



Inspection Perfection

2358 University Ave. PMB #1865
San Diego, CA. 92104

April 30, 2015

Jane & Joseph Doe

Re Inspection at: **123 Main St**
San Diego , CA 92115

Dear Mr & Ms Doe:

At your request, a visual inspection of the above referenced property was conducted on 12/06/2014. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report.

An earnest effort was made on your behalf to discover all visible defects. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

Thank you for selecting **Inspection Perfection** for your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Will Johnson

Will Johnson

Chief Inspector

INSPECTION PERFECTION

(888) 552-4677

enclosure

Confidential Inspection Report

123 Main St
San Diego, CA 92115

Prepared for: Mr & Ms Jane & Joseph Doe



Prepared by: Inspection Perfection
2358 University Ave PMB #1865
San Diego, CA 92104
888 552 4677 info@sdinspection.com

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

Summary Report - Significant Findings

Each of these item(s) may have a significant impact of material effects and require further evaluation by certified, licensed tradespeople. These evaluations should be completed prior to close of escrow.

There are no Significant Findings determined in this inspection.

Summary 2 - Moderate Findings

The following is summary of items that are any of the following: safety hazard, material effect or item is at or near it's estimated end-of-life. It is recommended to have a certified, licensed tradesperson evaluate the following item(s) prior to close of escrow:

STRUCTURAL

Fireplace:

5.14 Damper Condition:

The damper is either missing or was never installed. Services of a licensed professional mason would be needed to estimate repairs. Either way, one needs to be installed to prevent the heated room air from going up the fireplace flue when the fireplace is not in use. There is no damper installed. Installation is expensive if not provided for in the original installation. Glass doors may be an acceptable alternative.



BEDROOMS

BEDROOM #2

8.17 Walls/Ceiling

Walls - Satisfactory - The walls in this room appear to be satisfactory. **Ceilings - Attention Needed** - There is a condition in the ceiling that needs to have attention. Portion of ceiling may not meet minimum ceiling height. **Recommend** further evaluation by a licensed general contractor prior to removal of contingencies.

BEDROOM #3

8.27 Walls/Ceiling

Walls - Satisfactory - The walls in this room appear to be satisfactory. **Ceilings - Attention - Ceilings - Attention Needed** - There is a condition in the ceiling that needs to have attention. Portion of ceiling may not meet minimum ceiling height. **Recommend** further evaluation by a licensed general contractor prior to removal of contingencies.

PLUMBING SYSTEM

WATER HEATER

11.14 Model & Serial Numbers:

Brand - AO Smith, Energy Saver, Tank capacity is 40 gallons. Manufactured year: unknown.

Attention - The water heater appears to be at or near the end of its economic life. Although it is functional today, you should plan for its replacement.

11.20 Flue/Exhaust Pipe Condition:

Type - Single wall metal, **CONDITION** - Unit was tested for proper drafting. **Action Necessary** - The vent system is in need of Immediate Action due to open connections, inadequate draft, or incorrect slope. Venting system is not properly drafting combustion gas. Danger of leaking combustion gas containing carbon monoxide. **Recommend** further evaluation by a licensed plumber.



HEATING, VENTILATION & AIR CONDITIONING

AIR CONDITIONING UNIT #1

12.20 Temperature at Supply Registers:

Temperature at supply registers. 46-52 Temperature of ambient air - 72. **Temperature differential** - Satisfactory. The desired temperature drop across the evaporator is 14 - 22 degrees F. Register located in the **Bedroom #2 & kitchen** had poor/no airflow and did not providing any cooling or heating conditioned air. Ducting system may be damaged or disconnected.

Recommend further evaluation by a licensed HVAC contractor prior to removal of contingencies. Noted disconnected duct in attic.

ROOF & ATTIC

ATTIC & VENTILATION

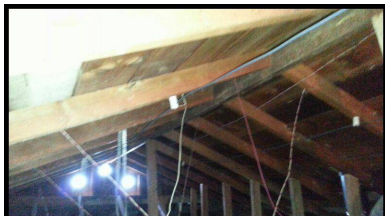
15.9 Ducts Condition:

Location: attic, Type - Noted older rigid ducting system that may have several conditions including leaking averaging 30% of conditioned air loss. May also contain asbestos, fiberglass and lack sufficient insulation. **Recommend** to have ducting system evaluated prior to release of contingencies. Satisfactory - The ductwork appears to be properly installed and supported.



15.10 Wiring

Action - The presence of Knob & Tube wiring prohibits installation due to potential of overheating See Electrical section.



ROOFING

15.20 Valleys:

Valley roofing installations are important. All valley installations require an additional waterproof membrane that extends about 12 " beyond the valley. This is not visible or verifiable in the inspection. Many times the manufacturer has specific instructions recommended for this type of roofing. It is not possible to identify manufacturer and their type of material. Type of valley installation - The valleys on the roof are open with metal valleys. **Action** - Valleys should terminate to the edge. Water may be directed under a portion of tiles. **Recommend** further evaluation by a licensed roofing contractor prior to removal of contingencies.



Summary 3 - Minor Findings/FYI

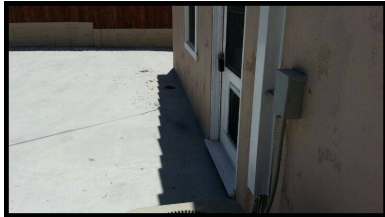
The following is summary of items that are safety recommendations or nominal material effects. It is recommend to have conditions evaluated by a professional tradesperson prior to removal of contingencies.

GROUNDS

Patio

3.6 LOCATION/TYPE/CONDITION

Location - Back, Type - Concrete, Conditions - Grading - Not properly sloped. May cause water to drain towards building. **Recommend** to evaluate further prior to removal of contingencies.



PATIO/PORCH COVER:

3.7 TYPE/CONDITIONS

Conditions - **Attention**. Noted repaired item. **Recommend** further evaluation prior to removal of contingencies.



GRADING:

3.9 Perimeter Drainage Surface:

Exterior ground must be graded to adequately divert water away from building. Area appears properly graded.

Lights/Electrical

3.13 PATIO/PORCH:

Outside entrance requires an operable outside light operated by a inside switch. Also requires a weatherized GFCI electrical outlet. Outside light, Missing or did not operate. **Recommend** correction. Outlet is properly weatherized, Verified GFCI service. Appears serviceable.

3.14 Patio

Outside entrance requires an operable outside light operated by a inside switch. Also requires a weatherized GFCI electrical outlet. Outside light, Missing or did not operate. **Recommend** correction. No electrical outlet.

FOUNDATION

CRAWLSPACE

4.7 Foundation Bolts Noted:

Limited visibility impaired confirmation of foundation bolts.

4.10 Crawlspace Ventilation:

Cross-ventilation in the crawlspace should have at least 1 square foot of net free vent space for every 150 square feet of floor space when there is an approved vapor barrier installed. These vent openings should be located within 3 linear feet of the building corners. Covering should not exceed 1/4 inch opening. **Attention Needed** - There is some ventilation in the crawlspace. However, additional ventilation is needed.

4.13 Electrical Service:

Wiring needs to be secured every 4 1/2 feet. This poses a safety hazard when servicing crawlspace. **Recommend** correction. Noted areas of disconnected wiring. **Recommend** removal.

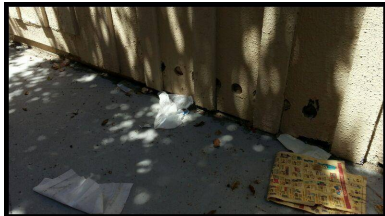


STRUCTURAL

STRUCTURAL

5.4 Siding Comment:

Attention - Plywood siding is in contact with ground. Should have separation. Water from ground will wick up and deteriorate siding. **Recommend** further evaluation by a licensed general contractor prior to removal of contingencies.



Stucco requires weep screed, separation 4 inch clearance from earth or 2 inch clearance from a concrete walkway to allow proper exterior draining. No screed present. Time of construction may predate this requirement. Area may be vulnerable to moisture damage wicking from the ground. **Recommend** to evaluate further prior to removal of contingencies.



Fireplace:

5.12 Fireplace Fuel:

The fireplace has a gas starter. It was not lighted. **Action** - Valve is not operable. **Recommend** further evaluation by a licensed general contractor prior to removal of contingencies.



5.13 Firebox Condition:

Attention - Noted hairline cracks. Appears to be serviceable. **Recommend** to monitor for further deterioration, Glass Doors - There are no glass doors installed. These could help minimize heat loss from the room when fireplace is not in use. When the fireplace is in use, they will eliminate embers from flying into the room and reduce the volume of room air sucked up the chimney.



LIVING AREAS

Front Entry and Main Hallway:

6.2 Front Entry Door:

Type - Solid wood, There is no deadbolt installed on the main entry door. The guest at the front door is visible by either a window in the door or next to it, or by a viewing lens. Weatherstrip is serviceable. **Attention Needed** - Noted door is not square with framing. Recommend correction. May also indicate building settlement.



6.5 Switches

Switch for outside light - **Attention** - Did not operate. May be a bad bulb. May also be on a photo sensor. **Recommend** to evaluate further prior to removal of contingencies. Switch for inside light - Tested, appears serviceable.

Living Room:

6.14 Electrical Outlets:

Noted 2-prong ungrounded outlets. Harmful to computers & TV and other appliances.

