquiry with the seller and flooring installer to obtain the condition of the slab condition before the finished flooring was installed.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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### 6.1 CEILINGS

**CEILING MATERIALS: SHEETROCK**

**Findings:**

(1) Patching was noted at the ceiling in Kitchen, Living room and Garage Recommend asking seller if they have knowledge of the repair or cause.

IN	NI	NP	RR	Inspection Items
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**IN NI NP RR      Inspection Items**

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(2) Water stain(s) noted at the ceiling in the garage above water heater area. No elevated level of moisture was detected. The stain was dry at time of inspection so I could not determine if the leak is still active. Under certain conditions or regular use there may be an active leak.



6.1 Picture 1 Garage

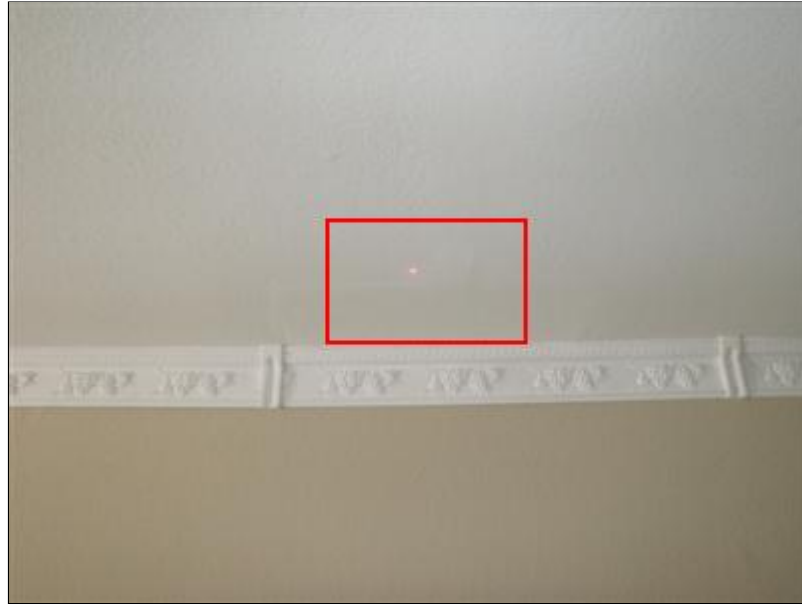


6.1 Picture 2 Garage

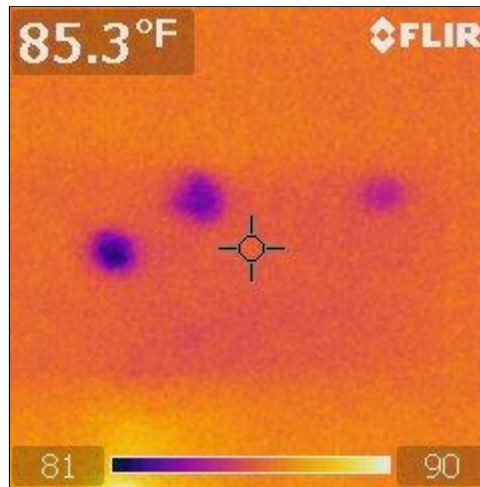
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**IN NI NP RR      Inspection Items**

(3) An elevated level of moisture/plumbing leak was detected at the ceiling beneath the Hall bathroom. The exact cause of the moisture, or the presence of damage, cannot be determined without more destructive testing. There may be moisture damage behind the sheetrock which is concealed, and cannot be identified within the scope of a home inspection. To determine if moisture damage exists inside the walls, a more invasive inspection is required. This appears to be coming from the Hall bath tub/shower, possibly tub drain/overflow. Recommend further evaluation by a licensed plumber and remediation contractor to determine the extent of repairs needed.



6.1 Picture 3 Leak above fire place

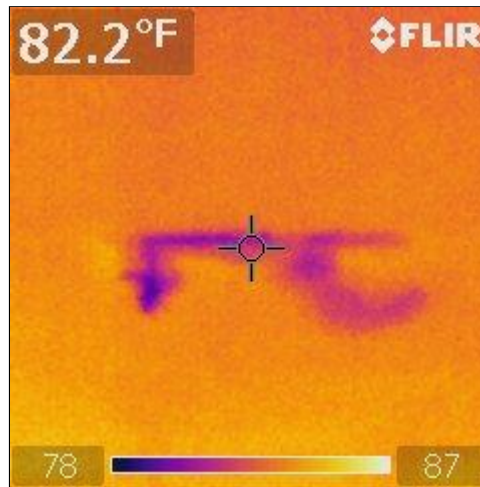


6.1 Picture 4 View of leak in Living room

(4) An elevated level of moisture/plumbing leak was detected at the ceiling beneath the Master Bath. The exact cause of the moisture, or the presence of damage, cannot be determined without more destructive testing. There may be moisture damage behind the sheetrock which is concealed, and cannot be identified within the scope of a home inspection. To determine if moisture damage exists inside the walls, a more invasive inspection is required. This appears to be from the tub/shower possibly from tub/shower drain/overflow. Recommend further evaluation by a licensed plumber and remediation contractor to determine the extent of repairs needed.



6.1 Picture 5 Leak below master tub/shower in Garage



6.1 Picture 6 View of leak in Garage



6.2 WALLS

WALL MATERIAL: SHEETROCK

Findings:

(1) Staining noted in the Hall Bath cabinet. The staining was dry at time of inspection so I could not determine if the leak is still active. Under certain conditions or regular use, the leak may become active. Possibly due to AC condensation leak or roof leak. This staining is below the AC condensation drain lines in attic, repairs have been made to the drain lines. Recommend further evaluation by a licensed roofer and HVAC contractor.



6.2 Picture 1 Hall cabinet next to bath

(2) Dark stains were observed on the Sheetrock in the garage (at water heater platform) which may indicate the presence of organic growth or mildew. This is most likely caused by a water heater leak. (Possibly from old water heater) No leaks observed at time of inspection.

Note: Testing for mold is beyond the scope of a home inspection. If you have health issues or if you are concerned about the air quality inside this house, you should have testing performed by a qualified contractor.



6.2 Picture 2



**6.3 FLOOR COVERINGS**

**FLOOR COVERING(S):** CARPET, TILE, WOOD

**Findings:**



**6.4 TUB/SHOWER ENCLOSURE**

**Findings:**

Caulking is required around perimeter of the hall bathroom tub and tiles to prevent water intrusion.



6.4 Picture 1 Hall bath



**6.5 STEPS, STAIRWAYS, BALCONIES AND RAILINGS**

**Findings:**



**6.6 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS**

**CABINETRY:** WOOD

**Findings:**

(1) Advise caulking at the counter/sink/back splash to prevent water from leaking below the sink.



