



Inspection Report

Daniel Yooniker

Property Address:
1530 Sunburst Way # 287
San Marcos Ca 92078



Nation Wide Inspections

Jason Havel
10928 Black Mtn Rd # 18
San Diego Ca. 92126

Table of Contents

Cover Page.....	1
Table of Contents.....	2
Intro Page.....	3
1 Roofing / Chimneys / Roof Structure and Attic	4
2 Exterior.....	9
3 Rooms.....	18
4 Kitchen Components and Appliances.....	21
5(A) Hall Bath.....	23
5(B) Master Bath.....	24
6 Structural Components	27
7 Plumbing System.....	29
8 Electrical System	31
9 Heating / Central Air Conditioning.....	32
General Summary.....	36
Invoice.....	42

Date: 2/14/2013	Time: 04:00 PM	Report ID: J021413P
Property: 1530 Sunburst Way # 287 San Marcos Ca 92078	Customer: Daniel Yooniker	Real Estate Professional: Thad Ryan Ascent Realty (Union Station)

Comment Key or Definitions

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. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

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

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

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

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

This condominium inspection is a partial inspection and is performed on only those components that the buyer or homeowner is responsible for. It does not include the exterior components of the property, crawlspace or attic and all of the components contained therein as this is usually owned by the association and is not owned by the buyer or home owner. It is up to the buyer to determine if any of these excluded areas are in fact the buyers responsibility and if so, to notify the inspector so these areas will be inspected. Please note a different charge will apply should the buyer want these areas inspected. It also is not possible in some cases to inspect attic areas where a duplex unit exist and the buyer is purchasing the lower unit, or vice versa. Our company makes no representation as to the condition of these areas that were not inspected.

Style of Home:

Manufactured

Age Of Home:

UNKNOWN

Client Is Present:

Yes

Water Test:

Pressure Test Only

Weather:

Clear

Temperature:

Over 65

Rain in last 3 days:

No

1. Roofing / Chimneys / Roof Structure and Attic


Styles & Materials

Viewed roof covering from: Walked roof	Roof-Type: Gable	Roof Covering: 3-Tab fiberglass
Sky Light(s): None	Roof Ventilation: Unknown	Method used to observe attic: No Attic
Attic Insulation: Unknown		


Items

1.0 ROOF COVERINGS

Comments: Repair or Replace

 (1) **NOTE:** Aluminum Patio Covers/ Car Port. The exterior patio covers and car ports are made from aluminum and cannot support the weight of a person or heavy objects. DO NOT WALK on this surface. This is noted for your information and safety.

NOTE: The roof inspection is a general overview of the roof's current condition. We are not roofing specialists. Due to the fact that there is no attic space for this home, we can not always accurately determine if there are active roof leaks. Often times a roof can leak due to problems or issues that are not visible at the time of the inspection. We will not be held liable for roof leaks that do not have visible issues at the time of the inspection. This includes proper patching of a roof. Visible evidence includes: physical damage, visible water staining at the interior ceilings, visible roof defects, improper roofing material or improper application of visible materials, worn areas, or improper and missing materials or flashings. Please understand that we do our best to determine and analyze the true condition of your roof and it's components. We try and report everything as accurately as we can. If you are concerned about any areas of this home, you are always encouraged to further evaluate any areas you have concerns about through a licensed specialist.

 (2) **NOTE:** Patching Noted. There were some areas of the roof that have been patched. This is noted for your information. There did not appear to be any visible problems with these areas. **We are not able to determine at the time of the inspection if the roof leaks at these areas.** This is noted for your information, and as a disclaimer. Because a roof is not completely visible for this inspection, it is always recommended that a licensed roofing contractor be called out for further evaluation if the repairs cannot be verified as being done by a licensed roofing contractor.

(3) **Patching Needed.** There were some areas around the edge of the home, that are in need of patching. These areas can allow water to enter the seams causing roof leaks. It is highly recommended that these areas be patched by a licensed roofing contractor.



🏠 (4) **No Overhang at Rake.** Roof coverings should extend off the roof by a minimum of 1/4 inch. This was not observed in all area of the overhang. This is to allow the water to drip off the roof and not damage the fascia or eave boards. When roof is replaced, it is recommended that an drip edge be installed around perimeter of house.



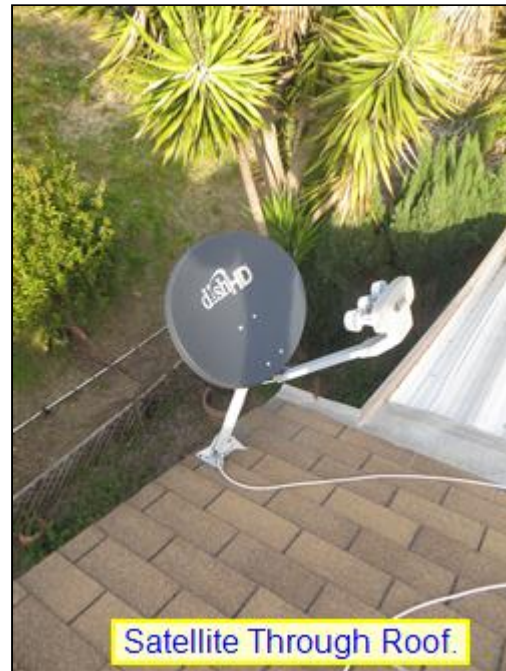
📍 (5) **Uplift at Edge.** There were some areas around the perimeter of the roof that have areas of uplift or a lip at the edge. This lip can inhibit water from properly draining, increasing the risk of water intrusion and damage. It is recommended that this area be further evaluated and repaired as needed by a licensed roofing contractor.



(6) **Exposed Nails.** There were a few areas where there were some exposed nails. All nails should be covered with roofing material or Mastic. It is recommended that these areas be further evaluated and be repaired as needed by a licensed contractor.



(7) **Satellite Through Roof.** The satellite dish on the roof was improperly installed and was bolted through the roofing material. This puts holes in your roof, increasing the risk of roof leaks. It is recommended that this dish be removed and the holes be properly repaired by a licensed contractor.




(8) **Debris On Roof.** There was some debris on the roof, over at the left side of the home. It is recommended that this roof be cleared of debris. Debris can create a dam like feature that can allow water to pool and increase the risk of roof leaks. It is recommended that this area be cleared of debris.



1.1 FLASHINGS

Comments: Repair or Replace

 **Patching Needed.** There were some areas of flashings where the Mastic was worn and cracked. It is recommended that these areas be further evaluated and resealed as needed by a licensed roofing contractor.



