



Inspection Report

Peter Albes

Property Address:
2364 Ponderosa Way #3
Carlsbad Ca 92009



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 Exterior..... | 4 |
| 2 Electrical System..... | 7 |
| 3 Interior Rooms..... | 9 |
| 4 Kitchen Components and Appliances..... | 13 |
| 5(A) 1/2 Bath..... | 17 |
| 5(B) Bedroom #1 Bath..... | 19 |
| 5(C) Master Bath..... | 21 |
| 6 Garage or Carport..... | 24 |
| 7 Heating / Central Air Conditioning..... | 25 |
| 8 Plumbing System..... | 30 |
| 9 Roofing / Chimneys / Roof Structure and Attic..... | 32 |
| 10 Structural Components..... | 35 |
| General Summary..... | 36 |
| Invoice..... | 43 |

| | | |
|--|---------------------------------|--|
| Date: 1/8/2016 | Time: 09:06 AM | Report ID: J010816A |
| Property: 2364 Ponderosa Way #3 Carlsbad Ca 92009 | Customer: Peter Albes | Real Estate Professional: Jesse Morrison San Diego Home Sales |

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) = This item was visually observed and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = We 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 was 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.

Red Colored Items- Items that are health and safety related, can cause personal injury or can create further damage or injury if not immediately repaired or evaluated. (Also items your inspector may think are very important for you to know).

Blue Colored Items- Items that are improper, worn or damaged. These items are in need of repair but are not life threatening, or health and safety related and should not cause devastating effects if not immediately corrected.

Green Colored Items- Recommendations for the issue(s) noted.

IMPORTANT INFORMATION: The summary located in the back of this report is intended to provide a convenient overview of the conditions and components that our inspectors have identified within our report as needing service. It does not include several of our notes and any extra components such as pools. **The summary should not be used as a substitute for reading the entire report.** The recommendations made throughout this report should be conducted and completed before the close of escrow by a licensed specialist, who may identify additional defects or recommend additional upgrades which could affect your evaluation of this property.

Style of Building:

Town home, Duplex with house

Age Of Building:

Over 30 Years

Client Is Present:

Yes

Water Test:

Pressure Above 80 PSI, Adjustment/ Repairs
Needed

Weather:

Clear

Temperature:

Below 65

Rain in last 3 days:

Yes

1. Exterior

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, or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

Cement stucco
wood siding

Siding Material:

Masonry
Wood

Exterior Entry Doors:

Wood

Appurtenance:

Covered porch

Driveway/ Parking Area:

Asphalt
Shared access


Items

1.0 DRIVEWAY

Comments: Inspected


1.1 WALKWAYS AND PATHS

Comments: Repair or Replace

 **Unlevel Surfaces- Trip Hazards.** There were areas at the front porch which had unlevel and raised surfaces noted . These areas may pose as a trip hazard. **It is recommended that adjustments be made to create a smooth walking surface at these locations.**

1.2 VEGETATION, GRADING, AND DRAINAGE

Comments: Repair or Replace

 **(1) Trees On Building.** There are areas where the shrubs or tree limbs come into contact with the roof line or the walls of the building . Trees can damage the shingles or roofing materials increasing the risk of leaks . **It is recommended that all shrubbery and trees be cut away from the house to 12 inches.** This also helps minimize potential moisture and pest problems.



(2) **High Soil Levels.** Some areas around the house have soil levels which rise to the base of the weep screed. Weep screeds are a metal flashing at the wall base designed to allow the wall to breathe and water to drain from within the wall. Covering these areas increases the chances of moisture related problems within the wall. **Soil levels should fall 4 to 6 inches below the screed. This is noted for your information, and the soil at these locations should be leveled.**



1.3 EXTERIOR WALLS, FLASHING AND TRIM

Comments: Inspected

1.4 WINDOW SCREENS

Comments: Inspected

1.5 WINDOWS

Comments: Inspected

1.6 DOORS (Exterior)

Comments: Inspected

1.7 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

1.8 STEPS AND STAIRS


Comments: Inspected

1.9 PATIO AND PORCH COVERS

Comments: Inspected

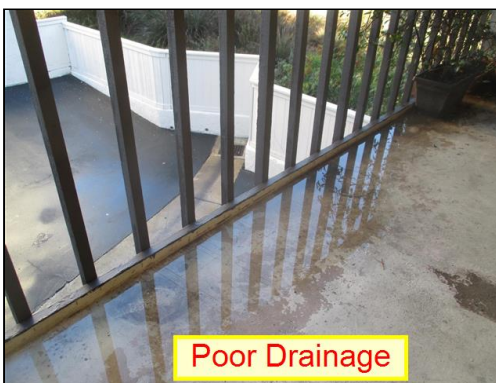
1.10 DECKS AND BALCONIES

Comments: Repair or Replace

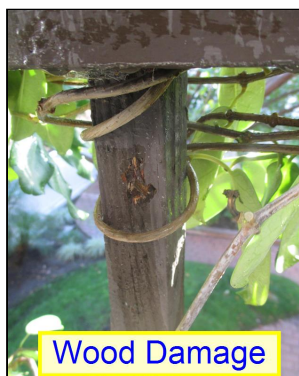
 (1) **Wide Spacing.** The stringers at the exterior balcony railings are currently spaced greater than 4 inches. **Although this may have been standard at the time this was built, is recommended for today's standards, that the spacing of these balusters be no greater than 4 inches.** This is a safety 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) **Poor Drainage.** The rear balcony had poor drainage. There was a lower rail that dammed the water. There was pooling water noted at the lower balcony at the time of the inspection. Pooling water increases the risk of leaks at damage. **There was no evidence of active leaks at the time of the inspection.** **It is recommended that drainage be added at this location at the balcony water proofing be further evaluated and repaired as needed.**



(3) **Wood Damage.** There was some wood damage noted at the balcony stringers at both the front and rear of the home. **It is recommended that all damaged wood be repaired or replaced as needed by a licensed contractor.**



1.11 RETAINING & EXTERIOR WALLS


Comments: Inspected

1.12 PLUMBING WATER FAUCETS (hose bibs)

Comments: Inspected

1.13 EXTERIOR LIGHT FIXTURES AND OUTLETS

Comments: Repair or Replace

 (1) **NOTE: Exterior Outlets:** Due to the natural elements and exterior moisture it is recommended all exterior outlets be listed for outdoor use (with covers) and be GFCI protected. 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. This is noted for your information.

(2) **Inoperative Light... Bulb?** One of the exterior light fixtures did not operate when fixture was turned on. This could be because the fixture bulbs need replacement, OR there could be an electrical problem with the fixture. **Recommend changing lights bulbs to determine the problem and replace as needed.**



1.14 Screens and Vents

Comments: Inspected

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.

2. Electrical System

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 accessible 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.

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; Test or operate the function of smoke and carbon monoxide detectors. 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.

Styles & Materials

| | | |
|---|---|---|
| Electrical Service Conductors: Below ground | Panel capacity: 125 AMP | Current Panel Output: 100 AMP |
| Panel Type: Circuit breakers | Electric Panel Manufacturer: CROUSE-HINDS | Branch wire 15 and 20 AMP: Copper |
| Wiring Methods: Romex | | |

Items

2.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

2.1 LOCATION OF MAIN AND DISTRIBUTION PANELS


Comments: Inspected

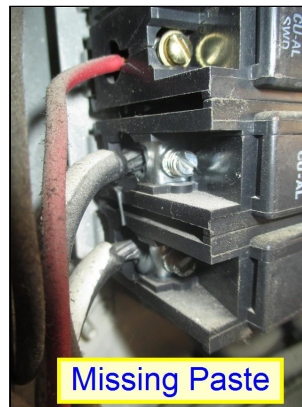
FYI: **Main Disconnect is Located:** Left Side of the House.FYI: **Sub-Panel Location:** Garage Wall**2.2 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS**

Comments: Inspected

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

Comments: Repair or Replace

 **Missing Paste.** There was no antioxidant paste visible on the aluminum wire connections. Antioxidant paste protects aluminum wire from corrosion and ensures proper connection to panel. **Recommend installation of paste on all connections involving aluminum wiring.**

**2.4 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


2.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

NOTE: GFCI Locations. Although this unit may not have required GFCI outlets (Ground Fault Circuit Interrupters) at all the listed locations at the time of construction, 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.