6.6 Picture 1

(2) Water stains observed under the kitchen sink cabinet. An elevated level of moisture was detected. (Reading confirmed with moisture meter) No leaks were observed at this location. Appears to be from an old leak. Advise review with licensed plumber/seller.



6.6 Picture 2 Left of sink kitchen base cabinet



#### 6.7 DOORS (REPRESENTATIVE NUMBER)

**INTERIOR DOORS: HOLLOW CORE**

**Findings:**



#### 6.8 WINDOWS (REPRESENTATIVE NUMBER: Locks, Glides/rollers)

**Findings:**

**IN NI NP RR**

**Inspection Items**

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The 2nd bedroom window sash spring was broken. The window does not open/close. Advise corrections with licensed window contractor.



6.8 Picture 1

**☒ | | |**

**6.9 ATTIC**

**Findings:**

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

**☒ | | |**

**6.10 INFRARED INSPECTION FINDINGS**

**Findings:**

An infrared scan was performed in the house. Leaks were discovered see 6.1

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**IN NI NP RR**

**Inspection Items**

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The interior 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. The inspection did not involve moving furniture and inspecting behind furniture, area rugs 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.

## 7. FIRE SAFETY

The home inspector shall observe: Smoke detectors, fire walls, door between garage and house for fire-resistive qualities, carbon Monoxide detectors, and secondary egress in sleeping rooms. The home inspector shall: Operate (using normal user controls) a representative number of smoke detectors, Carbon Monoxide detectors, and door between garage and house; and Report signs of non-functioning smoke detectors and Carbon Monoxide detectors, improper egress, and defects in the fire wall(s).

The home inspector is NOT required to: Test detectors that are located above 12 feet from the floor; remove detectors to identify power source; check detectors that are part of a whole-house alarm system; determine thickness or fire rating of the drywall at fire wall(s); determine fire retardancy or suitability of any materials with regard to their fire retardancy or flammability; test locks or release mechanisms at security bars or screens at any window. The home inspector shall not create smoke by burning any material to simulate smoke or fire. Please refer to our [Standards of Practice](#) for a detailed list of what is inspected and what is not inspected.

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

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN	NI	NP	RR	Inspection Items
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>7.0 FIRE-RATED DOOR (garage)</b>
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**Findings:**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>7.1 AUTO CLOSER (GARAGE DOOR)</b>
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**Findings:**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>7.2 FIRE WALL</b>
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**Findings:**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>7.3 BEDROOM EGRESS</b>
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**Findings:**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>7.4 SMOKE DETECTORS</b>
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**Findings:**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>7.5 CARBON MONOXIDE DETECTOR(S) (Describe number and location)</b>
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**Findings:**

Carbon Monoxide detectors are required as of July 1, 2011, in homes with any gas burning appliances (furnace, range, water heater), fireplaces, or wood burning stoves and/or an attached garage. Please see the [new law regarding Carbon Monoxide detectors](#). This house has a Carbon Monoxide detector as required downstairs, **an additional unit is required upstairs in the common Hallway.**

IN	NI	NP	RR	Inspection Items
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IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

## 8. EXTERIOR

Where observable, the home inspector will evaluate: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. Where observable, the home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; and report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing.

The home inspector is NOT required to observe: Wall siding or flashing that is concealed from view, Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Deterioration related to wood destroying organisms, Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility. Please refer to our [Standards of Practice](#) for a detailed list of what is inspected and what is not inspected.

**NOTE: REPORTED ITEMS AT THE EXTERIOR CAN BE EVIDENCE OF MORE SIGNIFICANT DEFECTS. A HOME INSPECTION IS A CURSORY EVALUATION OF THESE SYSTEMS, NOT AN EXHAUSTIVE TEST. A HOME INSPECTOR IS NOT A FENESTRATION EXPERT. A HOME INSPECTION CANNOT PREDICT THE FUNCTIONALITY OR ADEQUACY OF THE EXTERIOR SIDING AND FLASHING UNDER ALL CIRCUMSTANCES SUCH AS WEATHER CONDITIONS. A HOME INSPECTOR CANNOT CONFIRM PROPER INSTALLATION OF WINDOWS, FLASHINGS, OR CONDITION OF VAPOR BARRIERS DUE TO THEIR CONCEALED NATURE. EXHAUSTIVE TESTING OF WINDOWS, DOORS, DECKS, OR OTHER PENETRATIONS IS AVAILABLE FROM FENESTRATION SPECIALISTS. IT IS THE CLIENT'S RESPONSIBILITY TO ARRANGE FOR ADDITIONAL EVALUATION BY A SIDING OR FENESTRATION SPECIALIST IF CLIENT HAS CONCERNS ABOUT DEFECTS INDICATED IN THIS REPORT.**

Positive grading and drainage are essential to the welfare of a property, and are usually the primary concern of architects and builders. Moisture can deteriorate most surfaces, and the ideal site will be graded to conduct water away from a building. In fact, the ideal building will be surrounded by hard surfaces that slope way from the exterior walls, the interior floors will be several inches higher than the exterior grade, and the building will have gutters and downspouts and a system of drainage designed to prevent any moisture from threatening the foundation or the living space. Unfortunately, many properties do not meet this ideal, conditions on most can generally be improved, and all need to be monitored and maintained to prevent damage. Also, inspectors cannot see inside area drains and do not water-test them, but they can become blocked by debris, occluded by silt, and damaged by movement. Therefore, buyers should question sellers about the functionality of any such system, have it serviced by a specialist, or assume the risk of having a system that does not function well and the damage that might result.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN	NI	NP	RR	Inspection Items
			<input checked="" type="checkbox"/>	<b>8.0 GRADING &amp; DRAINAGE (With respect to their effect on the condition of the building)</b> <b>Findings:</b> (1) Low areas were observed at the grading which will cause water to pond during rain or extended irrigation. (near the house on left and right exterior) Standing water can be detrimental to the integrity of the foundation of the house. It is important to prevent or minimize standing water around the house. This can be accomplished by properly sloping the ground away from the house, or adding yard drains to carry water away from the low lying areas. Rain gutters should also be installed/repared and drained away from the house. Recommend further evaluation by a qualified landscape contractor.  (2) Ground drain lines were visible in the yard/pool deck. These drains are not tested for functional flow or adequacy. It is important to maintain these drains and prevent debris from entering. Advise periodic clean out by a qualified person.
			<input checked="" type="checkbox"/>	<b>8.1 VEGETATION (With respect to its effect on the condition of the building)</b> <b>Findings:</b>
			<input checked="" type="checkbox"/>	<b>8.2 RETAINING WALLS (With respect to their effect on the condition of the building)</b> <b>Findings:</b>
			<input checked="" type="checkbox"/>	<b>8.3 WALL SIDING FLASHING AND TRIM</b> <b>SIDING MATERIAL:</b> COMPOSITE BOARD, STUCCO, WOOD TRIM <b>Findings:</b>

IN NI NP RR Inspection Items



**8.4 DOORS (Exterior)**

**Findings:**

(1) Metal threshold at sliding door noted deteriorated, mainly due to mineral deposits in the concrete slab. We advise replacing the threshold.