1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS


Comments: Inspected

1.3 ROOF VENTILATION

Comments: Not Inspected

1.4 ROOF DRAINAGE SYSTEMS (gutters and downspouts)

Comments: Repair or Replace

 **Improper Application of Roof Gutter.** The roof gutter at the left rear side of the home has been improperly installed. The current application causes uplift at the edge of the roof shingles. It is recommended that this gutter system be removed and that a proper gutter be installed by a licensed specialist.

1.5 ROOF STRUCTURE AND ATTIC (Report leak signs or condensation)

Comments: Not Inspected

NOTE: There was no access to the area above the ceiling. The structural elements of this area as well as the insulation and ducts could not be inspected. This is noted for your information .

1.6 INSULATION IN ATTIC

Comments: Not Inspected

NOTE: The attic was did not have access and insulation could not be verified or inspected. This is noted for your information.

1.7 VISIBLE ELECTRIC WIRING IN ATTIC

Comments: Not Inspected

NOTE: No Access to Above Ceiling Space-Wiring Not Visible

2. Exterior

Styles & Materials

Siding Material:

Metal
Wood

Exterior Entry Doors:

Wood

Appurtenance:

Covered porch
With Stairs


Driveway:

Concrete
Cracks Noted

Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Repair or Replace

 (1) **Earth/ Wood Contact.** Some of the wood siding has earth/ wood contact. All wood products, exposed to weather, should be at least six inches above the ground or be of pressure treated lumber. It is recommended that all damaged wood be repaired or replaced, and lumber that falls within six inches of the ground be provided with pressure treated lumber.



(2) **Wood Damage.** It was noted that there were a few areas of siding that have areas of damage. These were noted at the left side of the home. It appears that this damage has been caused by water intrusion. It is recommended that all damaged wood be repaired or replaced as needed by a licensed contractor.



(3) **Pet Door Installed- Flashings Not Verified.** There was a pet door installed at the exterior wall of the house. The flashing at this location was not able to be verified. Flashing helps to inhibit water intrusion at wall penetrations. Not having flashings, or having improperly installed flashings can greatly increase the risk of moisture intrusion and damage. It is recommended that this area be further evaluated by a licensed contractor to ensure proper flashings have been installed and repaired if needed.



(4) **Wood Damage.** The siding at the enclosed patio at the left side is made of compressed wood and has become worn and damaged. The exterior wood is installed in tracks, which allow for the accumulation of water. Over time these areas will begin to deteriorate and allow for water to enter the walls. It is recommended that these areas be replaced/ patched and painted as needed by a qualified contractor and properly caulked.

2.1 DOORS (Exterior)

Comments: Repair or Replace


🏠 (1) **Loose Handle.** The screen door at the left side of the home was loose at the time of the inspection. It is recommended that this be repaired or secured to ensure proper working order.



(2) **Doors Stick**. The exterior doors to the water heater and furnace closet rub at the frames and do not properly close. **It is recommended that these doors be adjusted or repaired to allow them to properly function.**

2.2 WINDOWS

Comments: Repair or Replace

 (1) **NOTE**: There are a few windows in this home that have been replaced. Retrofit windows often require permitting- depending on the local authority. It is not known if this city requires permits for the installation of these windows. Due to the nature of these windows, we are not able to verify that the flashings have been done correctly. It is recommended that you check with the local authority to determine if permits are required for the installation of these windows. If permits are not required, or were not taken out, these windows should be further evaluated by a licensed contractor specializing in window installation.

(2) **Cant Verify Tempered Glass**. Exterior window could not be verified as being tempered glass. Tempered glass is a safety glazing that is required in hazardous locations, (in this application, lower than 18 inches from the ground or interior floor and within 24 inches from a door). Safety glazing is usually indicated as being such by labeling in corner of pane. **This was noted in the master bedroom**. This is for your knowledge, and precautions should be taken. **Recommend further analysis and replacement if necessary.**

(3) **Caulk Windows**. There were some areas around the windows where the caulking has begun to crack or is missing. **It is recommended that a new bead of caulking be provided around the windows.**



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

Comments: Repair or Replace

🏠 (1) **Wide Spacing at Rails** . The balusters at the deck and stair railings are currently spaced greater than 4 inches. Although this may have been standard at the time this was built, it is recommended for today's standards, that the spacing of these balusters be no greater than 4 inches. This is a safety measure to help ensure that a child cannot slip through this area. **It is recommended that you add a screen or more balusters at this location.**



(2) **Wide Hand Rail Width**. The hand grip surface of the handrails at the rear of the house are currently greater than 2 inches. Handrails should have a hand grip surface of no less than 1.25 inches nor more than 2 inches in cross sectional dimension. **Recommend correction of handrail width.**



(3) **Wood Damage** . There was some wood damage noted at sub floor of the front deck. It is recommended that this area be further evaluated and that all damaged wood be repaired or replaced as needed by a licensed contractor.



(4) **Loose Block**. There was a loose brick noted at the entry way at the left side of the home. It is recommended that this block be properly secured.



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

Comments: Repair or Replace

(1) **Possible Trip Hazards.** There were areas at the driveway where the walkway was not level. It is recommended that these areas be repaired as needed that that care be taken when walking on these surfaces.




🏠 (2) **Improper Slope/ Grade.** There are several areas at the back and left side that appears to slopes toward the house or does not have a directional slope. There were no visible surface drains noted. It is recommended that a swale, french drain or other means of drainage be provided to keep water away from house and foundation.

(3) **Plants Against House.** There are some areas where plants or trees come into contact with the home. It is recommended that all plants be kept a minimum distance of 12 inches from the house to help inhibit moisture and rodent related issues.

2.5 EAVES, SOFFITS AND FASCIAS

Comments: Repair or Replace

 **Wood Pulling.** There was a section of eave in which the wood was beginning to pull. This was noted at the rear right corner of the home. It is recommended that this be repaired as needed by a licensed contractor.




2.6 PLUMBING WATER FAUCETS (hose bibs)

Comments: Inspected

2.7 EXTERIOR LIGHT FIXTURES AND FIXTURES

Comments: Repair or Replace

 (1) **NOTE:** It was noted that the storage shed had power extending to this unit. All extra buildings and or sheds must have proper permits if utilities are run to them. Sheds that do not have utilities and are under 120 SqFt are not required to have permits. It was not verified if proper permits were pulled for this shed. It is recommended that this be verified and corrected as needed.

(2) **Improper Wire Connection.** There was a junction box at the exterior of the house that had some exposed openings. These openings can allow water to enter the boxes. All exterior outlets should be equipped with proper fittings to allow for the protection of the outlet. Recommend that these boxes have proper weatherproofing installed.