2.6 SMOKE DETECTORS

Comments: Repair or Replace

 (1) **NOTE: Smoke detectors are recommended in the following locations:** In each bedroom, at each floor level and at a point centrally located in the hallway (or area giving access to each separate bedroom). It is recommend that there are working smoke detectors at each of these locations and that the units are tested upon moving in to home and every 6 months thereafter.

NOTE: Smoke Detector Types. The two most commonly recognized smoke detection technologies are ionization smoke detection and photoelectric smoke detection: Ionization type smoke detectors are the most

common because they are the cheapest, but can be more prone to false (nuisance) alarms than photoelectric smoke detectors. This can cause people to remove the batteries from the units, causing a home to no longer have a working smoke alarm.

For more information about smoke alarms please visit the following sites:


http://www.firesafetycouncil.com/pdf/review_on_best_sensor_type_for_kitchens.pdf

http://en.wikipedia.org/wiki/Smoke_detector

(2) **Missing Smoke Detectors.** Smoke detectors should be located at each level, in each bedroom and in the room outside the bedroom (hallway). Currently there were missing smoke detectors at one or more of these locations. **It is recommended that smoke detectors are present at these locations.**

2.7 CARBON MONOXIDE DETECTORS

Comments: Repair or Replace

 (1) **Carbon Note:** It is recommended that the carbon monoxide tester be tested upon moving in and the batteries be changed (if applicable). The location and placement of these devices vary widely depending on Manufactures recommendations. Typically these are suppose to be installed outside the sleeping areas at eye level. It is recommended that that you read and follow the manufactures recommendation as to the proper location of these devices. Batteries should be changed every 6 months or when indicated by device or manufactures recommendations.

(2) **Missing Carbon Monoxide Detector.** As of July 01, 2011 Carbon monoxide detectors are required to be installed in all new and existing single family homes. Carbon monoxide is an odorless, tasteless lethal gas which is created by combustion particles. These detectors act like a smoke alarm, and makes an audible warning to alert you if particles are detected. **These need to be installed at each floor level.** Currently a carbon monoxide detector is missing at one of the levels of this home. **It is a safety requirement that a working carbon monoxide detector be installed in this house.**

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 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.

3. Interior Rooms

The Home Inspector Shall Observe: 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: Minor blemishes, dings, nicks and scuff marks on paint, wallpaper, and other finish treatments or on the interior walls, ceilings, and floors; carpeting; or draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet

Tile

Wood

Interior Doors:

Hollow core

Wood

Window Types:

Single pane

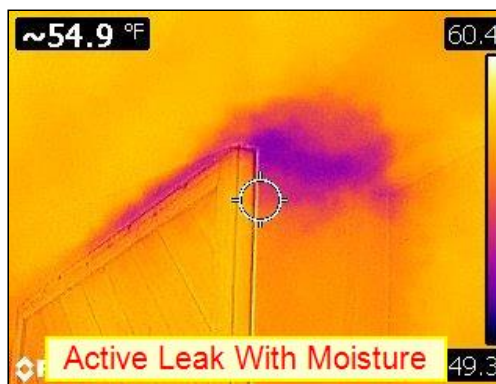
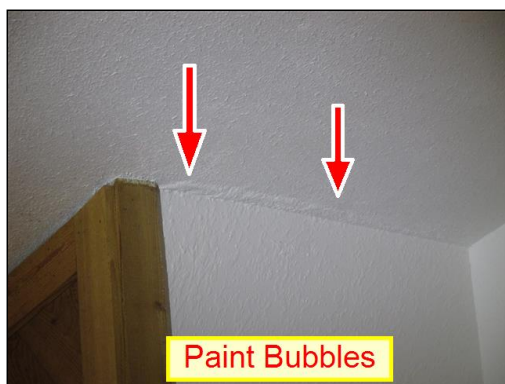
Sliders

Window Manufacturer:

UNKNOWN

*Items***3.0 CEILINGS****Comments:** Repair or Replace

(1) **Paint Bubbles -- Active Leak.** There were areas of paint at the family room ceiling which had bubbling paint. This was noted at the right side of the chimney/ceiling connection. The ceiling was wet at the time of the inspection. **The ceiling was wet at this location suggesting that there is an active leak. It is recommended that a licensed contractor be called out for further analysis and repair as needed.**



📍 (2) **Ceiling Water Stain.** There was some water staining noted on the ceilings of the main entry stairway. It appears that there have been a roof leaks at these locations at one time. **It could not be determined if these leaks have been properly repaired.** There did not appear to be any signs indicating that there is an active leak. **It is recommended that you ask the current owner about these stains and that a roofing contractor be hired to further evaluate these areas if needed.**

**3.1 WALLS****Comments:** Inspected

NOTE: Wall Patching. There were some areas of patchwork noted at some of the walls. 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.


NOTE: Common Dings. There are some common nicks, dings and scratches in the walls of this unit. These are common occurrences and can be touched up with paint or patched at your convenience. We do not make note of minor dings and paint blemishes in the walls. This is noted for your information.

3.2 FLOORS

Comments: Inspected

3.3 DOORS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

 **Door Rubs at Frame.** The closet door of the main entry rubs at the frame. This currently does not affect the function of the door. **This is noted for your information and can be adjusted or repaired at your convenience if so desired.**

3.4 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

(1) **NOTE: Low Window Hazard.** There was an openable window (above the first floor) that was low to the interior floor level. **Low windows, above the first floor, can be a safety hazard for homes with small children.** Should a child or children be present in the house, additional security should be added at or around these windows to help prevent an accidental fall or injury when the window is in the open position.



(2) **Gap at Sill.** There was a small gap between the window and the sill at bedroom #1. This should be sealed to avoid drafting.



3.5 OUTLETS SWITCHES AND FIXTURES

Comments: Repair or Replace

(1) **Missing J-Box Cover.** There was a missing cover for the ceiling J-Box in the entryway. Missing covers expose electrical wires and create a potential shock hazard. For safety reasons all electrical boxes should have secure covers to reduce the chance of electric shock. **It is recommended that the tape be removed from these wires and a proper cover be provided.**



📌 (2) **INOP Light.** The light in the hallway did not operate at time of inspection. This could be due to the bulb not working OR an electrical problem. **It is recommend that the existing bulb be replaced with that of a new bulb and the light be retested. If light still does not work, it is recommended that this be further evaluated by a licensed electrician.**



(3) **Unknown Destination.** There were a few switches in which the destinations could not be determined at time of inspection. **It is recommended that you test all outlets at time of final walk through to ensure proper working order of all outlets and switches.**

3.6 STAIRWAY

Comments: Repair or Replace

(1) **NOTE: Railing Height.** The height of guard rails has recently changed during the last code cycle from 36 inches to 42 inches. **Although these railings were properly constructed at the time of the construction, they fall short for today's standards.** If replaced- these railings will need to be raised to 42 inches. This is noted for your information.

📌 (2) **Wide Spacing.** The balusters at the stairs 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.**



(3) **Improper Guard Rail Height.** The guard rail does not meet today's height requirements. It was required that all guard rail have a minimum height requirement of 36 inches. **New regulations state the railings should be 42 inches.** The current height of the railing is **below 36 inches.** For safety purposes it is recommended that this be altered to meet the standard safety requirements.