8.4 Picture 1

(2) The side entry door to garage is missing weather stripping and threshold, this door may allow water to enter the garage. Advise repair with qualified person.



8.4 Picture 2



**8.5 TEMPERED GLASS PRESENT AT EXTERIOR GLASS DOORS**

**Findings:**



**8.6 GARAGE VEHICLE DOORS**

**GARAGE DOOR MATERIAL:** WOOD

**GARAGE DOOR TYPE:** TWO AUTOMATIC

**Findings:**

Water damage observed at base of garage door. Door was manually functional at time of inspection.



8.6 Picture 1



**8.7 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)**

**Findings:**

Garage door opener(s) in place but not operational. Advise further inspection by a qualified garage door service contractor.



8.7 Picture 1

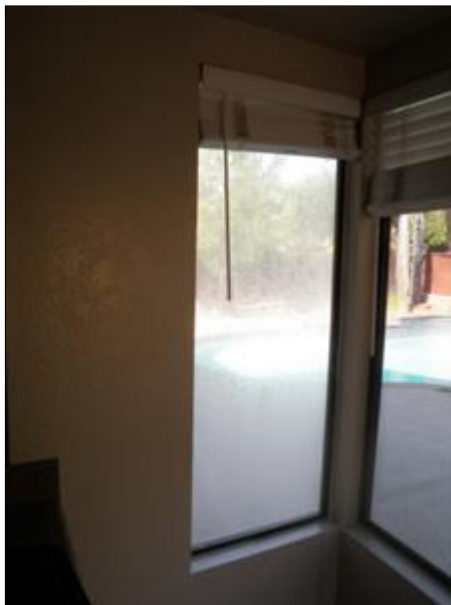


**8.8 WINDOWS (frames, panes, screens)**

**WINDOW TYPES:** SINGLE PANE ALUMINUM, DOUBLE PANE ALUMINUM\*

**Findings:**

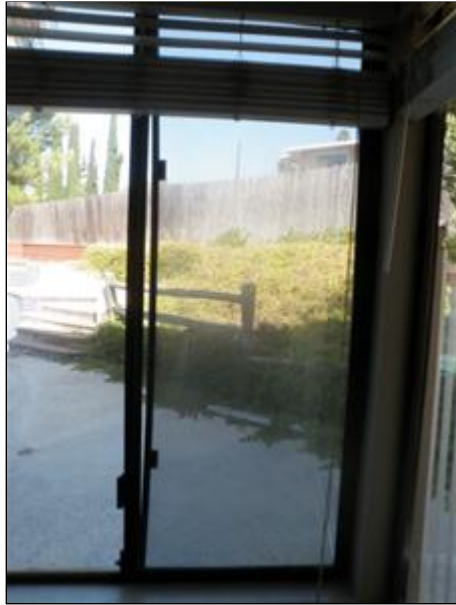
Six windows and one slider door were observed with condensation/fogging between the panes of glass. Condensation in double glazed thermal window panes will reduce visibility and insulating capability. To restore visibility and regain the insulating capability, replacement of the insulated unit or window is required.



8.8 Picture 1 Kitchen



8.8 Picture 2 Kitchen



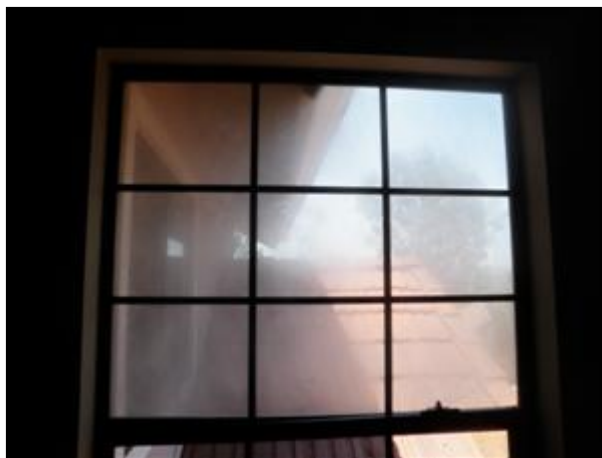
8.8 Picture 3 Living Room



8.8 Picture 4 Hall bath



8.8 Picture 5 Master bedroom



8.8 Picture 6 2nd bedroom



8.8 Picture 7 Slider door

**8.9 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS****Findings:**

(1) A railing (guard rail) is required at the deck to prevent injury. The deck is greater than 24 inches from the ground below. Advise obtaining a quotation from a qualified contractor prior to the end of your contingency period.



8.9 Picture 1

(2) Wood deck is in contact with ground at pool (Rear yard) . This can cause deterioration and attract wood eating insects. You should refer to the pest inspection report for a complete evaluation. Home inspectors do not have the authority to comment on termites or dry rot, which is the responsibility of a state licensed pest inspector.



8.9 Picture 2

#### | | | 8.10 DRIVEWAYS, PATIOS, WALKWAYS

**DRIVEWAY:** CONCRETE

**Findings:**

#### | | | 8.11 EAVES, SOFFITS AND FASCIAS

**Findings:**

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

#### | | | 8.12 FENCE

**Findings:**

(1) The fence is loose, leaning and deteriorated. Advise replacing by a licensed contractor.

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

#### | | | 8.13 OUTDOOR AREA

**Findings:**

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

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

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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.

## 9. ROOFING

The home inspector will observe ACCESSIBLE: (Excludes town houses and condos) Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks on building components. The home inspector will: Describe the type of roof covering materials; and Report the methods used to observe the roofing and any visible signs of leaking.

The home inspector is NOT required to: Walk on the roofing; Access roofing that is more than 15 feet above the ground; or Observe attached accessories including but not limited to solar systems or antennae. The home inspector is not required to estimate the age of a roof or life remaining; Determine if the roof leaks or will leak; move or lift any tiles or other roofing material; Please refer to our [Standards of Practice](#) for a detailed list of what is inspected and what is not inspected.