(3) **Missing Weather Covers.** There are some outlets or switches that did not have covers provided. All junction boxes should be provided with covers to help avoid the possibility of damage and electric shock. **It is recommended that this box be fitted with a proper cover.**



(4) **Missing Junction Boxes.** All wire connections, and splices should be contained within a listed junction box. Junction boxes secure and conceal all wire connections and help to inhibit damage and shock. **It is recommended that a junction box be provided at this location by a licensed electrician or contractor.**



(5) **Missing Bulbs.** There was at least one exterior light fixture that did not operate when the fixture was turned on. **There were currently no bulbs at the fixtures.** Because of this, the fixtures could not be tested or inspected for proper working order. **Recommend inserting light bulbs to determine if a greater problem exists.**

(6) Improper Location/ Use of Romex


The use of Romex or NM-B wiring at the underside of the eaves is not permitted. Romex is not permitted in wet or damp locations. It is recommended that all Romex wiring at these locations be further evaluated and changed to an appropriate material by a licensed electrician.

**2.8 SCREENS AND VENTS**

Comments: Inspected

2.9 OTHER

Comments: Repair or Replace

 **Minor Post Damage.** There was a post at the carport which has minor damage. Severe damage to these posts can cause failure due to lack of support. It is recommended that these post have additional support added where needed or have replacement supports installed at these locations by a qualified professional.

2.10 ADDITIONAL BUILDINGS ON PROPERTY

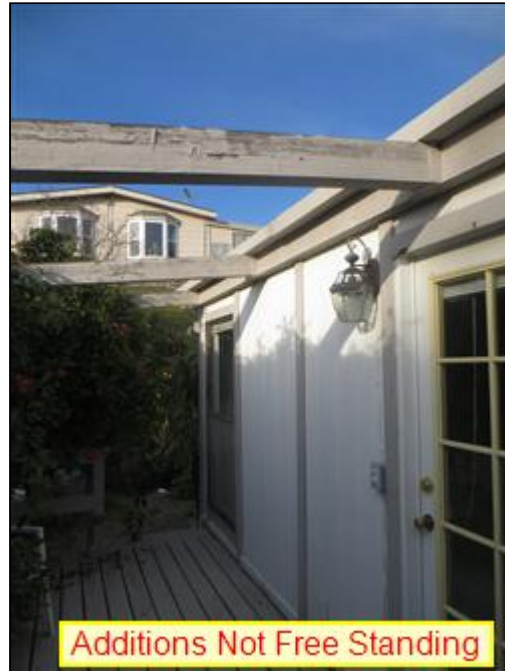
Comments: Repair or Replace

(1) **NOTE:** Sheds Not Inspected. Only the main home was inspected at the time of the inspection. The additional shed(s) were not inspected. It is not known if deficiencies or problems exist at these structures. Our company makes no representation as to the condition of the sheds. This is noted for your information and can be further evaluated if deemed necessary. (Picture 1)

NOTE: It was noted that the storage shed had power extending to this unit. All extra buildings and or sheds must have proper permits if utilities are run to them. Sheds that do not have utilities and are under 120 SqFt are not required to have permits. It was not verified if proper permits were pulled for this shed. It is recommended that this be verified and corrected as needed.

 (2) **Improper Support of Addition.**

The porch and percolate addition at the left side of the home is not free standing and uses the exterior wall of the home as a means of support. **All additions, porches, decks and other additions to modular homes modular homes must be free standing.** This is to ensure that the integrity is not compromised. **It is recommended that this be further evaluated and repaired as needed by a licensed contractor.**



3. Rooms

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Wood Paneling

Floor Covering(s):

Carpet

Linoleum

Tile

Interior Doors:

Hollow core

Wood

Window Types:

Single pane

Sliders

Single-hung

Items

3.0 CEILINGS

Comments: Inspected

(1) **NOTE:** There were some areas of patchwork noted at some of the ceilings. The reason for this patchwork could not be determined, but there did not appear to be any current damage or issues at these areas. This is noted only for your information.

(2) **Peeling Paint Noted.** There was an area of peeling and cracked paint noted at the master bedroom ceiling. This was located over the window. The cause of this was not able to be determined. There was no evidence of visible staining noted at this location. **This is noted for your information and can be further evaluated and repaired as needed.**

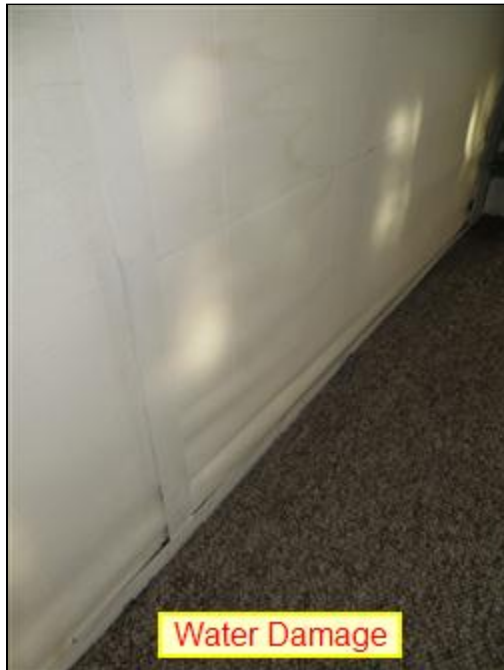
3.1 WALLS

Comments: Inspected

(1) **Newly Painted Note:** It was noted that the walls and or ceilings of this house have recently been painted. Painting of these areas can often hide: patching, stains or other clues we use to help determine if there are greater issues present. Although we do our best to find all current and potential problems, newly painted areas can often make it impossible to find current issues. This is noted for your information.



(2) **Wood Damage.** The base of the walls and the windows at the patio enclosure have water staining and damage. It appears that water enters this area at the exterior seam, and collects within the lower channel. It is recommended that all damaged materials be replaced by a licensed contractor.



3.2 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

🏠 (1) Glass Pulling From Frame.

The window pane in bedroom #1 has glass which comes out of the seal within the frame. This allows the glass to pull away from the frame exposing the edge of the glass, and increasing the potential for injury. It is recommended that this window be repaired by a licensed contractor or window specialist.



(2) Inoperative Window Locks. The window lock(s) for the windows in some of the rooms did not function. It was noted that the window did not align within the frame. For safety purposes it is recommended that this window be adjusted, repaired or supplied with some sort of locking device.

**3.3 FLOORS**

Comments: Inspected

(1) **NOTE:** There are a few areas in certain rooms where the flooring is not level, and you may notice a rise, or drop in the flooring. This is common in older homes with raised foundations. Please refer to section 6 (Structural Components for more information) for further information about the foundation and floor structure of this home.