(4) **Water Damage.** There was some swelling of the side board at the lower section of stairs. It appears that water from the roof leak has caused damage and swelling to the wood at this location. It is recommended that these locations be further evaluated and repaired as needed.



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.

4. Kitchen Components and Appliances

The Home Inspector Shall Observe and Operate the Basic Functions of the Following Kitchen Appliances: Permanently installed dishwasher (through its normal cycle- but not to determine it's effectiveness in cleaning); Range, cook top, and permanently installed oven; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven.

The Home Inspector is Not Required to Observe: Non built-in appliances (free-standing appliances), refrigerators, trash compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, indoor or outdoor barbecues, grills, or roisterers, timers, clocks, thermostats, the self-cleaning capacity of ovens. Also included in this are concealed/ limited countertop views and other areas that are not readily visible.

Styles & Materials

Countertop:

Tile

Cabinetry:

Wood

Flooring:

Tile

Oven/ Stove:

WHIRLPOOL

Built in Microwave:

Vented to Outside
WHIRLPOOL

Dishwasher Brand:

WHIRLPOOL

Disposer Brand:

BADGER

Trash Compactors:

NONE

Clothes Dryer Vent Material:


Flexible Metal
Metal

Dryer Power Source:

120V/240V / GAS CONNECTION


*Items***4.0 COUNTERS AND SINK**

Comments: Repair or Replace

 **Cracked Tiles Noted.** There are cracked tiles at the counter. This is a cosmetic repair that can be repaired at your convenience if so desired.

**4.1 CUPBOARDS/DRAWERS/CLOSET DOORS**


Comments: Repair or Replace

 (1) **Worn Areas of Cabinets.** It was noted that a few areas of the kitchen cabinets show some wear at heavily used areas of the cabinet doors. This is noted for your information.

(2) **Water Damage.** The cabinet floor, and counter support (under the sink) has some moderate water damage. There cabinetry was dry at the time of the inspection and there was currently no visible growth at this location. It appears that there was a leak at this location at one point in time. This is noted for your information and can be repaired or replaced at your convenience if so desired.

**4.2 OUTLETS WALL SWITCHES and FIXTURES**

Comments: Repair or Replace

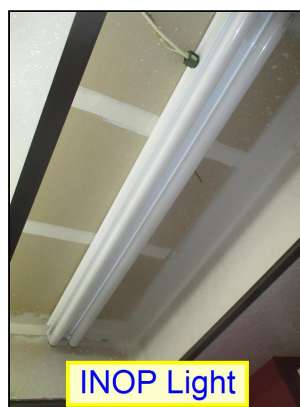
 (1) **No GFCI Protection.** There is presently no GFCI (Ground Fault Circuit Interrupter) protection in the kitchen. **For the year that this was constructed, GFCI may not have been a requirement.** GFCI's are a safety device built into an outlet to "trip" the circuit if it detects that the electricity is unbalanced, or if it detects improper connections of the neutral. It is recommended all kitchen outlets, serving counters, be GFCI

protected or on a GFCI protected circuit. Recommend ALL kitchen outlets, serving counter tops, have GFCI protection added by a licensed electrician.

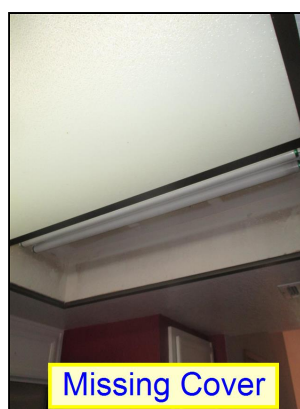
(2) **Inoperative Outlet.** The outlet to the right of the sink did not work at time of inspection. There was no power at this outlet. It is recommended that this be further evaluated by a licensed electrician and repaired as needed.



(3) **Inoperative Light... Bulbs?** There were one or more bulbs that did not function in the kitchen. It could not be determined if they do not work because of the bulb, the fixture, or a more extensive electrical issue. It is recommended that the bulb be replaced, and the light be tested. If that does not work, it is recommended that a licensed electrician be called out to further inspect and repair this issue.



(4) **Missing / Damaged Light Panel.** The light in the kitchen has a cracked or missing a panel. This panel hides the fluorescent light fixture from being seen in the kitchen. It is recommended that this panel be replaced at your convenience.



4.3 FLOORS

Comments: Inspected

4.4 WALLS

Comments: Inspected

4.5 CEILINGS


Comments: Inspected

4.6 WINDOWS

Comments: Inspected

4.7 RANGES/OVENS/COOKTOPS

Comments: Repair or Replace

 **No Safety Strap on Oven.** Ovens come with a child safety strap (Anti-tip strap) to prevent the oven from tipping and falling if children use the oven door as a step . It is recommended, especially if children are present, that this oven be equipped with a safety strap.



4.8 MICROWAVE COOKING EQUIPMENT

Comments: Inspected


NOTE: Duct Tape Used . The exhaust vent for the microwave was currently duct taped. This is an improper material for this type of application. It is recommended that this be properly secured by a licensed contractor.

4.9 DISHWASHER

Comments: Inspected

4.10 GARBAGE DISPOSER

Comments: Repair or Replace

 **Inoperative Garbage Disposer. No Power.** The garbage disposer did not work at time of inspection. There was no power at the switch at the time of the inspection. It is recommended that this be further evaluated by a licensed electrician.

4.11 FAUCETS/ FIXTURES And WATER SUPPLY PLUMBING

Comments: Inspected

4.12 PLUMBING DRAIN AND VENT SYSTEMS

Comments: Inspected

4.13 WASHER/ DRYER AREA

Comments: Inspected

NOTE: Washer Dryer Not Tested. In accordance with industry standards, we do not test clothes dryers, washing machines, water connections or the drain lines to these units. Should the washing machine or dryer come with the sale of this house, it is recommended that you test each of these appliances to your satisfaction to ensure proper working order. Water supply lines for washing machines are typically left "ON" and older hoses have a greater risk of leaking under pressure. It is recommended that older rubber hoses be replaced with a braided type stainless steel line. This is noted for your information and convenience.

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.

5(A) . 1/2 Bath

Styles & Materials


Ventilation Type:

Fan- No Window

Items

5.0.A COUNTERS/SINK/ CABINETS

Comments: Repair or Replace


 (1) **Discolor of Sink.** There is some wear and discoloration of porcelain at the sink. This does not effect the performance of the sink. This is a cosmetic fix and can be replaced at your convenience.



(2) **Worn Cabinetry.** There were some worn areas of the vanity in this bathroom. This is noted for your information.

5.1.A DOORS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

 **Inoperative Lock.** The lock for the door at this bathroom did not function at time of inspection. For privacy purposes it is recommended that a locking device be provided on these doors.



