



JOHN ROBINSON'S INSPECTION GROUP

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RESIDENTIAL INSPECTION

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JULY 11, 2019



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Thank you for choosing John Robinson's Inspection Group. We really appreciate your business and want to ensure that you get the most out of our inspection and this inspection report. A lot of time and care have been taken to prepare this document for you. Please read the entire inspection report and call us immediately with any questions.

******Verbal statements or opinions expressed at the time of the inspection are not to be relied upon. Only the statements written in this report are the official opinions of your inspector and John Robinson's Inspection Group!******

Very Important Next Steps:

Step 1: [Read the entire inspection report!](#)

Step 2: Call your inspector immediately at **619-684-1444**, if you have any questions, concerns, or need changes made to the inspection report.

Step 3: Make a list of all Discovery Items marked [Consideration Items](#), [Attention Items](#), and [Safety Concerns](#) identified in this report as needing repair or further evaluation.

Step 4: Contact licensed contractors, specialist, and/or qualified professionals and have the Systems marked [Consideration Items](#), [Attention Items](#), and [Safety Concerns](#) further evaluated or repaired **BEFORE THE END OF YOUR CONTINGENCY PERIOD.**

PLEASE BE ADVISED:

This inspection report is the exclusive and sole property of **John Robinson's Inspection Group** and the Clients who's name appears in the Inspection Details section of the report labeled **Client**.

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

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

Inspectors working for John Robinson's Inspection Group inspect properties in accordance with the Standards of Practice of the International Association of Certified Home Inspectors and our inspection agreement which are listed on our website at the following link: [Inspection Agreement](#). Items that are excluded (not inspected) are indicated in the contract and/or disclaimed in the aforementioned [Standards of Practice](#). **The observations and opinions expressed within the report take precedence over any verbal comments.** It should be understood that the inspector is only on-site for a few hours and will not comment on insignificant deficiencies, but

rather, confine the observations to truly significant defects or deficiencies that significantly affect the value, desirability, habitability or safety of the structure. The Client should consider all defects identified in this inspection report as significant.

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

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

******* VERY IMPORTANT*******

We feel that everything in this inspection report is significant. Especially the Discovery items marked **Observation Items**, **Attention Items** and **Safety Concern**. We cannot assume liability for an item, system, or component the client did not feel was significant at time of inspection, but later feels is. For this reason, we are informing you that when as little as one **Component** is called out as **Observation Items**, **Attention Items**, or **Safety Concern** in any **System** of this home's inspection report, **you must have that entire system further evaluated by a licensed specialist in that field before the end of your contingency period.** These licensed specialist may identify additional components within that system that need to be repaired/replaced or recommend some upgrades that could affect your evaluation of the property.

Definitions that may help you understand the above statement better:

System = a set of components working together as parts of a mechanism or an interconnecting network. Examples of a system would be; the Roofing system, the Plumbing system, the Electrical system.

Component = a part or an element of a system. Examples of components would be; a shingle in a Roofing system, a faucet in a Plumbing system, a circuit breaker in an Electrical system.

SCOPE OF WORK

You have contracted for us, John Robinson's Inspection Group, to perform a general inspection. We performed this inspection in accordance with standards of practice established by the International Association of Certified Home Inspectors (Inter-

NACHI). A copy of these standards can be obtained by visiting [Standards of Practice](#).

It is distinct from a specialist inspection, which can be costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive testing, and laboratory analysis. By contrast, the general inspection is completed on-site, at a fraction of the cost and within a few hours.

Consequently, this general inspection and its report will not be as comprehensive as that generated by specialists and it is not intended to be.

The purpose of this inspection is to identify systems that should be further evaluated by licensed contractors who through their evaluations may identify additional components, material defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property. We strongly urge you to follow our further evaluation recommendations as stated in the inspection report prior to the end of your contingency period to prevent unexpected issues from arising after the close of escrow.

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

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

Definitions of Comments:

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. That professional should inspect the entire system or component, as problems at one area could indicate problems at other areas of the system. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and it appeared to be functioning as intended.

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.

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

Discovery (D) = One of the following conditions exist: **Observation Items**, **Attention Item**, or **Safety Concern**.

Discovery Items Defined

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

1. Items that may not be affecting the function or usability of a system or component. However, if not corrected, it may at some point in the future.
2. Items that may required repair due to age and/or normal wear and tear.
3. The items should be monitored; repair or replacement should be considered.

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

1. The item is not functioning as intended.
2. The item and its entire system need to be further evaluated by a licensed contractor in that field (Plumbing = Plumber, Electrical = Electrician, etc.). The item and/or other items within the system (not identified in this report) may need to be repaired or replaced.
3. Areas, systems or components that were not accessible by our company.

Safety Concern = May include the following condition:

1. Items or systems in which the current state poses a potential safety hazard to the occupants or structure (in the inspectors opinion). This item should be immediately further evaluated and repaired by a qualified technician/contractor to ensure safety.

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

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

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

Mold:

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 completed, regardless of the findings in this report. John Robinson's Inspection Group is not a mold inspection company and is not qualified/licensed to inspect for nor identify mold.

Environmental Hazards:

Our company and our inspectors are not licensed or trained to inspect for or test for environmental hazards. If you or anyone occupying or visiting this property are concerned about environmental hazards like; lead, radon, mold, PCBs, mildew, urea-formaldehyde, asbestos, sulfur, contaminated drywall, Chinese drywall, or other toxins in the building, ground, water or air, **you need to contact a licensed environmental hygienist to have them visit the property and test for these issues.**

Pest:

Our company and our inspectors are **not licensed or trained to inspect for pest** to include but not limited to: rodents, insects, wood destroying organisms or the damage caused by these animals/organisms.

Pictures:

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

Please Note: John Robinson's Inspection Group hereby certifies that we have no interest present or prospective in the property, buyer, seller, lender or any other party involved in this transaction.

SUMMARY

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ITEMS INSPECTED

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OBSERVATION ITEMS

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ATTENTION ITEMS










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SAFETY CONCERN

- ⊖ 2.2.1 Built-In Kitchen Appliances - DISHWASHER: Rusted Racks
- 🔧 2.3.1 Built-In Kitchen Appliances - GARBAGE DISPOSER: Rust at Blades
- ⊖ 2.3.2 Built-In Kitchen Appliances - GARBAGE DISPOSER: Rust at Disposer Drain
- ⊖ 3.3.1 Plumbing System - FIXTURES AND CONNECTED DEVICES: Angle Stop Rust
- ⊖ 3.3.2 Plumbing System - FIXTURES AND CONNECTED DEVICES: Toilet Loose
- ⊖ 3.3.3 Plumbing System - FIXTURES AND CONNECTED DEVICES: Seal toilet at the base
- ⊖ 3.3.4 Plumbing System - FIXTURES AND CONNECTED DEVICES: Rust/corrosion at sink stop fitting
- ⊖ 3.4.1 Plumbing System - TUB/SHOWER FIXTURES: Drain Overflow (FYI)
- ⊖ 3.4.2 Plumbing System - TUB/SHOWER FIXTURES: Tub Diverter(s)
- ⊖ 3.4.3 Plumbing System - TUB/SHOWER FIXTURES: Shower Head Leak
- ⊖ 3.4.4 Plumbing System - TUB/SHOWER FIXTURES: Loose Backing Plate (Shower Head)
- ⊖ 3.4.5 Plumbing System - TUB/SHOWER FIXTURES: Rust at shower drain
- 🔧 3.6.1 Plumbing System - PLUMBING DRAIN, WASTE AND VENT SYSTEMS: Previous Leak at Drain Line
- ⊖ 3.6.2 Plumbing System - PLUMBING DRAIN, WASTE AND VENT SYSTEMS: Drain Line Scope Recommended
- ⊖ 3.7.1 Plumbing System - WATER HEATERS, CONTROLS, CHIMNEYS, FLUES AND VENTS: Drip Leg
- ⊖ 3.7.2 Plumbing System - WATER HEATERS, CONTROLS, CHIMNEYS, FLUES AND VENTS: Missing Pan
- ⊖ 3.7.3 Plumbing System - WATER HEATERS, CONTROLS, CHIMNEYS, FLUES AND VENTS: No Expansion Tank
- ⚠️ 3.7.4 Plumbing System - WATER HEATERS, CONTROLS, CHIMNEYS, FLUES AND VENTS: Flue Asbestos
- ⊖ 3.9.1 Plumbing System - WATER HEATER STRAPPING AND BRACING: Loose Straps
- ⊖ 3.10.1 Plumbing System - MAIN WATER SHUT-OFF DEVICE (Describe location): Rusted Corroded
- ⚠️ 4.2.1 Electrical System - MAIN AND DISTRIBUTION PANELS: Full Panel
- ⚠️ 4.2.2 Electrical System - MAIN AND DISTRIBUTION PANELS: Screws - Missing
- ⚠️ 4.5.1 Electrical System - OVERCURRENT DEVICES (Circuit Breakers, Fuses) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE: Breakers Loose
- ⚠️ 4.5.2 Electrical System - OVERCURRENT DEVICES (Circuit Breakers, Fuses) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE: Breakers and Panel Dont Match
- ⚠️ 4.6.1 Electrical System - BRANCH CIRCUIT CONDUCTORS: Exposed Romex
- ⚠️ 4.6.2 Electrical System - BRANCH CIRCUIT CONDUCTORS: Unsecured Wire - Attic

- ⚠ 4.7.1 Electrical System - FIXTURES AND CONNECTED DEVICES (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): Missing/Damaged Faceplate
- ⊖ 4.7.2 Electrical System - FIXTURES AND CONNECTED DEVICES (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): Ceiling Fan Inoperable
- ⊖ 4.8.1 Electrical System - EXTERIOR LIGHTING (Patio lights, motion sensors): Sensor lights Not Tested
- ⚠ 4.10.1 Electrical System - OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS): Kitchen Counter NOT GFCI protected
- ⚠ 4.10.2 Electrical System - OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS): GFCI Not Functioning or Failed
- 🔧 5.2.1 Interiors - CEILINGS: Wall Patch/Paint (non-moisture)
- ⊖ 5.2.2 Interiors - CEILINGS: Ceiling Patch - Possible Past Roof Leak
- ⚠ 5.2.3 Interiors - CEILINGS: Possible Organic Growths
- ⚠ 5.2.4 Interiors - CEILINGS: Popcorn on Ceiling
- ⊖ 5.4.1 Interiors - FLOORS COVERINGS: Seal Floor to Tub
- ⊖ 5.6.1 Interiors - COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS: Failing Caulking
- ⚠ 5.6.2 Interiors - COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS: Possible Organic Growth
- 🔧 5.6.3 Interiors - COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS: Evidence of Previous Leak
- ⊖ 5.6.4 Interiors - COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS: Cracked Countertop
- ⊖ 5.7.1 Interiors - TUB/SHOWER ENCLOSURE: Clean and Recaulk Tub and Shower
- ⊖ 5.7.2 Interiors - TUB/SHOWER ENCLOSURE: Grout Cracked
- 🔧 5.8.1 Interiors - DOORS (REPRESENTATIVE NUMBER): Door Stop
- ⊖ 5.9.1 Interiors - WINDOWS (REPRESENTATIVE NUMBER): Fogged Windows
- ⊖ 5.10.1 Interiors - ATTIC: Possible Organic Growths
- ⊖ 5.10.2 Interiors - ATTIC: Moisture Stains at Sheathing
- ⊖ 5.10.3 Interiors - ATTIC: Possible Wood Destroying Organisms in the Attic
- ⚠ 5.10.4 Interiors - ATTIC: Rodents in the Attic
- ⊖ 5.11.1 Interiors - ROOM ADDITIONS/MODIFICATIONS: Renovation, Remodeling, Additions
- ⊖ 6.1.1 Insulation and Ventilation - INSULATION IN ATTIC: Settled Insulation
- ⊖ 6.6.1 Insulation and Ventilation - VENTING SYSTEMS (Kitchens, baths and laundry): Ventilation fans need cleaning
- ⊖ 7.2.1 Garage - GARAGE CEILINGS/ROOF FRAMING: Ceiling Patches
- ⚠ 7.2.2 Garage - GARAGE CEILINGS/ROOF FRAMING: Firewall
- ⊖ 7.3.1 Garage - GARAGE WALLS (INCLUDING FIREWALL SEPARATION): Wall Patches
- ⚠ 7.6.1 Garage - OCCUPANT DOOR FROM GARAGE TO INSIDE HOME: Not Fire Rated Door
- ⚠ 7.6.2 Garage - OCCUPANT DOOR FROM GARAGE TO INSIDE HOME: Spring Hinges
- ⚠ 7.6.3 Garage - OCCUPANT DOOR FROM GARAGE TO INSIDE HOME: Gap between door and threshold
- ⚠ 7.7.1 Garage - GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance): The Opener Not Equipped with a Battery Backup