Dining Room:

6.23 Electrical Outlets:

Attention - Noted 2-prong ungrounded outlets. Ungrounded outlets could cause damage to computers & TV and other appliances.

KITCHEN

KITCHEN

7.9 Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted. There are shutoffs installed for both hot and cold water pipes under the basin. The dish sprayer attachment is functional. Water pressure is poor. **Recommend** to evaluate further prior to removal of contingencies.

7.21 Comments:

Attention - Noted cracking on splashback. **Recommend** further evaluation prior to removal of contingencies.

BEDROOMS

MASTER BEDROOM

8.3 Exterior Door:

Type - Wood frame with glass panel(s). Verified tempered glass indicated by a stamping located in a corner of glass, Dead bolt, **Attention** - Did not latch properly. **Recommend** correction. Tested operation and latched secured. Appears serviceable. Inside switch operates outside light, no switch.

Action - Pet door is not secureable. **Recommend** further evaluation by a licensed general contractor prior to removal of contingencies.



8.11 Electrical Outlets:

Attention - Noted 2-prong ungrounded outlets. Harmful to computers & TV and other appliances.

BEDROOM #2

8.22 Electrical Outlets:

Attention - Noted 2-prong ungrounded outlets. Harmful to computers & TV and other appliances.

BEDROOM #3

8.32 Electrical Outlets:

Attention - Noted 2-prong ungrounded outlets. Harmful to computers & TV and other appliances.

BATHROOM(S)

BATHROOM #2

9.34 Basin and Drain Fixture:

Satisfactory - The basin and drainage fixture appears to be satisfactory. No leaks were noted during evaluation. **Attention** - The basin or drainage fixture needs attention. Supply and drain lines should be sealed thru walls to minimize vermin infestation. **Recommend** correction. Trap - Properly installed.



PLUMBING SYSTEM

PLUMBING

11.8 Waste Line

Limited - Determination of waste line type and inspection is limited to accessible areas in unconditioned area attics, crawlspaces and under sinks. **Recommend** to have waste line inspected with a video camera prior to removal of contingencies.



11.10 Supply/Waste Piping Supports:

Copper less than 1 1/4 inch horizontal spacing is 6 ft, vertical is 10ft

ABS/PVC DWV horizontal spacing is 4ft, vertical 10ft, **Attention** - Noted some areas that are not properly strapped. Recommend to evaluate further prior to release of contingencies.



Lacks support

WATER HEATER

11.20 Flue/Exhaust Pipe Condition:

Action - This vent cap is not a gas vented cap. Recommend correction.



HEATING, VENTILATION & AIR CONDITIONING

AIR CONDITIONING UNIT #1

12.14 Insulation Wrap on the Suction Line:

Attention Needed - The insulation wrap on the suction line to the condenser/compressor is in need of attention due to deteriorated or missing insulation.

12.15 Condenser Clear of Obstruction:

Attention Needed - Obstruction, such as vegetation, within 4 feet of the cabinet could interfere with airflow around the cabinet. This can affect the efficiency of the unit.

12.16 Condenser Cabinet Level:

The condenser unit should be placed on a solid level surface according to most manufacturers. This unit needs a solid pad installed and secured. **Attention Needed** - The condenser pad should be solid and within 5-10 degrees of level. If the tilt is over this figure, internal lubrication may be insufficient.

12.18 Service Disconnect:

Attention - Service disconnect should not be directly over unit.

12.19 Condensate Line:

Secondary line is not installed. Secondary line is required to alert that the primary line is possibly clogged and could create water damage. **Recommend** installation by a licensed HVAC contractor.



12.21 Evidence of Maintenance:

No. HVAC manufacturers recommend annual maintenance.

ROOF & ATTIC

ATTIC & VENTILATION

15.7 Ventilation

Ventilation systems provide airflow to ventilate heat buildup, moisture and required to preserve roof system.. Vents should be installed lower and higher to be effective. Lower vents should not be blocked by insulation to allow airflow. Current industry standards recommend as a minimum, one square foot of free vent area for each 150 square feet of attic floor. With a vapor barrier installed, one square foot of free vent area per 300 square feet of attic space are needed. There are gable end vents installed, Screens, Appears properly installed. **Attention Needed** - There appear to be vents installed; however, the existing vents need some attention in order to perform correctly.



Summary 4 - Disclaimers

The following is summary of items of the inspections that were not included in the inspection due to beyond the scope of a standard inspection or conditions prohibited further evaluation.

GROUNDS

LANDSCAPING:

3.4 CONDITION:

Not included in inspection. **Recommend** further evaluation prior to removal of contingencies.

FENCES & GATES:

3.11 TYPE/CONDITION

The fence system is excluded from inspection per the home inspection agreement. **Recommend** further evaluation prior to removal of contingencies.

KITCHEN

KITCHEN

7.8 Cabinets, Drawers, and Doors:

Sample tested doors and drawers for operation and function. It is **recommended** for buyer to operate each unit prior to release of contingencies.

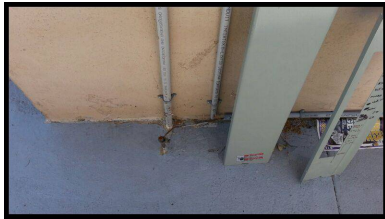
ELECTRICAL SYSTEMS

MAIN POWER AND CIRCUITRY

10.12 Wire Protection/Routing:

Satisfactory - Visible wiring protection appears to be installed in an acceptable manner. It is only limited to the routing that is visible.

Not visible to verify.



PLUMBING SYSTEM

PLUMBING

11.7 Sewage Disposal Type:

This inspection merely identifies the type of sewage waste disposal system. It does not comment on the adequacy or effectiveness of the system. Public Sewer System.

11.9 Vent Piping Material

Limited visibility minimizes inspection of vent piping.

HEATING, VENTILATION & AIR CONDITIONING

HEATING UNIT #1

12.7 Blower Condition:

Not inspected.

ROOF & ATTIC

ATTIC & VENTILATION

15.3 Method of Inspection:

The attic cavity was inspected from the attic access only. Only the areas of the attic visible from the attic access way are included as a part of this inspection. Many areas of attic are not viewable and limits the scope of inspection.

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

1.1 REPORT NAME:

0002908

1.2 INSPECTION DATE:

April 17, 2015.

**1.3 INSPECTION APPOINTMENT
TIME:**

01:00 PM.

1.4 CLIENT CITY/STATE/ZIP:

,

1.5 INSPECTION SITE:

123 Main St.

**1.6 INSPECTION SITE
CITY/STATE/ZIP:**

San Diego, CA 92115.

1.7 ACCESS PERSON:

Buyer Agent.

CLIMATIC CONDITIONS:

1.8 INSPECTION DAY WEATHER:

Clear.

**1.9 TEMPERATURE AT TIME OF
INSPECTION:**

70's.

1.10 SOIL CONDITIONS:

Dry.

BUILDING CHARACTERISTICS:

1.11 ESTIMATED AGE OF HOUSE:

73.

1.12 BUILDING TYPE:

Mediterranean.

1.13 STORIES:

1

1.14 SPACE BELOW GRADE:

Slab, Crawlspace, Slab.

1.15 Building is facing:

East.

UTILITY SERVICES:**1.16 WATER SOURCE:**

Public.

1.17 SEWAGE DISPOSAL:

Public.

1.18 UTILITIES STATUS:

All utilities on.

OTHER INFORMATION:**1.19 AREA:**

City.

1.20 OCCUPIED

Vacant.

**1.21 PEOPLE PRESENT DURING
INSPECTION:**

Client, Buyer Agent.

1.22 TOTAL FEE:

450.

1.23 PAID BY:

Check.

GENERAL INSPECTION CONDITIONS**INSPECTION CONDITIONS****2.1 General Conditions**

Home inspections evaluate all the major components of a residential property. The home inspection process follows Calif. Real Estate Inspection Association (CREIA) Standards of Practice. This standard has been widely accepted by the real estate profession and legal community. The home inspection agreement includes CREIA Standards of Practice.

Home inspectors are generalist. Their inspections are based on ongoing training & experience. Inspections may recommend further evaluation by an expert usually a licensed contractor or professional. Their expert evaluation should prevail as the final opinion regarding the conditions identified in the inspection report.

2.2 Environmental

Home inspections do not include environmental evaluations. Mold, lead in paint and asbestos information are provided in the real estate transaction. The inspection may recommend further evaluation by the appropriate environmental professional.

2.3 Mold

The potential of mold occurs when moisture is in contact with cellulose-based building materials including wood, gypsum board and more. It is beyond the scope of the standard residential inspection to evaluate any environmental inspection including inspection for mold. Mold inspections are specialized inspection that may consist of taking air samples inside, outside, swab specific areas and also may conduct intrusive inspection by penetrating building material.

The home inspector may identify potential conditions from a visual evaluation. It is recommended to have an initial home inspection completed that may provide information regarding mold potential. Client will have more information to determine whether a mold inspection is recommended. Client as always, may request a mold inspection regardless of the result of the home inspection.

2.4 Asbestos

Asbestos was popular in many building materials from vent piping, flooring, popcorn ceiling and more. Particles of asbestos can be inhaled. This recurring exposure over a prolonged period is a health hazard. The biggest potential hazard occurs when asbestos material is disturbed. Remodeling and repairs may disturb asbestos building materials is considered hazardous. You can have the material tested at local laboratories. Any confirmed asbestos material must be treated as hazardous. A construction remediation company should be consulted for further evaluation.