5.2.A FLOORS

Comments: Inspected

5.3.A WALLS

Comments: Inspected

5.4.A CEILINGS


Comments: Inspected

5.5.A WINDOWS/ MIRRORS

Comments: Inspected

5.6.A PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Repair or Replace


 **Corrosion at Valves.** The water shut off valves at the underside of the sink have some minor to moderate corrosion. **We do not test these shut off devises.** There is a chance that these shut off valves may leak or not properly function when turned. **It is recommended that these valves be further evaluated and repaired as needed.**

**5.7.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS**

Comments: Inspected

5.8.A TOILET FIXTURE

Comments: Repair or Replace

 (1) **Toilet Runs.** It appears that the toilet flapper is worn and leaks water. The toilet flapper in the tank appears to be worn which may be the cause of the tank to leak. Worn flapper can cause your toilet to occasionally run through out the day. **It is recommended that a plumber be called out for further evaluation and repair.**




(2) **Cracked Lid at Tank.** The lid to the toilet tank is cracked and broken. **It is recommend that this be replaced as needed.**



5.9.A OUTLETS SWITCHES AND FIXTURES

Comments: Repair or Replace

 **Inoperative Light... Bulb?** The bathroom light fixture has some bulbs that did not operate when fixture was turned on. This could be because the fixture bulbs need replacement, OR there could be an electrical problem with the fixture. **Recommend changing lights bulbs to determine the problem and replace as needed.**

5.10.A EXHAUST FAN/ HEATER

Comments: Inspected

5(B) . Bedroom #1 Bath*Styles & Materials***Ventilation Type:**

Fan- No Window

*Items***5.0.B COUNTERS/SINK/ CABINETS**


Comments: Inspected

5.1.B DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected


5.2.B FLOORS

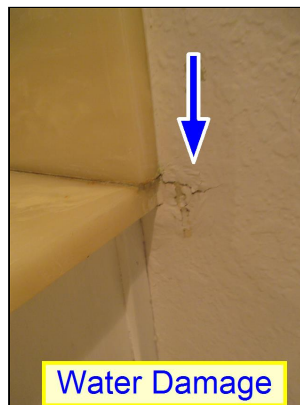
Comments: Repair or Replace

 **Discoloration of Linoleum.** There was some discoloration of the linoleum at the base of the toilet in this bathroom. **This is noted for your information and can be repaired at your convenience.**

**5.3.B WALLS**

Comments: Repair or Replace

 **Minor Water Damage.** There was some minor water damage to the wall at the left side of the counter. It appears that the sink faucet handle leaks, and has caused damage to the wall at this location. **This is noted for your information and can be repaired at your convenience.**



5.4.B CEILINGS

Comments: Inspected

5.5.B WINDOWS/ MIRRORS

Comments: Inspected

5.6.B Shower/ Tub enclosure.

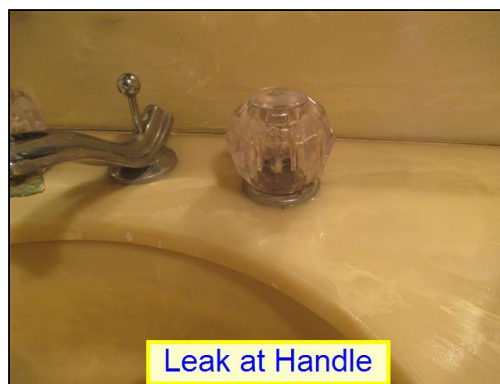
Comments: Inspected

5.7.B PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Repair or Replace

↑ (1) **Corrosion at Valves.** The water shut off valves at the underside of the sink have some minor corrosion. **We do not test these shut off devices.** There is a chance that these shut off valves may leak or not properly function when turned. **It is recommended that these valves be further evaluated and repaired as needed.**

(2) **Handle Leak.** It appears that there is a leak at the base of the sink handle and counter connection. **It is recommended that this be further evaluated and repaired as needed by a licensed plumber.**

**5.8.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS**

Comments: Inspected

5.9.B TOILET FIXTURE

Comments: Inspected

NOTE: Not Low Flow. Toilet was noted as not being a 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 .

5.10.B OUTLETS SWITCHES AND FIXTURES

Comments: Repair or Replace

(1) **NOTE: GFCI Reset Location.** The GFCI's in all of the bathrooms are on the same circuit/ run. If the GFCI "trips," the reset button will reset all bathroom outlets. The Reset button is found in middle of plug outlet in the half bathroom.

📍 (2) **Inoperative Light**. Light in the bathroom did not operate at time of inspection. This could be due to the bulb not working OR an electrical problem. **Recommend replacing existing bulb with that of a new bulb and retesting unit. If light still does not work recommend calling licensed electrician to test light switch or replace light fixture.**



(3) **Cracked Light Cover**. The light diffuser in this bathroom was cracked. **It is recommended that this be replaced.**

5.11.B EXHAUST FAN/ HEATER

Comments: Inspected

5(C) . Master Bath

Styles & Materials

Ventilation Type:

Window With Heat

Items

5.0.C COUNTERS/SINK/ CABINETS

Comments: Repair or Replace


📍 (1) **Cracked Counter Top**. The countertop was cracked at the right side. **It is recommended that this be corrected.**

(2) **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.C DOORS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

 **Loose Door Handle.** The door knob was loose at time of inspection. It is recommended that this be repaired or replaced for proper working order.



5.2.C FLOORS

Comments: Inspected

Floor Trans.

5.3.C WALLS

Comments: Inspected

5.4.C CEILINGS

Comments: Inspected

5.5.C WINDOWS/ MIRRORS

Comments: Inspected

5.6.C Shower/ Tub enclosure.

Comments: Repair or Replace

(1) **Loose Tiles At Shower.** It was noted that there were was a loose or damaged tile in the shower enclosure. **Loose or damaged tiles can allow for water to enter the wall cavity increasing the risk of water damage.** It is recommended that these areas be further evaluated and patched as needed to help ensure that water does not enter into these areas possibly causing damage.



📍 (2) **Heavy Caulking at Tub.** The sides of the tub were heavily caulked. This may indicate that there was a problem at this location. It is recommended that the tub be properly sealed as needed by a licensed contractor.



5.7.C PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Repair or Replace

📍 **Adjust/ Repair Shower Diverter.** The shower diverter in the bathroom currently diverts about __ % of the water to the shower head. The other __ % comes out of the faucet. This is noted for your information and can be repaired at your convenience.

5.8.C PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Repair or Replace

📍 (1) **Missing Drain Plugs.** The drain plugs for the sinks were missing and did not work at time of inspection. Recommend replacement for proper water retention.



(2) **Slow Draining.** The drain line was filled with debris at the right sink and was slow at draining. **The water did not functionally drain.** It is recommended that these drains be cleaned out to ensure proper drainage of water.



5.9.C TOILET FIXTURE

Comments: Inspected

5.10.C OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

NOTE: GFCI Reset Location. The GFCI's in all of the bathrooms are on the same circuit/ run. If the GFCI "trips," the reset button will reset all bathroom outlets. The Reset button is found in middle of plug outlet in the half bathroom.

5.11.C EXHAUST FAN/ HEATER

Comments: Inspected

6. Garage or Carport

Styles & Materials

| | | |
|--------------------------|------------------------------|----------------------------------|
| Garage Door Type: | Garage Door Material: | Auto-opener Manufacturer: |
| One automatic | Metal | GENIE |

Items

6.0 EXTERIOR WALLS & ROOF

Comments: Inspected

6.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Comments: Inspected

6.2 GARAGE CEILINGS

Comments: Inspected

6.3 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Comments: Repair or Replace

🔧 **Occupant Door Not Self-Closing.**

The wall of the house, that share the same wall as the garage is a fire rated wall. This wall is to have all openings and penetrations protected. This includes having a self closing, fire rated door. **This door is missing or has inoperative hardware that enables this door to be self-closing.** This is a safety hazard that should be corrected. It is recommend that this door have proper hardware installed to allow the door to be self-closing.



6.4 GARAGE FLOOR

Comments: Inspected

Crack at Garage Floor. There was a minor crack in the garage floor. Cracking of concrete is normal and the garage floor and slab will have minor cracks through out as the house settles . This is noted only for your information and no action is needed.

6.5 GARAGE DOOR (S)

Comments: Inspected

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

Comments: Repair or Replace

No Safety Devices- Older Unit. The garage door opener was of an older model and was not equipped with today's safety features: **Today's garage door openers have two safety features: (1.)** safety beam (six inches from ground) was not installed or not in operation at time of inspection. This device is designed to retract the garage door when the beam is broken **(2.)** When pressure was applied to the garage door while closing. This, like the beam, is a system designed to retract the door when it is met with resistance. These are safety devices installed to reduce the risk of injury while door is closing . **Neither of these items worked or were present at the time of inspection.** Recommend installation of safety beam and adjusting the pressure sensor so the door will retract when met with force.