- ⊖ 8.2.1 Roofing - ROOF COVERINGS: Cracked Tiles
- ⊖ 8.2.2 Roofing - ROOF COVERINGS: Slipped Tiles
- ⊖ 8.2.3 Roofing - ROOF COVERINGS: Pooling (Flat)
- ⊖ 8.2.4 Roofing - ROOF COVERINGS: Flat Roof Shows Wear and Deterioration
- ⊖ 8.2.5 Roofing - ROOF COVERINGS: Evidence of Previous Repairs
- ⊖ 8.3.1 Roofing - ROOF SHEATHING (As observable from attic): Stains at Roof Sheathing/Structure
- ⊖ 8.4.1 Roofing - FLASHINGS, SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS: Seal Vent Pipes
- ⊖ 8.4.2 Roofing - FLASHINGS, SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS: Exposed Nail Heads
- ⊖ 8.5.1 Roofing - ROOF DRAINAGE SYSTEMS: No Gutters
- ⊖ 9.2.1 Exterior - WALL CLADDING FLASHING AND TRIM: Possible Evidence of Wood Destroying Organisms
- ⊖ 9.2.2 Exterior - WALL CLADDING FLASHING AND TRIM: Gaps in Siding
- ⊖ 9.2.3 Exterior - WALL CLADDING FLASHING AND TRIM: Rusted Weep Screed
- ⊖ 9.2.4 Exterior - WALL CLADDING FLASHING AND TRIM: Evidence of Previous Stucco Repairs
- ⊖ 9.5.1 Exterior - EAVES, SOFFITS AND FASCIAS: Wood Destroying Pests
- ⊖
- 9.6.1 Exterior - VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building): Sub Surface Drainage
- ⊖
- 9.6.2 Exterior - VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building): Vegetation Too Close to Building
- ⊖
- 9.6.3 Exterior - VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building): Hillside Setting
- ⚠
- 9.6.4 Exterior - VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building): Offsets In Hardscape -Trip Hazard
- ⊖
- 9.7.1 Exterior - DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS: Patio Attached to Eaves
- ⊖
- 9.7.2 Exterior - DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS: Possible Evidence of Wood Destroying Organisms
- ⊖ 9.9.1 Exterior - FENCING AND GATES: Leaning/Damaged fencing
- ⊖
- 10.3.1 Structural Components - FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.): Cracking At Foundation Walls
- ⊖
- 10.3.2 Structural Components - FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.): Exposed Rebar
- ⊖ 10.7.1 Structural Components - ROOF STRUCTURE AND ATTIC: Roof Framing Modifications
- ⊖
- 11.2.1 Heating / Central Air Conditioning - HEATING EQUIPMENT: Furnace Turned On - Heat Exchanger Not Visible
- ⊖ 11.2.2 Heating / Central Air Conditioning - HEATING EQUIPMENT: Drip leg
- ⊖ 11.6.1 Heating / Central Air Conditioning - FLUE(S) FOR HEATING EQUIPMENT: Transite heat shield

-  11.7.1 Heating / Central Air Conditioning - DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors): Dirty Filter
-  11.7.2 Heating / Central Air Conditioning - DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors): Damaged Ducts
-  11.8.1 Heating / Central Air Conditioning - CHIMNEYS AND FLUES (for fireplaces): Cracking at Structure in area
-  11.8.2 Heating / Central Air Conditioning - CHIMNEYS AND FLUES (for fireplaces): Fireplace Cracks
-  11.8.3 Heating / Central Air Conditioning - CHIMNEYS AND FLUES (for fireplaces): Cracked Chimney Cap
-  11.8.4 Heating / Central Air Conditioning - CHIMNEYS AND FLUES (for fireplaces): Damper handle loose to damper
-  11.9.1 Heating / Central Air Conditioning - SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove): Fireplace Draw Not Inspected
-  11.10.1 Heating / Central Air Conditioning - COOLING AND AIR HANDLER EQUIPMENT: Air Conditioner Produced Cool Air
-  11.10.2 Heating / Central Air Conditioning - COOLING AND AIR HANDLER EQUIPMENT: Foam Missing at Suction Line

1: INSPECTION DETAILS

Information

Property: Type Single Family Residence	Year: Built 1968	Parties : Present Buyers, Buyer's Agent
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Weather: Conditions Clear	Outside: Air Temperature 74 degrees	Number of : Levels 1
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Occupied: Is the Home Lived in
No

Home 40 Years Old or More

This home is older than 40 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

Vacant House

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.

2: BUILT-IN KITCHEN APPLIANCES

		IN	NI	NP	D
2.1	GENERAL INFORMATION	X			
2.2	DISHWASHER				X
2.3	GARBAGE DISPOSER				X
2.4	RANGES AND COOKTOPS	X			
2.5	BUILT-IN MICROWAVE	X			
2.6	WALL OVEN	X			
2.7	EXHAUST FAN/RANGE HOOD/DOWNDRAFT	X			
2.8	REFRIGERATOR		X		
2.9	WASHER/DRYER		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Range

-Electric-, GAGGENAU

Exhaust/Range Hood

-Vented-

Trash Compactor(s)

None

Dishwasher

Kitchen Aid

Built-in Microwave

General Electric

Disposer

Badger

Wall Oven

-Electric-, Dacor

WALL OVEN: Thermal Image Showing The Oven Working

Infrared picture of oven in operation. This unit appeared operational.



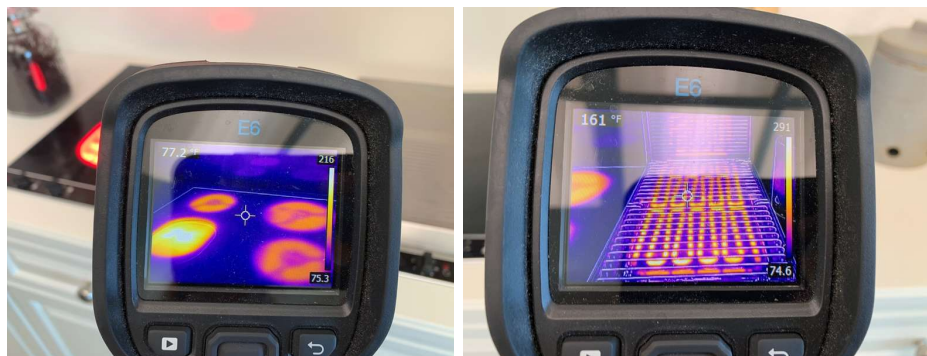
GENERAL INFORMATION: Built-in Appliance Overview

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.

RANGES AND COOKTOPS: Thermal Image of Range Working

Kitchen

Infrared picture of range/cooktop in operation. This unit appeared operational.



BUILT-IN MICROWAVE: Picture showing Microwave Working

The operation of the microwave was tested using a microwave tester. This unit appeared functional at the time of inspection.



REFRIGERATOR: Refrigerators are Not Inspected

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

WASHER/DRYER: Laundry Equipment Not Inspected

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

Limitations

GENERAL INFORMATION

APPLIANCES NOT MOVED

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

GENERAL INFORMATION

BUILT-IN APPLIANCE INSPECTION LIMITATIONS

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

DISHWASHER

DISHWASHER TEST

KITCHEN

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

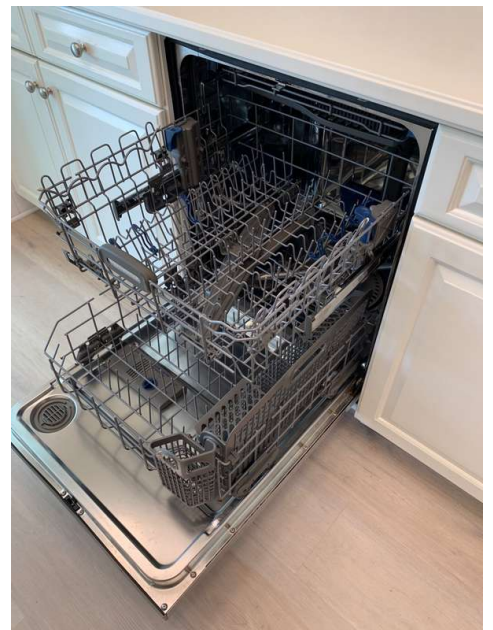


DISHWASHER

DISHWASHER FYI

KITCHEN

The dishwasher turned on and appeared to complete a wash cycle at the time of the inspection. However, this is not a guarantee that this unit will not leak at some time in the future. We recommend purchasing a home warranty to cover the unit and possible damages that may result from a leak.



Findings

2.2.1 DISHWASHER

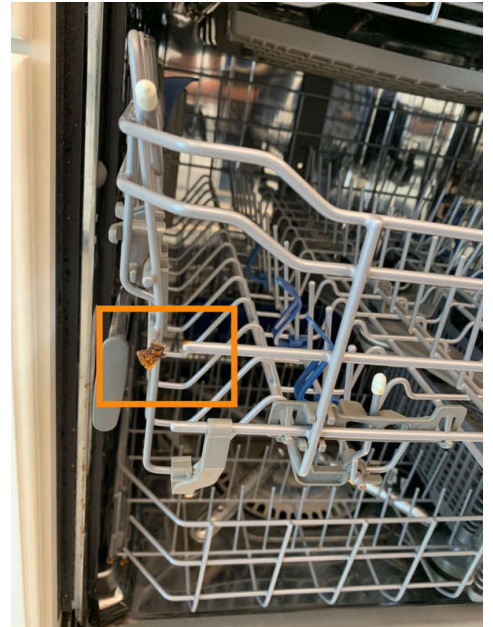
RUSTED RACKS



Rust or deterioration was noted at the racks inside of the dishwasher. This condition appeared to be due to age and use. Further rusting and deterioration may occur if not corrected. I recommend further evaluation by a qualified appliance repair technician to determine repairs possible at this time.

Recommendation

Contact a qualified appliance repair professional.



2.3.1 GARBAGE DISPOSER



RUST AT BLADES

KITCHEN

Unit is operable. However, the cutting plates appeared to be rusted. This unit may have a limited life span. Advise replacing it as a precautionary measure.

Recommendation

Contact a qualified appliance repair professional.



2.3.2 GARBAGE DISPOSER



RUST AT DISPOSER DRAIN

KITCHEN

There appeared to be rust noted at the disposer drain connector. This is indicative of past leaks. No leaks were noted at the time of inspection. Advise monitoring and/or have further evaluated by a qualified appliance repair professional and repair as needed.

Recommendation

Contact a qualified appliance repair professional.