(2) **Discoloration of Carpet.** There were some areas of carpeting that have spots of discoloration. It could not be determined if these spots can be removed with a cleaning. **It is recommended that these areas be further evaluated by a licensed cleaning company.**

3.4 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

Adjust strike plate. The strike plate for bedroom #1 needs adjustment. Currently the door does not latch shut when the door is closed. **It is recommended that this be adjusted at your convenience.**

3.5 OUTLETS SWITCHES AND FIXTURES

Comments: Repair or Replace

↑ (1) NOTE: Some of the rooms are supplied with a "half hot" receptacle. This means that one of the room outlets is an outlet in which half of the receptacle responds to a wall switch; The other half of that same outlet does not and is always hot. (These outlets are usually noted by receptacle being upside down for easy identification)

(2) **Painted Outlets.** Some of the outlets in this house were not covered when painting was conducted, and the outlets were painted. Painting of outlets increases the risk paint chips entering the receptacle and creating resistance. **This can cause the outlet to over heat causing damage to the outlet and an increased risk of fire.** **It is recommend that all outlets which have been painted be replaced as needed by a licensed electrician.**



(3) **Missing Outlet Covers.** There are several missing covers in some of the rooms. Missing faceplates expose electrical parts of receptacle outlets, and switches creating a potential shock hazard. **It was noted that these covers were present, but appeared to be off for painting purposes.** **For safety reasons all outlets and switches should have secure covers to reduce the chance of electric shock.**

4. Kitchen Components and Appliances

Styles & Materials

Countertop:

Laminate

Cabinetry:

Laminate

Floor:

Linoleum

Oven/ Stove:GAFFERS & SATTLER
GENERAL ELECTRIC**Dishwasher Brand:**

GENERAL ELECTRIC

Built in Microwave:

NONE

Disposer Brand:

GRIND-ALL

Exhaust/Range hood:

JENSEN

Trash Compactors:

NONE

Clothes Dryer Vent Material:

Flexible Metal

DRYER POWER SOURCE:

120V and Gas

*Items***4.0 CEILINGS**

Comments: Inspected

4.1 WALLS

Comments: Inspected

4.2 FLOORS

Comments: Inspected

4.3 CABINET DOORS, FLOORS & DRAWERS

Comments: Inspected

4.4 WINDOWS

Comments: Inspected

4.5 COUNTERS AND SINK

Comments: Inspected

4.6 PLUMBING DRAIN AND VENT SYSTEMS

Comments: Inspected

Note. It was noted that the "accordion style" waste line under the sink was not a "listed" connection. "Listed" equipment, or materials are those which have complied and have been approved by a published Listing Agency. Listing Agencies maintain periodic inspections and testing of equipment and materials to determine if they are safe for use in a specific manner. This may indicate that the work completed is not original, and may not have been installed by a licensed plumber.

4.7 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

Comments: Inspected

4.8 OUTLETS WALL SWITCHES and FIXTURES

Comments: Inspected

NOTE: There is presently no GFCI (Ground Fault Circuit Interrupter) protection in the kitchen. For the year that this was built, GFCI may not have been a requirement. However for safety reasons it is recommended all kitchen outlets, serving counters, be GFCI protected or on a GFCI protected circuit. GFCI's are a safety device built into an outlet to "trip" the circuit if it detects that the electricity is unbalanced, or if it detects improper connections of the neutral. Recommend ALL kitchen outlets, serving counter tops, should be GFCI protected

4.9 RANGES/OVENS/COOKTOPS

Comments: Inspected

4.10 DISHWASHER

Comments: Inspected

4.11 MICROWAVE COOKING EQUIPMENT


Comments: Not Present

4.12 FOOD WASTE DISPOSER

Comments: Inspected

4.13 RANGE HOOD

Comments: Repair or Replace

 **Missing Filter/ Fan Cover.** The hood was missing the filter and or fan cover. It is recommended that this be replaced as needed by a qualified person.

4.14 TRASH COMPACTOR

Comments: Not Present

4.15 Laundry Area

Comments: Inspected

NOTE: The waste line for the laundry, is sized at 1.5 inches. Often times with today's high capacity washing machines, you might experience some back-flow or spillage from this line. It is recommended that this line be sized to a 2 inch line if needed by a licensed plumber.

5(A) . Hall Bath

Styles & Materials

Exhaust Fans:

Fan with light

Items

5.0.A COUNTERTOPS, SINKS AND CABINETS

Comments: Inspected

5.1.A DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.2.A FLOORS

Comments: Inspected

5.3.A WALLS/ CEILINGS


Comments: Inspected

5.4.A WINDOWS/ MIRRORS

Comments: Inspected

5.5.A SHOWER/ TUB ENCLOSURE


Comments: Repair or Replace

 **Caulking Needed.** The track to the shower door was loose and was not caulked. It is recommended that this be properly caulked.



5.6.A PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Repair or Replace

 **Leak at Shower Head.** The fixture at the shower head leaked that the fitting connection of the upstairs bathroom. It is recommended that the shower head be removed and plumbers tape be applied. This should stop the water from leaking from this fixture.

5.7.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

5.8.A TOILET

Comments: Inspected

NOTE: Toilet cannot be verified as being water saving (low flow) toilet. Although the toilet works, it is recommended that it be changed out to the low flow type. Vouchers can often be obtained from the city for replacement toilets. Ask your realtor about the current regulations for these toilets .

5.9.A OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

NOTE: The GFCI's for the bathroom are located at the breaker. If the GFCI "trips," the reset button is found on the breaker in the electrical panel.

5.10.A EXHAUST FAN

Comments: Inspected

5(B) . Master Bath


Styles & Materials

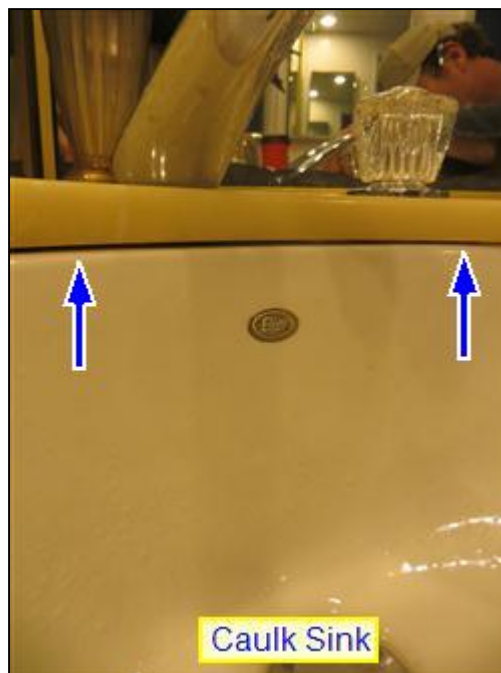
Exhaust Fans:

Fan only

5.0.B COUNTERS, SINKS AND CABINETS

Comments: Repair or Replace

 **Caulking Needed.** There was an area around the sink/ counter connection that are in need of some caulking. It is recommended that this area be properly caulked by a qualified professional.