**6.7 OUTLETS AND WIRING**

Comments: Inspected

Loose Switch Connection. Loose outlets can allow wires to pull from the receptacle causing the wires to arch or cause electric shock . It is recommended that this wire be properly contained within a box and secured to the wall.

7. Heating / Central Air Conditioning

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: Ignite or test any system in which the pilot is not lit or the system "OFF"; 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.

Styles & Materials

Heat System Brand:

CARRIER

Energy Source:

Gas

Number of Heat Systems (excluding wood):

One

Ductwork:

Insulated

Filter Type:

Washable

Filter Size:

Cut to fit

Cooling Equipment Type:

No A/C

Types of Fireplaces:Solid Fuel
Gas/LP Log starter**Number Of Fireplaces.:**

One

Operable Fireplaces:


One- Repairs Needed

Number of Woodstoves:

None

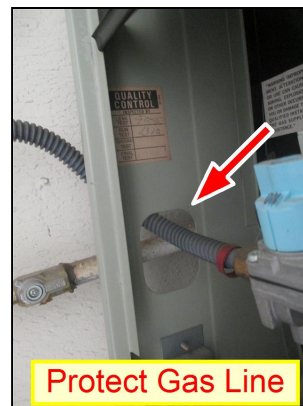
*Items***7.0 HEATING EQUIPMENT**

Comments: Repair or Replace

 (1) **NOTE: Gas Furnace.** 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.

Older Furnace Unit- Recommend further analysis . The furnace for this house is an older gas fired furnace. These heaters typically have a lifespan between 18 and 25 years and depending on the usage. At time of inspection there was some rusting or pitting in the burner chamber. Furnaces can have minor cracks that cannot be detected through our inspections. **Due 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. Recommend further evaluation by HVAC specialist.**

(2) **Protect Gas Line.** The flexible gas line currently enters the furnace wall. Heaters should have a rigid pipe or be provided with protection when it enters into the burner compartment. This is to ensure that the flex line does not rub on the heater unit, puncturing the line and creating a gas leak. The gas line leading through the heater compartment wall should be of rigid metal or protected. **It is recommended that this be repaired as needed by a licensed plumber or HVAC professional.**

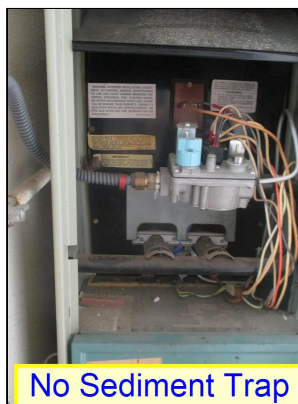


(3) **Seal Furnace Base.** Penetrations in Return air Plenum. The furnace is not sealed at the base and has penetrations or gaps at the furnace/platform connection. **These penetrations allow for combustion air to mix with the return air.**

Particles of combustion are created as a byproduct of this furnace, and are carried outside by the way of vent pipes. However should backdrafting occur, these particles can vent into the closet and mix with the return air (through these penetrations), carrying dangerous gases to all the rooms of the house. **It is recommended that all penetrations of this furnace closet be properly sealed by a licensed HVAC specialist.**



(4) **No Sediment Trap.** There was currently no sediment trap on the gas line leading into the furnace. **At the time this furnace was installed a sediment was not required.** It is recommended that a sediment trap be installed at this heater. **It is recommended that a trap be installed by a licensed plumber or HVAC specialist.**



7.1 COOLING AND AIR HANDLER EQUIPMENT

Comments: Not Present

NOTE: No Air Conditioning Provided. This house was not provided with a central air conditioning unit. This is noted for your information.

7.2 THERMOSTAT

Comments: Inspected


NOTE: It was noted that the thermostat for this unit is a manually controlled thermostat. These thermostats are manually controlled and do not turn on or off unless a desired temperature is reached. It is recommended for energy efficiency that a programmable thermostat be installed to help achieve greater energy savings and efficiency. Programmable thermostats can be programmed to turn the unit ON/OFF at time you desire. This is noted only for your information.


7.3 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

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

Comments: Repair or Replace

 (1) **FYI: 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 59 degrees, and the minimum return air temperature was 90 degrees. This indicates a normal range of temperature change. This is noted for your information only.

 (2) **Replace/ Clean Filter.** The Air filter is dirty and needs changing or replacement. **It is recommended that this filter be replaced.**



(3) **Loose Register.** One of the return air registers in the kitchen was loose. Registers allow you to control the airflow to that room. **This is noted for your information and should be secured at your convenience.**

**7.5 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM**

Comments: Inspected

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

Comments: Inspected


7.7 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Inspected

NOTE: Limited Inspection. The chimney inspection was limited to the exterior of the chimney and firebox. The interior of the chimney and its inner structural elements could not be viewed. It is highly recommended that all chimneys be further evaluated by a licensed chimney sweep, or specialist. This is to ensure there is no physical damage to the inner liner, which could cause a malfunction of the chimney itself.

7.8 GAS/LP FIRELOGS AND FIREPLACES


Comments: Repair or Replace

 **Seal Penetrations.** The gas log starter lines should be properly sealed at the wall penetration. This is to help ensure to flames enter the chase and create a fire. **It is recommended that this is properly sealed with a fire approved material to prevent the possibility of backdrafting.**




7.9 HEARTH AND SURROUNDING AREAS

Comments: Repair or Replace

 (1) **Improper Clearance.** There should be no combustible materials within the first 6 inches of the fireplace opening. Currently the wood siding less than 6 inches from the opening of the fireplace. **This can create a fire hazard.** **It is recommended that this be further evaluated and repaired as needed.**



 (2) **Hearth Extension Not Distinguishable.** The tile at the front of the fireplace did not display a distinguishing feature. Hearth extensions should extend at least 16 inches from the opening of the fireplace and extend at least 8 inches beyond the fireplace sides. The materials used for the hearth extension should be of non-combustible material and be readily distinguishable from the surrounding or adjacent floor. **Currently the floor and the hearth extension are of the same material do not display any distinguishing separation features.** **This is noted for your information and a distinguishing feature should be created.**



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.

8. Plumbing System

The Home Inspector Shall Observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent systems (which are visible and accessible), including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all accessible plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The Home Inspector is Not Required To: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; Sump Pumps; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.


Styles & Materials

| | | |
|--|--|---|
| Water Source: Public | Water Filters: None | Plumbing Water Supply (into home): Copper |
| Plumbing Water Distribution (inside home): Copper Not visible | Washer Drain Size: 2" Diameter | Plumbing Waste Line: ABS Cast iron |
| Water Heater Power Source: Gas | Water Heater Capacity: 40 Gallon (2 Units) | Water Heater Manufacturer: AMERICAN |

Items

8.0 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Repair or Replace

 **FYI: The main Water Shut Off is Located:** Outside at the rear of the house.

Adjust Water Pressure. Water pressure at time of test was noted at being **91 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 unit has a regulator installed, but apparently needs adjustment or replacement. **Recommend adjusting/ or purchase of new regulator, so water pressure is between 50lbs- 80lbs when valve is fully open.**



8.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES


Comments: Inspected

8.2 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

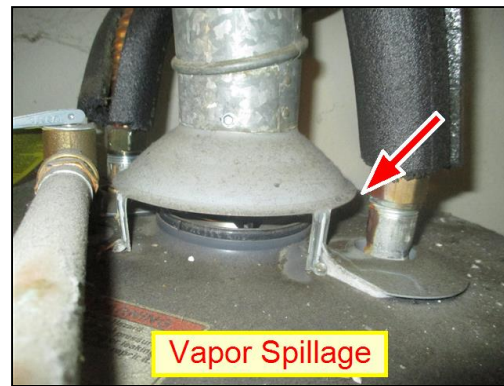
8.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Repair or Replace

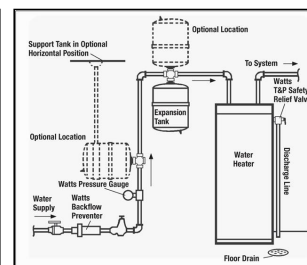
 (1) **NOTE: Older Heater.** It is noted that this heater is over 12 years old and is about at its life expectancy. (Water heaters typically last 10 to 15 years- but have also been known to last longer). This heater may need replacement soon.