2.5 Lead Paint

Homes built before 1978 may have paint with high levels of lead. Lead-based paint deterioration from peeling, chipping and dust can pose a serious health hazard particularly to children under the age of six. Lead-based paint in good condition is not considered a health hazard. Most deterioration is noted on wood-based materials like trim, roofing, decking and doors both outside and inside.

Percentage of home that may contain lead-based paint

Between

1960 - 1978 - 24%

1940 - 1960 - 69%

Before 1940 - 87%

EPA requires removal of lead-based paint to be treated as hazardous material and handled by EPA certified contractors. EPA does allow homeowners to do the work themselves following Lead-Safe work practices.

2.6 Add-on, Remodels or Repairs

This property may have had remodels, room additions, conversions & repairs that could require permits. **It is beyond the scope of the inspection to verify permit compliance.** It is recommended to have seller disclose any documentation including receipts from a contractor. You may also be able to contact the governing building department to verify permit issuance and completion.

2.7 Energy Efficiency

Homes built prior to 1978 lack modern energy efficiency standards such as insulation in walls, attics and crawlspace. These homes are drafty from lack of requiring air tightness. This will increase energy costs, air quality and health issues. Recommend to review your disclosure brochure on energy efficiency. Also your home inspector can update on any available programs including rebates, tax incentives and low interest financing.

GROUND S

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

3.1 TYPE/CONDITION:

Type - Concrete, CONDITIONS - Grading - Appears properly sloped. Cracks noted are typical. Normal condition over time, usually from shrinkage or settling. **Monitor** area for further erosion. Appears serviceable.



ENTRANCE

3.2 ENTRANCE /CONDITION

See Porch/Patio section.



WALKWAYS:

3.3 LOCATION/TYPER/CONDITION

Location - Side, Type - Concrete, Condition - Grading - Appears properly sloped. No noted cracks. Appears serviceable.



LANDSCAPING:

3.4 CONDITION:

Not included in inspection. **Recommend** further evaluation prior to removal of contingencies.

PATIO/PORCH:

3.5 LOCATION/TYPE/CONDITION

Location - Front, Type - Concrete.



Patio

3.6 LOCATION/TYPE/CONDITION

Location - Back, Type - Concrete, Conditions - Grading - Not properly sloped. May cause water to drain towards building. **Recommend** to evaluate further prior to removal of contingencies.



PATIO/PORCH COVER:

3.7 TYPE/CONDITIONS

Location - front, Type - Wood.



Conditions - **Attention**. Noted repaired item. **Recommend** further evaluation prior to removal of contingencies.



GRADING:**3.8 SITE:**

Gentle slope, towards the home.

3.9 Perimeter Drainage Surface:

Exterior ground must be graded to adequately divert water away from building. Area appears properly graded.

3.10 Drain system:

No - The inspection did not reveal any evidence of a footer drainage system.

FENCES & GATES:**3.11 TYPE/CONDITION**

The fence system is excluded from inspection per the home inspection agreement. **Recommend** further evaluation prior to removal of contingencies.

3.12 GATE(S)

Location - side(s), Gate operates and latches securely.

Lights/Electrical**3.13 PATIO/PORCH:**

Outside entrance requires an operable outside light operated by a inside switch. Also requires a weatherized GFCI electrical outlet. Outside light, Missing or did not operate. **Recommend** correction. Outlet is properly weatherized, Verified GFCI service. Appears serviceable.

3.14 Patio

Outside entrance requires an operable outside light operated by a inside switch. Also requires a weatherized GFCI electrical outlet. Outside light, Missing or did not operate. **Recommend** correction. No electrical outlet.

FOUNDATION**FOUNDATION****4.1 Foundation:**

Raised Foundation with a crawlspace - Refers to a foundation wall with a footer below without a finished floor.



4.2 Exterior View Foundation Walls:

The exterior view of the foundation is limited to the portions visible above grade. Only about 5% of the foundation was visible.

CRAWLSPACE

4.3 Crawlspace Entrance:

Location: exterior, Cover - The entrance access size should be at least 18" x 24". Ready entry is needed for inspection or repairs. The crawlspace was inspected by entering and crawling through.



4.4 Crawlspace Ceiling:

Most of the ceiling is open allowing visibility of the flooring, joists, & beams.



4.5 Perimeter Foundation Wall:

Type - Poured concrete. **Conditions** - Satisfactory - The exposed portions of the interior foundation perimeter walls appear to be satisfactory. No noted cracking in foundation walls.



4.6 Sill Plates Percentage Visible:

None.

4.7 Foundation Bolts Noted:

Limited visibility impaired confirmation of foundation bolts.

4.8 Evidence of Water Entry in the crawlspace Noted:

No evidence of water was noted.

4.9 Main Beam/Joists

Main beam - Satisfactory - The main beam installed appears to be in satisfactory condition.



4.10 Crawlspace Ventilation:

Cross-ventilation in the crawlspace should have at least 1 square foot of net free vent space for every 150 square feet of floor space when there is an approved vapor barrier installed. These vent openings should be located within 3 linear feet of the building corners. Covering should not exceed 1/4 inch opening. **Attention Needed** - There is some ventilation in the crawlspace. However, additional ventilation is needed.

4.11 Posts:/Piers

Posts - Satisfactory - There is at least one post supporting an overhead beam in the crawl space. It appears to be adequately installed. Piers - Exposed concrete piers at least 8" in diameter are visible in the crawlspace. Conditions - Satisfactory - The piers as installed appear to be adequate. Confirmed sample piers are set in poured concrete. No engineering analysis was completed. Noted one or more locations where post/pier system added for additional support.



Noted one or more locations where post/pier system added for additional support. Posts -



4.12 Evidence of Insects or Animals in Crawlspace:

No - There was no evidence of animal or insect infestation noted.

4.13 Electrical Service:

Wiring needs to be secured every 4 1/2 feet. This poses a safety hazard when servicing crawlspace. **Recommend** correction. Noted areas of disconnected wiring. **Recommend** removal.



Unsecured outlet box



Flooring

4.14 CRAWLSPACE

Type: Boards, Appears serviceable.



STRUCTURAL

STRUCTURAL

5.1 Type of Construction:

Frame.



5.2 Exterior Siding Materials:

Combination of: Stucco & plywood.

5.3 Siding Conditions:

Vertical Plywood.



5.4 Siding Comment:

Attention - Plywood siding is in contact with ground. Should have separation. Water from ground will wick up and deteriorate siding. **Recommend** further evaluation by a licensed general contractor prior to removal of contingencies.



Stucco requires weep screed, separation 4 inch clearance from earth or 2 inch clearance from a concrete walkway to allow proper exterior draining. No screed present. Time of construction may predate this requirement. Area may be vulnerable to moisture damage wicking from the ground. **Recommend** to evaluate further prior to removal of contingencies.



5.5 Trim Condition:

Satisfactory - The trim is intact and satisfactory. Termite inspection may reveal further evaluation of this condition.



5.6 Fascia & Rake Boards:

Satisfactory - The fascia and rake boards appear to be in satisfactory condition and show only signs of normal wear. Termite inspection may reveal further evaluation of this condition.



5.7 Main Water Line Cutoff Location:

Location - Front side of exterior. Noted pressure regulator to control the water pressure, Service material to structure is, The main service line to the structure is plastic.



5.8 Condition of Painted Surfaces:

Satisfactory - The finish or exposed painted surfaces are satisfactory.

5.9 Wall & Ceiling Covering Material:

The wall & ceiling covering material is gypsum board.

Fireplace:

5.10 Location of Fireplace:

Living Room.



5.11 Type of Fireplace:

Masonry - There is a masonry-built fireplace installed.

5.12 Fireplace Fuel:

The fireplace has a gas starter. It was not lighted. **Action** - Valve is not operable. **Recommend** further evaluation by a licensed general contractor prior to removal of contingencies.



5.13 Firebox Condition:



Attention - Noted hairline cracks. Appears to be serviceable.
Recommend to monitor for further deterioration, Glass Doors - There are no glass doors installed. These could help minimize heat loss from the room when fireplace is not in use. When the fireplace is in use, they will eliminate embers from flying into the room and reduce the volume of room air sucked up the chimney.



Noted hairline crack

5.14 Damper Condition:

The damper is either missing or was never installed. Services of a licensed professional mason would be needed to estimate repairs. Either way, one needs to be installed to prevent the heated room air from going up the fireplace flue when the fireplace is not in use. There is no damper installed. Installation is expensive if not provided for in the original installation. Glass doors may be an acceptable alternative.



Missing damper

5.15 Flue Lined:

Yes - The fireplace flue appears to be lined with masonry, Satisfactory - The visible portions of the chimney flue appear to be satisfactory.

5.16 Hearth Condition:

Hearth system extends sufficiently from firebox. Manufactured fireplaces are designed to provide tighter distances from combustible material.

5.17 Exterior Stack Material:

Stucco, Condition - Satisfactory - The exterior stack is in satisfactory condition.



5.18 Chimney Cap or Crown:

Yes - There is a chimney cap. Yes - There is a metal spark arrestor installed. In addition to preventing fires, it will also keep animals and birds out of the flue.



5.19 Chimney Height and Clearance:

The chimney should extend 3 feet above the roof through which it protrudes or be 2 feet above any surface within 10 feet horizontally, whichever is higher.