There are many different roof types, and every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or to other prevalent weather conditions, and its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on most pitched roofs is not designed to be waterproof only water-resistant. There are two basic roof types, pitched and flat. Pitched roofs are the most common, and the most dependable. They are variously pitched, and typically finished with composition shingles that have a design life of twenty to twenty-five years, or concrete, composite, Spanish, or metal tiles that have a design-life of forty to fifty years, and gravel roofs that have a lesser pitch and a shorter design-life of ten to fifteen years. These roofs may be layered, or have one roof installed over another, which is a common practice but one that is never recommended because it reduces the design-life of the new roof by several years and requires a periodical service of the flashings. These are serviced with mastic, which eventually shrinks and cracks and provides a common point of leakage. Among the pitched roofs, gravel ones are the least dependable, because the low pitch and the gravel prevent them from draining as readily as other roofs. For this reason, they must be conscientiously maintained. In this respect, the least dependable of all roofs are the flat roof. Some flat roofs are adequately sloped toward drains but many are not, and water simply ponds and will only be dispersed by evaporation. The most common cause of leakage results when roofs are not serviced or kept clean, and foliage and other debris blocks the drainage channels.

What remains true of all roofs is that, in so far as their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of a home inspection. Even water stains on ceilings, or on the framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only a licensed roof contractor can credibly guarantee that a roof will not leak. **We cannot, and do not give any such guarantees.** We will examine the roof, evaluate it, but we will not predict its remaining life expectancy, nor guarantee that it will not leak. The sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, **we recommend that you carefully read the transfer disclosure statement and that you either include comprehensive roof coverage in your home warranty policy, or that you obtain a roof certification from an established local roofing company.**

You can obtain a certification of this roof and a guarantee from third party companies. They will perform extensive testing and many will guarantee that the roof will not leak. A roof certification is NOT included with this inspection. It is strongly advised that you obtain a certification, and maintain a good home warranty with roof coverage.

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

**WE HIGHLY RECOMMEND THAT CLIENT MAINTAINS A HOME WARRANTY WHICH INCLUDES COVERAGE FOR THE ROOF.**

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

**IN NI NP RR Inspection Items**

**|||  9.0 ROOF COVERINGS (Surface of roofing materials)**

**ROOF COVERING:** CONCRETE, TILE\*

**VIEWED ROOF COVERING FROM:** BINOCULARS, Upstairs windows, ATTIC

**Findings:**

**IN NI NP RR Inspection Items**

(1) Tile roof covering was inspected from the ground and attic to avoid damaging the roof covering. This is in accordance with the CalNACHI standards of practice. The entire roof was not visible. Several slipped or missing tiles observed.



9.0 Picture 1 Missing tile

(2) The tile roof is 20 years old or more. Tile roofs installed in the 1980's or before may have an underlayment that is near the end of its expected life. It is important to understand that the underlayment commonly known as "tar paper" has a life span that may be limited to 25 years depending on quality of materials, installation, sun exposure, ventilation of the attic, and maintenance. No drip edge flashing was used at eaves, this can cause the eaves to rot. Replacing the underlayment can be costly. **You should have the roof evaluated by a licensed roof contractor to obtain an estimate of life remaining, or the cost of repair/replacement before the close of your contingency period.** We also recommend that you maintain a good home warranty with the additional roof coverage.



9.0 Picture 2

||| ☒ 9.1 FLASHINGS/ROOF PENETRATIONS

Findings:

Mortar flashing was noted at the roof penetrations. This is an older method of sealing the roof penetrations which is no longer used. Cracks were observed at the mortar flashings which may leak during rain. (Leaks observed in attic) **Recommend having the roof inspected by a licensed roof contractor prior the end of your contingency period.**



9.1 Picture 1

||| ☒ 9.2 SKYLIGHTS

**Findings:**

Cracking (Spider cracks) was noted in the skylight above master bath. Recommend having a licensed roof contractor provide an estimate for the cost of repair or replacement prior to the end of your contingency period.



9.2 Picture 1 Master bath

||| ☒ 9.3 ROOF SHEATHING (As observable from attic)

**Findings:**

Stain(s) noted in the roof sheathing at various areas in attic. Due to the lack of recent rain, I was unable to determine if active or passive. The roof is in need of significant repair and likely leaks during rain. Recommend contacting a licensed roof contractor for further evaluation prior to the end of your contingency period.



9.3 Picture 1

||| ☒ 9.4 ROOFING DRAINAGE SYSTEMS (Rain Gutters, Scuppers)

**Findings:**

Rain gutters are in poor condition, some areas are falling off, loose or missing. Advise repair with qualified contractor.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

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.

## 10. STRUCTURAL COMPONENTS

The Home Inspector will observe VISIBLE structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector will: Observe accessible structural components; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report evidence of abnormal or harmful water penetration into the building.

The home inspector is NOT required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons; Enter any space that has less than 18 inches of clearance; Report on environmental contaminants at the house or in the soil. Not all areas of the slab will be observable due to floor coverings such as carpet, hardwood floors, tile, etc. The home inspector is not allowed to lift or remove any flooring material including carpet. There may be no indication of a slab crack even though one may exist. Please refer to our [Standards of Practice](#) for a detailed list of what is inspected and what is not inspected.

NOTE: ITEMS IDENTIFIED IN THIS SECTION CAN BE EVIDENCE OF MORE SIGNIFICANT STRUCTURAL DEFECTS. A HOME INSPECTION IS A GENERAL EVALUATION OF THE STRUCTURE, NOT AN EXHAUSTIVE TEST NOR IS IT AN ENGINEERING STUDY. A HOME INSPECTOR CANNOT PREDICT THE INTEGRITY OF THE STRUCTURE UNDER ALL CIRCUMSTANCES SUCH AS VARIOUS WEATHER CONDITIONS OR EARTH MOVEMENT. PLEASE BE AWARE THAT CRACKING IS VERY COMMON IN CONCRETE SLABS. HOME INSPECTORS DO NOT LIFT FLOORING MATERIALS AND THEREFORE CANNOT DESCRIBE THE CONDITION OF THE SLAB WITHOUT ADDITIONAL EVIDENCE OF STRUCTURAL DEFECTS. IT IS POSSIBLE THAT YOU WILL FIND CRACKS IN THE SLAB WHEN FLOORING MATERIALS ARE REPLACED. MOST SLAB CRACKING IS NOT STRUCTURALLY SIGNIFICANT UNLESS GROUND MOVEMENT IS THE CAUSE. IT IS THE CLIENT'S RESPONSIBILITY TO ARRANGE FOR ADDITIONAL EVALUATION BY A LICENSED STRUCTURAL ENGINEER IF CLIENT HAS CONCERNS ABOUT THE ADEQUACY OR INTEGRITY OF THE STRUCTURE.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN	NI	NP	RR	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>10.0 FOUNDATIONS (Observable Evidence of Structural Defects)</b> <b>FOUNDATION: POURED CONCRETE</b> <b>Findings:</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>10.1 SLAB (Observable Evidence of Structural Defects - Concrete Floors)</b> <b>Findings:</b> Due to floor coverings throughout house, slab was not visible.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>10.2 FLOORS (Observable Evidence of Structural Defects - Wood Frame Floors)</b> <b>FLOOR STRUCTURE: SLAB</b> <b>Findings:</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>10.3 FOUNDATION BOLTS (Foundation bolts present)</b> <b>Findings:</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>10.4 ROOF STRUCTURE AND ATTIC</b> <b>ROOF STRUCTURE: ENGINEERED WOOD TRUSS</b> <b>ROOF-TYPE: HIP</b> <b>ATTIC ACCESS INFO: SCUTTLE HOLE</b> <b>Findings:</b>