Water Heater Note: On Average water heaters typically have a 10 to 15 year life expectancy. **Currently this water heater was about 12 years old.** This is noted for your information.

(2) **Backdrafting of Vent.** The vent pipe at the top of the water heater is spilling vapors. Vent pipes carry the unwanted combustion products outside where they terminate in safe location. Improper venting or venting angels, often do not allow all gases to terminate at a safe termination creating a possible health hazard. **This water heater is not venting properly and currently poses an health and safety issue.** It is recommend that this be further evaluated and repaired as needed by a licensed plumber.

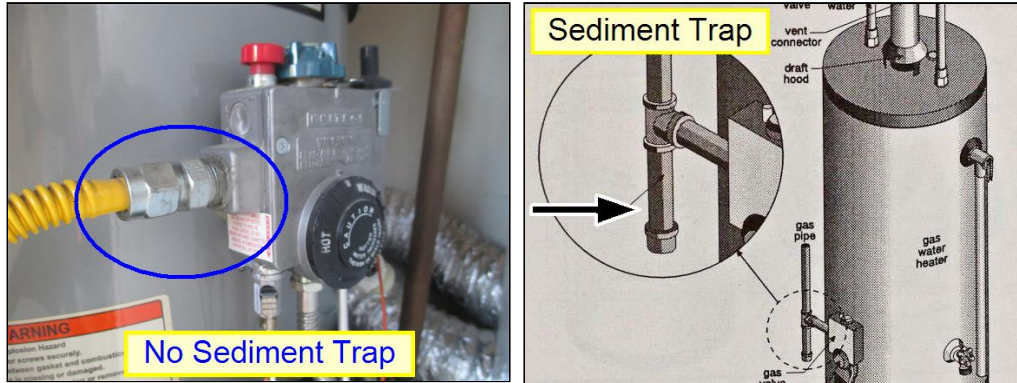


(3) **Missing Expansion Tank.** The water heater was not provided with an expansion tank. Water heaters installed on a closed system (with a water pressure regulator or backflow preventer) are now required to have expansion tanks installed. This is to help reduce stress in the pipes from water expansion. **It is recommended that an expansion tank be installed by a licensed plumber.**



(4) **No Sediment Trap.** There was currently no sediment trap on the gas line leading into the hot water heater. **For the year in which this heater was installed, a sediment trap was not required.** It is recommended by

today's manufacturers that a sediment trap be installed on all new heaters. It is recommended that a trap be installed by a licensed plumber.



8.4 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

FYI: Gas Meter and shut off valve : Are located at the left side of the Building. Recommend that a tool is secured to the gas line to allow you to shut off gas in case of an emergency.

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

Comments: Inspected

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.

9. Roofing / Chimneys / Roof Structure and Attic

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.

Styles & Materials

| | | |
|--|--|--|
| <p>Viewed roof covering from: Ground HOA- The Roof Should be Covered By The HOA Not All Visible Due to Locaiton</p> | <p>Roof-Type: Gable</p> | <p>Roof Covering: Tile Concrete</p> |
| <p>Chimney (exterior): Metal Flue Pipe</p> | <p>Sky Light(s): One</p> | <p>Roof Ventilation: Dormer</p> |
| <p>Method used to observe attic: From entry</p> | <p>Roof Structure: Engineered wood trusses</p> | <p>Ceiling Structure: 2X4</p> |

Attic info:

Attic hatch

Attic Insulation:

Cellulose

Apx R-13

*Items***9.0 ROOF COVERINGS**

Comments: Not Inspected

(1) **NOTE: Limited Inspection.** The roof inspection is a general overview of the roof's current condition. We are not roofing specialists. We cannot 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 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 property, you are always encouraged to further evaluate any areas you have concerns about through a licensed specialist.

(2) **Roof Not All Visible.** Roof and roof components were not all viewable due to roof height and limited view due to other sections of the building. Roof and components should be covered by HOA. Read your HOA policy thoroughly to find out what is covered and what is not.

(3) **Damaged Tiles.** There are a few cracked and or broken tiles on roof. Tiles are provided to protect the waterproofing paper from UV and other forms of damage. **Not fixing these broken tiles increases the chance of damage to paper and increasing the risk of leaks. At time of inspection there were no signs of active roof leaks . It is recommended that these tiles be replaced by a licensed roofing contractor.**

9.1 FLASHINGS

Comments: Not Inspected

9.2 CHIMNEY

Comments: Inspected

NOTE: Limited Inspection. The chimney inspection was limited to the exterior of the chimney. The interior of the chimney and its inner structural elements could not be viewed. It is highly recommended that all chimneys be further evaluated by a licensed chimney sweep, or specialist. This is to ensure there is no physical damage to the inner liner, which could cause a malfunction of the chimney itself.

9.3 ROOF VENTILATION

Comments: Inspected

9.4 ROOF DRAINAGE SYSTEMS (gutters and downspouts)

Comments: Not Present

(1) **Partial Gutters.** The partial drainage system for this roof is inadequate. Roof gutters direct water away from the house and foundation and are crucial in areas with drainage issues. **It is recommended a complete gutter system be supplied for the house, and that the drainage system discharge away from the foundation of the house.**

(2) Buried Downspout Termination.

There was a downspout termination at the of the house in which the termination was buried or blocked.

This can cause water to backup within the downspout and can overflow the trough system rendering the gutter system useless. **It is recommended that the termination at this location be unblocked and ensure that the drainage at this location is properly functioning.**



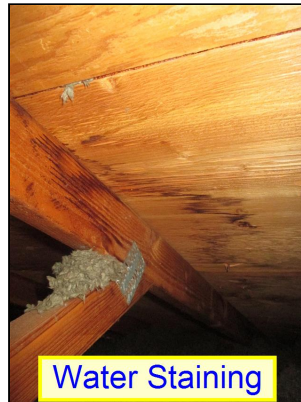
Buried Termination

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

Comments: Repair or Replace

↑ (1) NOTE: In accordance with industry standards, we will not enter an attic that has less than thirty-six inches (three feet) of headroom, is restricted by ducts, or in which access is hazardous or limited. During the inspection of the attic we do not move or disturb any portion of the insulation: This may limit the inspection of the water lines, electrical conduit (wires), junction boxes, exhaust fans, and other components which may be covered or obstructed by the insulation. We will do our best to observe all components found in this area and report any issues we find to the best of our abilities but will not be held liable for items not readily visible or accessible. This is noted for your information.

(2) Water Staining Noted. There was some minor water staining at some of the sheathing or rafters in the attic. **It could not be determined at time of inspection if these were active leaks.** There was no visible evidence of roof or material damage at these locations. **This is noted for your information and can be further evaluated if so desired.**



Water Staining

9.6 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Inspected

9.7 INSULATION IN ATTIC

Comments: Inspected

9.8 VISIBLE ELECTRIC WIRING IN ATTIC

Comments: Inspected

NOTE: Cant See All. Due to the insulation in the attic, much of the attic and components found within were not visible and could not be inspected. This includes the electrical wiring and light fixtures. It is recommended that any recessed light fixtures in the attic be verified as being the insulated type. Otherwise the insulation around these lights may need to be moved to allow the fixtures to vent and cool.