LIVING AREAS

Front Entry and Main Hallway:

6.1 The Main Entrance Faces:

East.



6.2 Front Entry Door:

Type - Solid wood, There is no deadbolt installed on the main entry door. The guest at the front door is visible by either a window in the door or next to it, or by a viewing lens. Weatherstrip is serviceable. **Attention Needed** - Noted door is not square with framing. Recommend correction. May also indicate building settlement.



6.3 Doorbell

Doorbell operated satisfactorily.

6.4 Entry Floor:

The floor covering material is hardwood, Satisfactory - The entry floor material is in satisfactory condition.

6.5 Switches

Switch for outside light - **Attention** - Did not operate. May be a bad bulb. May also be on a photo sensor. **Recommend** to evaluate further prior to removal of contingencies. Switch for inside light - Tested, appears serviceable.

6.6 Main Hallway:

Satisfactory - The main hallway walls and floor are in satisfactory condition.



6.7 Smoke Detector:

There is a smoke detector installed in the hallway. It was not tested. Recommend to test biannually.

6.8 Linen Closet/Cabinets:

Location - hallway. Satisfactory - The closet is functional, and it has shelving installed.

Living Room:**6.9 Location**

Front.

**6.10 Switches**

Ceiling Light, Tested and verified.

6.11 Floor:

The floor covering material is hardwood. Satisfactory - The floors are in satisfactory condition.

6.12 Walls/Ceiling

Walls - Satisfactory - The walls in this room appear to be satisfactory. **Ceilings** - Satisfactory - The ceiling is functional and as expected.

6.13 Windows:

Vinyl dual pane, horizontal, vertical, Screen is installed, Tested, Operated and latched properly. Appears serviceable.

6.14 Electrical Outlets:

Noted 2-prong ungrounded outlets. Harmful to computers & TV and other appliances.

6.15 Telephone/Cable Access

None.

6.16 Heat Source Noted:

There is a heat source in this room. No comment is made as to the amount of air or temperature coming from the supply vent.

6.17 Fireplace:

Yes - There is a fireplace in this room. . An inspection was completed on the fireplace. See Fireplace Section.

Dining Room:**6.18 Location**

Front.



6.19 Switches

Ceiling Light, Operates a ceiling light. Tested and verified.

6.20 Floor:

The floor covering material is hardwood. Satisfactory - The floors are in satisfactory condition.

6.21 Walls/Ceiling

Walls - Satisfactory - The walls in this room appear to be satisfactory. **Ceilings** - Satisfactory - The ceiling is functional and as expected.

6.22 Windows:

Vinyl dual pane, vertical, Screen is installed, Tested, Operated and latched properly. Appears serviceable.

6.23 Electrical Outlets:

Attention - Noted 2-prong ungrounded outlets. Ungrounded outlets could cause damage to computers & TV and other appliances.

6.24 Heat Source Noted:

There is a heat source in this room. No comment is made as to the amount of air or temperature coming from the supply vent.

KITCHEN

KITCHEN

7.1 Location:

Front side of house main level.



7.2 Floor:

The floor covering material is ceramic or glazed tile. Satisfactory - The floors are in satisfactory condition.

7.3 Windows:

Vinyl dual pane, vertical, Screen is installed, Tested, Operated and latched properly. Appears Serviceable.

7.4 Walls/Ceiling

Walls - Satisfactory - The walls in this room appear to be satisfactory. **Ceilings** - Satisfactory - The ceiling is functional and as expected.

7.5 Lighting:

Satisfactory - The ceiling lights in the kitchen are in satisfactory condition.

7.6 Electrical Outlets:

Satisfactory - The outlets tested in the kitchen are correctly wired and grounded.

7.7 Countertops:

Composite, Satisfactory - The countertops in the kitchen are satisfactory.

7.8 Cabinets, Drawers, and Doors:

Sample tested doors and drawers for operation and function. It is **recommended** for buyer to operate each unit prior to release of contingencies.

7.9 Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted. There are shutoffs installed for both hot and cold water pipes under the basin. The dish sprayer attachment is functional. Water pressure is poor. **Recommend** to evaluate further prior to removal of contingencies.

7.10 Sink and Drain Lines:

Type: Stainless Steel, Appears serviceable, Drain trap - Appears serviceable.



7.11 Caulking Water Contact Areas:

Satisfactory - The caulking in water contact areas appears to be satisfactory.

7.12 Undersink

No noted water damage, supply and drain pipes appear serviceable.

7.13 Food Waste Disposal:

Brand - Badger Satisfactory - The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately.

7.14 Dishwasher:

Brand - GE. The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements.

7.15 Range Hood:

Brand - Built-in with Microwave. Operated fan speeds and light. Tested OK. The exhaust hood is directly vented to the exterior of the structure.



7.16 Range/Oven:

Fuel Source - Gas - There is a gas line installed for a range/oven. Type - range, free standing unit, Brand - GE, Gas - The gas cooking elements have a spark type igniter. **Oven** - Type - gas, Tested OK. Appears serviceable.

7.17 Microwave Oven:

Brand - GE, There is a built-in microwave oven. Satisfactory - The unit was tested. The unit functioned as intended.

7.18 Refrigerator:

No refrigerator was installed at time of inspection.

7.19 Water For Refrigerator:

There is a water valve noted in the area of the refrigerator.

7.20 Heat Source:

Satisfactory - There is a heat register in this room.

7.21 Comments:

Attention - Noted cracking on splashback. **Recommend** further evaluation prior to removal of contingencies.

BEDROOMS

MASTER BEDROOM

8.1 Location:

Rear.



8.2 Interior Door:

Type - Medium density fiberboard hollow, paneled hollow core, Satisfactory - The entry door is aligned with frame, operates and latches properly.

8.3 Exterior Door:

Type - Wood frame with glass panel(s). Verified tempered glass indicated by a stamping located in a corner of glass, Dead bolt, **Attention** - Did not latch properly. **Recommend** correction. Tested operation and latched secured. Appears serviceable. Inside switch operates outside light, no switch.

Action - Pet door is not secureable. **Recommend** further evaluation by a licensed general contractor prior to removal of contingencies.



Pet door does not secure

8.4 Floor:

The floor covering material is carpet. Satisfactory - The floors are in satisfactory condition.

8.5 Closet:

Two closets, Doors operated properly.

8.6 Walls/Ceiling

Walls - Satisfactory - The walls in this room appear to be satisfactory. **Ceilings** - Satisfactory - The ceiling is functional and as expected.

8.7 Windows:

Vinyl dual pane, horizontal, Screen is installed, Tested, Operated and latched properly. Appears serviceable.

8.8 Heat Source Noted:

There is a heat source to this room.

8.9 Smoke Detector:

There is a smoke detector installed . It was not tested. Recommend to test biannually.

8.10 Switch

Ceiling Light.

8.11 Electrical Outlets:

Attention - Noted 2-prong ungrounded outlets. Harmful to computers & TV and other appliances.

8.12 Telephone/Cable Access

None.

BEDROOM #2

8.13 Location:

Rear.



8.14 Interior Door:

Type - Medium density fiberboard hollow, paneled hollow core, Satisfactory - The entry door is aligned with frame, operates and latches properly.

8.15 Floor:

The floor covering material is carpet. Satisfactory - The floors are in satisfactory condition.

8.16 Closet:

Satisfactory - It is functional and average size. Doors operated properly.



8.17 Walls/Ceiling

Walls - Satisfactory - The walls in this room appear to be satisfactory. **Ceilings - Attention Needed** - There is a condition in the ceiling that needs to have attention. Portion of ceiling may not meet minimum ceiling height. **Recommend** further evaluation by a licensed general contractor prior to removal of contingencies.

8.18 Windows:

Vinyl dual pane, horizontal, Screen is installed, Tested, Operated and latched properly. Appears serviceable.

8.19 Heat Source Noted:

There is a heat source to this room.

8.20 Smoke Detector:

There is a smoke detector installed . It was not tested. Recommend to test biannually.

8.21 Switch

Ceiling Light, Satisfactory - The light and light switch were functional at time of inspection.

8.22 Electrical Outlets:

Attention - Noted 2-prong ungrounded outlets. Harmful to computers & TV and other appliances.

8.23 Telephone/Cable Access

None.

BEDROOM #3

8.24 Location:

Hallway.



8.25 Floor:

The floor covering material is carpet. Satisfactory - The floors are in satisfactory condition.

8.26 Closet:

Satisfactory - It is functional and average size. Doors operated properly.

8.27 Walls/Ceiling

Walls - Satisfactory - The walls in this room appear to be satisfactory. **Ceilings - Attention - Ceilings - Attention Needed** - There is a condition in the ceiling that needs to have attention. Portion of ceiling may not meet minimum ceiling height. **Recommend** further evaluation by a licensed general contractor prior to removal of contingencies.

8.28 Windows:

Vinyl dual pane, horizontal, Screen is installed, Tested, Operated and latched properly. Appears serviceable.

8.29 Heat Source Noted:

There is a heat source to this room.

8.30 Smoke Detector:

There is a smoke detector installed . It was not tested. Recommend to test biannually.

8.31 Switch

Ceiling Light, Satisfactory - The light and light switch were functional at time of inspection.

8.32 Electrical Outlets:

Attention - Noted 2-prong ungrounded outlets. Harmful to computers & TV and other appliances.