IN	NI	NP	RR	Inspection Items
IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace				
All structures are dependent upon the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move the structures with relative ease, raising and lowering them and fracturing slabs, house and yard walls, and other hard surfaces. Expansive soils may account for structural damage. It is beyond the scope of a home inspection to research the soil conditions under this house or in this neighborhood. Foundations are not uniform, and they conform to the structural building standards in place during the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for evidence of structural damage. Cracks or deteriorated surfaces in foundations are quite common. In fact it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the flooring material. Obviously older structures are more likely to have some cracking due to their age and the standards in effect at time of construction. We will alert you to any suspicious cracks that are clearly visible. However in the absence of any <u>visible evidence</u> we may not be able to determine the presence of any cracking. The only way to do this would be to lift all of the flooring material which is certainly outside the scope of a generalist				

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home inspection. Simply because we do not report any evidence of cracking should not deter you from consulting with a foundation contractor, structural engineer or geologist.

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.

## 11. INSULATION AND VENTILATION

Where accessible and observable, the home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors.

The home inspector is NOT required to report on: Concealed insulation and vapor retarders; Presence or absence of environmental contaminants in the insulation; or Venting equipment that is integral with household appliances. Please refer to our [Standards of Practice](#) for a detailed list of what is inspected and what is not inspected.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN	NI	NP	RR	Inspection Items
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>11.0 INSULATION AND VAPOR RETARDERS (in unfinished spaces)</b>
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**ATTIC INSULATION:** BLOWN-IN, FIBERGLASS BATT

**R- VALUE:** APPROXIMATE R-19

**Findings:**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>11.1 VENTILATION OF ATTIC AND FOUNDATION AREAS</b>
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**ATTIC VENTILATION:** EAVE VENTS, GABLE VENTS

**Findings:**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>11.2 VENTING SYSTEMS (Ducts, Clothes Dryer)</b>
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**DRYER POWER SOURCE:** 220 ELECTRIC, Gas Connection (Capped)

**DRYER VENT:** METAL

**Findings:**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>11.3 BATHROOM VENTING</b>
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**Findings:**

IN	NI	NP	RR	Inspection Items
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IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

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.

## 12. COMPLIMENTARY PHOTOS

These pictures are provided for your convenience and are not intended to indicate a repair item.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

**IN NI NP RR**      **Inspection Items**

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| | |

### 12.0 KITCHEN

**Findings:**  
Kitchen



12.0 Picture 1

| | |

### 12.1 DINING AREA

**Findings:**  
Dining Area.



12.1 Picture 1

| | |

### 12.2 LIVING ROOM

**Findings:**

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**IN NI NP RR**      **Inspection Items**

Living Room.



12.2 Picture 1



**12.3 FAMILY ROOM**

**Findings:**  
Family Room.



12.3 Picture 1



**12.4 MASTER BEDROOM**

**Findings:**

IN NI NP RR

**Inspection Items**

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Master Bedroom.



12.4 Picture 1



**12.5 MASTER BATHROOM**

**Findings:**

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IN NI NP RR

**Inspection Items**

Master Bathroom.



12.5 Picture 1



12.5 Picture 2



12.5 Picture 3



**12.6 2ND BEDROOM**

**Findings:**

2nd Bedroom.



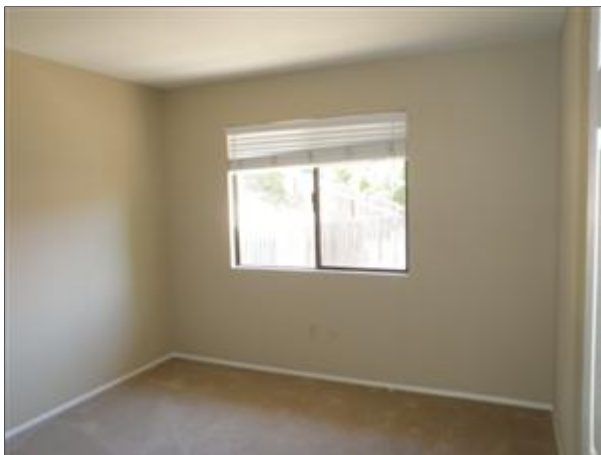
12.6 Picture 1



**12.7 3RD BEDROOM**

**Findings:**

3rd Bedroom.



12.7 Picture 1



**12.8 4TH BEDROOM**

**Findings:**  
4th Bedroom.



12.8 Picture 1



**12.9 1/2 BATH**

**Findings:**

1/2 Bathroom.



12.9 Picture 1

| | | 12.10 HALL BATHROOM

**Findings:**  
Hall Bathroom.



12.10 Picture 1



12.10 Picture 2

| | | 12.11 LAUNDRY ROOM/AREA

**Findings:**

IN NI NP RR

**Inspection Items**

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Laundry Room.