The roof of the home was inspected and reported on with the above information and following the Standards of Practice set forth by CREIA. 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 in working order, however may have improper installation or damage that is not visible at the time of the inspection. Because of the limited rainfall in this region, leaks are not always visible or able to be detected during the time of the inspection. Our inspectors make a vigilant attempt to find leaks but often due to weather conditions cannot. Leaks often go undetected until it rains, when they make themselves known. Please be aware that our inspectors have your best interest in mind. Any repair items mentioned in this report should be considered before purchase and. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Structural Components

The Home Inspector 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.

Styles & Materials

| | | |
|---|--|---|
| Foundation: Poured concrete | Floor Structure: Slab Not visible | Anchor Bolts Provided?: Not Visible Could Not Verify |
| Wall Structure: Wood 2 X 4 Wood Not Visible | Floor System Insulation: NONE | |

Items

10.0 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: Inspected

10.1 FLOORS (Structural)

Comments: Inspected

10.2 WALLS (Structural)

Comments: Inspected

10.3 CEILINGS (structural)

Comments: Inspected

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

General Summary



Nation Wide Inspections

10928 Black Mtn Rd # 18
San Diego Ca. 92126


Customer
Peter Albes

Address
2364 Ponderosa Way #3
Carlsbad Ca 92009

1. Exterior


1.1 WALKWAYS AND PATHS

Repair or Replace

-  **Unlevel Surfaces- Trip Hazards.** There were areas at the front porch which had unlevel and raised surfaces noted . These areas may pose as a trip hazard. **It is recommended that adjustments be made to create a smooth walking surface at these locations.**


1.2 VEGETATION, GRADING, AND DRAINAGE

Repair or Replace

-  (1) **Trees On Building.** There are areas where the shrubs or tree limbs come into contact with the roof line or the walls of the building . Trees can damage the shingles or roofing materials increasing the risk of leaks . **It is recommended that all shrubbery and trees be cut away from the house to 12 inches.** This also helps minimize potential moisture and pest problems.


1.10 DECKS AND BALCONIES

Repair or Replace

-  (1) **Wide Spacing.** The stringers at the exterior balcony railings are currently spaced greater than 4 inches. **Although this may have been standard at the time this was built, 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.**

1.13 EXTERIOR LIGHT FIXTURES AND OUTLETS


Repair or Replace

-  (1) **NOTE: Exterior Outlets:** Due to the natural elements and exterior moisture it is recommended all exterior outlets be listed for outdoor use (with covers) and be GFCI protected. 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. This is noted for your information.

2. Electrical System


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

Repair or Replace

-  **Missing Paste.** There was no antioxidant paste visible on the aluminum wire connections. Antioxidant paste protects aluminum wire from corrosion and ensures proper connection to panel. **Recommend installation of paste on all connections involving aluminum wiring.**

2.6 SMOKE DETECTORS

Repair or Replace

-  (1) **NOTE: Smoke detectors are recommended in the following locations:** In each bedroom, at each floor level and at a point centrally located in the hallway (or area giving access to each separate bedroom). It is recommended that there are working smoke detectors at each of these locations and that the units are tested upon moving in to home and every 6 months thereafter.

NOTE: Smoke Detector Types. The two most commonly recognized smoke detection technologies are ionization smoke detection and photoelectric smoke detection: Ionization type smoke detectors are the most common because they are the cheapest, but can be more prone to false (nuisance) alarms than photoelectric smoke detectors. This can cause people to remove the batteries from the units, causing a home to no longer have a working smoke alarm.


For more information about smoke alarms please visit the following sites:

http://www.firesafetycouncil.com/pdf/review_on_best_sensor_type_for_kitchens.pdf

http://en.wikipedia.org/wiki/Smoke_detector

2.7 CARBON MONOXIDE DETECTORS


Repair or Replace

-  (1) **Carbon Note:** It is recommended that the carbon monoxide tester be tested upon moving in and the batteries be changed (if applicable). The location and placement of these devices vary widely depending on Manufactures recommendations. Typically these are suppose to be installed outside the sleeping areas at eye level. It is recommended that that you read and follow the manufactures recommendation as to the proper location of these devices. Batteries should be changed every 6 months or when indicated by device or manufactures recommendations.

3. Interior Rooms


3.0 CEILINGS

Repair or Replace

-  (2) **Ceiling Water Stain.** There was some water staining noted on the ceilings of the main entry stairway. It appears that there have been a roof leaks at these locations at one time. **It could not be determined if these leaks have been properly repaired.** There did not appear to be any signs indicating that there is an active leak. It is recommended that you ask the current owner about these stains and that a roofing contractor be hired to further evaluate these areas if needed.

3.3 DOORS (REPRESENTATIVE NUMBER)


Repair or Replace

-  **Door Rubs at Frame.** The closet door of the main entry rubs at the frame. This currently does not affect the function of the door. This is noted for your information and can be adjusted or repaired at your convenience if so desired.

3.5 OUTLETS SWITCHES AND FIXTURES


Repair or Replace

3. Interior Rooms

-  (2) **INOP Light**. The light in the hallway did not operate at time of inspection. This could be due to the bulb not working OR an electrical problem. **It is recommend that the existing bulb be replaced with that of a new bulb and the light be retested. If light still does not work, it is recommended that this be further evaluated by a licensed electrician.**

3.6 STAIRWAY


Repair or Replace

-  (2) **Wide Spacing**. The balusters at the stairs 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.**

4. Kitchen Components and Appliances


4.0 COUNTERS AND SINK

Repair or Replace

-  **Cracked Tiles Noted**. There are cracked tiles at the counter. **This is a cosmetic repair that can be repaired at your convenience if so desired.**


4.1 CUPBOARDS/DRAWERS/CLOSET DOORS

Repair or Replace

-  (1) **Worn Areas of Cabinets**. It was noted that a few areas of the kitchen cabinets show some wear at heavily used areas of the cabinet doors. **This is noted for your information.**


4.2 OUTLETS WALL SWITCHES and FIXTURES

Repair or Replace

-  (1) **No GFCI Protection**. There is presently no GFCI (Ground Fault Circuit Interrupter) protection in the kitchen. **For the year that this was constructed, GFCI may not have been a requirement.** 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. It is recommended all kitchen outlets, serving counters, be GFCI protected or on a GFCI protected circuit. **Recommend ALL kitchen outlets, serving counter tops, have GFCI protection added by a licensed electrician.**


4.7 RANGES/OVENS/COOKTOPS

Repair or Replace

-  **No Safety Strap on Oven**. Ovens come with a child safety strap (Anti-tip strap) to prevent the oven from tipping and falling if children use the oven door as a step . **It is recommended, especially if children are present, that this oven be equipped with a safety strap.**

4.10 GARBAGE DISPOSER


Repair or Replace

-  **Inoperative Garbage Disposer. No Power**. The garbage disposer did not work at time of inspection. There was no power at the switch at the time of the inspection. **It is recommended that this be further evaluated by a licensed electrician.**

5(A). 1/2 Bath

5.0.A COUNTERS/SINK/ CABINETS


Repair or Replace

-  (1) **Discolor of Sink**. There is some wear and discoloration of porcelain at the sink. This does not effect the performance of the sink. **This is a cosmetic fix and can be replaced at your convenience.**

5.1.A DOORS (REPRESENTATIVE NUMBER)


Repair or Replace

5(A). 1/2 Bath

 **Inoperative Lock.** The lock for the door at this bathroom did not function at time of inspection. **For privacy purposes it is recommended that a locking device be provided on these doors.**