**5.1.B DOORS (REPRESENTATIVE NUMBER)**

Comments: Inspected

5.2.B FLOORS


Comments: Inspected

5.3.B WALLS/ CEILINGS

Comments: Inspected

5.4.B WINDOWS/ MIRRORS

Comments: Repair or Replace

 **Inoperative Window Lock.** The window lock did not function. It was noted that the window did not align within the frame. For safety purposes it is recommended that this window be adjusted, repaired or supplied with some sort of locking device.

5.5.B SHOWER/ TUB ENCLOSURE

Comments: Inspected

5.6.B PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Repair or Replace

🏠 **Hot/Cold Reversed at the Shower Fixture** . It is standard that hot water is turned on the left, at the faucet; and cold water is derived from the right. In this application the hot and cold are reversed. **This is a simple fix and should be corrected for safety and burn purposes.**



5.7.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

5.8.B TOILET

Comments: Repair or Replace

🏠 (1) **Loose Toilet**. The toilet fixture in this bathroom is loose at the floor. This could cause the wax ring to become dislodged and your toilet to leak water onto the floor. **It is recommended that this toilet have the wax ring replaced and the toilet secured to the floor (to ensure a proper seal), and caulking be applied to the base of the toilet. (WARNING) Over tightening will cause the porcelain to crack and the need for replacement of the toilet .**



(2) **Loose Toilet Tank.** The tank at the back of the toilet is loose and should be tightened to ensure no leaks develop. **(WARNING) Over tightening will cause the porcelain to crack and the need for replacement of the toilet/ tank.**



5.9.B OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

NOTE: The GFCI's for the bathroom are located at the breaker. If the GFCI "trips,"the reset button is found on the breaker in the electrical panel.

5.10.B EXHAUST FAN

Comments: Inspected

6. Structural Components

Styles & Materials

<p>Foundation: Skirting Screw Jack System</p>	<p>Method used to observe Crawlspace: Crawled</p>	<p>Floor Structure: Engineered floor trusses</p>
<p>Wall Structure: Not Visible</p>	<p>Columns or Piers: Steel screw jacks Wood Pads</p>	<p>Floor System Insulation: Faced Below R-19</p>

Items

6.0 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.)

Comments: Repair or Replace

Water Intrusion. The ground at the crawl space under the house had evidence of water intrusion and was moist at the left side. Crawlspace should remain dry throughout; even after heavy rains. **It is recommended that a irrigation specialist be called out to assess and correct drainage around the perimeter of the house.**

6.1 COLUMNS OR PIERS

Comments: Repair or Replace

(1) **Earth/ Jack Contact.** It was noted that there were about three jacks at the underside of the home that have soil on the jacks. It appears that work has been conducted and soil has been pushed against these jacks. Soil against these jacks can cause moisture damage and jack deterioration. It is recommended that these jacks have the soil removed, and that any damaged jacks be repaired or replaced as needed.



(2) **Minor/ Moderate Jack Damage.** There are a few jacks at the underside of the home that had some damage. It is recommended that the jacks at the underside of the house be further evaluated for damage and that all damaged jacks be repaired or replaced as needed by a licensed contractor.



6.2 WALLS (Structural)

Comments: Inspected

6.3 FLOORS (Structural)

Comments: Inspected

6.4 CEILINGS (structural)


Comments: Not Inspected

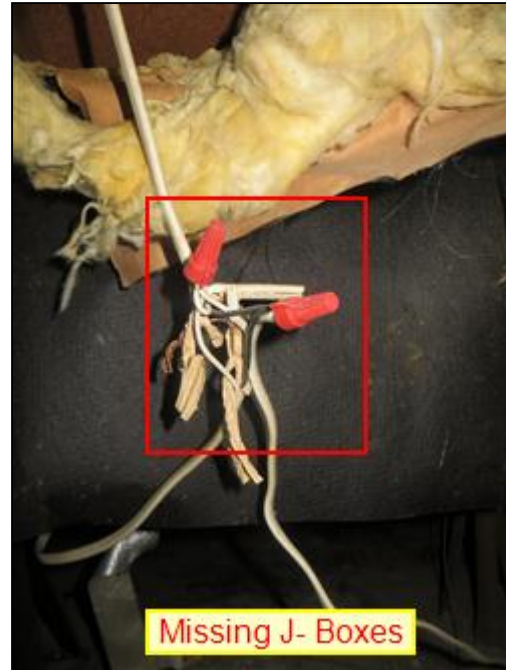
6.5 INSULATION UNDER FLOOR SYSTEM

Comments: Inspected

6.6 ELECTRICAL WIRING (Under Floor Space)


Comments: Repair or Replace

 **Missing Electrical Boxes.** All wire connections need to be concealed within proper listed electrical boxes. Currently there are wire connections not contained with gang boxes. Gang boxes are used to conceal wire connections, protecting them from damage and decreasing the risk of fire. **Recommend installation of outlet boxes on all exposed wire connections.**



6.7 UNDERSIDE BARRIERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Repair or Replace

 **Penetrations Bottom Membrane.** There were some sections of the underside barrier that were missing and or damaged at the underside of the home. It appears that work has been completed at this location and that the materials have been disturbed or damaged and not replaced. **It is recommended that this be corrected as needed by a qualified person.**

6.8 VENTILATION OF FOUNDATION AREA (crawlspce or basement)

Comments: Inspected

7. Plumbing System


Styles & Materials

Water Source: Public	Water Filters: None	Plumbing Water Supply (into home): Copper
Plumbing Water Distribution (inside home): Copper	Washer Drain Size: 1 1/2" Diameter (undersized)	Plumbing Waste Line: ABS
Water Heater Power Source: Gas (quick recovery)	Water Heater Capacity: 40 Gallon (1-2 people)	Water Heater Manufacturer: BRADFORD-WHITE

Items

7.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Repair or Replace

 **Active Leak.** There was a large leak noted at the waste line at the underside of the house. This leak occurs at a waste line transition. It is recommended that this leak be further evaluated and repaired as needed by a licensed plumber.




7.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

7.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Repair or Replace

 (1) **Blocking of Water Heater Needed.** The water heater currently has proper straps, however, because it sits so far away from the wall, it needs to be blocked to avoid lateral movement. It is recommended that this water heater has proper blocking to inhibit movement.

(2) **No Sediment Trap.** There was currently no sediment trap or drip leg on the gas line leading into the hot water heater. It is recommended by the manufacturer that a sediment trap be installed at this heater. It is recommended that a trap be installed by a licensed plumber.