8.33 Telephone/Cable Access

None.

BATHROOM(S)**MASTER BATHROOM****9.1 Location:**

Accessible thru master bedroom. Thru bedroom # 2.

**9.2 Interior Door:**

Type - Medium density fiberboard hollow, solid, Satisfactory - The entry door is aligned with frame, operates and latches properly.

9.3 Floor:

The floor covering material is ceramic or glazed tile.

9.4 Walls:

Satisfactory - The walls in this bathroom are satisfactory.

9.5 Windows:

Vinyl dual pane, horizontal, Screen is installed, Tested, Operated and latched properly. Appears serviceable.

9.6 Ceiling:

Satisfactory - The ceiling in this bathroom is satisfactory.

9.7 Lighting:

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

9.8 Ventilation Fans:

Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

9.9 Ground Fault Interrupt Outlets:

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

9.10 Light Switch:

Satisfactory - The light switch is satisfactory.

9.11 Vanity Cabinet:

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

9.12 Basin and Drain Fixture:

Satisfactory - The basin and drainage fixture appears to be satisfactory. No leaks were noted during evaluation. Trap - Properly installed.



9.13 Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

9.14 Toilet Condition

Satisfactory - The toilet in this bathroom appears to be functional.

9.15 Tub/Shower:

Shower Only, Tile.

9.16 Tub & Shower Walls:

Tile, Satisfactory - The walls appear to be in satisfactory condition.

9.17 Shower Pan:

Tile flooring. Appears serviceable.

9.18 Shower/Shower Head and Valves:

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

9.19 Tub/Shower Drain:

Satisfactory - The tub/shower appears to drain at an acceptable rate.

9.20 Glass Tub/Shower Door:

No.

9.21 Caulking/Water Contact Areas:

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

9.22 Heat Source:

Satisfactory - There is a heat source in this room.

BATHROOM #2

9.23 Location:

Hallway.



9.24 Interior Door:

Type - Medium density fiberboard hollow, paneled hollow core, Satisfactory - The entry door is aligned with frame, operates and latches properly.

9.25 Floor:

The floor covering material is ceramic or glazed tile. Satisfactory - The floors are in satisfactory condition.

9.26 Walls:

Satisfactory - The walls in this bathroom are satisfactory.

9.27 Windows:

Vinyl dual pane, vertical, Screen is installed, Tested, Operated and latched properly. Appears serviceable.

9.28 Ceiling:

Satisfactory - The ceiling in this bathroom is satisfactory.

9.29 Lighting:

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

9.30 Ventilation Fans:

None - There is no installed ventilation fan. There is a window installed; and if it's used correctly, there is no need for a fan.

9.31 Ground Fault Interrupt Outlets:

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

9.32 Light Switch:

Satisfactory - The light switch is satisfactory.

9.33 Vanity Cabinet:

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

9.34 Basin and Drain Fixture:

Satisfactory - The basin and drainage fixture appears to be satisfactory. No leaks were noted during evaluation. **Attention** - The basin or drainage fixture needs attention. Supply and drain lines should be sealed thru walls to minimize vermin infestation. **Recommend** correction. Trap - Properly installed.

**9.35 Faucet and Supply Lines:**

Satisfactory - Faucets and supply lines appear satisfactory. Pressure - Experienced minimal drop in water pressure when all fixtures (faucet, toilet, shower) are operating.

9.36 Toilet Condition

Satisfactory - The toilet in this bathroom appears to be functional.

9.37 Tub/Shower:

Tub/Shower unit, Steel Tub OK - The bathtub is a steel material with a solid finish applied. It appears to be in satisfactory condition.

9.38 Tub Mixing Valve & Stopper:

Diverter operated properly, Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition.

9.39 Bath/Shower Head and Mixing Valves:

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

9.40 Tub & Shower Walls:

Tile, Satisfactory - The walls appear to be in satisfactory condition.

9.41 Tub/Shower Drain:

Satisfactory - The tub/shower appears to drain at an acceptable rate.

9.42 Glass Tub/Shower Door:

No.

9.43 Caulking/Water Contact Areas:

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

9.44 Heat Source:

None.

ELECTRICAL SYSTEMS

PRIMARY POWER SOURCE

10.1 Service Voltage:

The incoming electrical service to this structure is 120/240 volts. Service Entrance/Meter - Overhead/Satisfactory - The masthead, supports, meter housing, and cable entrance to the structure appear to be correctly installed.



MAIN POWER AND CIRCUITRY

10.2 Sub Power Distribution Panel

Location:

side of house, towards the front.

10.3 Main Panel

Brand - Eaton Capacity - 200 amp - The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion.



10.4 Panel Condition:

Satisfactory - The power panel, as a container for safely covering electrical circuitry and components is functioning as intended minimizing the risk of electrical shock.

10.5 Legend Available:

Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.



10.6 Panel Cover Removed:

No.

10.7 Service Cable to Panel Type:

Aluminum.

10.8 Breaker to Wire Compatibility:

Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge. Verified all 220/240 volt services, breakers, wiring and supported appliances. Noted Arc Fault Circuit Interrupter (AFCI) breakers installed to protect against arcing conditions in wiring and equipment.

10.9 Condition of Wiring in Panel:

Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices. Ground Circuits - all branch circuits should have a match grounding wire to protect equipment. Verified grounded circuit wires at appears to match branch circuits.



10.10 Feeder and Circuit Wiring Type:

Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex.

Noted Knob & Tube wiring in the attic. Cannot determine if in use. As this is beyond its estimated age and has no grounding wiring, **Recommend** further evaluation by a licensed electrical contractor.

10.11 Main Service Ground Verified:

Yes - The main service ground wire was located by the inspector. The ground driven rod, solid conductor, and connection were located.



10.12 Wire Protection/Routing:

Satisfactory - Visible wiring protection appears to be installed in an acceptable manner. It is only limited to the routing that is visible.
Not visible to verify.



10.13 Comments:

Action - Noted grounding wires in panel. Most of the living areas had two wire outlets without grounding protection. **Recommend** further evaluation by a licensed electrical contractor prior to removal of contingencies.

MISC

10.14 Ground Fault Protected Outlets:

Meets all current GFCI requirements.

10.15 Exterior Lighting:

Satisfactory - The exterior lighting appears functional. Also, this is a benefit for security.

10.16 Smoke Detectors:

Yes - The structure is equipped with functioning smoke or heat detectors. They should be tested periodically in accordance with the manufacturer's specifications. This does not imply that there is adequate coverage by the existing detector(s).

Carbon Monoxide:

10.17 Front Entry and Main Hallway:

Presence of Carbon Monoxide Detector. Effective Jan 1, 2013 the State of California and real estate disclosures requires to note the presence of a Carbon Monoxide detector for detached homes, townhomes and condos with fossil fuel appliances, fireplace or attached garage. **Yes.** There is a CO detector installed. It was not tested.



Breaker configuration

10.18 MAIN POWER AND CIRCUITRY

Breakers are same manufacturer as panel.

PLUMBING SYSTEM

PLUMBING

11.1 Water Source:

City/Municipal.

11.2 Water Pressure:

Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range. Tested at 60 psi, Water pressure was checked at an exterior hose bib.

11.3 Interior Supply Piping:

Material, Limited - Determination of plumbing supply type and inspection is limited to accessible areas in unconditioned area attics, crawlspaces and under sinks. The main service line to the structure is copper.



11.4 Exterior Hose Bibs Functional:

Sample tested, Satisfactory - The exterior hose bib(s) appeared to function normally.



11.5 Functional Supply:

Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.

11.6 Leaks in the Supply Piping

Noted:

No - none noted.

11.7 Sewage Disposal Type:

This inspection merely identifies the type of sewage waste disposal system. It does not comment on the adequacy or effectiveness of the system. Public Sewer System.

11.8 Waste Line

Limited - Determination of waste line type and inspection is limited to accessible areas in unconditioned area attics, crawlspaces and under sinks. **Recommend** to have waste line inspected with a video camera prior to removal of contingencies.





11.9 Vent Piping Material

Limited visibility minimizes inspection of vent piping.

11.10 Supply/Waste Piping Supports:

Copper less than 1 1/4 inch horizontal spacing is 6 ft, vertical is 10ft

ABS/PVC DWV horizontal spacing is 4ft, vertical 10ft,

Attention - Noted some areas that are not properly strapped.

Recommend to evaluate further prior to release of contingencies.



Lacks support

11.11 Functional Drainage:

Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

11.12 Objectionable Odors Noted:

No.

WATER HEATER

11.13 Location:

Utility closet located outside of dwelling.



11.14 Model & Serial Numbers:

Brand - AO Smith, Energy Saver, Tank capacity is 40 gallons. Manufactured year: unknown. **Attention**

- The water heater appears to be at or near the end of its economic life. Although it is functional today, you should plan for its replacement.

11.15 Fuel Source for Water Heater:

The water heater is gas-fired. Gas Line, Appears serviceable.

11.16 Seismic Strapping

Noted Seismic strapping. Requires two straps, one approximate 1/3 from top and second no less than four inches above controls. Installed OK.

11.17 Exposed Water Heater

Condition:

Satisfactory - It shows some age, but it appears sound.

11.18 Firebox Condition

The underside of the tank appears to be in normal condition in relation to its age.



11.19 Combustion Air

Area appears adequate to provide air for proper combustion.