5.6.A PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

 **Corrosion at Valves.** The water shut off valves at the underside of the sink have some minor to moderate corrosion. **We do not test these shut off devises.** There is a chance that these shut off valves may leak or not properly function when turned. **It is recommended that these valves be further evaluated and repaired as needed.**


5.8.A TOILET FIXTURE

Repair or Replace

 (1) **Toilet Runs.** It appears that the toilet flapper is worn and leaks water. The toilet flapper in the tank appears to be worn which may be the cause of the tank to leak. Worn flapper can cause your toilet to occasionally run through out the day. **It is recommended that a plumber be called out for further evaluation and repair.**

5.9.A OUTLETS SWITCHES AND FIXTURES


Repair or Replace

 **Inoperative Light... Bulb?** The bathroom light fixture has some bulbs that did not operate when fixture was turned on. This could be because the fixture bulbs need replacement, OR there could be an electrical problem with the fixture. **Recommend changing lights bulbs to determine the problem and replace as needed.**

5(B). Bedroom #1 Bath


5.2.B FLOORS

Repair or Replace

 **Discoloration of Linoleum.** There was some discoloration of the linoleum at the base of the toilet in this bathroom. **This is noted for your information and can be repaired at your convenience.**


5.3.B WALLS

Repair or Replace

 **Minor Water Damage.** There wa some minor water damage to the wall at the left side of the counter. It appears that he sink faucet handle leaks, and has caused damage to the wall at this location. **This is noted for your information and can be repaired at your convenience.**


5.7.B PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

 (1) **Corrosion at Valves.** The water shut off valves at the underside of the sink have some minor corrosion. **We do not test these shut off devises.** There is a chance that these shut off valves may leak or not properly function when turned. **It is recommended that these valves be further evaluated and repaired as needed.**

5.10.B OUTLETS SWITCHES AND FIXTURES

Repair or Replace

 (2) **Inoperative Light.** Light in the bathroom did not operate at time of inspection. This could be due to the bulb not working OR an electrical problem. **Recommend replacing existing bulb with that of a new bulb and retesting unit. If light still does not work recommend calling licensed electrician to test light switch or replace light fixture.**

5(C). Master Bath

5.0.C COUNTERS/SINK/ CABINETS


Repair or Replace

 (1) **Cracked Counter Top.** The countertop was cracked at the right side. **It is recommended that this be corrected.**

5.1.C DOORS (REPRESENTATIVE NUMBER)


5(C). Master Bath

Repair or Replace

-  **Loose Door Handle.** The door knob was loose at time of inspection. **It is recommended that this be repaired or replaced for proper working order.**


5.6.C Shower/ Tub enclosure.

Repair or Replace

-  (2) **Heavy Caulking at Tub.** The sides of the tub were heavily caulked. This may indicate that there was a problem at this location. **It is recommended that the tub be properly sealed as needed by a licensed contractor.**


5.7.C PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

-  **Adjust/ Repair Shower Diverter.** The shower diverter in the bathroom currently diverts about __ % of the water to the shower head. The other __ % comes out of the faucet. **This is noted for your information and can be repaired at your convenience.**

5.8.C PLUMBING DRAIN, WASTE AND VENT SYSTEMS


Repair or Replace

-  (1) **Missing Drain Plugs.** The drain plugs for the sinks were missing and did not work at time of inspection. **Recommend replacement for proper water retention.**

6. Garage or Carport

6.3 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME


Repair or Replace

-  **Occupant Door Not Self- Closing.** The wall of the house, that share the same wall as the garage is a fire rated wall. This wall is to have all openings and penetrations protected. This includes having a self closing, fire rated door. **This door is missing or has inoperative hardware that enables this door to be self-closing.** This is a safety hazard that should be corrected. **It is recommend that this door have proper hardware installed to allow the door to be self- closing.**

7. Heating / Central Air Conditioning

7.0 HEATING EQUIPMENT


Repair or Replace

-  (1) **NOTE: Gas Furnace.** 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.

Older Furnace Unit- Recommend further analysis . The furnace for this house is an older gas fired furnace. These heaters typically have a lifespan between 18 and 25 years and depending on the usage. At time of inspection there was some rusting or pitting in the burner chamber. Furnaces can have minor cracks that cannot be detected through our inspections. **Due 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. Recommend further evaluation by HVAC specialist.**


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

Repair or Replace

-  (1) **FYI: 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


7. Heating / Central Air Conditioning

your system read 59 degrees, and the minimum return air temperature was 90 degrees. This indicates a normal range of temperature change. This is noted for your information only.

-  (2) **Replace/ Clean Filter.** The Air filter is dirty and needs changing or replacement. **It is recommended that this filter be replaced.**



7.8 GAS/LP FIRELOGS AND FIREPLACES

Repair or Replace

-  **Seal Penetrations.** The gas log starter lines should be properly sealed at the wall penetration. This is to help ensure to flames enter the chase and create a fire. **It is recommended that this is properly sealed with a fire approved material to prevent the possibility of backdrafting.**

7.9 HEARTH AND SURROUNDING AREAS

Repair or Replace

-  (1) **Improper Clearance.** There should be no combustible materials within the first 6 inches of the fireplace opening. Currently the wood siding less than 6 inches from the opening of the fireplace. **This can create a fire hazard. It is recommended that this be further evaluated and repaired as needed.**
-  (2) **Hearth Extension Not Distinguishable.** The tile at the front of the fireplace did not display a distinguishing feature. Hearth extensions should extend at least 16 inches from the opening of the fireplace and extend at least 8 inches beyond the fireplace sides. The materials used for the hearth extension should be of non-combustible material and be readily distinguishable from the surrounding or adjacent floor. **Currently the floor and the hearth extension are of the same material do not display any distinguishing separation features. This is noted for your information and a distinguishing feature should be created.**

8. Plumbing System

8.0 MAIN WATER SHUT-OFF DEVICE (Describe location)


Repair or Replace

-  **FYI: The main Water Shut Off is Located:** Outside at the rear of the house.

Adjust Water Pressure. Water pressure at time of test was noted at being **91 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 unit has a regulator installed, but apparently needs adjustment or replacement. **Recommend adjusting/ or purchase of new regulator, so water pressure is between 50lbs- 80lbs when valve is fully open.**

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

Repair or Replace


-  (1) **NOTE: Older Heater.** It is noted that this heater is over 12 years old and is about at it's life expectancy. (Water heaters typically last 10 to 15 years- but have also been known to last longer). This heater may need replacement soon.

Water Heater Note: On Average water heaters typically have a 10 to 15 year life expectancy. **Currently this water heater was about 12 years old.** This is noted for your information.

9. Roofing / Chimneys / Roof Structure and Attic

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

Repair or Replace

-  (1) **NOTE:** In accordance with industry standards, we will not enter an attic that has less than thirty-six inches (three feet) of headroom, is restricted by ducts, or in which access is hazardous or limited. During the inspection of the attic we do not move or disturb any portion of the insulation: This may limit the inspection of the water lines, electrical conduit (wires), junction boxes, exhaust fans, and other components which may be covered or obstructed by the insulation. We will do our best to observe all components found in this area and report any issues we find to the best of our abilities but will not be held liable for items not readily visible or accessible. This is noted for your information.

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: 1/8/2016
Report ID: J010816A

| Customer Info: | Inspection Property: |
|--|--|
| Peter Albes Customer's Real Estate Professional: Jesse Morrison San Diego Home Sales | 2364 Ponderosa Way #3 Carlsbad Ca 92009 |

Inspection Fee:

| Service | Price | Amount | Sub-Total |
|-------------------------|--------|--------|-----------------------------|
| Townhome 0 - 1500 Sq Ft | 350.00 | 1 | 350.00 |
| | | | Tax \$0.00 |
| | | | Total Price \$350.00 |

Payment Method: Check
Payment Status: Sending By Mail
Note: Awaiting Payment