3: PLUMBING SYSTEM

		IN	NI	NP	D
3.1	PLUMBING GENERAL	X			
3.2	PLUMBING WATER SUPPLY AND DISTRUBUTION SYSTEM	X			
3.3	FIXTURES AND CONNECTED DEVICES				X
3.4	TUB/SHOWER FIXTURES				X
3.5	CORRECT PLUMBING AT FIXTURES - (Hot on Left/Cold on Right)	X			
3.6	PLUMBING DRAIN, WASTE AND VENT SYSTEMS				X
3.7	WATER HEATERS, CONTROLS, CHIMNEYS, FLUES AND VENTS				X
3.8	TEMPERATURE AND PRESSURE RELIEF VALVE	X			
3.9	WATER HEATER STRAPPING AND BRACING				X
3.10	MAIN WATER SHUT-OFF DEVICE (Describe location)	X			
3.11	PRESSURE REGULATOR	X			
3.12	GAS STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X			
3.13	MAIN GAS SHUT OFF VALVE (describe location)	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Water Source

Public

Plumbing Supply

Copper

Plumbing Distribution

Copper

Washer Drain Size

2 Inches

Plumbing Waste

ABS, Part cast iron

Water Heater Fuel Source

Natural Gas

Water Heater Flue Pipe Material

Transite

Capacity

50 GALLONS

Year Water Heater Was Made

2018

Manufacturer

RUUD

Water Pressure

ADEQUATE

Gas Distribution Piping

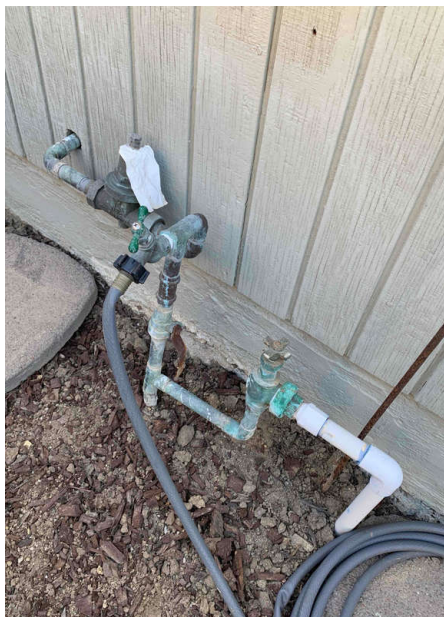
Rigid Iron Pipe

Water Filters

NOT INSPECTED

MAIN WATER SHUT-OFF DEVICE**(Describe location): Main Water Shut Off Location**

Left side of the building

**MAIN GAS SHUT OFF VALVE****(describe location): Main Gas Shut Off Location**

Right side of building

**PLUMBING GENERAL: Plumbing Overview**

Waste pipes are equally varied and are comprised of older ones, such as those made of clay, or others that are made of a material like cardboard coated with tar, and modern plastic ones referred to as ABS. Typically, the condition of these pipes is directly related to their age. ABS pipes, for instance, are virtually impervious to deterioration. However, some ABS pipes are alleged to have manufacturing defects. Regardless, inasmuch as most drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur at some point in the life of any system, but blockages in the waste lines, and particularly in a main sewer line, can be costly, and it would be prudent to have the main sewer line video scanned. This would also confirm that the house is connected to the public sewer system, which is important because such systems should be evaluated by a specialist before the close of escrow.

PLUMBING GENERAL: Completed House - Plumbing Concealed

A majority of the plumbing supply, distribution, drain, waste, and vent systems were concealed behind the wall and floor coverings, buried in the slab, routed through the attic below the insulation or in inaccessible sections of the attic or crawlspace and were not visible at the time of the inspection. Our inspection of the plumbing system is non-intrusive and non-destructive and only included the visibly accessible components of the plumbing system. Please be advised: **THIS INSPECTION OF THE PLUMBING SYSTEM IS NOT A WARRANTY OR GUARANTEE THAT LEAKS OR BLOCKAGES WILL NOT OCCUR ANYWHERE IN THE PLUMBING SYSTEM AT ANY POINT IN TIME AFTER THIS HOME INSPECTION HAS BEEN COMPLETED.** We are informing you now that you should purchase a homeowner insurance policy and home warranty that covers the plumbing system in the event problems develop in this system. **John Robinson's Inspection Group is not and will not be responsible for concealed defects and will be held harmless should any develop in this home.**

PLUMBING DRAIN, WASTE AND VENT SYSTEMS: General Drain/Waste Pipe

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 drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

WATER HEATERS, CONTROLS, CHIMNEYS, FLUES AND VENTS: Thermal Image of Hot Water

Thermal image showing the water heater producing hot water at the time of the inspection.



Limitations

PLUMBING GENERAL

PLUMBING INSPECTION LIMITATIONS

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain 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.

PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEM

GENERAL PLUMBING LIMITATIONS

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

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

GENERAL GAS SUPPLY AND DISTRIBUTION LIMITATIONS

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

Findings

3.3.1 FIXTURES AND CONNECTED DEVICES

ANGLE STOP RUST



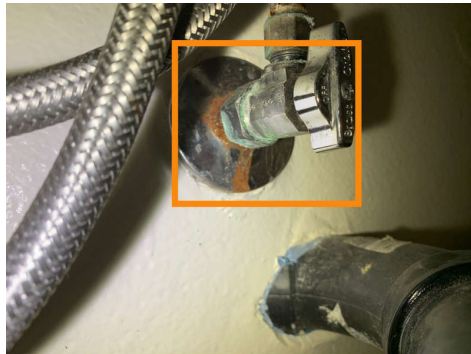
Some of the angle stops, shut off valves or supply lines under the sinks or behind the toilets appeared to be corroding, have mineral deposits or rusted. This is indicative of a previous leak that has sealed itself. Recommend further evaluation by a licensed plumber before the end of your contingency period to determine repairs possible at this time to prevent further leaks.

Recommendation

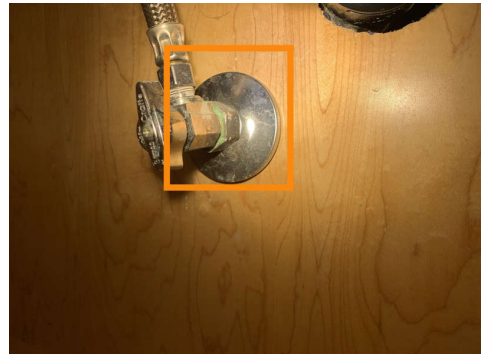
Contact a qualified plumbing contractor.



Kitchen



Guest Bathroom



Master Bathroom

3.3.2 FIXTURES AND CONNECTED DEVICES

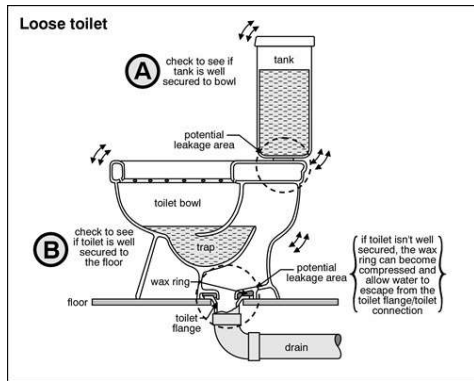


TOILET LOOSE

The toilet was noted loose to the floor. This can cause damage to the wax ring under the toilet. A damaged wax ring can allow water to leak. Left unchecked, leaking wax rings may cause other problems to include but not limited to: damaging the flooring and adjacent wall materials, organic growth, and even cause damage to the slab or wood sub-floor. I Recommend further evaluation by a licensed plumber and repair as needed.

Recommendation

Contact a qualified plumbing contractor.



Master Bathroom

3.3.3 FIXTURES AND CONNECTED DEVICES



SEAL TOILET AT THE BASE

One or more toilets needs to be sealed to the floor to prevent possible moisture intrusion beyond the flooring.

Recommendation

Contact a qualified professional.



Guest Bathroom

3.3.4 FIXTURES AND CONNECTED DEVICES

RUST/CORROSION AT SINK STOP FITTING

Attention Items

Rust and/or calcification notes at one or more sink stop fittings. This is indicative of age and use. Advise repair by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



Hall Bathroom

3.4.1 TUB/SHOWER FIXTURES

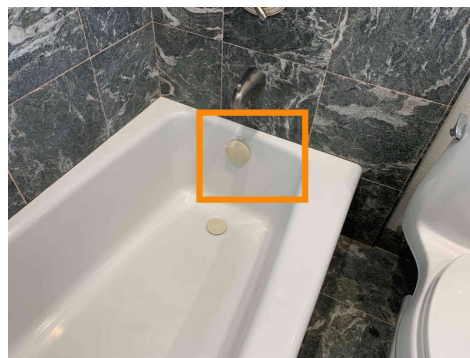
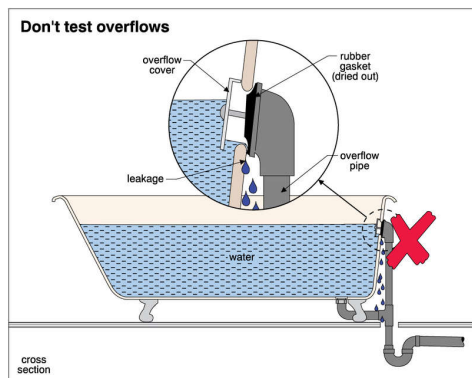
DRAIN OVERFLOW (FYI)

Attention Items

The drain overflow cover appeared to be installed properly at the bathtub(s). However, determining if the drain line is properly connected behind these covers is beyond the scope of this inspection. To ensure that this line is properly attached to the back of the bathtub, we recommend further evaluation by a licensed plumber before the end of your contingency period to determine if latent defects exist.

Recommendation

Contact a qualified plumbing contractor.



Hall Bathroom

3.4.2 TUB/SHOWER FIXTURES

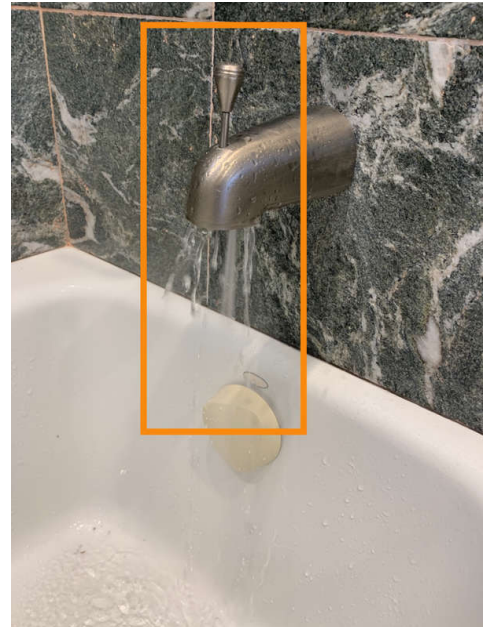
TUB DIVERTER(S)

Attention Items

The tub diverter(s) did not function properly at the time of the inspection. Water sprays from shower head and tub spout at the same time. This is typically due to corrosion and or hard water build-up. Recommend further evaluation by a licensed plumber before the end of your contingency period to determine repairs necessary at this time.

Recommendation

Contact a qualified plumbing contractor.



Hall Bathroom

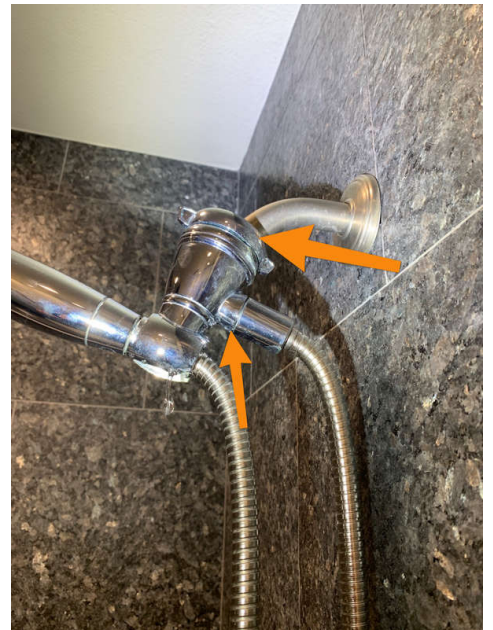
3.4.3 TUB/SHOWER FIXTURES

SHOWER HEAD LEAK

The shower head leaked at the fitting while in use. Advise repair by a licensed plumbing contractor to ensure proper function.

Recommendation

Contact a qualified plumbing contractor.



Guest Bathroom

3.4.4 TUB/SHOWER FIXTURES

LOOSE BACKING PLATE (SHOWER HEAD)

Loose backing plate observed at the shower head. Advise repair by a licensed plumber.

Recommendation

Contact a qualified professional.





Guest Bathroom

3.4.5 TUB/SHOWER FIXTURES

RUST AT SHOWER DRAIN

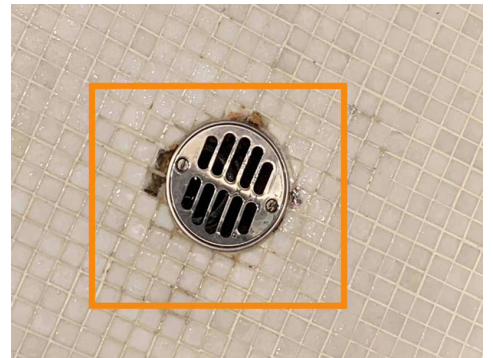
Rust noted at one or more shower drains. This is indicative of age. Advise repair by a licensed contractor.

Recommendation

Contact a qualified general contractor.



Attention Items



Guest Bathroom

3.6.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

PREVIOUS LEAK AT DRAIN LINE

Evidence of a previous leak was observed at the drain line under one or more sink. Advise monitoring by a licensed plumber and repair as needed.

Recommendation

Contact a qualified plumbing contractor.