11.20 Flue/Exhaust Pipe Condition:

Type - Single wall metal, **CONDITION** - Unit was tested for proper drafting. **Action Necessary** - The vent system is in need of Immediate Action due to open connections, inadequate draft, or incorrect slope. Venting system is not properly drafting combustion gas. Danger of leaking combustion gas containing carbon monoxide. **Recommend** further evaluation by a licensed plumber.



Action - This vent cap is not a gas vented cap. Recommend correction. Type -



11.21 Water Piping Condition:

Satisfactory - The incoming and output piping is installed correctly. Insulated piping - Good - The visible portions of the hot & cold water supply piping are insulated. This will help deliver hot water to the faucets quicker with reduced heat loss.

11.22 Temperature Controls:

Satisfactory - The thermostat and temperature controls appear to function normally.

11.23 Temperature & Pressure Relief

Valve:

Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater. Drain line terminates outside. Appears serviceable.

Roof Gutter System:

11.24 STRUCTURAL

None.

Location of Cleanouts:

11.25 STRUCTURAL

Ground.



HEATING, VENTILATION & AIR CONDITIONING

HEATING UNIT #1

12.1 Heating System Location:

Attic.



12.2 Heating System Type:

Fuel - Natural gas, Gas Line, Current standards require properly sized flex line and hard pipe as it enters the furnace cabinet. Verified.



12.3 Model/Serial Number/Size:

Brand - Rheem, Criterion. BTU Input rating - Could not verify. Missing or illegible data plate.

12.4 Flue/Vent Type:

Noted Type B dual walled vents.



12.5 Unit Tested:

Yes, Operated using normal controls. Ran heat for several minutes. Sampled tested registers.

12.6 Heat Exchanger Inspected:

Yes. Equipment and controls which are part of the furnace block access to the heat exchanger. They must be removed to view the heat exchanger, which is beyond the scope of this inspection.

12.7 Blower Condition:

Not inspected.

12.8 Filter:

A higher efficiency media type reusable filter is installed. This filter requires removal and cleaning at specific intervals. Follow the manufacturer's instructions for maintenance. **Condition - Attention Needed** - The filter is in need of cleaning or replacement. Replacing or cleaning filters every 30 to 45 days is recommended.

12.9 Does each habitable room have a heat source?

Yes.

12.10 Thermostat:

Location - Living room, Condition, Good - programmable thermostat controls for central heating and air conditioning are installed. Automatic controls were not tested or overridden.

AIR CONDITIONING UNIT #1

12.11 Location/Type:

Location - Backyard.



12.12 Model/ Serial Number/ Size:

Brand - Goodman, Size, 3 tons.



12.13 Unit Tested:

Yes, Operated unit using normal controls.

12.14 Insulation Wrap on the Suction

Line:

Attention Needed - The insulation wrap on the suction line to the condenser/compressor is in need of attention due to deteriorated or missing insulation.

12.15 Condenser Clear of

Obstruction:

Attention Needed - Obstruction, such as vegetation, within 4 feet of the cabinet could interfere with airflow around the cabinet. This can affect the efficiency of the unit.

12.16 Condenser Cabinet Level:

The condenser unit should be placed on a solid level surface according to most manufacturers. This unit needs a solid pad installed and secured. **Attention Needed** - The condenser pad should be solid and within 5-10 degrees of level. If the tilt is over this figure, internal lubrication may be insufficient.

12.17 Condensing Coil Condition:

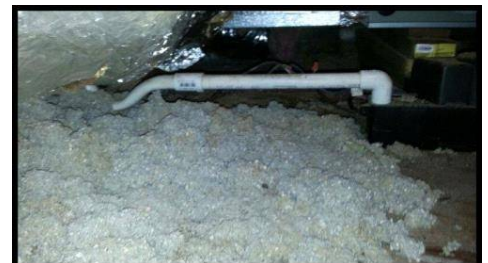
Satisfactory - The condensing coil appears to be clean, and no blockage was noted.

12.18 Service Disconnect:

Attention - Service disconnect should not be directly over unit.

12.19 Condensate Line:

Secondary line is not installed. Secondary line is required to alert that the primary line is possibly clogged and could create water damage. **Recommend** installation by a licensed HVAC contractor.



Requires 2nd drain line



disconnected ducting

12.20 Temperature at Supply Registers:

Temperature at supply registers. 46-52 Temperature of ambient air - 72. **Temperature differential** - Satisfactory. The desired temperature drop across the evaporator is 14 - 22 degrees F. Register located in the **Bedroom #2 & kitchen** had poor/no airflow and did not providing any cooling or heating conditioned air. Ducting system may be damaged or disconnected. **Recommend** further evaluation by a licensed HVAC contractor prior to removal of contingencies. Noted disconnected duct in attic.

12.21 Evidence of Maintenance:

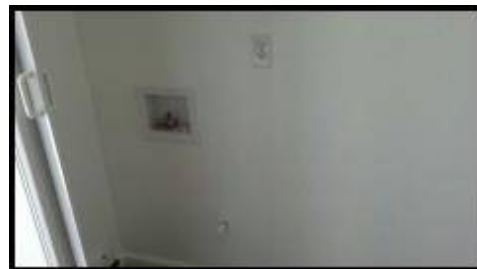
No. HVAC manufacturers recommend annual maintenance.

Combustion Air**12.22 HEATING UNIT #1**

Appears sufficient access to air for proper combustion.

LAUNDRY**LAUNDRY****13.1 Location:**

Kitchen.

**13.2 Interior Door:**

Type - double door, Bifold.

13.3 Floor:

The floor covering material is ceramic or glazed tile. Appears serviceable.

13.4 Walls:

Satisfactory - The walls in the laundry room appear to be satisfactory.

13.5 Ceilings:

Satisfactory - The ceiling is satisfactory.

13.6 Linen Closet:

None.

13.7 Electrical Outlets:

Satisfactory - The outlet tested in the laundry room is correctly wired and grounded.

13.8 Lighting:

Satisfactory - Lighting in the laundry is adequate.

13.9 Washer & Dryer

Not present.

13.10 Washer Hookup:

There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested.

13.11 Washer Pan:

No.

13.12 Dryer Hookup:

There is a capped gas line present. It will require a valve to be installed.

13.13 Dryer Ventilation:

Dryer lint ducts must terminate outside with a backdraft damper without screen. Satisfactory - The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional.

13.14 Area Ventilation:

Satisfactory - The area ventilation seems adequate.

13.15 Laundry Basin:

No.

GARAGE

GARAGE

14.1 Garage Type

The garage is detached and free standing.



14.2 Size of Garage:

Two car garage.

14.3 Number of Overhead Doors

There is a single overhead door. Type - aluminum.

14.4 Automatic Overhead Door

Opener:

The overhead door opener appears to function appropriately. Safety Reverse switch - Yes - The door opener is equipped with an automatic reverse safety switch.

14.5 Exterior Door:

None.

14.6 Floor Condition:

Satisfactory - The garage floor is in satisfactory condition.



14.7 Garage Ceiling

Noted repairs.



14.8 Fire Rated Wall/Ceiling:

Walls and ceilings in garage shared with living areas must be fire rated without any openings. Detached.
Not applicable.

14.9 Garage Roof Condition:

Detached, free standing. Satisfactory - The detached garage roof covering is in functional condition.

14.10 Fire Rated Entry Door to Structure:

Door is not directly accessing a living area. Not applicable.

14.11 Switch

Operated switch to light fixture. Appears serviceable.

14.12 Electric Service to Garage:

Satisfactory - The electrical outlets in the garage tested as correctly grounded. The garage electrical outlets, except for dedicated circuits, are protected with Ground Fault Circuit Interrupt protection as required by current standards.

ROOF & ATTIC

ATTIC & VENTILATION

15.1 Attic Access Location:

Bathroom ceiling.

15.2 Attic Accessibility:

Ceiling scuttle hole.

15.3 Method of Inspection:

The attic cavity was inspected from the attic access only. Only the areas of the attic visible from the attic access way are included as a part of this inspection. Many areas of attic are not viewable and limits the scope of inspection.

15.4 Roof Framing:

A rafter system is installed in the attic cavity to support the roof decking. Conditions - Satisfactory - The roof framing appears to be in functional condition.



15.5 Roof Decking:

The decking is made of butted one inch nominal boards, Condition - Appears Serviceable.



15.6 Evidence of Leaks on Interior of Attic:

There is no evidence of current water leaks into the accessible attic spaces.

15.7 Ventilation

Ventilation systems provide airflow to ventilate heat buildup, moisture and required to preserve roof system.. Vents should be installed lower and higher to be effective. Lower vents should not be blocked by insulation to allow airflow. Current industry standards recommend as a minimum, one square foot of free vent area for each 150 square feet of attic floor. With a vapor barrier installed, one square foot of free vent area per 300 square feet of attic space are needed. There are gable end vents installed, Screens, Appears properly installed.

Attention Needed - There appear to be vents installed; however, the existing vents need some attention in order to perform correctly.



15.8 Insulation Noted:

The following type of insulation was noted in the attic: Cellulose.
CONDITIONS - Satisfactory - The attic insulation appears to be adequate and properly installed.