12.11 Picture 1

☒ | | |

**12.12 GARAGE**

**Findings:**  
Garage.



12.12 Picture 1

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IN NI NP RR

**Inspection Items**

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

## 13. SWIMMING POOLS AND EQUIPMENT

Pools and spas do leak, but this may be impossible to confirm without the use of specialized equipment. However, it could become apparent from secondary evidence during the inspection, which is purely visual. Regardless, the owner or the occupant of a property would be aware that the water level drops regularly and must be topped off, and this should be disclosed. Unusually high water bills could reveal this, but only a pressure test of the pipes, a dye test of cracks, or a geo-phone test of specific areas would confirm it, which is beyond CalNACHI standards and disclaimed as a function of the inspection. Please refer to our [Standards of Practice](#) for a detailed list of what is inspected and what is not inspected.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

**IN NI NP RR Inspection Items**

| | | | **13.0 OPERATIONAL CONDITION OF POOL AND/OR SPA**

**STYLE:** IN GROUND HEATED

**WALL MATERIALS:** CONCRETE/PLASTER

**Findings:**

Pool/Spa



13.0 Picture 1

| |  | | **13.1 SAFETY/ FENCING AND/OR COVER**

**Findings:**

| | |  | | **13.2 SURFACE WALLS AND FLOOR OF POOL AND/OR SPA**

**Findings:**

The plaster surface of the pool is flaking in several locations. This can indicate that the surface is failing and may need to be replaced. Recommend having the plaster evaluated by a licensed pool contractor before the end of your contingency period to determine life remaining repair options, or cost of re-plastering.

| | | | **13.3 PERMANENT ACCESSORIES CONDITION (Ladders, Steps, Rails and Diving board)**

**Findings:**

| | | | **13.4 PUMPS AND PLUMBING (operation condition, leaks)**

**Findings:**

| | | | **13.5 VALVES**

**Findings:**

| | | | **13.6 SKIMMER**

**Findings:**

**IN NI NP RR Inspection Items**

**13.7 POOL HEATERS****Findings:**

The pool heater was inoperable at time of inspection. No power to heater. Unable to determine cause. Advise review with licensed pool contractor for an estimate to repair or replace before the close of your contingency period.



13.7 Picture 1

**13.8 POOL/SPA ELECTRICAL COMPONENTS****Findings:****13.9 GFCI PROTECTION****Findings:**

The GFCI outlet trips when the pool light is turned on. This indicated there may be water in the light. Advise review with licensed pool contractor for an estimate to repair before the close of your contingency period.



13.9 Picture 1

13.10 COPING EDGE/DECK

**Findings:**

Elastomeric compound needs to be re-applied between the coping and deck.

13.11 OPERATIONAL CONDITION OF SPA

**Findings:**

13.12 POOL/SPA DRAIN COVERS

**Findings:**

Pool drain cover is an older type which is considered unsafe. Advise upgrading by a licensed pool contractor.

13.13 FILTER

**Findings:**

13.14 POOL AND/OR SPA LIGHT

**Findings:**

Inoperable, GFCI trips see 13.9

13.15 POOL FILL

**Findings:**

Pool fill.



13.15 Picture 1

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Pools and spas do leak, but this may be impossible to confirm without the use of specialized equipment. However, it could become apparent from secondary evidence during the inspection, which is purely visual. Regardless, the owner or the occupant of a property would be aware that the water level drops regularly and must be topped off, and this should be disclosed. Unusually high water bills could reveal this, but only a pressure test of the pipes, a dye test of cracks, or a geo-phone test of specific areas would confirm it, which is beyond CalNACHI standards and disclaimed as a function of the inspection. Please refer to our [Standards of Practice](#) for a detailed list of what is inspected and what is not inspected.

**Pools are a great recreational amenity. However, they can also be very dangerous for small children. We highly recommend that you take steps to secure the pool to prevent accidental drownings. It is your responsibility to determine which type of safety barrier best meets your needs and the needs of your family and guests. Please review the statistics which can be found on our website at [www.sdinspections.com](http://www.sdinspections.com)**

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To The San Diego Real Estate Inspection Co.

# General Summary

**Customer**  
XXXXXXXXXXXX



## Address

San Diego Real Estate Inspection Co.  
1672 Main St., Suite E125, Ramona, CA 92065  
(760) 203-9682

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home.

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

## 1. BUILT-IN KITCHEN APPLIANCES

### 1.0 DISHWASHER

#### Repair or Replace

Rust was observed at the dishwasher racks. The unit is aged and may be at the end of its useful life. Functional at time of inspection.

### 1.1 RANGES/COOKTOP

#### Repair or Replace

(1) The oven light was inoperable, possibly due to bulb.

## 1. BUILT-IN KITCHEN APPLIANCES

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

### 1.2 FOOD WASTE DISPOSER

#### Repair or Replace

The disposer did not function when tested. Recommend replacement by a qualified appliance repair company or plumber.

## 2. PLUMBING SYSTEM

### 2.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

#### Inspected

Leaks were observed, possibly from tub/showers, see section 6.1.

### 2.1 WATER SUPPLY AND DISTRIBUTION SYSTEM

#### Inspected

The observable portions of the water distribution pipes appear to be copper, but the type of plumbing cannot be confirmed.

### 2.2 FIXTURES AND CONNECTED DEVICES

#### Repair or Replace

(1) One piece valve/flexible supply lines are installed at some or all sinks and toilets. These supply pipes are known to corrode from the inside and fail. Corrosion/calcification was observed at these valves which indicates that corrosion is taking place. I recommend replacing all of these older angle stop valves with new valves and braided steel supply lines to avoid leaks.

(2) A leak was observed at the master bath sink drain, right side. Advise corrections with licensed plumber.

(3) A cracked drain fitting was observed under the master bath sink (Left side) Advise replacement.

(4) The hall bathroom tub overflow drain components are corroded. This can indicate that additional corrosion is occurring behind the tub which cannot be determined. Recommend having a licensed plumber inspect and replace parts, which may include the tub, as necessary to prevent leaks.

(5) Hall bath toilet was disconnected from the water supply at time of inspection. Advise corrections with licensed plumber

### 2.4 MAIN WATER HEATER, CONTROLS, FLUES AND VENTS

#### Repair or Replace

(1) Picture of water heater. Functional at time of inspection. No leaks observed.

(2) Insufficient clearance at water heater flue. With a single wall flue, a 6 inch clearance must be maintained between flue and combustible materials. Recommend correction by a licensed contractor.

## 3. ELECTRICAL SYSTEMS

### 3.0 MAIN AND DISTRIBUTION PANELS

#### Repair or Replace

The panel screw is missing at the electric panel. Advise installing screw(s) for safety.

### 3.4 JUNCTION BOXES (Observable)

#### Repair or Replace

(1) Receptacle cover is missing in Garage. This is a shock hazard. Recommend replacing as necessary for safety.

(2) An open switch plate with a missing switch was observed in living room. Advise changing to a single switch cover, so that wires are not exposed.

### 3.8 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

#### Inspected

### 3. ELECTRICAL SYSTEMS

(2) Recommend upgrading all non-fixed appliance receptacles in the kitchen to GFCI-protected receptacles.

### 5. HEATING & COOLING EQUIPMENT

#### 5.0 HEATING EQUIPMENT

##### Inspected

The furnace is old and appears to be original equipment. Functional at time of inspection. Rust noted in the burn chamber. Most heating contractor consider units over 20 years old to be at the end of their life span. Advise consulting with a heating contractor to review the system for an estimate of life remaining, and the cost of replacement prior to the end of your contingency period.