Observation Items



Kitchen



Guest Bathroom



Hall Bathroom

3.6.2 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

DRAIN LINE SCOPE RECOMMENDED



Our inspection of the drain waste lines is limited to running water down each sink, tub and shower drain and look for slow or clogged drains at each fixture. This test is very limited and does not ensure that the main drain line is not blocked or clogged and truly functional. Only a sewer line video scope can provide an accurate and detailed inspection of the main sewer line. Problems with the main sewer line can be very expensive to repair and should be identified during your contingency period. Because of this, I highly recommend contacting a qualified sewer line video inspection company and have the main drain line video scoped before the end of your contingency period.

Recommendation

Contact a qualified plumbing contractor.

3.7.1 WATER HEATERS, CONTROLS, CHIMNEYS, FLUES AND VENTS

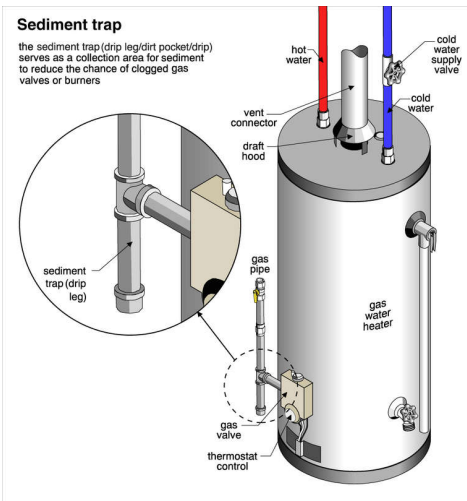
DRIP LEG



The gas line for the water heater is missing a drip leg or sediment trap. Recommend further evaluation by a licensed plumber before the end of your contingency period to determine repairs/upgrades necessary at this time.

Recommendation

Contact a qualified plumbing contractor.



3.7.2 WATER HEATERS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Attention Items

MISSING PAN

Missing leak pan and drain line observed under the water heater. Recommend further evaluation by a licensed plumbing contractor before the end of your contingency period to determine repairs/upgrades necessary at this time.

Recommendation

Contact a qualified plumbing contractor.



3.7.3 WATER HEATERS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Attention Items

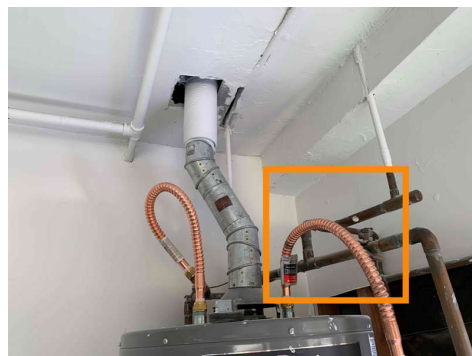
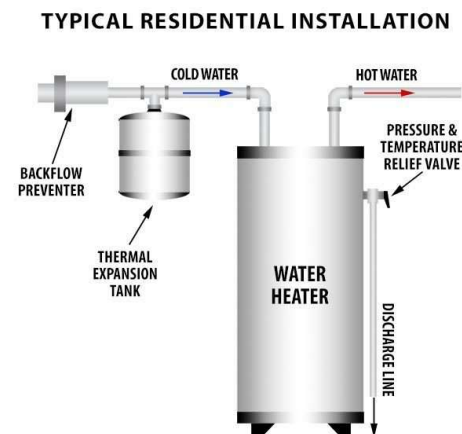
NO EXPANSION TANK

An expansion tank is not installed at the water heater. Most water heater manufacturers recommend an expansion tank be installed, whenever the water system is a "closed" system, such as this home.

Recommend further evaluation by a licensed plumber before the end of your contingency period to determine repairs/upgrades necessary at this time.

Recommendation

Contact a qualified plumbing contractor.



3.7.4 WATER HEATERS, CONTROLS, CHIMNEYS, FLUES AND VENTS

 Safety Concern

FLUE ASBESTOS

The flue for the water heater may contain asbestos. Testing for asbestos is beyond the scope of a home inspection. These flues are typically considered safe if left undisturbed. However, if you have any concerns this should be further evaluated by a qualified environmental professional. Also, if the flue contains asbestos, there may be additional costs to remove and upgrade the flue to metal.

Recommendation

Contact a qualified environmental contractor



3.9.1 WATER HEATER STRAPPING AND BRACING

 Attention Items

LOOSE STRAPS

The water heater appears to be improperly braced. Seismic strapping is loose in one or more areas. Advise repair by a licensed plumber or qualified expert.

Recommendation

Contact a qualified professional.



3.10.1 MAIN WATER SHUT-OFF DEVICE (Describe location)

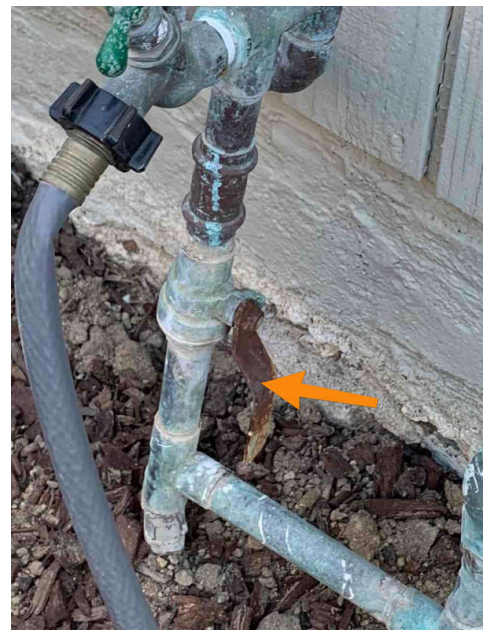
 Attention Items

RUSTED CORRODED

The main water shut-off valve is rusted/corroded. We advise replacing this valve to ensure proper operation and prevent future leaks. Recommend further evaluation by a licensed plumber before the end of your contingency period to determine repairs necessary at this time.

Recommendation

Contact a qualified plumbing contractor.



4: ELECTRICAL SYSTEM

		IN	NI	NP	D
4.1	ELECTRICAL GENERAL	X			
4.2	MAIN AND DISTRIBUTION PANELS				X
4.3	LOCATION OF MAIN AND DISTRIBUTION PANELS	X			
4.4	SYSTEM GROUNDING AND GROUNDING EQUIPMENT	X			
4.5	OVERCURRENT DEVICES (Circuit Breakers, Fuses) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE				X
4.6	BRANCH CIRCUIT CONDUCTORS				X
4.7	FIXTURES AND CONNECTED DEVICES (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)				X
4.8	EXTERIOR LIGHTING (Patio lights, motion sensors)		X		
4.9	POLARITY AND GROUNDING OF RECEPTACLES	X			
4.10	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)				X
4.11	OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)			X	
4.12	SMOKE DETECTORS	X			
4.13	CARBON MONOXIDE DETECTOR(S) (Describe number and location)	X			
4.14	CABLE AND TELEPHONE ENTRANCE		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Electrical Service Conductors

Below Ground

Panel Type

Circuit Breakers

Panel Capacity

200 AMP

Electric Panel Manufacturer

UNLABELED

Branch Wire 15 and 20 Amp

Copper

Wiring Methods

Romex

Exterior Lighting Control

Standard switched, Motion Sensor

MAIN AND DISTRIBUTION

PANELS: Type

Main panel

LOCATION OF MAIN AND DISTRIBUTION PANELS: Main

Panel Location

Right



LOCATION OF MAIN AND DISTRIBUTION PANELS: Sub Panel (Describe number and location):

Location

None

CARBON MONOXIDE DETECTOR(S) CO single story.

A CO detector is located in the common hallway as required.

ELECTRICAL GENERAL: Electrical General

The home inspector shall observe: 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 receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. 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.

Common national safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

SMOKE DETECTORS: Smoke Detector General Information

We recommend replacing all smoke detectors upon moving into the home. Smoke detectors that are 10 years old or older may have a failure rate as high as 30%, and smoke detectors that are 15 years old or older may have a failure rate as high as 50% according to the National Fire Protection Association www.nfpa.org. We also recommend that a smoke alarm be installed in each bedroom, and at least one on each level outside of bedrooms.

SMOKE DETECTORS: Single Story Smoke Detector OK

Smoke detectors noted in the hallway and in each bedroom; operable at the time of the inspection.

Limitations

ELECTRICAL GENERAL

ELECTRICAL INSPECTION LIMITATIONS

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

BRANCH CIRCUIT CONDUCTORS

ADDITIONAL ELECTRICAL INSPECTION LIMITATIONS

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

Findings

4.2.1 MAIN AND DISTRIBUTION PANELS



FULL PANEL

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

Recommendation

Contact a qualified electrical contractor.



4.2.2 MAIN AND DISTRIBUTION PANELS

SCREWS - MISSING

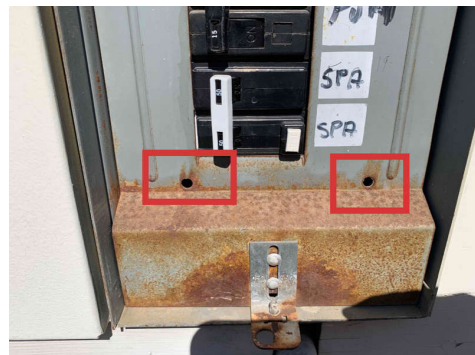
The panels screw(s) are missing at the electric panel. Advise installing screw(s) for safety.

Recommendation

Contact a qualified electrical contractor.



Safety Concern



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

BREAKERS LOOSE

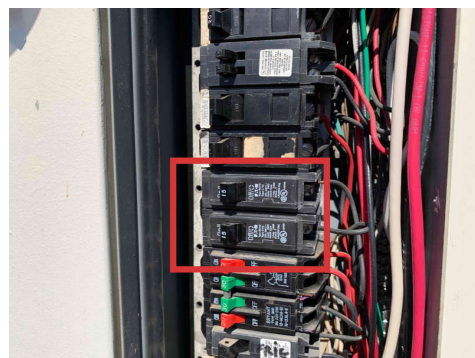
One or more circuit breakers are loose. Loose electrical connections can cause arcing, which is a fire hazard. Recommend further evaluation by a licensed electrical contractor before the end of your contingency period to determine repairs possible at this time.

Recommendation

Contact a qualified electrical contractor.



Safety Concern



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

BREAKERS AND PANEL DONT MATCH

One or more breaker in the electrical panel did not appear to match the panel manufacturer. This condition can promote potential electrical defects and possible safety concerns. Recommend further evaluation by a licensed electrical contractor before the end of your contingency period to determine repairs possible at this time.

Recommendation

Contact a qualified electrical contractor.



Safety Concern



4.6.1 BRANCH CIRCUIT CONDUCTORS

EXPOSED ROMEX

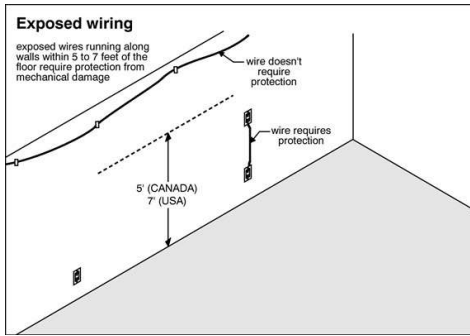
Exposed Romex type wire noted. This is a safety concern if used where it could be subject to physical damage (below 7ft.). Romex wire normally is used in attics and inside walls. Exposed wire is normally installed in conduit for protection. Recommend further evaluation by a licensed electrical contractor before the end of your contingency period to determine repairs possible at this time.

Recommendation

Contact a qualified electrical contractor.



Safety Concern



4.6.2 BRANCH CIRCUIT CONDUCTORS

UNSECURED WIRE - ATTIC

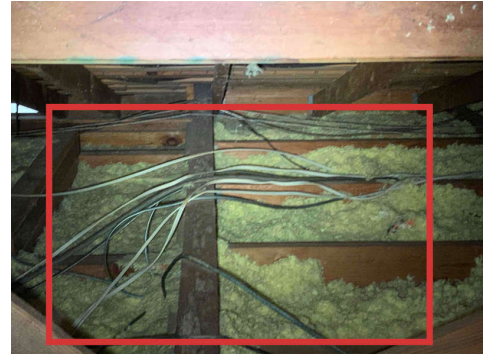


Safety Concern

Sections of the wiring in the attic were noted unsecured. This is not keeping with good electrical safety standards. Recommend further evaluation by a licensed electrical contractor before the end of your contingency period to determine repairs possible at this time.

Recommendation

Contact a qualified electrical contractor.