15.9 Ducts Condition:

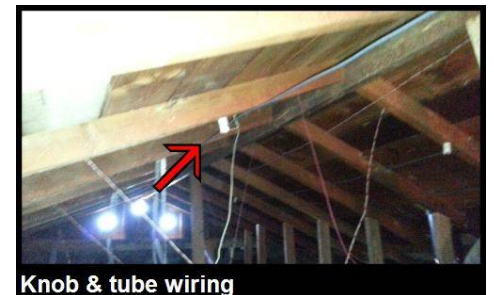
Location: attic, Type - Noted older rigid ducting system that may have several conditions including leaking averaging 30% of conditioned air loss. May also contain asbestos, fiberglass and lack sufficient insulation. **Recommend** to have ducting system evaluated prior to release of contingencies. Satisfactory - The ductwork appears to be properly installed and supported.



Disconnected duct

15.10 Wiring

Action - The presence of Knob & Tube wiring prohibits installation due to potential of overheating See Electrical section.



Knob & tube wiring

ROOFING

15.11 Type Roof:

Gable.

15.12 Roof Covering Materials:

Tile Roofing. Tiles are manufactured from concrete terra cotta or metal. Tiles are generally installed in horizontal rows. If they are not interlocking, then there must be a felt interlayment.



15.13 Underlayment Noted:

According to current construction standards and manufacturer's installation instructions, there should be felt paper installed as an underlayment beneath the roof covering material.

15.14 Condition of Roof Covering

Material:

Installation - Appears professionally installed by a licensed roofing contractor.

15.15 Estimated Life Expectancy of

Roof:

30 - 50 years on roofing materials. This does not include flashing and underlayment. **Recommend** to have roof inspected & maintained periodically.



15.16 Slope:

Medium slope is considered to be between 4 in 12 and 6 in 12.

15.17 Flashing Drip edge

DRIP EDGE, Noted drip edge. Underlayment installed over edge at eave and edge installed over underlayment at rake edge. Appears serviceable.

15.18 Flashing:

Vent Flashing - Vent flashing is properly installed. Appears serviceable.



15.19 Means of Roof Inspection:

The roof edge was the location of the inspection of the roof covering viewed from multiple locations where possible.

15.20 Valleys:

Valley roofing installations are important. All valley installations require an additional waterproof membrane that extends about 12 " beyond the valley. This is not visible or verifiable in the inspection. Many times the manufacturer has specific instructions recommended for this type of roofing. It is not possible to identify manufacturer and their type of material. Type of valley installation - The valleys on the roof are open with metal valleys. **Action** - Valleys should terminate to the edge. Water may be directed under a portion of tiles. **Recommend** further evaluation by a licensed roofing contractor prior to removal of contingencies.





15.21 Ridges:

Satisfactory - The ridge covering material appears to be in satisfactory condition.



15.22 Evidence of Leakage:

No - none noted. Inspection is limited from viewing accessible areas only.

15.23 Garage Roof

Detached - Satisfactory - The garage roof covering material is in similar condition to that of the main structure. Appears Serviceable.



ENERGY ASSESSMENT



The following is a basic Energy Assessment included with your home inspection. This provides fundamental information that determines this dwellings energy efficiency. Energy Efficiency impacts utility costs, comfort and health & safety issues. Inefficient dwellings will lead to higher utility costs and comfort issues.

The assessment will include conditions and recommendations. There are incentives available for energy efficiency improvements.

This energy assessment is based on age , standards at the time of construction and evaluation during the home inspection.

It is recommended to request history of energy utility costs. A 12 month history will help identify seasonal fluctuations in utility costs.

GENERAL INFORMATION

16.1 EE Impact

Climate location, orientation and age will affect energy use to maintain comfort.

16.2 Location

In San Diego County, dwelling located in a hotter climate area may have minimal demand on heating but high demand on cooling for comfort. This will result in higher energy costs during the Summer and Fall seasons.

16.3 Orientation

It's important to understand the impact of the dwelling's orientation of the home and the affect of specific rooms:

- **North** facing walls will have no sun heat radiation. These areas may be prone to moisture issue with lack adequate drying from sun radiation.
- **East** facing walls may experience sun comfort issues during the morning period.
- **South & West** facing walls may experience prolong comfort issues from sun radiation well into the evening.

Dwelling faces West, The following living areas may experience comfort issues: Living room and bedrooms.

16.4 Age

Prior 1960 - Dwellings built prior to this period lack energy code standards. Insulation in attic, walls and crawlspace were not required.

16.5 Energy Utility Costs

Energy utility costs should be considered. Clients can experience higher costs to a new dwelling from relocation, larger dwelling, local climate and more. Recommend to request 12 months of energy utilities to evaluate seasonal variances in monthly costs.

16.6 Assessment

Based on these conditions and/or general information, **recommend** further evaluation with a comprehensive Energy Assessment.



ENVELOPE



Envelope defines the outer shell of the dwelling that provides thermal and moisture protection. This includes exterior siding, windows, insulation, air tightness, foundation, roof & attic. Attic ventilation is included in this section. Insulation and its condition plays a vital role in energy efficiency & comfort. Attic and crawlspace insulation conditions are evaluated.

AIR SEALING

17.1 EE Impact

Older dwellings lack air tightness. This creates drafty air infiltration of outside air and pollutants to permeate inside. Heating and cooling conditioning escapes. Newer buildings require air tightness that will require fresh air to enter mechanically. Moderate leakage can be noted with older single pane windows. All exterior doors should be properly weather-stripped.

17.2 Exterior Doors/Hatches

Front Door, Damaged, deteriorated or no weatherstripping. **Exterior Door** - No weatherstripping installed.

17.3 Recessed Canned Lights

Noted recessed canned lighting. Potential air infiltration between conditioned area and attic.

17.4 Assessment

Weatherstrip all doors/hatches that access exterior, attics or unconditioned areas like garage. This will minimize air leakage and improve air quality.



INSULATION

17.5 EE Impact

Insulation provides major benefits towards comfort & energy efficiency. Insulation effectiveness comes from multitude of air pockets that is a poor transfer of heat. To be effective, insulation must be fully fluffed with no compressions. It must also be continuous with no exposure to the inner wall or ceiling.

Insulation when properly installed, provides an effective thermal boundary for the living areas when installed in the attic, outer walls and crawlspaces. This will lower energy costs and provide comfort.

Homes built before 1978 may not have insulation inside exterior walls. Insulation in attic may suffer from settling, displacement and bypass reducing it's effectiveness.

17.6 Attic

Standard roof with accessible attic, **Type** - Blown in cellulose.

17.7 Assessment

Appears serviceable, **Recommend** to increase insulation to maximize efficiency and comfort.



17.8 Wall - Outer

Due to the large area of insulation in the outer walls, the condition of insulation places a major role in energy efficiency. These conditions cannot be determined in the home inspection. The following is general information based on the time of construction. These conditions can change in repairs or remodeling over time.

- Pre 1978: No insulation required
- 1979 - 93: R11
- 1994 - 2014: R13
- 2014 + : R15+

Time of construction did not require insulation installation. Lack of insulation inside walls will have moderate comfort issues and poor energy efficiency. Homeowner may be able to provide knowledge of outer wall insulation from past repairs or remodeling.

17.9 Type

Could not determine during a home inspection. As a guide, please refer to EE standards at time of inspection.

17.10 Assessment

Determination of insulation in the walls is beyond the scope of the home inspection. Based on these conditions and/or general information, **recommend** further evaluation with a comprehensive Energy Assessment.

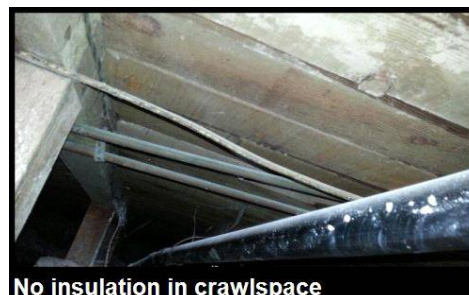


17.11 Foundation

Crawlspace.

17.12 Type

No insulation noted. Proper installation of insulation to increase the energy efficiency of the house is recommended.



No insulation in crawlspace

17.13 Assessments

Based on these conditions and/or general information, **recommend** further evaluation with a comprehensive Energy Assessment.



WINDOWS

17.14 EE Impact

Windows have a negative impact on a dwelling's energy efficiency. Orientation and shading significantly impacts overall energy efficiency performance. To meet stringent EE guidelines, they must be dual pane, Low U-factor and high solar heat gain.

17.15 Type

Dual pane. This improves energy efficiency and also improves the sound barrier to the outside.

17.16 Assessment

Noted dual pane windows. Tinting, shading and blinds can reduce sun radiation to improve efficiency and comfort.

ATTIC VENTILATION

17.17 EE Impact

A well designed attic system includes proper ventilation. Its important to properly circulate particularly hot air to minimize heat transfer. There should be lower and higher vent systems. Lower vents must not be blocked. The size & number of vents is dependent on the square footage of the attic floor. In addition attic fan systems and whole house fans can improve energy efficiency and comfort.

17.18 Vents

Lower vents - None or insufficient #. Upper vents - Noted upper vents and appears to be operating properly.

17.19 Assessments

Noted lack of ventilation required to ventilation heat buildup and moisture. **Recommend** correction.

Attic

17.20 ATTIC & VENTILATION

Standard roof with accessible attic.