We recommend having SDG&E or a heating contractor perform an annual test each season before use.

#### 5.3 COOLING AND AIR HANDLER EQUIPMENT

##### Repair or Replace

- (1) Ambient air test was performed by using thermometers on air handler of air conditioner to determine if the difference in temperatures of the supply and return air is between 14 degrees and 22 degrees which indicates unit is cooling as intended. The AC was tested and was found to be operating within proper operating range. This indicates that the AC is cooling properly. We do recommend an annual tune-up by a qualified HVAC contractor.
- (2) The insulation is deteriorated or missing at the refrigerant lines. Recommend replacing the damaged insulation.
- (3) Compressor outside (AC unit) is an older/original unit, and the life remaining may be limited. Advise review with a licensed HVAC contractor for an estimate of life remaining and the cost of replacement before the close of your contingency period.

#### 5.5 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

##### Repair or Replace

- (1) Some of the ductwork has been damaged by exposure to UV rays (sunlight) through the roof vents. UV rays deteriorate the plastic sleeve around the duct allowing the insulation layer to fall away from the duct, reducing efficiency. I recommend further evaluation and repair by a licensed HVAC contractor.
- (2) Debris seen in vents/ducts/furnace indicate need for cleaning. Recommend having the ducts/furnace cleaned by a qualified company.
- (3) The spring used to hold the filter in place is missing. This prevents the filter from adequately filtering the air and can allow dust to enter the ducting. Advise having the spring replaced by a qualified heating contractor to avoid contaminating the ducts. Also, the screw for air filter door is missing. Advise replacement.

#### 5.6 FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS

##### Repair or Replace

- (1) *There are generally two types of fireplaces most commonly found in residential use, masonry and pre-fabricated metal ones. The metal units are commonly referred to as factory built. Our inspection of chimneys is that of a generalist and not a specialist, and is described by specialists as a phase-one inspection, as distinct from phase-two inspections that are conducted by fireplace specialists. Please note that significant areas of chimney flues cannot be adequately viewed during a phase-one inspection. Phase-one inspections have been documented by the [Chimney Safety Institute of America](#) which reported in 1992 "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend a phase-two inspection by a specialist within the contingency period to fully document the condition of the flue in its entirety.*
- (2) Creosote/soot build-up noted at chimney. We advise obtaining a professional cleaning.
- (3) A hole was observed at the gas stub inside fireplace. This should be sealed with an approved sealant to prevent chimney fires. We advise corrections by a licensed chimney sweep.
- (4) The fireplace doors are off track. A handle is missing. We advise repair or replacement as necessary.

## 5. HEATING & COOLING EQUIPMENT

(5) Hairline cracking and deterioration noted in prefabricated fireplace panel. Manufacturers advise replacing panels with cracks over 1/8".

## 6. INTERIORS

### 6.0 INTERIORS (general)

#### Inspected

This house has been recently re-painted, and remodelled including the floor coverings. Advise inquiry with the seller and flooring installer to obtain the condition of the slab condition before the finished flooring was installed.

### 6.1 CEILINGS

#### Repair or Replace

(1) Patching was noted at the ceiling in Kitchen, Living room and Garage Recommend asking seller if they have knowledge of the repair or cause.

(2) Water stain(s) noted at the ceiling in the garage above water heater area. No elevated level of moisture was detected. The stain was dry at time of inspection so I could not determine if the leak is still active. Under certain conditions or regular use there may be an active leak.

(3) An elevated level of moisture/plumbing leak was detected at the ceiling beneath the Hall bathroom. The exact cause of the moisture, or the presence of damage, cannot be determined without more destructive testing. There may be moisture damage behind the sheetrock which is concealed, and cannot be identified within the scope of a home inspection. To determine if moisture damage exists inside the walls, a more invasive inspection is required. This appears to be coming from the Hall bath tub/shower, possibly tub drain/overflow. Recommend further evaluation by a licensed plumber and remediation contractor to determine the extent of repairs needed.

(4) An elevated level of moisture/plumbing leak was detected at the ceiling beneath the Master Bath. The exact cause of the moisture, or the presence of damage, cannot be determined without more destructive testing. There may be moisture damage behind the sheetrock which is concealed, and cannot be identified within the scope of a home inspection. To determine if moisture damage exists inside the walls, a more invasive inspection is required. This appears to be from the tub/shower possibly from tub/shower drain/overflow. Recommend further evaluation by a licensed plumber and remediation contractor to determine the extent of repairs needed.

### 6.2 WALLS

#### Repair or Replace

(1) Staining noted in the Hall Bath cabinet. The staining was dry at time of inspection so I could not determine if the leak is still active. Under certain conditions or regular use, the leak may become active. Possibly due to AC condensation leak or roof leak. This staining is below the AC condensation drain lines in attic, repairs have been made to the drain lines. Recommend further evaluation by a licensed roofer and HVAC contractor.

(2) Dark stains were observed on the Sheetrock in the garage (at water heater platform) which may indicate the presence of organic growth or mildew. This is most likely caused by a water heater leak.(Possibly from old water heater) No leaks observed at time of inspection.

Note: Testing for mold is beyond the scope of a home inspection. If you have health issues or if you are concerned about the air quality inside this house, you should have testing performed by a qualified contractor.

### 6.4 TUB/SHOWER ENCLOSURE

#### Repair or Replace

Caulking is required around perimeter of the hall bathroom tub and tiles to prevent water intrusion.

### 6.6 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

#### Repair or Replace

(1) Advise caulking at the counter/sink/back splash to prevent water from leaking below the sink.

(2) Water stains observed under the kitchen sink cabinet. An elevated level of moisture was detected. (Reading confirmed with moisture meter) No leaks were observed at this location. Appears to be from an old leak. Advise review with licensed plumber/seller.

## 6. INTERIORS

### 6.8 WINDOWS (REPRESENTATIVE NUMBER: Locks, Glides/rollers)

#### Repair or Replace

The 2nd bedroom window sash spring was broken. The window does not open/close. Advise corrections with licensed window contractor.

### 6.10 INFRARED INSPECTION FINDINGS

#### Inspected

An infrared scan was performed in the house. Leaks were discovered see 6.1

## 7. FIRE SAFETY

### 7.5 CARBON MONOXIDE DETECTOR(S) (Describe number and location)

#### Repair or Replace

Carbon Monoxide detectors are required as of July 1, 2011, in homes with any gas burning appliances (furnace, range, water heater), fireplaces, or wood burning stoves and/or an attached garage. Please see the [new law regarding Carbon Monoxide detectors](#). This house has a Carbon Monoxide detector as required downstairs, **an additional unit is required upstairs in the common Hallway.**

## 8. EXTERIOR

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

#### Repair or Replace

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

(2) Ground drain lines were visible in the yard/pool deck. These drains are not tested for functional flow or adequacy. It is important to maintain these drains and prevent debris from entering. Advise periodic clean out by a qualified person.