4.7.1 FIXTURES AND CONNECTED DEVICES

(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)



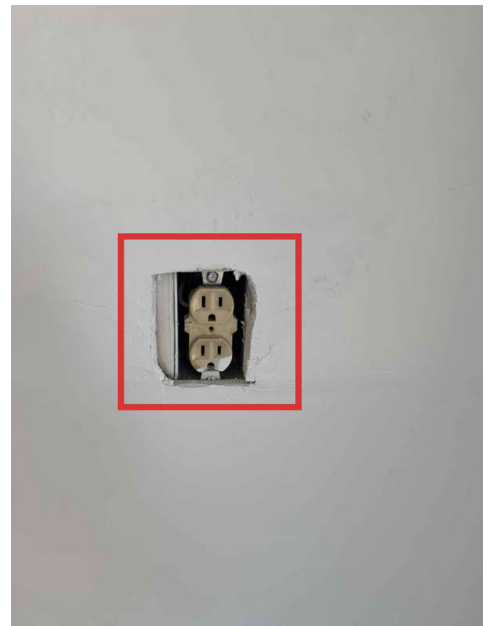
Safety Concern

MISSING/DAMAGED FACEPLATE

Missing/damaged face-plates noted at one or more outlet and/or wall switch. Advise repair.

Recommendation

Contact a qualified electrical contractor.



Garage

4.7.2 FIXTURES AND CONNECTED DEVICES

(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)



Attention Items

CEILING FAN INOPERABLE

I was unable to determine operation of the ceiling fan at one or more room(s). Recommend further evaluation by a licensed electrical contractor before the end of your contingency period to determine repairs possible at this time.

Recommendation

Contact a qualified electrical contractor.



Bedroom #2

4.8.1 EXTERIOR LIGHTING (Patio lights, motion sensors)

SENSOR LIGHTS NOT TESTED

Sensor lights were not tested. Recommend asking the seller to demonstrate operation and have further evaluated as necessary.

Recommendation

Contact a qualified professional.



4.10.1 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)



KITCHEN COUNTER NOT GFCI PROTECTED

Some of the kitchen counter top outlets do not appear to be GFCI protected. This is possible safety concern. Recommend further evaluation by a licensed electrical contractor before the end of your contingency period to determine repairs or upgrades possible at this time.

Recommendation

Contact a qualified electrical contractor.



4.10.2 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)



GFCI NOT FUNCTIONING OR FAILED

The GFCI receptacle did not appear to function properly, or has failed. Recommend further evaluation by a licensed electrical contractor before the end of your contingency period to determine repairs possible at this time.

Recommendation

Contact a qualified electrical contractor.



Hall Bathroom

5: INTERIORS

		IN	NI	NP	D
5.1	INTERIOR GENERAL	X			
5.2	CEILINGS				X
5.3	WALLS	X			
5.4	FLOORS COVERINGS				X
5.5	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X			
5.6	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS				X
5.7	TUB/SHOWER ENCLOSURE				X
5.8	DOORS (REPRESENTATIVE NUMBER)				X
5.9	WINDOWS (REPRESENTATIVE NUMBER)				X
5.10	ATTIC				X
5.11	ROOM ADDITIONS/MODIFICATIONS				X
5.12	FIRE WALL	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Ceiling Materials

Sheetrock

Wall Materials

Sheetrock

Floor Covering(s)

Carpet, Tile, Vinyl Plank

Interior Doors

Hollow Core

Cabinetry

Wood

Kitchen Countertop

Corian

Windows

Vinyl, Double Pane, Aluminum

INTERIOR GENERAL: Interior General Information

The home inspector shall observe the visually accessible areas of the: 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. The home inspector shall: operate a representative number of windows and interior doors; and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

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.

Limitations

INTERIOR GENERAL

GENERAL LIMITATIONS

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.

INTERIOR GENERAL

GENERAL LIMITATIONS CONT.

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

ATTIC

ATTIC LIMITED ACCESS

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

Findings

5.2.1 CEILINGS

WALL PATCH/PAINT (NON-MOISTURE)

Patches or evidence of repairs and/or mismatched paint noted in areas. Unable to determine the exact cause. You may wish to ask the sellers about any repairs you are concerned about. **Please note:** determining if damage exist behind the walls of any surface is beyond the scope of this inspection.

Recommendation

Contact a qualified professional.



Observation Items



Living Room

5.2.2 CEILINGS

CEILING PATCH - POSSIBLE PAST ROOF LEAK

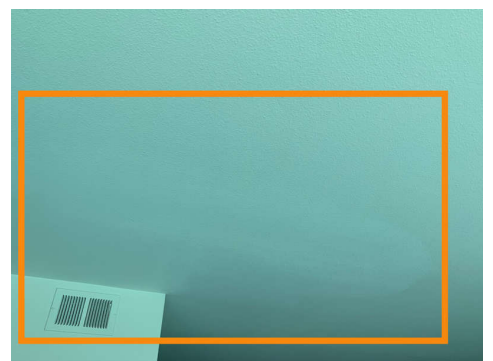
There appeared to be a patch or evidence of a repair noted on the ceiling. This could be indicative of a previous roof leak. The area appeared dry at the time of the inspection. Recommend asking the sellers about this and/or have further evaluated by a licensed roof contractor. **Please note:** Determining if damaged exist behind the ceiling of any surface is beyond the scope of this inspection.

Recommendation

Contact a qualified roofing professional.



Attention Items



Living Room

5.2.3 CEILINGS

POSSIBLE ORGANIC GROWTHS

Safety Concern

Staining which may be indicative of possible organic growths were noted at the ceiling. The bathroom lacked a proper bathroom vent. Staining may indicate inadequate ventilation. You may wish to have the vent replaced with a unit that has a higher CFM rating. I recommend further evaluation by a licensed restoration contractor to determine repairs necessary at this time.

Recommendation

Contact a qualified environmental contractor



Hall Bathroom

5.2.4 CEILINGS

POPCORN ON CEILING

 Safety Concern

Acoustic texture, also known as "popcorn", was present at the ceiling. This material was often used from the late 1950s into the 1980s in residential construction. Some of this material installed before the 80's has been known to contain asbestos. It is beyond the scope of this inspection to test for asbestos. The only way to confirm the presence or absence of asbestos is by having a sample of the material tested in a lab. If client has any concerns regarding asbestos materials, an asbestos-testing lab should be consulted for further review.

Recommendation

Contact a qualified environmental contractor



5.4.1 FLOORS COVERINGS

SEAL FLOOR TO TUB

 Attention Items

I recommend silicone caulk/grout along floor and tub. Recommend correcting and advise repair by a qualified/licensed professional.

Recommendation

Contact a qualified professional.



Hall Bathroom

5.6.1 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Attention Items

FAILING CAULKING

Advise caulking around the sinks/countertops. Where sealant is aged and or failing.

Recommendation

Contact a qualified professional.



5.6.2 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Safety Concern

POSSIBLE ORGANIC GROWTH

Dark stains were observed on the cabinetry which may indicate the presence of organic growth or mildew. This is most likely caused by the ongoing presence of moisture, or lack of fresh air exchange. 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.

Recommendation

Contact a qualified mold inspection professional.



Hall Bathroom



Hall Bathroom

5.6.3 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Observation Items

EVIDENCE OF PREVIOUS LEAK

Evidence of past leaks noted. This area was dry at the time of inspection. Advise inquiry with sellers and/or monitoring this area.

Recommendation

Contact a qualified professional.



Guest Bathroom

5.6.4 COUNTERS AND A REPRESENTATIVE NUMBER
OF CABINETS

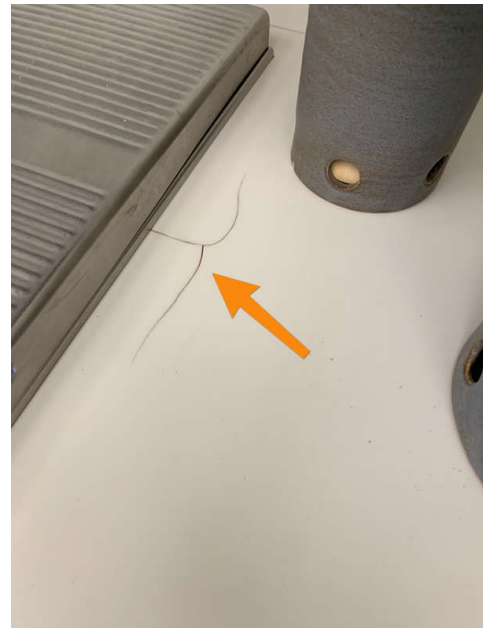
Attention Items

CRACKED COUNTERTOP

Cracking was noted at the countertop. Advise consulting a qualified contractor for necessary repairs.

Recommendation

Contact a qualified professional.



5.7.1 TUB/SHOWER ENCLOSURE

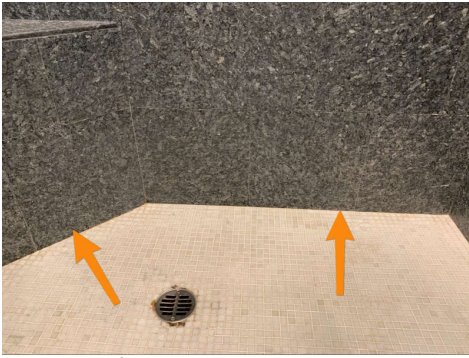
CLEAN AND RECAULK TUB AND SHOWER

Attention Items

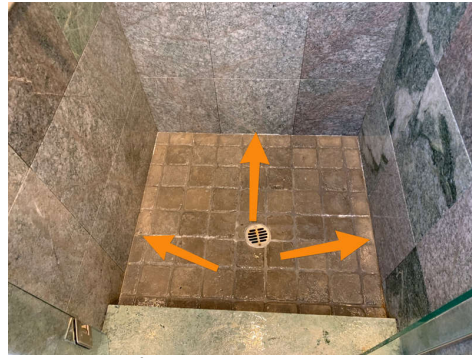
The tub/shower enclosures need to be cleaned and recaulked to prevent moisture intrusion beyond the shower enclosure walls.

Recommendation

Contact a qualified professional.



Guest Bathroom



Master Bathroom

5.7.2 TUB/SHOWER ENCLOSURE

GROUT CRACKED

Cracked grout noted in the shower. This can lead to leaks. Advise caulking/repair as needed.

Recommendation

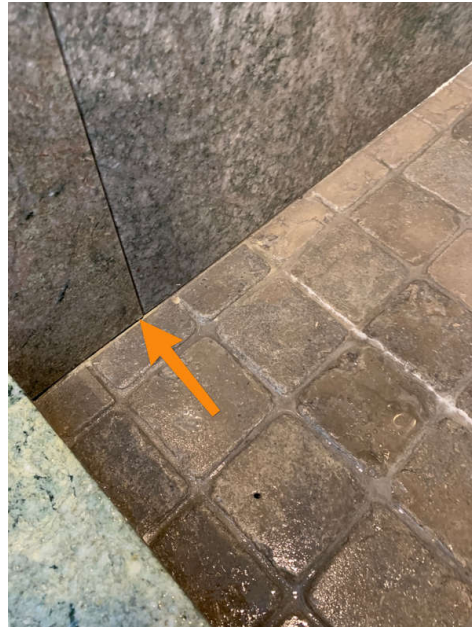
Contact a qualified professional.



Attention Items



Guest Bathroom



Master Bathroom

5.8.1 DOORS (REPRESENTATIVE NUMBER)

DOOR STOP

One or more door stop is missing/damaged. Advise repair to prevent damage to the adjacent wall.

Recommendation

Contact a qualified professional.



Observation Items



Bedroom #4

5.9.1 WINDOWS (REPRESENTATIVE NUMBER)

 Attention Items
FOGGED WINDOWS

Fogged window(s) noted. This is indicative of failed hermetic seals. This condition will reduce the visibility and thermal efficiency of the affected windows. Recommend further evaluation by a licensed window contractor to determine repairs needed at this time.

Recommendation

Contact a qualified window repair/installation contractor.



Kitchen

5.10.1 ATTIC

 Attention Items
POSSIBLE ORGANIC GROWTHS

Stains, possible organic growths noted at sections of the roof framing in areas of the attic space. Unable to determine the exact cause. You should consider having this further explored by a licensed environmental hygienist to determine if repairs are needed at this time.

Recommendation

Contact a qualified environmental contractor



5.10.2 ATTIC

 Attention Items
MOISTURE STAINS AT SHEATHING

Water/moisture staining observed at the attic space sheathing in one or more areas. Unable to determine if this is new or older staining.