HEATING, AC, DUCTING



Central heating and cooling systems provide primary comfort to your dwelling. These systems are also a major portion of energy costs. Avg. 46% of energy costs. These systems have constant improvements in energy efficiency that increases their cost effectiveness. Rising utility costs, comfort and sustainability are driving demand for high energy efficient systems.

HEATING

18.1 Fuel

Natural Gas or propane.

18.2 Type

Central - Draft Assist unit has an fan to optimize air through the heat exchange.



18.3 Assessment

Appears serviceable.

AIR CONDITIONING

18.4 EE Impact

Air conditioning systems will seasonally increase utility costs during high temperature months. Energy efficiency is measured by Seasonal Energy Efficiency Rating (SEER). A SEER rating of 13 is 30% more efficient vs. SEER 10. The following are minimum standards of SEER ratings at the time of installation.

1993 - min. SEER 10

2005 - min. SEER 13

2015 - min. SEER 14

The refrigerant system needs to be calibrated and monitored to assure optimum energy efficiency.

18.5 Type

Condensor.



18.6 Assessment

Unit appears to be old that may be beyond its estimated life. This unit predates mandatory higher energy efficient standards. The SEER rating cannot be determined at time of inspection. **Recommend** further evaluation with a comprehensive energy assessment. There are numerous incentives including rebates & financing available to reduce costs to improve energy efficiency. SEER rating is estimated to be 10 based on label or age of unit.

DUCTING

18.7 EE Impact

The duct system can lead to excessive loss of energy efficiency through leakage of conditioned air into unconditioned areas (attic, crawlspace). CEC advises an average of 30% leakage. New standards require 6% or less leakage and highly insulated.

18.8 Type - Supply

Noted newer flex ducting. New flex ducting systems are highly efficient when installed properly. These systems have higher insulation layers and should leak 6% or less.

18.9 Assessment

Connections - Noted disconnected ducting. **Recommend** further evaluation by a licensed HVAC contractor.



18.10 Type - Return

Noted ducted return to maximize energy efficiency with high insulation, tight connections and minimal leakage.

18.11 Assessment

Recommend replacement ducting supply and return system. New flex ducting systems have high insulation (R6) and must reduce leakage to 6% or below.





WATER HEATER



Water heaters are shared appliances that are always on-demand mode. Avg. 14% of energy costs. Efficiency is based on demand, standby loss and distribution contribute to energy consumption. Water heaters use an Energy Factor (EF) rating to measure efficiency. Estimate life is 10-15 years. Recommend to replace unit with EnergyStar, condensing or on-demand (tankless) water heaters when they near or beyond estimated life.

WATER HEATER

19.1 Fuel

Natural Gas or propane.

19.2 Location

Outside - Unit is located outside the dwelling eliminating any potential backdraft/CO hazard.

19.3 Type

Tank - Water heaters have an estimated life of 10-15 years. Sediment buildup can impair heating effectiveness. Energy factor range .55-.62

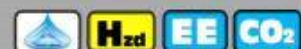


19.4 Assessment

Unit is near/at end/beyond estimate life. **Recommend** to replace unit with a higher energy efficient model with EnergyStar rating, condensing or tankless.



APPLIANCES, LIGHTING



Old appliances have little energy efficiency. Avg. 25% of energy costs. New EnergyStar refrigerators can be 5x more efficient saving several hundred dollars a year. EnergyStar Clothes washers & dishwashers are also more efficient at conserving water.

Incandescent lights are phasing out, poor efficiency, short life and emit heat. LED lighting uses a 75% less energy, lasts 25x longer and emits negligible heat. Sensor (light/occupancy) controllers improves efficiency. Older recessed canned lighting shared with attic may have moderate levels of air leakage.

APPLIANCES

20.1 EE Impact

Refrigerator ten years or older lack energy efficiency. New EnergyStar refrigerators can be 5x more efficient saving several hundred dollars a year. Dishwashers and clothes washers - Older models may lack energy efficiency and waste water. Energy rated clothes washer improve energy efficiency by a minimum of 20% and water conservation by 35%

20.2 Kitchen

Refrigerators - None or not conveying,

Stove/Range - range, Energy Fuel - Natural Gas or propane,

Dishwasher - Newer models are more energy efficient and conserves water. Units appears newer.

Recommend to replace with an EnergyStar rated appliance to reduce energy and conserve water.

20.3 Clothes W/D

Clothes Washer -

None or not conveying, **Clothes Dryer** - Energy Fuel - Natural Gas or propane.

20.4 Assessment

Refrigerator - **Recommend** to replace with an EnergyStar or CE Tier 3 rated energy efficient unit.

Dishwasher - Newer model and/or Energy Star rated,

Clothes Washer - **Recommend** EnergyStar rated clothes washer to reduce energy costs and water consumption.

**LIGHTING****20.5 EE Impact**

When compared to incandescent, LED lighting uses a 75% less energy, lasts 25x longer of power, and emits negligible heat. Sensor (light/occupancy) controllers manage energy efficiency further.

20.6 Type

Noted incandescent, CFL and LED lighting.

20.7 Assessment

Recommend to replace with LED lighting to improve energy efficiency.



NOTICE TO THIRD PARTIES

This report was prepared for Mr & Ms Jane & Joseph Doe in accordance with Inspection Perfection's Standard Residential Inspection Agreement and is subject to the terms agreed upon therein.

This report was prepared for the sole and exclusive use of Client and any third party, including other purchasers, who are not part of this contract, may not rely on or use this report for any purpose and should not make any decision based on this report. Inspector assumes no liability for third party interpretation or use of this report. All such parties are advised to retain a qualified professional inspector to provide them with their own inspection and report.

Home Energy Efficiency Rebates

REBATES

	San Diego County	Up to \$6,500	Rebate
	San Diego County	Varies	Rebate
Energy Efficiency Upgrades			
			
HOME ENERGY ASSESSMENTS *			
 CALIFORNIA ASSOCIATION OF REALTORS®	Statewide	\$250.00	Rebate

* Only available with a real estate purchase.

EE DELIVERS VALUE



Free Energy Kit

San Diego County Only



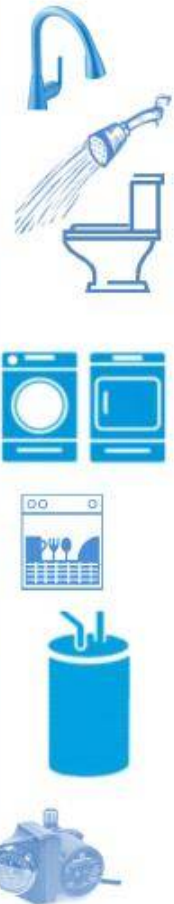
- 5 LED Lights
- Hi Efficiency Showerhead
- Kitchen Faucet Aerator
- Smart Powerstrip
- Thermostatic Shut-off valve

WATER CONSERVATION QUICK TIPS



California Mandatory Water Conservation Requirements: Reduce water consumption by 25%

INSIDE						
	EXISTING	TARGET	ANNUAL SAVINGS *	REF	REBATES	SOURCE
Kitchen						
Faucet	2.2 gpm	1.5 gpm	700 g			
Dishwasher	5.8 gpc	3.5 gpc				
Bathroom						
Faucet	2.2 gpm	1.5 gpm				
Showerhead	2.5 gpm	2.0 gpm	2,900 g			
Thermostatic Valve	Behavioral waste	3.48 gps	3,800 g			
Toilet	1.6 gpf	1.28 gpf	13,000 g		\$100	
Clothes Washer						
Front Loader	23 g	13 g	75,000 g		\$85, \$50	 
Water Heater						
Gas or Electric water heater					\$100-\$250	
Recirculation pump	3 g		11,461 g			



Gpm: gallons/min • gpc: gallons/cycle • gpf: gallons/flush • gps: gallons /shower • g: gallons

* Annual savings will vary based on # occupants, behavior and other factors.

SB 407 - property transfer & building alterations or improvements must meet water conservation measurements for faucets, showerheads & toilets.

SOURCE	
	https://www.sdge.com/save-money/upgrade-and-save
	http://www.watersmartsd.org/programs

INSPECTION PERFECTION • (888) 552-4677 • WWW.SDINSPECTION.COM

WATER CONSERVATION QUICK TIPS



Outdoor water use may offer a larger reduction to meet a household overall water reduction of the states 25% mandate.

OUTSIDE				
	EXISTING	ANNUAL SAVINGS *	REBATES	SOURCE
Landscape				
Drought Tolerant Landscaping	Grass replacement	varies	\$2/sf	water smart
Turf Replacement	Grass replacement	varies	10%	water smart
Rotating Sprinkler Nozzle	Reduces misting & overwatering	20%	\$4/nozzle, min. 15	water smart
Weather based Irrigation System	Satellite & programmable	13,500 g	\$85/cntrlr \$35/stn	water smart
Soil Moisture Sensors	Signals irrigation system to bypass at defined levels	varies	\$35 - \$80	water smart
Ground Cover	Reduce cost for DTL	varies	Free 2 cy	City of SD
Water Capture				
Rain Barrels	Rainwater reuse	varies	\$75/brl max: 4	water smart
Rain Barrels	Rainwater reuse	varies	\$1/g max: \$400	City of SD
Water Reuse				
Gray Water	Shower & clothes washer reuse	22,000 g		

Gpm: gallons/min • stn: station • gpf: gallons/flush • brl: barrels • g: gallons • cy: cubic yards

* Annual savings will vary based on # occupants, behavior and other factors.