### 8.4 DOORS (Exterior)

#### Repair or Replace

(1) Metal threshold at sliding door noted deteriorated, mainly due to mineral deposits in the concrete slab. We advise replacing the threshold.

(2) The side entry door to garage is missing weather stripping and threshold, this door may allow water to enter the garage. Advise repair with qualified person.

### 8.6 GARAGE VEHICLE DOORS

#### Repair or Replace

Water damage observed at base of garage door. Door was manually functional at time of inspection.

### 8.7 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

#### Repair or Replace

Garage door opener(s) in place but not operational. Advise further inspection by a qualified garage door service contractor.

### 8.8 WINDOWS (frames, panes, screens)

#### Repair or Replace

Six windows and one slider door were observed with condensation/fogging between the panes of glass. Condensation in double glazed thermal window panes will reduce visibility and insulating capability. To restore visibility and regain the insulating capability, replacement of the insulated unit or window is required.

## 8. EXTERIOR

### 8.9 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

#### Repair or Replace

(1) A railing (guard rail) is required at the deck to prevent injury. The deck is greater than 24 inches from the ground below. Advise obtaining a quotation from a qualified contractor prior to the end of your contingency period.

(2) Wood deck is in contact with ground at pool (Rear yard) . This can cause deterioration and attract wood eating insects. You should refer to the pest inspection report for a complete evaluation. Home inspectors do not have the authority to comment on termites or dry rot, which is the responsibility of a state licensed pest inspector.

### 8.11 EAVES, SOFFITS AND FASCIAS

#### Repair or Replace

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

### 8.12 FENCE

#### Repair or Replace

(1) The fence is loose, leaning and deteriorated. Advise replacing by a licensed contractor.

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

## 9. ROOFING

### 9.0 ROOF COVERINGS (Surface of roofing materials)

#### Repair or Replace

(1) Tile roof covering was inspected from the ground and attic to avoid damaging the roof covering. This is in accordance with the CalNACHI standards of practice. The entire roof was not visible. Several slipped or missing tiles observed.

(2) The tile roof is 20 years old or more. Tile roofs installed in the 1980's or before may have an underlayment that is near the end of its expected life. It is important to understand that the underlayment commonly known as "tar paper" has a life span that may be limited to 25 years depending on quality of materials, installation, sun exposure, ventilation of the attic, and maintenance. No drip edge flashing was used at eaves, this can cause the eaves to rot. Replacing the underlayment can be costly. **You should have the roof evaluated by a licensed roof contractor to obtain an estimate of life remaining, or the cost of repair/replacement before the close of your contingency period.** We also recommend that you maintain a good home warranty with the additional roof coverage.

### 9.1 FLASHINGS/ROOF PENETRATIONS

#### Repair or Replace

Mortar flashing was noted at the roof penetrations. This is an older method of sealing the roof penetrations which is no longer used. Cracks were observed at the mortar flashings which may leak during rain.(Leaks observed in attic)

**Recommend having the roof inspected by a licensed roof contractor prior the end of your contingency period.**

### 9.2 SKYLIGHTS

#### Repair or Replace

Cracking (Spider cracks) was noted in the skylight above master bath. Recommend having a licensed roof contractor provide an estimate for the cost of repair or replacement prior to the end of your contingency period.

### 9.3 ROOF SHEATHING (As observable from attic)

#### Repair or Replace

## 9. ROOFING

Stain(s) noted in the roof sheathing at various areas in attic. Due to the lack of recent rain, I was unable to determine if active or passive. The roof is in need of significant repair and likely leaks during rain. Recommend contacting a licensed roof contractor for further evaluation prior to the end of your contingency period.

### 9.4 ROOFING DRAINAGE SYSTEMS (Rain Gutters, Scuppers)

#### Repair or Replace

Rain gutters are in poor condition, some areas are falling off, loose or missing. Advise repair with qualified contractor.

## 13. SWIMMING POOLS AND EQUIPMENT

### 13.2 SURFACE WALLS AND FLOOR OF POOL AND/OR SPA

#### Repair or Replace

The plaster surface of the pool is flaking in several locations. This can indicate that the surface is failing and may need to be replaced. Recommend having the plaster evaluated by a licensed pool contractor before the end of your contingency period to determine life remaining repair options, or cost of re-plastering.

### 13.7 POOL HEATERS

#### Repair or Replace

The pool heater was inoperable at time of inspection. No power to heater. Unable to determine cause. Advise review with licensed pool contractor for an estimate to repair or replace before the close of your contingency period.

### 13.9 GFCI PROTECTION

#### Repair or Replace

The GFCI outlet trips when the pool light is turned on. This indicated there may be water in the light. Advise review with licensed pool contractor for an estimate to repair before the close of your contingency period.

### 13.10 COPING EDGE/DECK

#### Repair or Replace

Elastomeric compound needs to be re-applied between the coping and deck.

### 13.12 POOL/SPA DRAIN COVERS

#### Repair or Replace

Pool drain cover is an older type which is considered unsafe. Advise upgrading by a licensed pool contractor.

### 13.14 POOL AND/OR SPA LIGHT

#### Repair or Replace

Inoperable, GFCI trips see 13.9

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since

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this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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## The San Diego Real Estate Inspection Company

### **Important Safety Information**

Your safety is our biggest concern. The primary goal of our inspections is to ensure that your house is safe. We inspect the safety features in the house such as fire walls, smoke detectors, and the safety features built into the furnace among others.

But there are some events that we cannot predict such as wild fires and earthquakes. These are events which have happened in San Diego, and will happen again. When you move into a new home, it is a perfect time to establish a disaster plan. We strongly recommend that you set up a plan so that you are prepared in the event of an emergency. The County of San Diego Office of Emergency Services has created a wonderful FREE disaster plan which we recommend.

#### **[DISASTER PLAN HANDBOOK](#)**

This handbook is free! Please print it and forward the link to your friends and family.

### **Now that you've bought a house, Protect it!**

Asset protection is something you should consider after buying a house. Homeowners should have the proper paperwork in place to protect their family from drawn out probate in the event of a death. Protect your family by setting up a will, living will, living trust, etc. We've teamed up with Legal Zoom to provide you with an inexpensive way to get started. Just click the graphic below for details.