7.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

NOTE: Water pressure at time of test was noted at being 75 PSI. It is required that when the water pressure exceeds 80lbs, a water pressure regulator be installed due to heightened risk of plumbing malfunction due to pressure. This application is correct and falls within the acceptable pressure range. This information is given to you solely for your knowledge.

Water Shut Off Valve Location: Right Side of House

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

Comments: Inspected

7.5 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

[Gas Shut Off Valve Location](#): Right Side of House

8. Electrical System

Styles & Materials

Panel capacity: 100 AMP	SERVICE ENTRANCE CONDUCTORS: BELOW GROUND	Panel Type: Circuit breakers
Electric Panel Manufacturer: SQUARE D	Branch wire 15 and 20 AMP: Copper	Wiring Methods: Romex Conduit


Items

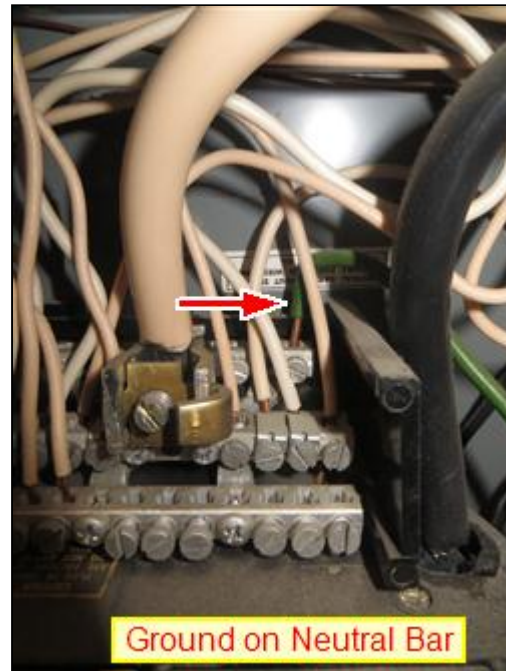
8.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

8.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Repair or Replace

 **Grounds On Neutral Bar.** The sub-panel currently has the grounding wires bonded with the neutral. In sub-panels, the neutral (white) wires should be "floating" (not touching the panel, the grounding wires ((bare copper or green)), or any other metal part of the panel) . In this application the grounding wires have been attached to the neutral bar . **Bonding of these conductors is improper and hazardous** . It is highly recommended that this be repaired by a licensed electrician.



8.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected

8.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected

8.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

8.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

NOTE: Although this unit may not require GFCI outlets (Ground Fault Circuit Interrupters) at all the listed locations, they are recommended for all outlets in the kitchen (serving countertops), at the outdoor outlets, in the bathrooms, and in the garage. GFCI's are a safety device built into an outlet to "trip" the circuit if it detects that electricity is unbalanced, or if it detects improper connections of the neutral. It is recommend in these locations, that outlets be GFCI protected .

8.6 LOCATION OF MAIN AND DISTRIBUTION PANELS


Comments: Inspected

1. **Main Disconnect Location:** Right Side of House

2. **Sub Panel is Located in:** Hallway/ Laundry Room

8.7 SMOKE DETECTORS

Comments: Repair or Replace

 (1) **NOTE: Smoke detectors are recommended in the following locations:** In each bedroom **AND at a point centrally located** in the **hallway** (or area giving access to each separate bedroom). In new homes with multiple stories, a smoke detector is required as listed above and at each story (including the basement). **Recommend installing smoke detectors in these locations and testing upon moving in to home and every 6 months.**

(2) **Missing Smoke Detectors.** For Safety Purposes it is recommended that working smoke detectors are installed in each bedroom, AND in the room or hallway outside of the bedrooms. It was noted that there was at least one missing smoke detector at one of these locations. **It is recommended that additional smoke detectors be added as needed.**

8.8 CARBON MONOXIDE DETECTORS

Comments: Inspected

NOTE: It is recommended that the carbon monoxide tester be tested upon moving in and the batteries be changed. Batteries should be changed every 6 months or when indicated by device or manufactures recommendations.

9. Heating / Central Air Conditioning

Styles & Materials

Energy Source:

Gas

Number of Heat Systems (excluding wood):

One

Heat System Brand:

COLEMAN

Ductwork:

Insulated

and

Non-insulated

Filter Type:

Disposable

Filter Size:

Cut to fit

Types of Fireplaces:

None

Operable Fireplaces:

None

Cooling Equipment Type:

Air conditioner unit

Cooling Equipment Energy Source:

Electricity


Central Air Manufacturer:

PAYNE

Number of AC Only Units:

One

*Items***9.0 HEATING EQUIPMENT****Comments:** Repair or Replace

 (1) **NOTE:** The Scope of this inspection does not include a thorough analysis of the inner components of the furnace. This includes but is not limited to cracks in the heat exchanger and areas of the heater that are not accessible. It is recommended that all heaters be thoroughly evaluated by a licensed HVAC specialist every year to ensure proper working conditions.

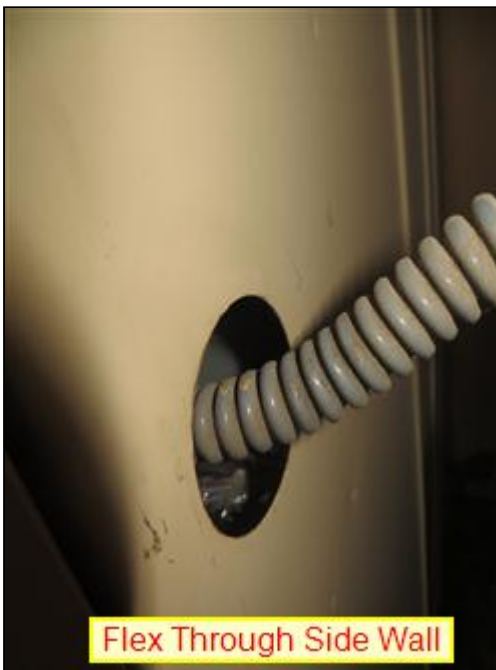
(2) **Older Furnace Unit- Recommend further analysis** . The furnace for this house is an older Armstrong gas fired furnace **At time of inspection there were some large rust flakes in the burner chamber.** Furnaces can have minor cracks that cannot be detected through our inspections. **Because of the age of this furnace, and the inherent dangers associated with improperly working gas furnaces, it is recommended that this furnace be thoroughly inspected and evaluated by a licensed HVAC Specialist or by SDG&E.**

(3) **Improper Flame Color.** The heater did not appear to have any visible cracks at the heat exchangers, however the furnace had an improper flame color. This could be caused by multiple reason, including: burning particles on the burners, improper air/ gas mixture, or a crack in the heat exchanger. **Do Not Use This Heater Until It Has Been Further Evaluated by a Licensed HVAC Specialist.** It is recommended that this heater be further evaluated and repaired by a licensed HVAC specialist.