The area was noted dry at the time of the inspection. I recommend further evaluation by a licensed roof contractor to determine the cause and to determine repairs necessary at this time.

Recommendation

Contact a qualified roofing professional.



5.10.3 ATTIC

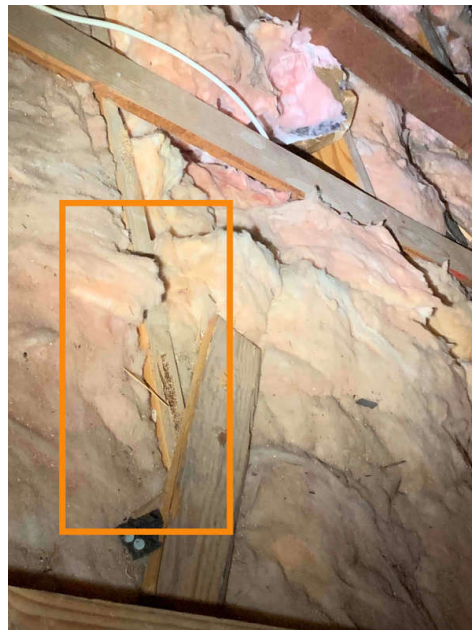
POSSIBLE WOOD DESTROYING ORGANISMS IN THE ATTIC

Attention Items

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

Recommendation

Contact a qualified pest control specialist.



5.10.4 ATTIC

RODENTS IN THE ATTIC

Safety Concern

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

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

Recommendation

Contact a qualified pest control specialist.



5.11.1 ROOM ADDITIONS/MODIFICATIONS

**RENOVATION, REMODELING, ADDITIONS**

Evidence of major renovation, remodeling, and/or additions were noted to the original structure. **Please note:** It is beyond the scope of our inspection to verify the existence of permits. We advise checking city records to verify the existence of permits before the end of your contingency period and the close of escrow.

Recommendation

Contact a qualified professional.

6: INSULATION AND VENTILATION

		IN	NI	NP	D
6.1	INSULATION IN ATTIC				X
6.2	INSULATION UNDER FLOOR SYSTEM		X		
6.3	WALL INSULATION	X			
6.4	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)		X		
6.5	VENTILATION OF ATTIC AND FOUNDATION AREAS	X			
6.6	VENTING SYSTEMS (Kitchens, baths and laundry)				X

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Attic Insulation

Blown, Batt

Floor System Insulation

Unknown/Not Visible

Ventilation

Soffit vents, Roof vents

Exhaust Fans

Fan with light

Dryer Power Source

220 Electric

Dryer Vent

None

Insulation and Ventilation General Information

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; or Venting equipment that is integral with household appliances.

Limitations

STYLES AND MATERIALS

INSULATION AND VENTILATION INSPECTION LIMITATIONS

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

Findings

6.1.1 INSULATION IN ATTIC



SETTLED INSULATION

Insulation is is old and has settled. Heat loss can occur more on this home than one that is properly insulated. A qualified person should repair or replace as needed.

Recommendation

Contact a qualified insulation contractor.



6.6.1 VENTING SYSTEMS (Kitchens, baths and laundry)

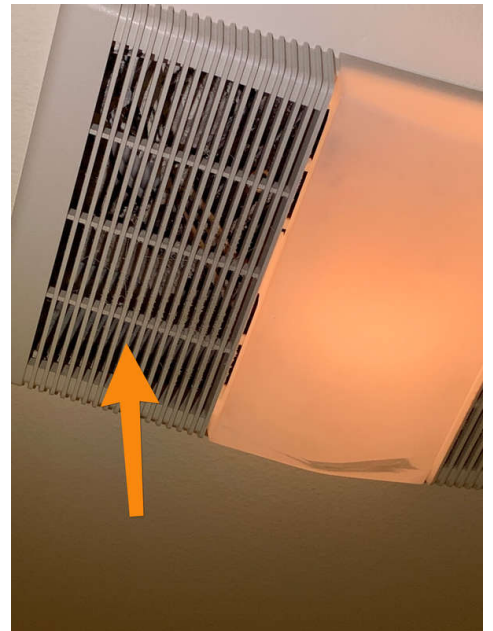
VENTILATION FANS NEED CLEANING

The ventilation fans at the bathroom/laundry areas need general cleaning. Advise correction by a qualified contractor.

Recommendation

Contact a qualified professional.

Attention Items



Guest Bathroom

7: GARAGE

		IN	NI	NP	D
7.1	GARAGE GENERAL	X			
7.2	GARAGE CEILINGS/ROOF FRAMING				X
7.3	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)				X
7.4	GARAGE FLOOR	X			
7.5	GARAGE DOOR (S)	X			
7.6	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME				X
7.7	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)				X
7.8	GARAGE VENTS	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Garage Door Type

One automatic

Garage Door Material

Metal

Auto-opener Manufacturer

LIFT-MASTER

Findings

7.2.1 GARAGE CEILINGS/ROOF FRAMING

CEILING PATCHES

 Attention Items

Patches or evidence of repairs noted in areas. Unable to determine the exact cause. You may wish to ask the sellers about any repairs you are concerned about. However, I recommend further evaluation by a licensed roof contractor. Please note: determining if damage exist behind the walls of any surface is beyond the scope of this inspection.

Recommendation

Contact a qualified roofing professional.



7.2.2 GARAGE CEILINGS/ROOF FRAMING

FIREWALL

 Safety Concern

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

Recommendation

Contact a qualified drywall contractor.



7.3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Attention Items

WALL PATCHES

GARAGE

Patches or evidence of repairs noted in areas. Unable to determine the exact cause. You may wish to ask the sellers about any repairs you are concerned about. Please note: determining if damage exist behind the walls of any surface is beyond the scope of this inspection.

Recommendation

Contact a qualified general contractor.



7.6.1 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Safety Concern

NOT FIRE RATED DOOR

GARAGE

The occupant door from the garage to inside of the home does not appear to be a fire rated door. This condition can prove to be a fire safety concern. Recommend further evaluation by a licensed door contractor to determine if repairs or upgrades are necessary at this time.

Recommendation

Contact a qualified door repair/installation contractor.



7.6.2 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Safety Concern

SPRING HINGES

GARAGE

The spring hinges at the fire door need to be adjusted, so the door self-closes. Advise corrections by a qualified professional.

Recommendation

Contact a qualified door repair/installation contractor.



7.6.3 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

 Safety Concern

GAP BETWEEN DOOR AND THRESHOLD

Gap noted between door and threshold at garage. This is considered a breach in the firewall. Advise installing a properly fitted fire rated door by a licensed door contractor.

Recommendation

Contact a qualified door repair/installation contractor.



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

 Safety Concern

THE OPENER NOT EQUIPPED WITH A BATTERY BACKUP

GARAGE

This home's automatic garage door does not appear to be equipped with a battery back-up that will allow the door to function during electrical outages. This can prove to be a safety hazard and may not be in compliance with today's building/safety standards. I recommend further evaluation by a licensed garage door contractor to determine if repairs are necessary at this time. To learn more about this recent change please click [HERE](#).

Recommendation

Contact a qualified garage door contractor.



8: ROOFING

		IN	NI	NP	D
8.1	ROOF GENERAL	X			
8.2	ROOF COVERINGS				X
8.3	ROOF SHEATHING (As observable from attic)				X
8.4	FLASHINGS, SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS				X
8.5	ROOF DRAINAGE SYSTEMS				X

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Roof Covering

Tile, Rolled Asphalt/Fiberglass

Roof Covering Observed From

Walked roof, Other vantage points

Chimney (exterior)

Brick

ROOF GENERAL: Roof Overview

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

If this home is identified as having a Tile roof covering, it was inspected from the ground and attic to avoid damaging the roof covering, and possibly voiding the warranty. This is in accordance with the CREIA and ASHI standards of practice. The entire roof was not visible and I cannot guarantee that all of the tiles are in good condition. I recommend that you have the roof inspected by a licensed roof contractor if you are concerned that there may be tiles that are broken or have slipped out of position.

We recommend that you include "roof" coverage on a home warranty. To guarantee this roof will not leak, you would need to have a roofing company perform a water test and issue a roof certification, which is beyond the scope of a home inspection. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you should ask them about its history and then schedule a regular maintenance service.

Please note that a home inspection is neither a guarantee of any kind against leaking, nor a warranty of the longevity of the roof. It is a visual evaluation of the roof and the attic below. We strongly recommend that you purchase and maintain a roof rider with your home warranty.

Limitations

STYLES AND MATERIALS

ROOF UNDERLAYMENT INSPECTION LIMITATION

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

ROOF GENERAL

ROOF INSPECTION LIMITATIONS

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

Findings

8.2.1 ROOF COVERINGS

CRACKED TILES

Cracked tiles noted. The roof covering was inspected from the ground and attic to avoid damaging the roof covering, and possibly voiding the warranty. This is in accordance with the Inter-NACHI standards of practice. The entire roof was not visible, and there may be additional defects. I recommend further evaluation of the entire roof before the end of your contingency period by a licensed roofer and repair as needed to ensure the roof functions properly.

Recommendation

Contact a qualified roofing professional.



8.2.2 ROOF COVERINGS

SLIPPED TILES

Slipped tiles noted at various areas on the roof. This condition exposes the underlayment to direct sunlight which can cause UV damage and allow roof leaks to develop. Recommend further evaluation of the entire roof surface by a licensed roof contractor before the end of your contingency period to determine repairs necessary at this time to ensure this roof functions properly during periods of rain.

Recommendation

Contact a qualified roofing professional.



8.2.3 ROOF COVERINGS

**POOLING (FLAT)**

Low areas noted on the roof that causes water to pool or collect and not drain properly. This condition could lead to leaks. Pooling is defined as water that remains on a roof for 48-hrs. after a rain. Due to the lack of recent rain I am unable to determine if pooling will result. I recommend further evaluation by a licensed roof contractor before the end of your contingency period.

Recommendation

Contact a qualified roofing professional.



8.2.4 ROOF COVERINGS

**FLAT ROOF SHOWS WEAR AND DETERIORATION**

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

Recommendation

Contact a qualified roofing professional.



8.2.5 ROOF COVERINGS

**EVIDENCE OF PREVIOUS REPAIRS**

Evidence of previous repairs were noted in one or more areas of this roof. This may be indicative of a past roof leak. Unable to determine if the current repairs are adequate. Recommend asking the sellers for documentation showing these repairs were completed by a licensed roof contractor. If documentation is not available, we recommend having the roof further evaluated by a licensed roof contractor before the end of your contingency period to determine if latent defects exist.

Recommendation

Contact a qualified roofing professional.



8.3.1 ROOF SHEATHING (As observable from attic)

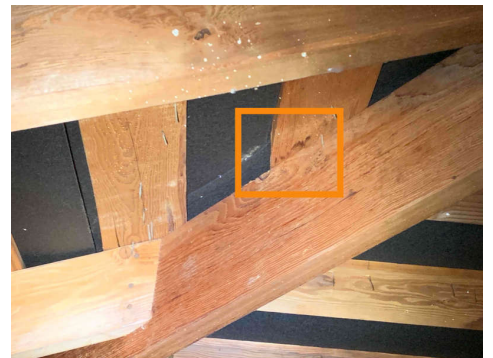
Attention Items

STAINS AT ROOF SHEATHING/STRUCTURE

Stain(s) noted in the roof sheathing and/or structure in one or more location. Determining if these stains are due to an active or past leak is outside the scope of this inspection. Recommend asking seller if repairs have been performed, or contact a licensed roof contractor for further evaluation prior to the end of your contingency period.

Recommendation

Contact a qualified roofing professional.



8.4.1 FLASHINGS, SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

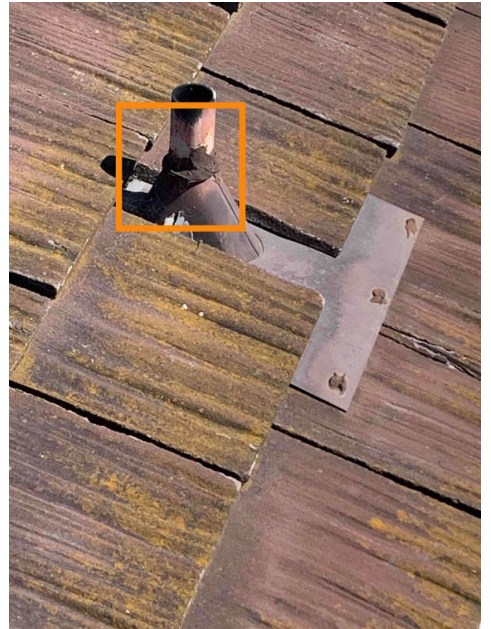
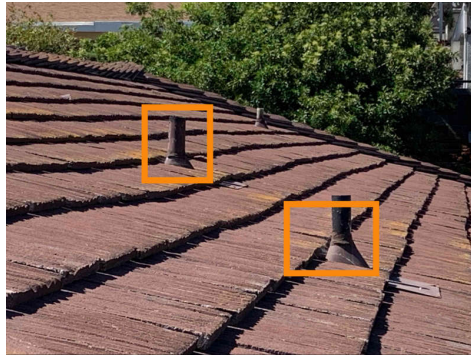
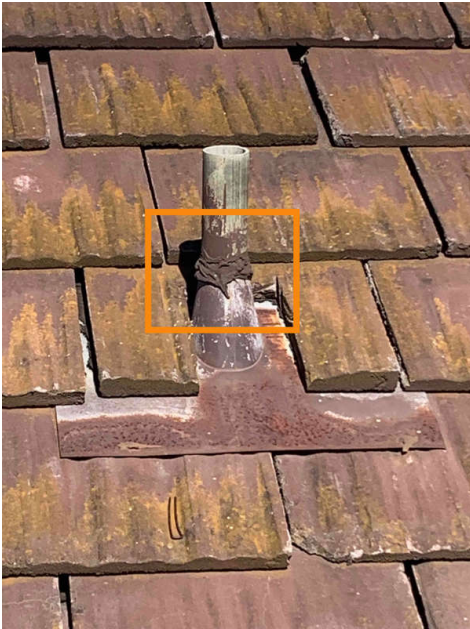
Attention Items

SEAL VENT PIPES

The plumbing vent pipe and/or roof penetration needs caulking around the perimeter of the flashing where sealant is aged and/or failing. Advise repair by a licensed roof contractor to prevent roof leaks from developing.

Recommendation

Contact a qualified roofing professional.



8.4.2 FLASHINGS, SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

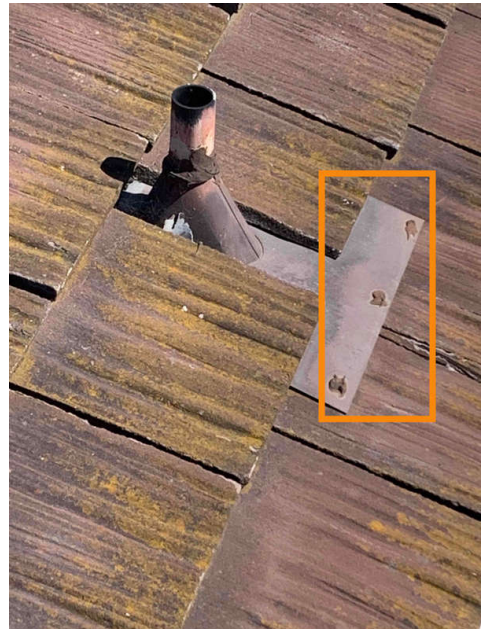
 Attention Items

EXPOSED NAIL HEADS

Exposed nail heads noted at several of the flashing and plumbing and/or mechanical vent pipe penetrations. Advise sealing to prevent leaks.

Recommendation

Contact a qualified roofing professional.



8.5.1 ROOF DRAINAGE SYSTEMS

 Attention Items

NO GUTTERS

The home is not equipped with a full system of gutters and downspouts/drain lines. Gutters and drain lines are recommended or erosion or water intrusion can occur.

Recommendation

Contact a qualified gutter contractor



9: EXTERIOR

		IN	NI	NP	D
9.1	EXTERIOR GENERAL INFORMATION	X			
9.2	WALL CLADDING FLASHING AND TRIM				X
9.3	WINDOWS	X			
9.4	DOORS (Exterior)	X			
9.5	EAVES, SOFFITS AND FASCIAS				X
9.6	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)				X
9.7	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS				X
9.8	TEMPERED GLASS PRESENT AT DOORS AND WINDOWS	X			
9.9	FENCING AND GATES				X

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

SIDING MATERIAL

STUCCO, WOOD

EXTERIOR ENTRY DOORS

WOOD, SLIDING GLASS DOORS
(VINYL)

APPURTENANCE

PATIO

DRIVEWAY

CONCRETE

EXTERIOR GENERAL INFORMATION: Exterior General Information

The home inspector shall observe: 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. 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; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: 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; 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.

Limitations

EXTERIOR GENERAL INFORMATION

EXTERIOR LIMITATIONS

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

Findings

9.2.1 WALL CLADDING FLASHING AND TRIM

POSSIBLE EVIDENCE OF WOOD DESTROYING ORGANISMS

Evidence of wood destroying organisms noted. Recommend further evaluation by a licensed termite inspector to determine repairs necessary at this time.

Recommendation

Contact a qualified pest control specialist.

Attention Items



9.2.2 WALL CLADDING FLASHING AND TRIM

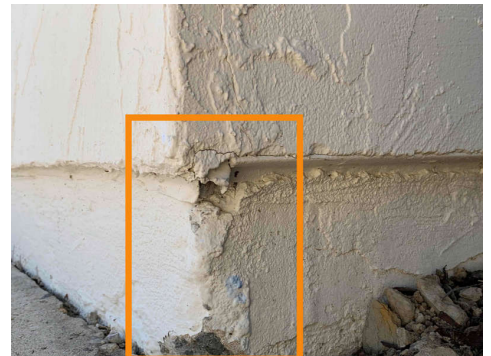
GAPS IN SIDING

Several gaps were observed at the siding. These gaps can allow water to flow behind the siding causing damage. Recommend caulking the gaps as needed to seal the siding and prevent water intrusion.

Recommendation

Contact a qualified siding specialist.

Attention Items



9.2.3 WALL CLADDING FLASHING AND TRIM

RUSTED WEEP SCREED

Staining and/or rusted stucco weep screed noted at several locations of the exterior. This is typically a result of sprinklers spraying the home and/or roof run-off. We recommend adjusting sprinklers to spray away from the home and installing gutters to prevent rusting and moisture related issues.

Recommendation

Contact a stucco repair contractor

Attention Items



9.2.4 WALL CLADDING FLASHING AND TRIM

EVIDENCE OF PREVIOUS STUCCO REPAIRS

Attention Items

Evidence of previous stucco repairs were noted at the exterior walls in various locations. Unable to determine the exact cause or quality of repair. Advise asking the seller about this and have further evaluated by a licensed stucco contractor as necessary.

Recommendation

Contact a stucco repair contractor



9.5.1 EAVES, SOFFITS AND FASCIAS

Attention Items

WOOD DESTROYING PESTS

Moisture damaged wood, evidence of possible wood destroying organisms noted. Recommend consulting the termite inspection report for corrective actions needed.

Recommendation

Contact a qualified pest control specialist.



9.6.1 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

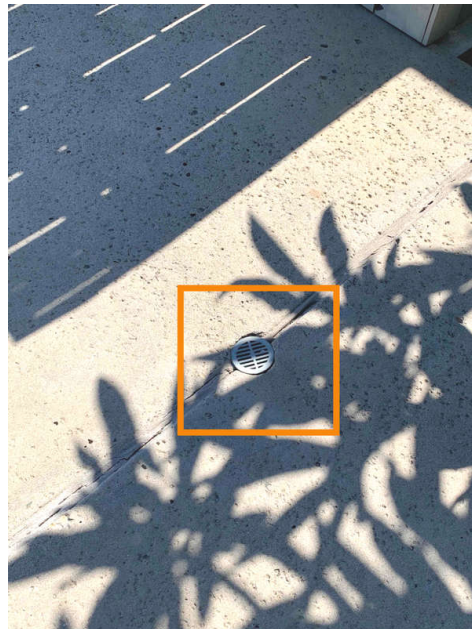
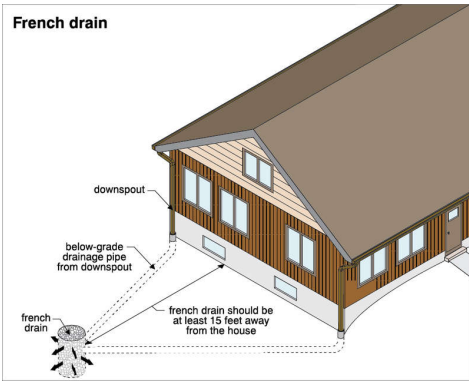
Attention Items

SUB SURFACE DRAINAGE

Sub surface drainage observed throughout the exterior in one or more areas. Unable to determine condition and drainage qualified. I recommend further evaluation by a licensed landscape contractor to ensure these drains function properly.

Recommendation

Contact a qualified landscaping contractor



9.6.2 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

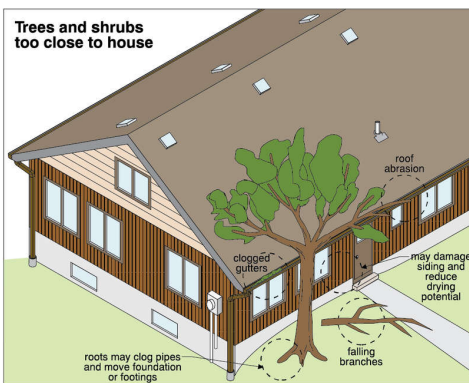
Attention Items

VEGETATION TOO CLOSE TO BUILDING

Vegetation is growing too close and is in contact with the exterior walls. This prevented access and proper inspection of entire exterior wall surface. This condition is also conducive to the attraction of wood destroying organisms, pest to include but not limited to rodents, moisture related issues and damage to the siding. Advise trimming the vegetation away from the exterior walls to prevent damage and to allow a proper inspection of the areas currently blocked by the vegetation.

Recommendation

Contact a qualified landscaping contractor



9.6.3 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

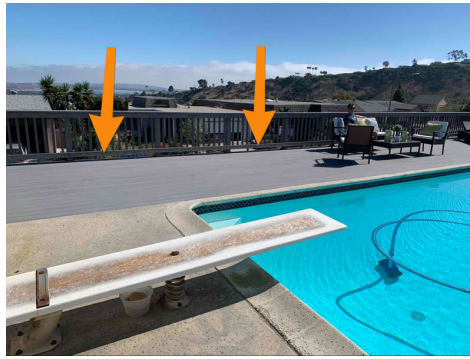
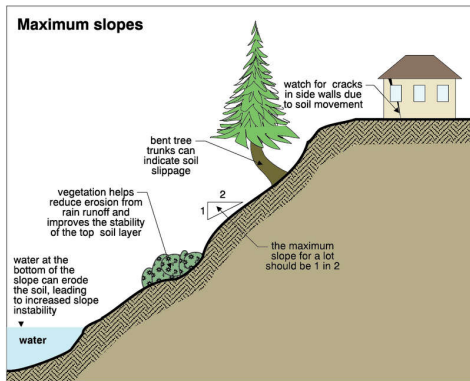


HILLSIDE SETTING

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

Recommendation

Contact a qualified professional engineer



9.6.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

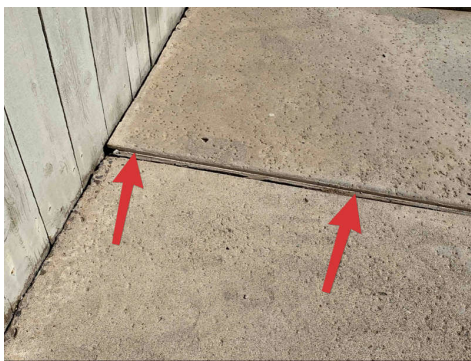


OFFSETS IN HARDSCAPE -TRIP HAZARD

Offsets noted in areas of the hardscape that may prove to be a trip hazard. Advise further evaluation by a licensed concrete contractor and repair as necessary for safety.

Recommendation

Contact a qualified concrete contractor.



By diving board



9.7.1 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS



PATIO ATTACHED TO EAVES

The patio cover does not appear to be properly secured to the structure of the home. Advise consulting a licensed general contractor for further evaluation to determine if repairs necessary at this time to comply with today's building standards.

Recommendation

Contact a qualified general contractor.



9.7.2 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Attention Items

POSSIBLE EVIDENCE OF WOOD DESTROYING ORGANISMS

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

Recommendation

Contact a qualified pest control specialist.



9.9.1 FENCING AND GATES

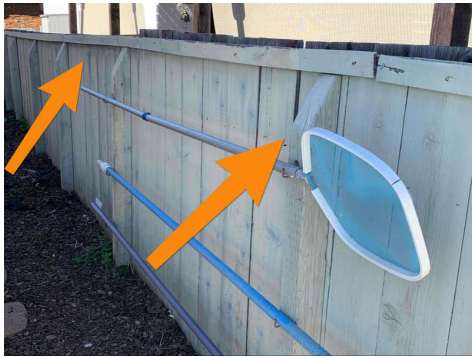
Attention Items

LEANING/DAMAGED FENCING

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

Recommendation

Contact a qualified fencing contractor



10: STRUCTURAL COMPONENTS

		IN	NI	NP	D
10.1	STRUCTURAL GENERAL INFORMATION	X			
10.2	WALLS (Structural)	X			
10.3	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)				X
10.4	COLUMNS OR PIERS		X		
10.5	FLOORS (Structural)	X			
10.6	CEILINGS (structural)	X			
10.7	ROOF STRUCTURE AND ATTIC				X
10.8	PRESENCE OF FOUNDATION BOLTS				X

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Foundation

Poured concrete

Method used to observe

Crawlspace

No crawlspace

Wall Structure

Wood

Floor Structure

Slab

Columns or Piers

Not Visible

Ceiling Structure

2X6

Roof Structure

Stick-built

Roof-Type

Hip

Method used to observe attic

Crawled

Attic info

Attic access

STRUCTURAL GENERAL INFORMATION: Structural General Information

The Home Inspector shall observe 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 shall: Probe structural components where deterioration is suspected; 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 signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. 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.

Limitations

FLOORS (Structural)

FLOOR/FOUNDATION INSPECTION LIMITATIONS

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

CEILINGS (structural)

CEILING INSPECTION LIMITATIONS

Most of the walls and ceilings in the finished basement are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.

PRESENCE OF FOUNDATION BOLTS

HOME LIKELY BOLTED

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

Findings

10.3.1 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)



CRACKING AT FOUNDATION WALLS

Cracking noted at the foundation wall in one or more location. This can be the result of the rebar rusting or structural movement, and repairs can be costly. This is not always the case, but I recommend this be further evaluate by a licensed foundation contractor to determine if repairs are needed.

Recommendation

Contact a foundation contractor.



Left side of home



Garage



Garage

10.3.2 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Attention Items

EXPOSED REBAR

Exposed rebar was noted at the foundation walls in one or more location. Advise further evaluation by a licensed foundation contractor to determine necessary repairs.

Recommendation

Contact a foundation contractor.



Back side of home

10.7.1 ROOF STRUCTURE AND ATTIC

Attention Items

ROOF FRAMING MODIFICATIONS

The roof framing appeared to have been modified in areas. I am unable to determine if these modifications are adequate. I recommend further evaluation by a licensed general contractor or structural engineer before the end of your contingency period to determine if additional repairs or modifications are necessary at this time.

Recommendation

Contact a qualified general contractor.



11: HEATING / CENTRAL AIR CONDITIONING

		IN	NI	NP	D
11.1	HEATING GENERAL	X			
11.2	HEATING EQUIPMENT				X
11.3	NORMAL OPERATING CONTROLS	X			
11.4	AUTOMATIC SAFETY CONTROLS	X			
11.5	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X			
11.6	FLUE(S) FOR HEATING EQUIPMENT				X
11.7	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				X
11.8	CHIMNEYS AND FLUES (for fireplaces)				X
11.9	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)				X
11.10	COOLING AND AIR HANDLER EQUIPMENT				X
11.11	NORMAL OPERATING CONTROLS	X			
11.12	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Heating Equipment Type

Forced Air

Heating Equipment Energy Source

Natural gas

Number of Heating Systems (excluding wood)

One

Heating System Manufacture

ARCOAIRE

Ductwork

Insulated

Filter Type

Washable

Cooling Equipment Type

Air conditioner unit

Cooling Equipment Energy Source

Electricity

Cooling Equipment Manufacture

INT. COMFORT

Number of Air Conditioning Systems

One

Types of Fireplaces

Solid Fuel

Number of Woodstoves

None

NORMAL OPERATING CONTROLS: Type

Thermostat

NORMAL OPERATING CONTROLS: Thermostat Location(s)

Thermostat Location in the hallway.

AUTOMATIC SAFETY CONTROLS: Type

Safety switch

PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM: Type

In wall

HEATING GENERAL: Heating and Cooling System General Information

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat 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 room. The home inspector shall describe: Energy source; and Heating equipment and distribution 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: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Limitations

HEATING GENERAL

HEATING AND COOLING SYSTEM LIMITATIONS

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

HEATING GENERAL

ADDITIONAL HEATING AND COOLING SYSTEM LIMITATIONS

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

Findings

11.2.1 HEATING EQUIPMENT

FURNACE TURNED ON - HEAT EXCHANGER NOT VISIBLE

The furnace appeared to turn on and produce heat at time of inspection. However, due to the many components that are not visible (like the heat exchanger and the entire length of the flue pipe), our inspection of this system is limited. Because of this, I recommend further evaluation/safety check be performed by a licensed HVAC contractor or the local gas company before the end of your contingency period.

Recommendation

Contact a qualified heating and cooling contractor



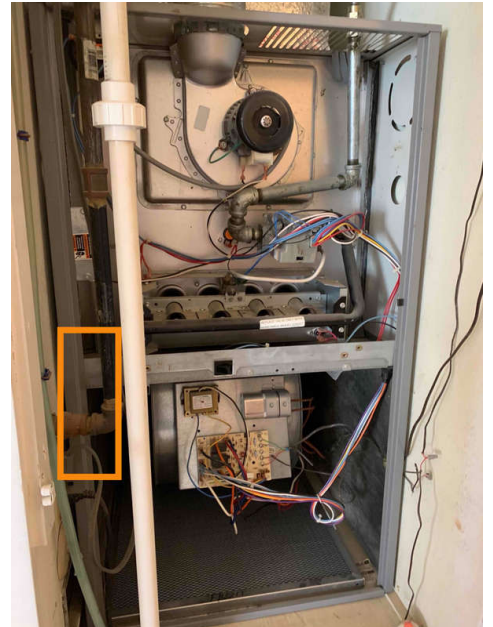
11.2.2 HEATING EQUIPMENT

 Attention Items
DRIP LEG

The furnace gas piping is not equipped with a sediment trap or drip leg. Advise installation by a licensed plumber or qualified professional to comply with today's HVAC safety standards.

Recommendation

Contact a qualified heating and cooling contractor



11.6.1 FLUE(S) FOR HEATING EQUIPMENT

 Attention Items
TRANSITE HEAT SHIELD

Transite heat shield noted installed at the furnace closet. This is the material that is known to contain asbestos. Advise testing and remediation as necessary.

Recommendation

Contact a qualified environmental contractor



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

 Attention Items
DIRTY FILTER

The filter is dirty and needs to be cleaned or replaced.

Recommendation

Contact a qualified professional.



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

Attention Items

DAMAGED DUCTS

Damaged or disconnected ducting observed in one more areas. This could effect the efficiency of the system and lead to loss of thermal energy. Recommend correcting and advise repair by a licensed HVAC contractor.

Recommendation

Contact a qualified heating and cooling contractor



11.8.1 CHIMNEYS AND FLUES (for fireplaces)

Attention Items

CRACKING AT STRUCTURE IN AREA

Cracking and/or deterioration was observed at the masonry chimney. If left uncorrected, this condition can lead to additional damage. I recommend further evaluation by a licensed chimney repair contractor before the end of your contingency period to determine repairs necessary at this time.

Recommendation

Contact a qualified chimney contractor.



11.8.2 CHIMNEYS AND FLUES (for fireplaces)

FIREPLACE CRACKS

Cracks and/or gaps noted in the fireplace. Recommend further evaluation and repair by a licensed fireplace contractor before the end of your contingency period to determine repairs necessary at this time.

Recommendation

Contact a qualified fireplace contractor.

 Safety Concern



11.8.3 CHIMNEYS AND FLUES (for fireplaces)

CRACKED CHIMNEY CAP

Cracks noted at the chimney cap. Recommend further evaluation by a licensed chimney repair contractor before the end of your contingency period and repair as necessary to prevent further deterioration.

Recommendation

Contact a qualified chimney contractor.

 Attention Items



11.8.4 CHIMNEYS AND FLUES (for fireplaces)

DAMPER HANDLE LOOSE TO DAMPER

Attention Items

The damper handle was noted loose to damper. Advise repair to ensure proper function by a licensed chimney contractor.

Recommendation

Contact a qualified chimney contractor.



11.9.1 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

FIREPLACE DRAW NOT INSPECTED

Safety Concern

I do not inspect the shape of fireplace or the design to determine if your fireplace has a proper air draw.

Recommendation

Contact a qualified fireplace contractor.



11.10.1 COOLING AND AIR HANDLER EQUIPMENT

AIR CONDITIONER PRODUCED COOL AIR

Observation Items

During the test of this home air conditioning system a minimum split of 14 degrees was achieved between the ambient air temperature and the temperature of the air blowing out of the registers. Because of this, this unit appeared to be functional. However, this is a limited review. You should consider having this unit further explored by a licensed HVAC contractor to determine if latent defects exist.

Recommendation

Contact a qualified heating and cooling contractor



11.10.2 COOLING AND AIR HANDLER EQUIPMENT

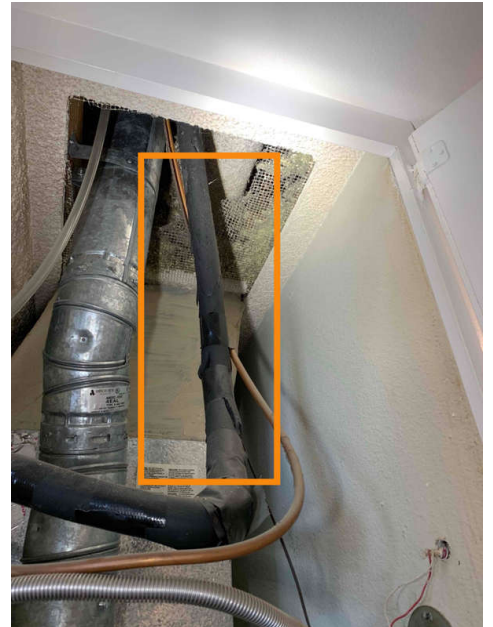
FOAM MISSING AT SUCTION LINE

Attention Items

The foam sleeve on suction line is missing in areas. Missing foam on suction line can cause energy loss and condensation. I recommend repairing as needed.

Recommendation

Contact a qualified heating and cooling contractor



12: COMPLEMENTARY PICTURES

		IN	NI	NP	D
12.1	Interior	X			
12.2	Exterior	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Interior: Kitchen
Kitchen



Interior: Dining Room



Interior: Family Room



Interior: Living Room



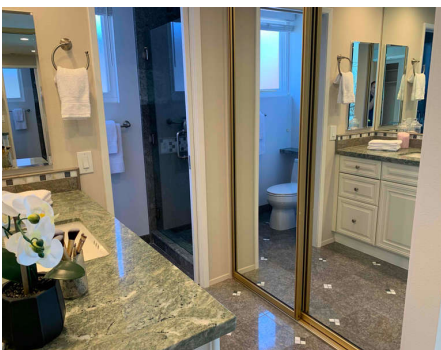
Interior: Hall Bathroom



Interior: Master Bedroom



Interior: Master Bathroom

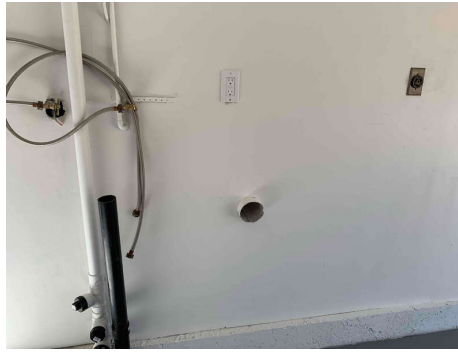


Interior: Bedroom #2



Interior: Bedroom #3



Interior: Bedroom #4**Interior: Laundry room****Interior: Garage****Interior: Bedroom #5****Exterior : Rear Yard****Complementary Photographs**

The photographs in this section of this inspection report are not intended to point out defects. These photographs have been provided to you as a complementary service and are for your information. Only limited representative number of rooms or locations are included in this Complimentary Photo section.

STANDARDS OF PRACTICE