(4) Improper Gas Line Connection .

The flexible gas line, for the furnace, currently extends into the burner compartment. The line entering into this compartment should be of rigid metal . It is recommended that this be changed out by a licensed plumber or HVAC professional.

**9.1 NORMAL OPERATING CONTROLS**

Comments: Inspected

9.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

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

Comments: Inspected

NOTE: Heater Temperature variance, tested normal. The ambient air temperature variance test was performed by using thermometers on the air handler of the furnace unit. This is to determine if the difference in temperatures of the supply and return air, are between 14 degrees and 22 degrees. When tested, the supply air temperature for your system read 68 degrees, and the minimum return air temperature was 90 degrees. This indicates a normal range of temperature increase for a healthy system. This is noted for your information only.

9.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

9.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

9.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Not Present

9.7 GAS/LP FIRELOGS AND FIREPLACES

Comments: Not Present

9.8 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected

9.9 NORMAL OPERATING CONTROLS

Comments: Inspected

9.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

General Summary



Nation Wide Inspections

10928 Black Mtn Rd # 18
San Diego Ca. 92126

Customer
Daniel Yooniker

Address
1530 Sunburst Way # 287
San Marcos Ca 92078

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing / Chimneys / Roof Structure and Attic

1.0 ROOF COVERINGS


Repair or Replace





(1) **NOTE:** Aluminum Patio Covers/ Car Port. The exterior patio covers and car ports are made from aluminum and cannot support the weight of a person or heavy objects. **DO NOT WALK** on this surface. This is noted for your information and safety.

NOTE: The roof inspection is a general overview of the roof's current condition. We are not roofing specialists. Due to the fact that there is no attic space for this home, we can not always accurately determine if there are active roof leaks. Often times a roof can leak due to problems or issues that are not visible at the time of the inspection. We will not be held liable for roof leaks that do not have visible issues at the time of the inspection. This includes proper patching of a roof. Visible evidence includes: physical damage, visible water staining at the interior ceilings, visible roof defects, improper roofing material or improper application of visible materials, worn areas, or improper and missing materials or flashings. Please understand that we do our best to determine and analyze the true condition of your roof and it's components. We try and report everything as accurately as we can. If you are concerned about any areas of this home, you are always encouraged to further evaluate any areas you have concerns about through a licensed specialist.

1. Roofing / Chimneys / Roof Structure and Attic


 (2) **NOTE:** Patching Noted. There were some areas of the roof that have been patched. This is noted for your information. There did not appear to be any visible problems with these areas. **We are not able to determine at the time of the inspection if the roof leaks at these areas.** This is noted for your information, and as a disclaimer. Because a roof is not completely visible for this inspection, it is always recommended that a licensed roofing contractor be called out for further evaluation if the repairs cannot be verified as being done by a licensed roofing contractor.

 (4) **No Overhang at Rake.** Roof coverings should extend off the roof by a minimum of 1/4 inch. This was not observed in all area of the overhang. This is to allow the water to drip off the roof and not damage the fascia or eave boards. **When roof is replaced, it is recommended that a drip edge be installed around perimeter of house.**

 (5) **Uplift at Edge.** There were some areas around the perimeter of the roof that have areas of uplift or a lip at the edge. This lip can inhibit water from properly draining, increasing the risk of water intrusion and damage. **It is recommended that this area be further evaluated and repaired as needed by a licensed roofing contractor.**


1.1 FLASHINGS

Repair or Replace

 **Patching Needed.** There were some areas of flashings where the Mastic was worn and cracked. **It is recommended that these areas be further evaluated and resealed as needed by a licensed roofing contractor.**

1.4 ROOF DRAINAGE SYSTEMS (gutters and downspouts)


Repair or Replace

 **Improper Application of Roof Gutter.** The roof gutter at the left rear side of the home has been improperly installed. The current application causes uplift at the edge of the roof shingles. **It is recommended that this gutter system be removed and that a proper gutter be installed by a licensed specialist.**

2. Exterior


2.0 WALL CLADDING FLASHING AND TRIM

Repair or Replace

 (1) **Earth/ Wood Contact.** Some of the wood siding has earth/ wood contact. All wood products, exposed to weather, should be at least six inches above the ground or be of pressure treated lumber. **It is recommended that all damaged wood be repaired or replaced, and lumber that falls within six inches of the ground be provided with pressure treated lumber.**


2.1 DOORS (Exterior)

Repair or Replace

 (1) **Loose Handle.** The screen door at the left side of the home was loose at the time of the inspection. **It is recommended that this be repaired or secured to ensure proper working order.**


2.2 WINDOWS

Repair or Replace

 (1) **NOTE:** There are a few windows in this home that have been replaced. Retrofit windows often require permitting- depending on the local authority. It is not known if this city requires permits for the installation of these windows. Due to the nature of these windows, we are not able to verify that the flashings have been done correctly. It is recommended that you check with the local authority to determine if permits are required for the installation of these windows. If permits are not required, or were not taken out, these windows should be further evaluated by a licensed contractor specializing in window installation.

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


Repair or Replace

 (1) **Wide Spacing at Rails .** The balusters at the deck and stair railings are currently spaced greater than 4 inches. Although this may have been standard at the time this was built, it is recommended for today's standards, that the spacing of these balusters be no greater than 4 inches. This is a safety measure to help ensure that a child cannot slip through this area. **It is recommended that you add a screen or more balusters at this location.**

2. Exterior


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

Repair or Replace

-  (2) **Improper Slope/ Grade.** There are several areas at the back and left side that appears to slopes toward the house or does not have a directional slope. There were no visible surface drains noted. **It is recommended that a swale, french drain or other means of drainage be provided to keep water away from house and foundation.**


2.5 EAVES, SOFFITS AND FASCIAS

Repair or Replace

-  **Wood Pulling.** There was a section of eave in which the wood was beginning to pull. This was noted at the rear right corner of the home. **It is recommended that this be repaired as needed by a licensed contractor.**


2.7 EXTERIOR LIGHT FIXTURES AND FIXTURES

Repair or Replace

-  (1) **NOTE:** It was noted that the storage shed had power extending to this unit. All extra buildings and or sheds must have proper permits if utilities are run to them. Sheds that do not have utilities and are under 120 SqFt are not required to have permits. It was not verified if proper permits were pulled for this shed. It is recommended that this be verified and corrected as needed.


2.9 OTHER

Repair or Replace

-  **Minor Post Damage.** There was a post at the carport which has minor damage. Severe damage to these posts can cause failure due to lack of support. **It is recommended that these post have additional support added where needed or have replacement supports installed at these locations by a qualified professional.**

2.10 ADDITIONAL BUILDINGS ON PROPERTY


Repair or Replace

-  (2) **Improper Support of Addition.** The porch and percolate addition at the left side of the home is not free standing and uses the exterior wall of the home as a means of support. **All additions, porches, decks and other additions to modular homes modular homes must be free standing.** This is to ensure that the integrity is not compromised. **It is recommended that this be further evaluated and repaired as needed by a licensed contractor.**

3. Rooms


3.2 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

-  (1) **Glass Pulling From Frame.** The window pane in bedroom #1 has glass which comes out of the seal within the frame. This allows the glass to pull away from the frame exposing the edge of the glass, and increasing the potential for injury. **It is recommended that this window be repaired by a licensed contractor or window specialist.**

3.5 OUTLETS SWITCHES AND FIXTURES


Repair or Replace

-  (1) **NOTE:** Some of the rooms are supplied with a "half hot" receptacle. This means that one of the room outlets is an outlet in which half of the receptacle responds to a wall switch; The other half of that same outlet does not and is always hot. (These outlets are usually noted by receptacle being upside down for easy identification)

4. Kitchen Components and Appliances

4.13 RANGE HOOD


Repair or Replace

-  **Missing Filter/ Fan Cover.** The hood was missing the filter and or fan cover. **It is recommended that this be replaced as needed by a qualified person.**

5(A). Hall Bath


5.5.A SHOWER/ TUB ENCLOSURE

Repair or Replace

-  **Caulking Needed.** The track to the shower door was loose and was not caulked. It is recommended that this be properly caulked.

5.6.A PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES


Repair or Replace

-  **Leak at Shower Head.** The fixture at the shower head leaked that the fitting connection of the upstairs bathroom. It is recommended that the shower head be removed and plumbers tape be applied. This should stop the water from leaking from this fixture.
-

5(B). Master Bath


5.0.B COUNTERS, SINKS AND CABINETS

Repair or Replace

-  **Caulking Needed.** There was an area around the sink/ counter connection that are in need of some caulking. It is recommended that this area be properly caulked by a qualified professional.


5.4.B WINDOWS/ MIRRORS

Repair or Replace

-  **Inoperative Window Lock.** The window lock did not function. It was noted that the window did not align within the frame. For safety purposes it is recommended that this window be adjusted, repaired or supplied with some sort of locking device.


5.6.B PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

-  **Hot/Cold Reversed at the Shower Fixture .** It is standard that hot water is turned on the left, at the faucet; and cold water is derived from the right. In this application the hot and cold are reversed. This is a simple fix and should be corrected for safety and burn purposes.

5.8.B TOILET


Repair or Replace

-  (1) **Loose Toilet.** The toilet fixture in this bathroom is loose at the floor. This could cause the wax ring to become dislodged and your toilet to leak water onto the floor. It is recommended that this toilet have the wax ring replaced and the toilet secured to the floor (to ensure a proper seal), and caulking be applied to the base of the toilet. **(WARNING) Over tightening will cause the porcelain to crack and the need for replacement of the toilet .**
-

6. Structural Components


6.0 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.)

Repair or Replace

-  **Water Intrusion.** The ground at the crawl space under the house had evidence of water intrusion and was moist at the left side. Crawlspace should remain dry throughout; even after heavy rains. It is recommended that a irrigation specialist be called out to assess and correct drainage around the perimeter of the house.

6.6 ELECTRICAL WIRING (Under Floor Space)

Repair or Replace


-  **Missing Electrical Boxes.** All wire connections need to be concealed within proper listed electrical boxes. Currently there are wire connections not contained with gang boxes. Gang boxes are used to conceal wire connections,

6. Structural Components

protecting them from damage and decreasing the risk of fire. **Recommend installation of outlet boxes on all exposed wire connections.**

6.7 UNDERSIDE BARRIERS (ON GROUND IN CRAWLSPACE OR BASEMENT)


Repair or Replace

-  **Penetrations Bottom Membrane.** There were some sections of the underside barrier that were missing and or damaged at the underside of the home. It appears that work has been completed at this location and that the materials have been disturbed or damaged and not replaced. **It is recommended that this be corrected as needed by a qualified person.**
-

7. Plumbing System


7.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

-  **Active Leak.** There was a large leak noted at the waste line at the underside of the house. This leak occurs at a waste line transition. **It is recommended that this leak be further evaluated and repaired as needed by a licensed plumber.**

7.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS


Repair or Replace

-  (1) **Blocking of Water Heater Needed.** The water heater currently has proper straps, however, because it sits so far away from the wall, it needs be blocked to avoid lateral movement. **It is recommended that this water heater has proper blocking to inhibit movement.**
-

8. Electrical System


8.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Repair or Replace

-  **Grounds On Neutral Bar.** The sub-panel currently has the grounding wires bonded with the neutral. In sub-panels, the neutral (white) wires should be "floating" (not touching the panel, the grounding wires ((bare copper or green)), or any other metal part of the panel) . In this application the grounding wires have been attached to the neutral bar . **Bonding of these conductors is improper and hazardous . It is highly recommended that this be repaired by a licensed electrician.**

8.7 SMOKE DETECTORS


Repair or Replace

-  (1) **NOTE: Smoke detectors are recommended in the following locations:** In each bedroom AND at a point centrally located in the hallway (or area giving access to each separate bedroom). In new homes with multiple stories, a smoke detector is required as listed above and at each story (including the basement). **Recommend installing smoke detectors in these locations and testing upon moving in to home and every 6 months.**
-

9. Heating / Central Air Conditioning

9.0 HEATING EQUIPMENT

Repair or Replace

-  (1) **NOTE:** The Scope of this inspection does not include a thorough analysis of the inner components of the furnace. This includes but is not limited to cracks in the heat exchanger and areas of the heater that are not accessible. It is recommended that all heaters be thoroughly evaluated by a licensed HVAC specialist every year to ensure proper working conditions.

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

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Jason Havel



INVOICE

Nation Wide Inspections
 10928 Black Mtn Rd # 18
 San Diego Ca. 92126
 Inspected By: Jason Havel

Inspection Date: 2/14/2013
Report ID: J021413P

Customer Info:	Inspection Property:
Daniel Yooniker	1530 Sunburst Way # 287 San Marcos Ca 92078
Customer's Real Estate Professional: Thad Ryan Ascent Realty (Union Station)	

Inspection Fee:

Service	Price	Amount	Sub-Total
Manufactured Home (Up to Double)	300.00	1	300.00
Inspection Discount	-50.00	1	-50.00
			Tax \$0.00
			Total Price \$250.00

Payment Method: Cash
Payment Status: Paid At Time Of Inspection
Note: