

Homescape Inspections

826 Orange Ave, Suite 400
San Diego, CA 92118
(619)865-1084

Report #: LAJ 10-18-22 Inspector: Kevin Brenden

Date of Inspection: 10/18/2022

Dwelling Address: 79 Port of Spain
Coronado, CA 92118

Client Name: Marie Lajin
79 Port of Spain
Coronado, CA 92118



This report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.
When "APPEARS SERVICEABLE" is checked it means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions are checked, if applicable, in the body of the report.

This is a confidential report.

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SIGNIFICANTLY DEFICIENT SYSTEMS OR COMPONENTS will be identified as: Not functional / unsafe / worn / near end of lifespan. When in the inspector's opinion, an item is "significantly deficient", the reason will be checked within the body of the report.

NOTICE: This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection please call the office to arrange for your verbal consultation.

NOTICE: It is always wise to check with the building department for permit information, especially if additions or alterations are noted.

IMPORTANT NOTICE TO THIRD PARTIES OR OTHER PURCHASERS: RECEIPT OF THIS REPORT BY ANY PURCHASERS OF THIS PROPERTY OTHER THAN THE PARTY(IES) IDENTIFIED ON THE CONTRACT PAGE #1 IS NOT AUTHORIZED BY THE INSPECTOR. THE INSPECTOR STRONGLY ADVISES AGAINST ANY RELIANCE ON THIS REPORT. WE RECOMMEND THAT YOU RETAIN A QUALIFIED PROFESSIONAL INSPECTOR TO PROVIDE YOU WITH YOUR OWN INSPECTION AND REPORT ON THIS PROPERTY.

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

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

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DEFINITION OF TERMS

KEY TO THE INSPECTION REPORT

* Items that have an asterisk next to them. This item or component warrants additional attention, repair or monitoring.

The Bracketed Numbers are defined as follows:

- (1) Recommend evaluation by a qualified licensed structural engineer / geotechnical engineer.
- (2) Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.
- (3) Recommend further review for the presence of any wood destroying pests or organisms by qualified Pest Inspector.
- (4) This item is a safety hazard - correction is needed.
- (5) Recommend upgrading for safety enhancement. This building may have been constructed before current safety standards were developed.

N/A - Not applicable/not inspected.

GENERAL CONDITIONS

101	Present at Inspection	Client.
102	Start Time	10:00 am.
103	Completion Time	1:00 pm.
104	Weather Condition	Sunny. Approximate temperature is 75 degrees.
105	Property Type	Townhome.
107	Approx. Building Age	46 yrs. stated by Seller
108	Approx. Roof Age	31+ yrs. stated by Inspector's observation.

Property Inspection

GROUNDS

Step #	Component	Comments
01	Driveway	Inspected-Appears Serviceable. Material:+Concrete.
02	Sidewalks	Inspected-Appears Serviceable. Materials:+Concrete, Tile.
03	Retaining Walls	<p>Safety Hazard. Location(s):+Rear of property; Material:+Concrete. Recommend further evaluation and repairs of retaining-wall system by a qualified professional. (2) (1)</p> <p>Gate was missing to provide protection for boat dock and Coronado Cays bay channel. Gate(s) should be properly installed to meet safety requirements. (2) (4)</p> <p>Very wide openings in railings located at rear of home at sea wall were present. Railings provide inadequate protection for infants , small children, and pets. This should be considered an injury hazard. The current requirement is for openings to be no wider than 4". (2)(4)</p> <p>Retaining wall was located at the rear of the property and is the sea wall. Surface inspection only completed at the time of inspection. Sea wall appears to be in serviceable condition at the time of inspection. If buyer has concerns inspector recommends a thorough inspection be completed by a qualified engineer.</p>

Property Inspection



04

Patio

Inspected-Appears Serviceable. Location(s):+Rear of home; Material:+Concrete, Tile.

Property Inspection

06a Balcony

Repairs Recommended. Location(s):+Rear of home; Material:+Waterproof coating; Railing:+deteriorated (2) (4). Recommend further evaluation and repairs as needed by a qualified professional. (2)

Railings are in need of repairs. (2)

Moisture damage noted to wood framing for railing at time of inspection. (2) (3)



07

Fences &
Gates

Inspected-Appears Serviceable. Material:+PVC.
Fencing appeared serviceable at time of inspection.

Property Inspection

EXTERIOR

EXTERIOR WALLS: Wall insulation type and value is not verified* UFFI insulation or hazard are not identified* Conditions inside the wall cannot be judged* Lead testing is not performed*

CHIMNEY(S): The interior of the flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue.*

SPRINKLERS: Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested.*

GUTTERS & DOWNSPOUTS: Gutters and subsurface drains are not water tested for leakage or blockage.* Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.*

Step #	Component	Comments
09	Exterior Walls	Inspected-Appears Serviceable. Structure:+Wood Frame; Wall Covering:+Stucco.
10	Trim	<p>Repairs Recommended. Material:+Wood. Recommend further evaluation and repairs of trim as needed by a qualified professional. (2)</p> <p>Maintenance - Gaps were noted at wood seams and transitions from stucco to wood. Gaps in exterior siding or trim should be sealed/protected to help prevent water infiltration and moisture damage. (2)</p> <p>Deteriorated wood at fascia, window, eaves. (2) (3)</p> <p>We also recommend referring to the pest control report for their recommendations for repair as well as exact location of any damage caused by insects or dry rot. *</p>

Property Inspection



Property Inspection

11 Chimney(s) **Repairs Recommended. Location:+Family Room; Material:+Brick. Recommend further evaluation and repairs of chimney assembly as needed by a qualified professional. (2)**

The chimney does not have a proper spark screen; recommend installation prior to using fireplace. (2) (4)

Recommend the installation of a rain cap with approved spark arrestor. *

This inspection of the fireplace/chimney is limited to the readily visible portions only: The inner reaches of the chimney flue are not visually accessible and the view from the top or bottom is not adequate to discover possible deficiencies or damage with in our general home inspection.

All Fireplaces should be cleaned and inspected by a qualified licensed person on a regular basis to insure safe operation.



Property Inspection

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|----|--------------|---|
| 12 | Sprinklers | Control box located at: +outside Garage, Rear of home. The sprinkler automatic timers were not tested at the time of the inspection. Recommend seller demonstrate their operation prior to close of transaction. |
| 13 | Hose Faucets | Upgrade Recommended. The exterior hose spigots do not have anti-siphon or anti-backflow devices installed on them. These Anti-siphon or anti-backflow devices help prevent contaminated water from flowing back into the house water supply system. We recommend installing anti-siphon or anti-backflow devices at every exterior hose spigots by a qualified person. * |

Property Inspection

14 Gutters & Downspouts **Upgrade Recommended. Partial. Recommend further evaluation and repairs as needed of gutters and downspouts by a qualified professional. (2)**

Recommend adding properly installed gutters and downspouts to enhance drainage. (2)

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

Property Inspection

FOUNDATION

GRADING: This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologists or soils engineer should be consulted.

SLAB-ON-GRADE: All slabs experience some degree of cracking due to shrinkage in the dry process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. The inspector will, at additional cost, reinspect, provided the client removes floor covering.

BASEMENT FLOOR STRUCTURE: The inspector does not determine the effectiveness of any system installed to control or remove suspected hazardous substances* No engineering is performed during this inspection.*

Step #	Component	Comments
15	Grading	Inspected-Appears Serviceable. Level Site.

Property Inspection

16	Slab-on-Grade	<p>Inspected-Appears Serviceable. Foundation and Floor – Concrete. The slab was not visible due to carpet and floor coverings. No readily visible problems at the time of the inspection. The slab appears serviceable.</p> <p>The perimeter foundation of the slab was partially visible at the time of the inspection.</p> <p>This property has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable. Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is not absolute standard for evaluating cracks, and those that are less than ¼" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if the downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one of the above mentioned contractors if you desire.</p>
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Property Inspection

ROOF

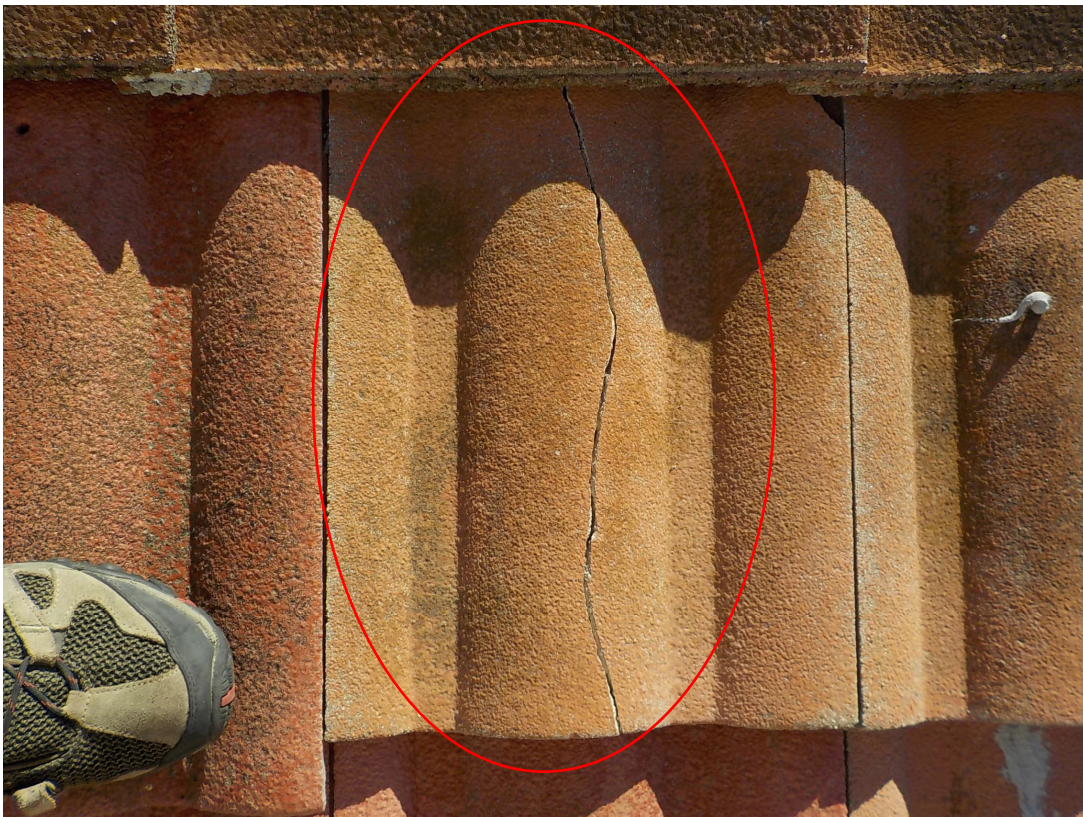
TILE ROOF: Roofs of this material are often not walked on to avoid causing damage. Not all tiles/slates are checked for attachment. * Inspection is limited.*

ROOF NOTES: The report is an opinion of the general quality and condition of the roof.* The inspector cannot, and does not offer an opinion or warranty as to whether the roof has leaked in the past, or may be subject to future leakage. Notice: The report is an opinion of the general quality and condition of the roof.*

EXPOSED FLASHINGS: Determining the presence of asbestos or hazardous materials is beyond the scope of the inspection.* Roofs, skylights and flashing are not water tested for leaks.* Notice: Tenting a home for fumigation may cause damage to roofs – recommend reinspection for damage after tenting is completed.*

Step #	Component	Comments
20	Tile Roof	<p>Repairs Recommended. Location:+House; Roof style:+Gable; Roof covering is:+concrete tile; Roof inspected by:+walking roof. Recommend further evaluation of roofing system and repairs by a qualified licensed roofing contractor. (2)</p> <p>The roofing underlayment appears to be In excess of 30 years old at the time of inspection. Licensed roofing contractors recommend removing tile and replacing the underlayment every 30 years at the most. The underlayment will become old and brittle after 30 years and no longer provide the water proofing that is recommended. (2)</p> <p>Moss covering portions of the roof; this condition can accelerate the wear and deterioration of the roof. (2)</p> <p>There are a number of temporary repairs. (2)</p> <p>Displaced tiles at a number of locations. (2)</p> <p>The roof covering had cracked tiles at the time of the inspection. (2)</p>

Property Inspection



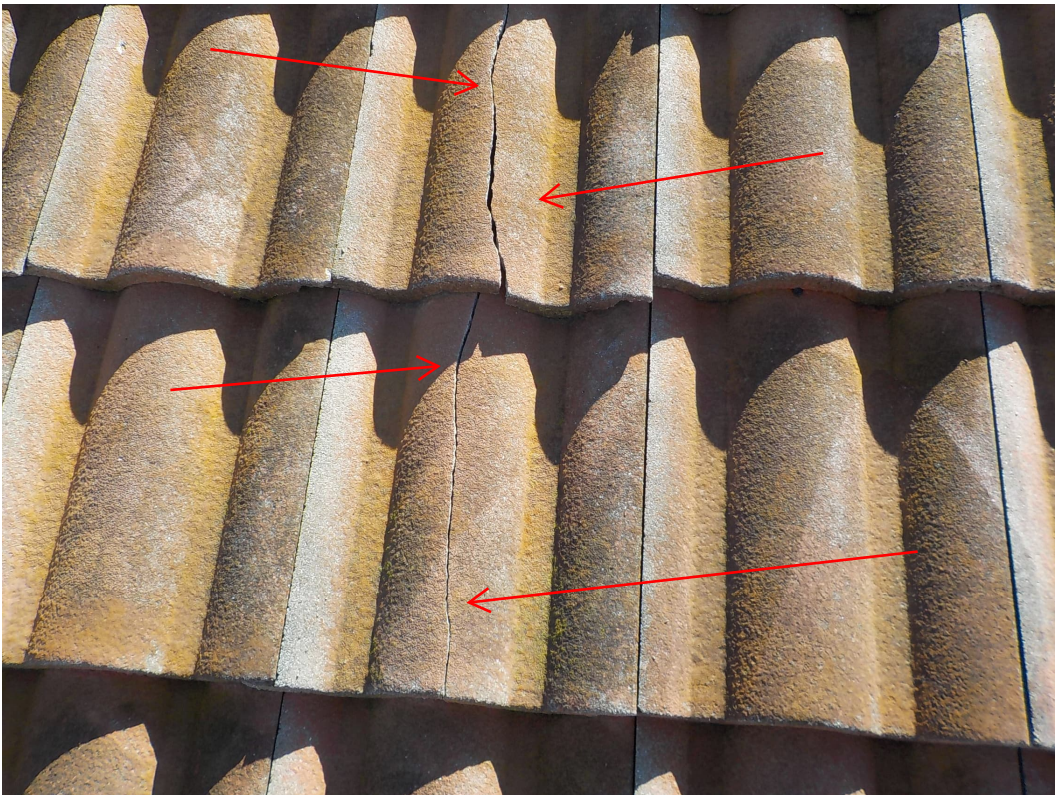
Property Inspection

20a Tile Roof #2 **Repairs Recommended. Location:+Garage; Roof style:+Single Slope; Roof covering is:+concrete tile; Roof inspected by:+walking roof. Recommend further evaluation of roofing system and repairs by a qualified licensed roofing contractor. (2)**

The roofing underlayment appears to be In excess of 30 years old at the time of inspection. Licensed roofing contractors recommend removing tile and replacing the underlayment every 30 years at the most. The underlayment will become old and brittle after 30 years and no longer provide the water proofing that is recommended. (2)

Moss covering portions of the roof; this condition can accelerate the wear and deterioration of the roof. (2)

The roof covering had cracked tiles at the time of the inspection. (2)



Property Inspection

21	Built-up / Low slope	<p>Repairs Recommended. Location:+House; Roof style:+Low slope; Roof covering is:+rolled composition; Roof inspected by:+walking roof. Recommend further evaluation of roofing system and repairs by a qualified licensed roofing contractor. (2)</p> <p>Patching Noted: There are some areas of the roof that have been patched. This is noted for your information. We are not able to determine at the time f the inspection if the roof leaks at these areas. This is noted for your information, and is a disclaimer. It is always recommended that a licensed roofing contractor be called out for further evaluation if the repairs cannot be verified as being done by a licensed roofing contractor.</p> <p>There was evidence of poor drainage/pooling noted on the roof at the time of inspection.(2)</p> <p>Typical maintenance is recommended which generally consists of sealing penetrations, and repair or replacement of deteriorated or damaged materials. Maintenance should help to promote the water tightness of the building and should be performed on a regular basis.</p>
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Property Inspection



21b

Roof Notes

Note: This roof inspection reports on the type and condition of the roofing materials, missing and/or damaged materials, and attachments (excluding solar systems, antennas, etc.) where visible. This does not constitute a warranty, guarantee, roof certification, or life expectancy evaluation of any kind. Roofs are not water tested for leaks. The condition of the roofing underlayment material was not verified/inspected. For further evaluation and roof certification, we recommend you consult a qualified licensed roofing contractor prior to the end of your contingency period.

Property Inspection

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Exposed
Flashings

Repairs Recommended. Vent caps appear serviceable; Skylights appear serviceable. Conditions were noted at the flashings that warrant additional evaluation and repairs by a licensed roofing contractor. (2)

Separations noted in the exposed flashing at the furnace vent. (2)

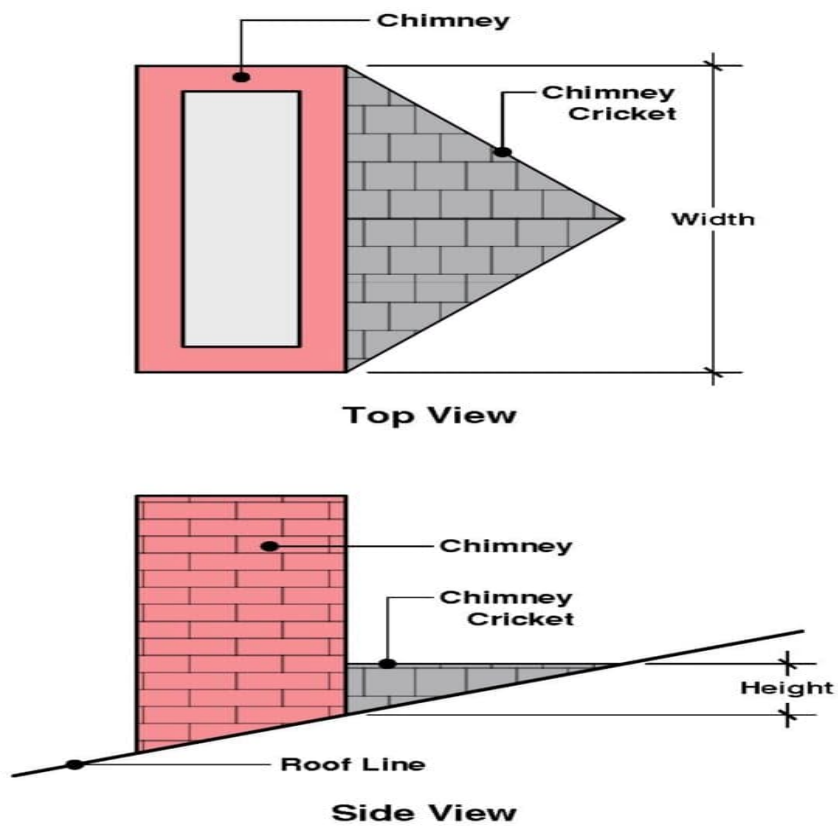
The exposed ABS plumbing vents at the roof area were not painted. Paint is required at the exposed ABS vents. We recommend having the exposed ABS vents painted by a qualified licensed contractor. (2)

Home is missing a properly installed Cricket/slopped roofing at the rear of the chimney. A cricket is a secondary roof built on top of an existing roof designed to divert water drainage away from vertical protrusions. (2)

***R1003.20 Chimney crickets.** Chimneys shall be provided with crickets where the dimension parallel to the ridgeline is greater than 30 inches and does not intersect the ridgeline. The intersection of the cricket and the chimney shall be flashed and counter flashed in the same manner as normal roof-chimney intersections. Crickets shall be constructed in compliance with Figure R1003.20 and Table R1003.20.*

Based on this code section we can see that the chimney will require a cricket when the width is greater than 30 inches.

Property Inspection



Property Inspection



Property Inspection

PLUMBING

SUPPLY LINES: Underground pipes or pipes inside walls cannot be judged for size, leaks or corrosion.* Water quality testing or testing for hazards such as lead is not part of this inspection.* Notice: Be advised that some 'polybutylene' plastic piping systems have experienced documented problems.

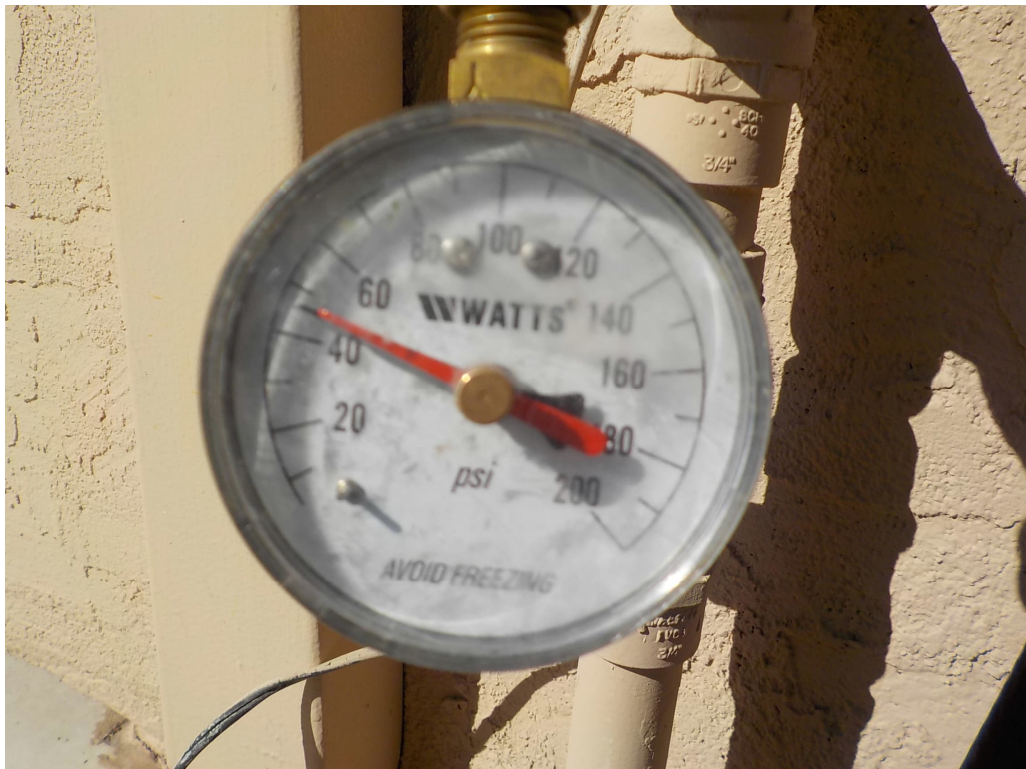
WASTE LINES: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined.* Be advised that some 'ABS' plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation.*

FUEL SYSTEM: Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe size.*

WATER HEATER: Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recirculating pumps/systems are not part of this inspection.*

Step #	Component	Comments
23	Main Line	Inspected-Appears Serviceable. Material:+Copper; Size:+1 in.; Pressure:+45 PSI; Main valve location:+Inside garage; Valve operational. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, and commonly when the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

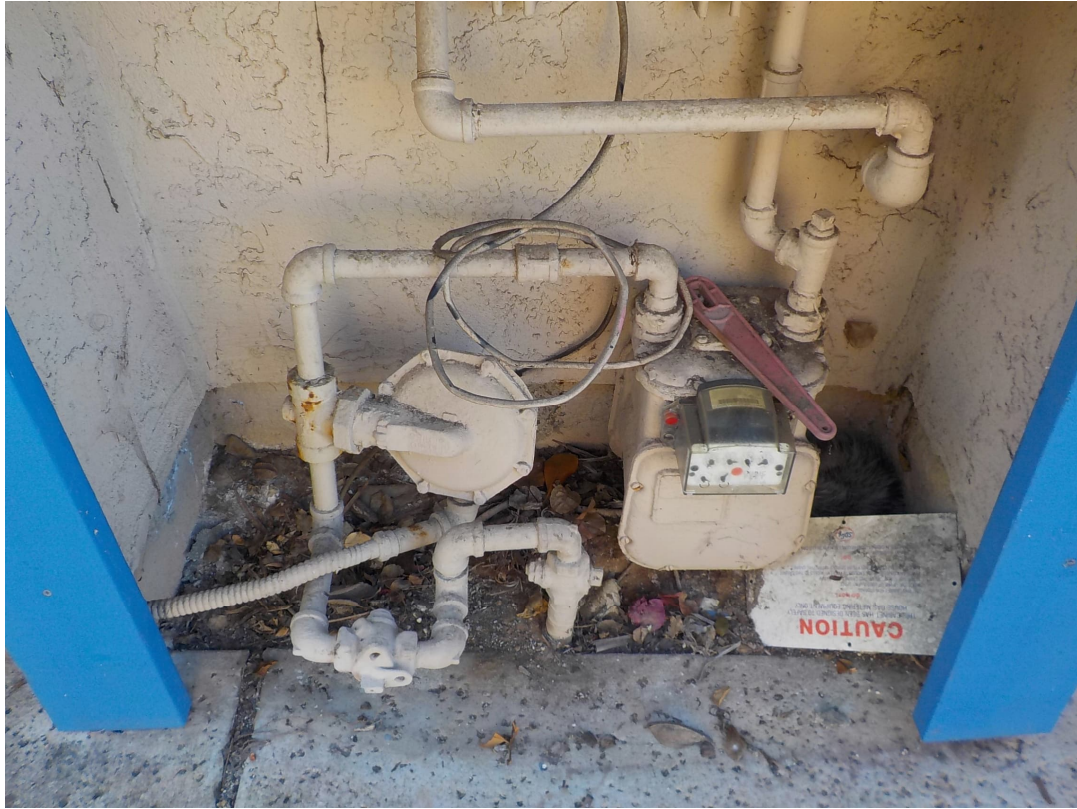
Property Inspection



Property Inspection

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| 24 | Supply Lines | Inspected-Appears Serviceable. Material:+Copper. A majority of the plumbing supply, distribution, drain, waste, and vent systems were concealed behind the flooring, buried in the slab, routed through the attic below the insulation or in inaccessible sections of the attic or crawlspace and were not visible at the time of the inspection. Our inspection of the plumbing system is non-intrusive and non-destructive and only included the visibly accessible components of the plumbing system. Please be advised: THIS INSPECTION OF THE PLUMBING SYSTEM IS NOT A WARRANTY OR GUARANTEE THAT LEAKS OR BLOCKAGES WILL NOT OCCUR ANYWHERE IN THE PLUMBING SYSTEM AT ANY POINT IN TIME AFTER THIS HOME INSPECTION HAS BEEN COMPLETED. We are informing you now that you should purchase a homeowner insurance policy and home warrantee that covers the plumbing system in the event problems develop in this system. Homescape Inspections is not and will not be responsible for concealed defects and will be held harmless should any develop in this home. |
| 25 | Waste Lines | Inspected-Appears Serviceable. Material:+ABS. We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. |
| 26 | Fuel System | Inspected-Appears Serviceable. Shutoff valve location:+Exterior side of garage; Fuel type is:+natural gas. |

Property Inspection



Property Inspection

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Water
Heater(s)

**Repairs Recommended. Location:+Garage;
Type:+Conventional Natural Gas; Capacity:+50 gal.; Water shut off installed:+Yes; TPR valve installed:+Yes; TPR discharge pipe properly installed:+Yes; Vent flue piping:+Appears Serviceable; Combustion air:+appears serviceable; Seismic straps:+Appears Serviceable. Recommend further evaluation and repairs by a qualified professional (Licensed Plumber). (2)**

Expansion Tank not installed -Per CPC 6078.2 and 608.3 , any water heater system provided with a check valve, backflow preventer, pressure regulator or any other normally closed device that prevents dissipation of building pressure back into the water main shall be provided with an approved, listed, and adequately sized expansion tank or other approved device that controls thermal expansion, independent of the type of water heater. Expansion tanks or other approved devices shall be installed on the building side of the check valve, backflow preventer, pressure regulator or other device and shall be sized and installed in accordance with the manufacture's installation instructions. *

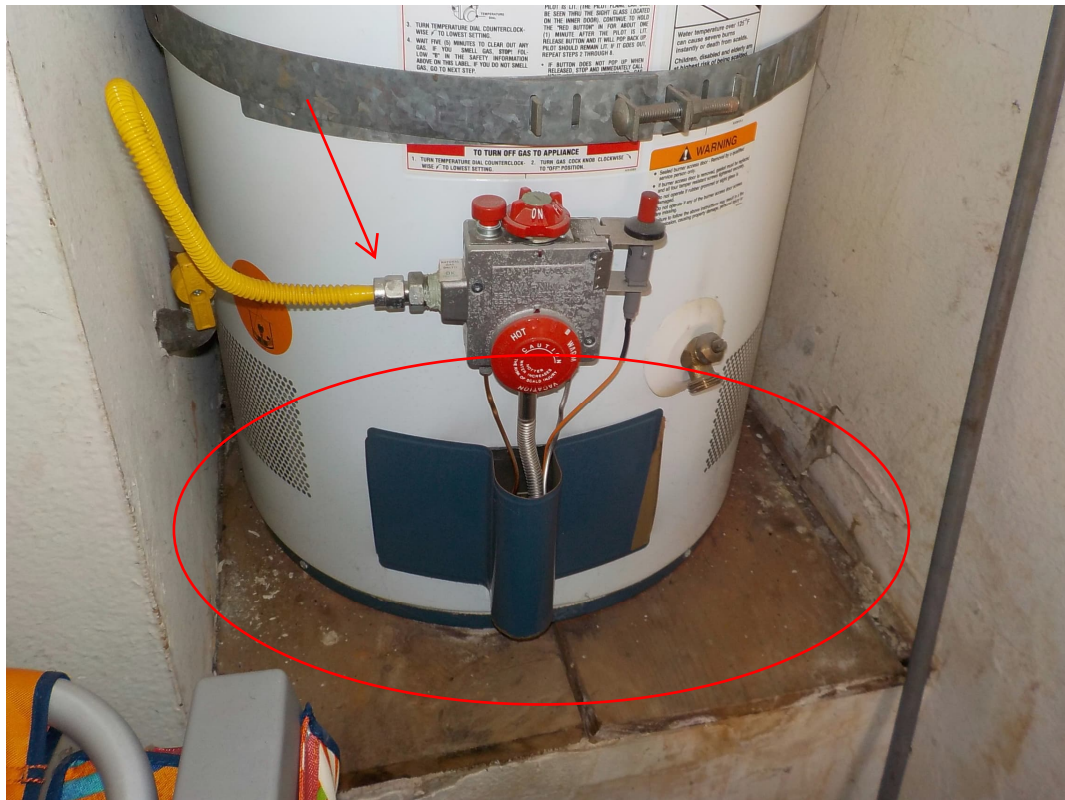
Hot water heater gas line is not equipped with sediment trap. Upgrade - A sediment trap or drip leg was not installed before the gas appliance shutoff valve. This is a simple pipe assembly made of a tee and nipple that catches moisture and debris in the gas. Debris can clog the gas valve causing the appliance to malfunction. This device is required by all manufactures of water heaters and furnaces or any gas appliance that has automatic ignition. Missing on the water heater. Recommend installation by qualified contractor. (2)

Inspector tested water temp utilizing FLIR Infrared camera and water temp tested at 126 degrees Fahrenheit which is outside the safe operating temperature to prevent scalding. Recommended setting to prevent scalding is at 120 degrees or less. Inspector recommends further evaluation by a qualified/licensed plumber. (2)

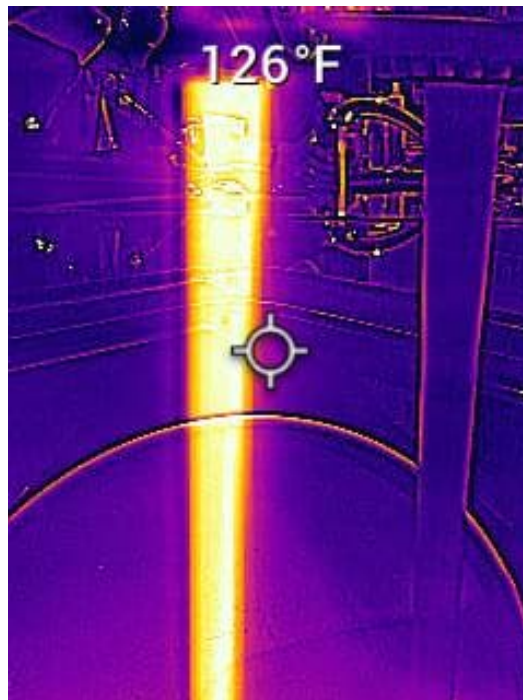
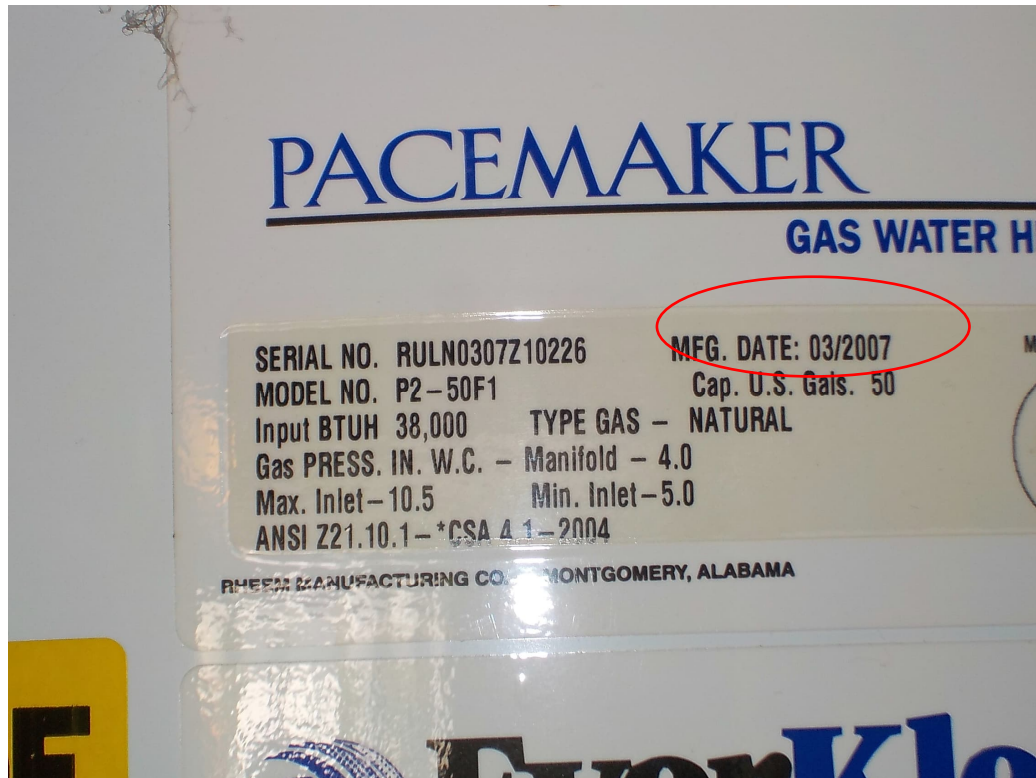
System is an older unit (2007) and the life expectancy on water heaters of this type is approximately 10-12 years. Determining the future performance of the system is beyond the scope of this inspection. System could require repairs and/or replacement at any time. (2)

The water heater should have a catch pan with a properly sized drain line extended to the exterior of the home. (2)

Property Inspection

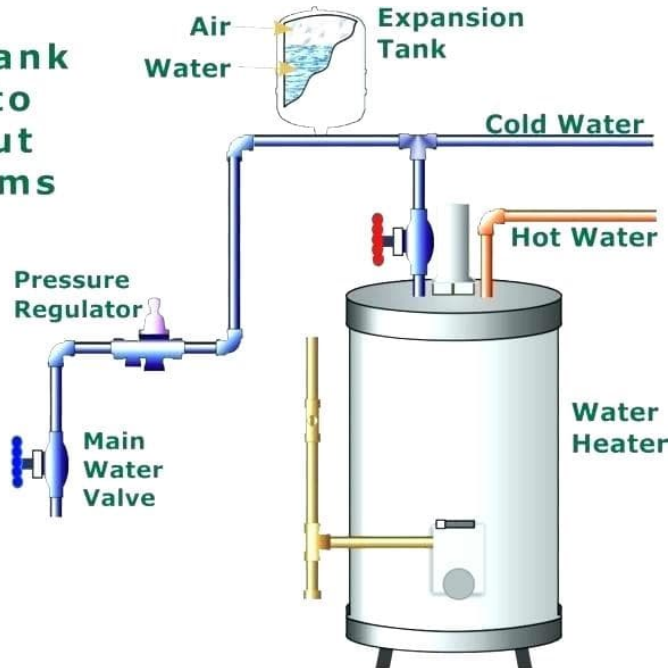


Property Inspection



Property Inspection

An Expansion Tank allows water to expand without causing problems



Insulation is required on hot and cold pipes within 5 ft. of water heater. Recirculation pipes require insulation for their entire length.
(CA Energy Code)

Shutoff valve required within 6 feet. (1211.5)

Gas line requires sediment trap downstream of shutoff valve as close as practical to appliance inlet.

When the water heater is in the path of vehicles, bollards are required. (507.13.1)

A source of combustion air is required. Water heaters in closets require openings of at least 100 sq. in. each within 12 inches of the top and bottom of the closet.

The diagram shows a water heater with several labeled components and requirements:

- "B" Vent** terminating min 1 ft. above roof in approved cap. Double-wall "B" vents are required and must have 1 in. clearance to combustibles. Single wall connectors are allowed with min. 6 in. clear to combustibles.
- Seismic restraint straps** in upper and lower 1/3 of tank. Lower strap min. 4 in. above controls. Offset coupling bracket so it is not directly above the control. Provide blocking between water heater and wall. (507.2)
- Temperature & Pressure Relief Valve (TPRV)** drain pipe cannot run uphill and must terminate on the exterior of the building, pointing down, 6 – 24 in. above grade with no threads on end. The pipe must be hard-drawn copper, galvanized, CPVC, or pipe listed for the purpose. TPRV piping cannot discharge to the drain pan. (507.5)
- Pan with drain** required when water heater is located over space where leakage could cause damage to wood framing. (507.5)

Property Inspection

HEATING

HEATING: If a fuel burning heater/furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements.*

CONDITION: Inspector does not light pilots. If pilots are 'OFF', a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION.*

BURNERS: The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures.* Some furnaces are designed in such a way that inspection is almost impossible.* Safety devices are not tested by this company.*

DISTRIBUTION: Asbestos materials have been commonly used in heating systems.*

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.*

Step #	Component	Comments
28	Description	Inspected-Appears Serviceable. Approximate input BTU's:+80,000; Heating type:+forced air unit; Fuel type:+natural gas; Location:+interior closet.



Property Inspection

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Condition

Repairs Recommended. Maintenance recommended (2). System does not appear to have been serviced per manufacturer's instructions within the last year. (2)

Flexible gas tubing has been installed through the appliance exterior housing. Per Mfr Installation Instructions and current building codes this installation is not permitted and is considered a safety hazard. Recommend repairs be completed by qualified professional contractor by installing rigid gas piping through appliance housing to gas valve in appliance.(2)(5)

Furnace gas line is not equipped with sediment trap. Upgrade - A sediment trap or drip leg was not installed before the gas appliance shutoff valve. This is a simple pipe assembly made of a tee and nipple that catches moisture and debris in the gas. Debris can clog the gas valve causing the appliance to malfunction. This device is required by all manufactures of water heaters and furnaces or any gas appliance that has automatic ignition. Recommend installation by qualified contractor. (2)

Unit not operated because the gas valve was turned off at the unit and power was disconnected. Recommend complete system evaluation by a licensed HVAC contractor prior to operation. *

Property Inspection



30 Venting

Repairs Recommended. Recommend further evaluation and repairs by a licensed HVAC contractor. (2)

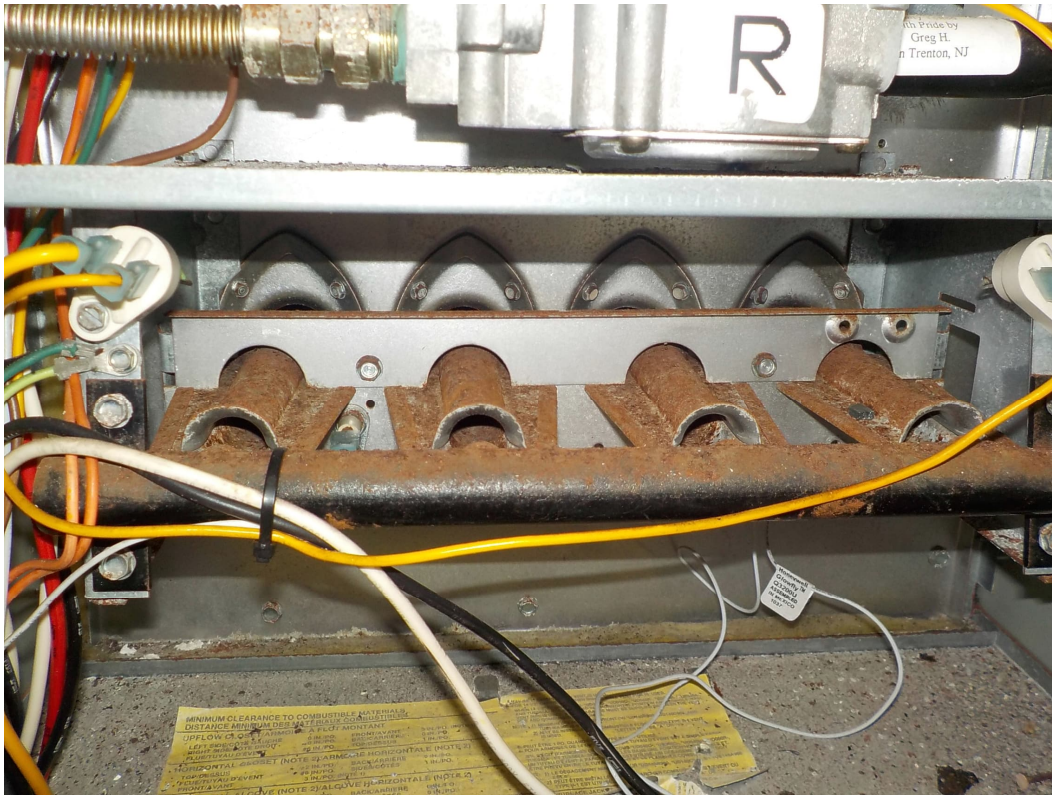
Furnace vent lacks proper clearance from combustibile materials. (2) (4)

Property Inspection



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| 31 | Combustion
Air | Inspected-Appears Serviceable. |
| 32 | Burners | The visible elements of the burners and surrounding area were inspected. This does not constitute an inspection of the heat exchanger. If such an inspection is desired, recommend further evaluation by a qualified professional. (2) |

Property Inspection



33 Distribution Inspected-Appears Serviceable. Materials:+Ducts with registers.

Property Inspection

HEAT2/COOL

NORMAL CONTROLS: Thermostats are not checked for calibration or timed functions.*

Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection.*

AIR FILTER: Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection.* Have these systems evaluated by a qualified individual.*

HEATING NOTES: Verification of the location or condition of underground fuel storage tanks is not part of this inspection.* Environmental risks, if any, are not included.*

Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.*

AIR CONDITIONING: The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection.

Step #	Component	Comments
34	Normal Controls	Repairs Recommended. Recommend further evaluation and repairs by a qualified professional. Thermostat is not operational; unable to activate and inspect system. Recommend system be activated and inspected prior to the close of transaction. (2)
35	Air Filters	Inspected-Appears Serviceable.

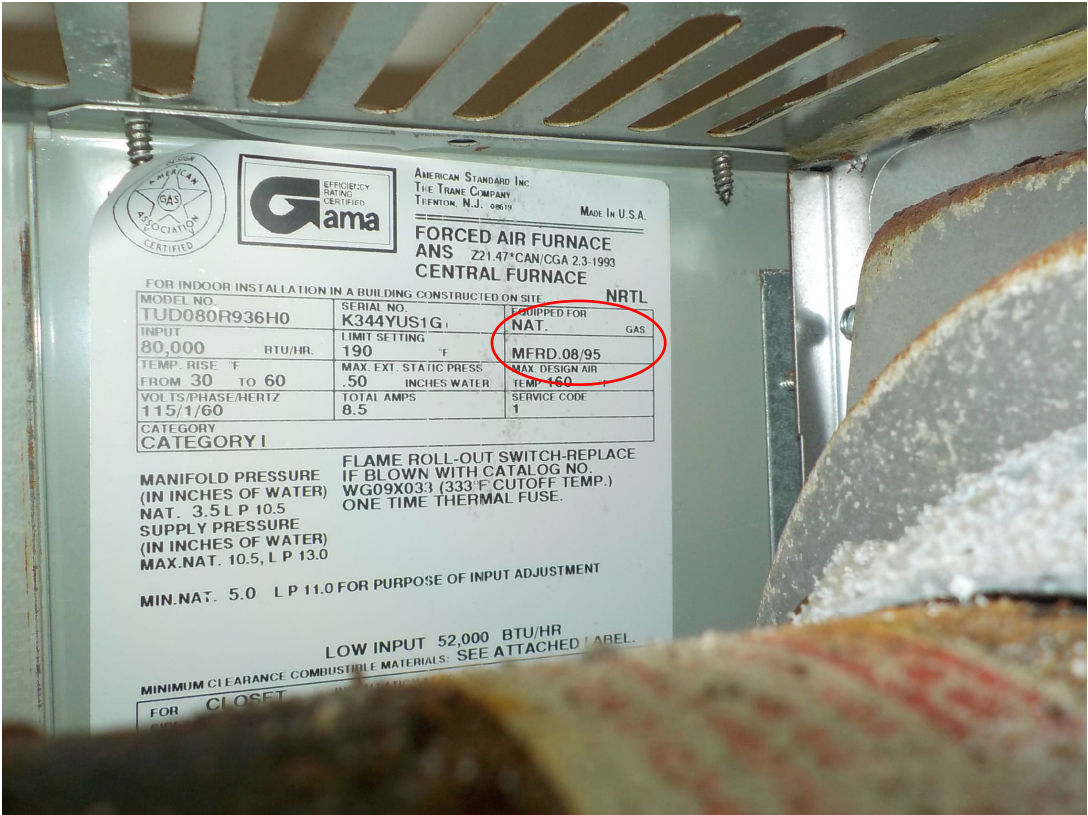
Property Inspection

36 Heating Notes **Upgrade Recommended. Recommend complete system inspection and repairs by a licensed HVAC contractor.**

The furnace is more than 20 years old. Most heating contractors consider units over 20 years old to be at the end of their life span. Since Southern California has a mild climate, furnaces can last longer than the industry standards. We advise consulting with a heating contractor to review the system for an estimate of life remaining, and the cost of replacement prior to the end of your contingency period. We also recommend having SDG&E or a heating contractor perform an annual safety test each season before use. Note: We specifically disclaim cracks in furnace heat exchangers because proper evaluation requires invasive, technically exhaustive measures that exceed the scope of the General Home Inspection.

System is old and nearing, or is at the end of, its useful lifespan. Older systems are less efficient and subject to failure. Determining the future performance of the system is beyond the scope of this inspection. System could require repairs and/or replacement at any time. (2)

Property Inspection



Property Inspection

ELECTRICAL

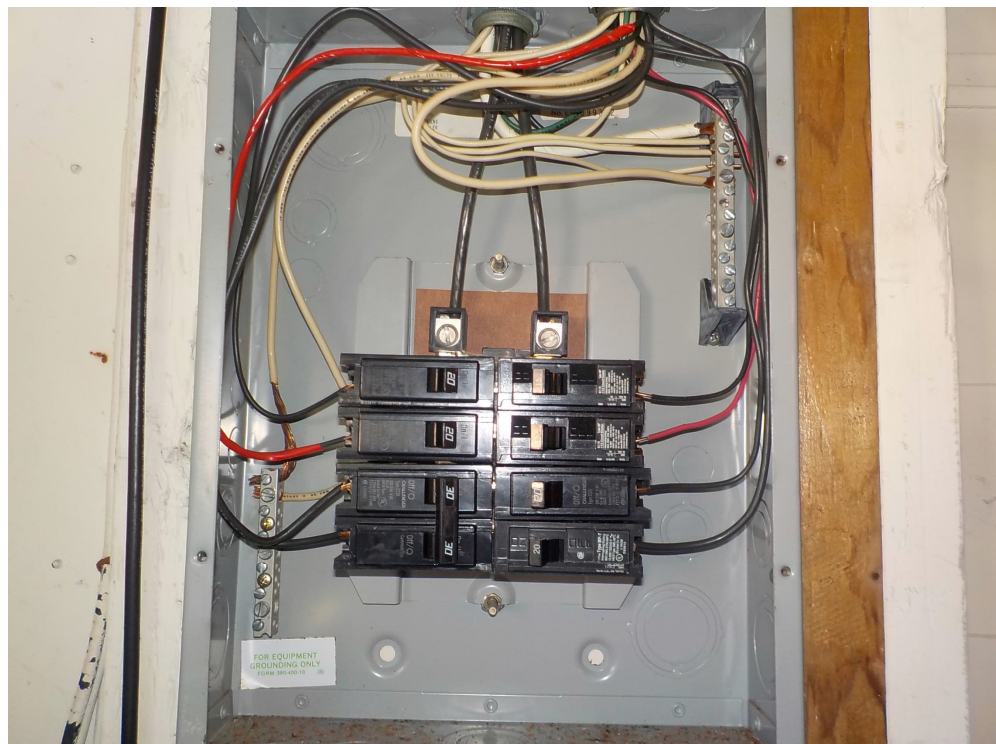
MAIN PANEL: Six or fewer breakers usually do not require a main breaker, however this may indicate minimal electrical capacity.* If the service amperage is less than 100, upgrade maybe needed to operate larger electrical appliances.*

Step #	Component	Comments
39	Service	Inspected-Appears Serviceable. Service Type:+Underground; Number of conductors:+3; Voltage:+240 V / 120 V; Amps:+100; Main panel ground present.
40	Main Panel	Inspected-Appears Serviceable. Location:+Outside Garage.



41	Conductors	Inspected-Appears Serviceable. Service wire type:+Cannot determine; Branch wire type:+Copper; Wiring method:+Non-metallic sheathed cable.
42	Sub-panels	Inspected-Appears Serviceable. Location B:+Garage.

Property Inspection



Property Inspection

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Panel Notes

Repairs Recommended. Overcurrent protection devices inspected - type: +Breakers. Recommend further evaluation and repairs by a qualified professional (Licensed Electrician). (2) (4)

Old Panel: Marginal - Old panel with original circuit breakers noted. The expected service life of a circuit breaker is 40-50 years. These breakers appear to have reached or exceeded this time frame. No damage, melting or scorching was noted at this time. However, old, outdated breakers may not perform in a reliable manner. Recommend further evaluation by a licensed electrician. (2)

Main panel is a Zinsco panel. These panels are beyond their projected service life and are known for a number of safety and performance problems. Recommend further evaluation by a qualified electrical contractor. Upgrade to a modern panel recommended. (2) (4)

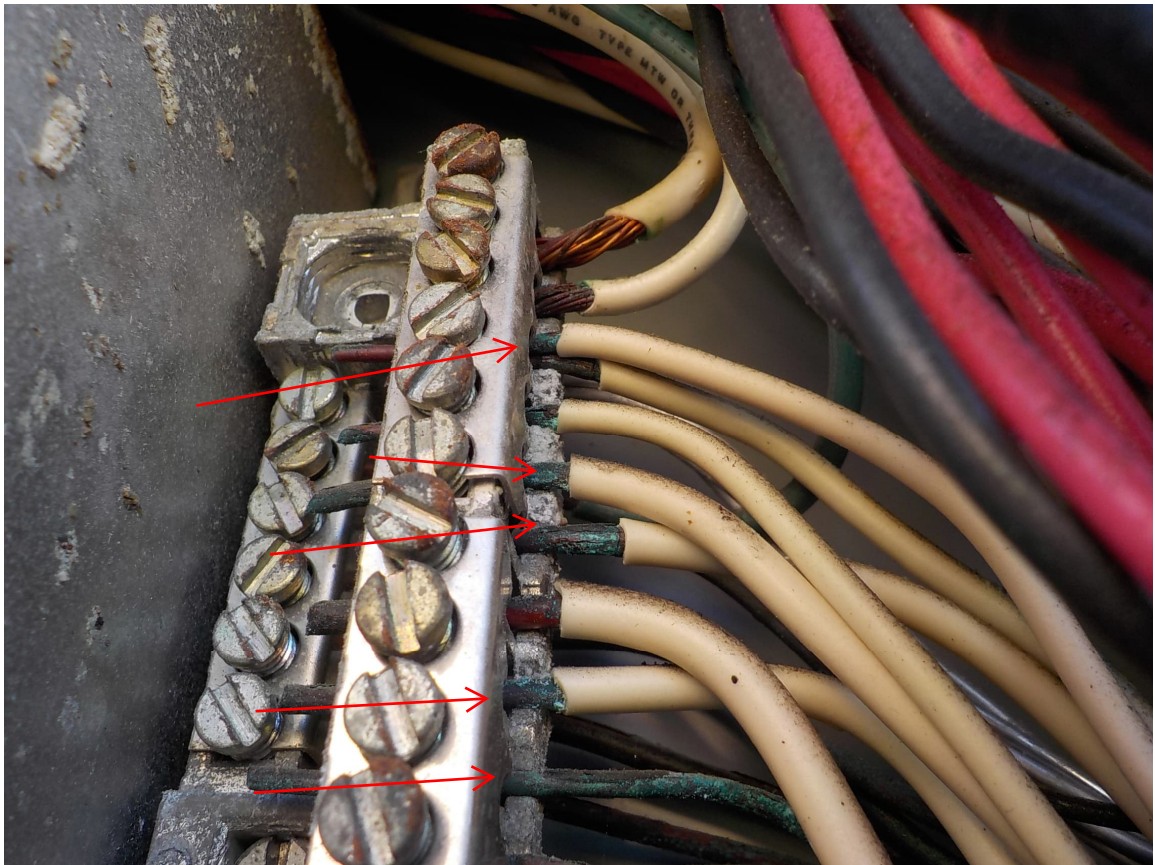
The circuits are not labeled at: Sub-panel B. * (5)

Multiple neutral wires connected to same lug on bus bar. Multiple neutral conductors from separate branch or separate feeder circuits cannot be installed in the same neutral terminal. Multiple neutral conductors in a single termination create a significant problem when the circuit needs to be isolated. In order to isolate the circuit, the branch breaker is turned off and the neutral is disconnected by removing it from the terminal. If the terminal is shared with another circuit, the connection on the other (still energized) circuit will be loosened as well. Loosening of the second neutral (loss of neutral) under load is a safety hazard, and may establish an overvoltage condition on lighting and appliances if the neutral is part of a 120/240 Vac multi-wire branch circuit. Also, the neutral assemblies are not evaluated with multiple neutral conductors in the same terminal (2)

Unprotected openings at: Main panel. (2) (4)

Rust/corrosion noted in the main electric panel. Rust can cause breakers to become unreliable or cause poor connections. This is common in homes in this region, and breakers/panels need to be replaced more often due to the close proximity of the ocean. Advise further evaluation by a licensed electrician to determine if any repairs are needed at this time.

Property Inspection



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Wiring Notes

Inspected-Appears Serviceable. Representative sample of fixtures, switches and outlets appear serviceable.; GFCI(s) responded to test at: +All applicable locations. The occupant's belongings prevented testing of some of the outlets and switches.

Property Inspection

INTERIOR

WINDOWS: Determining condition of all insulated windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.

INTERIOR WALLS: The condition of walls behind wallpaper, paneling and furnishings cannot be judged.

CEILINGS: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information please contact the American Lung Association or an asbestos specialist.

FLOORS: Determining odors or stains is not included!* Floor covering damage/stains may be hidden by furniture.* The condition of wood flooring below carpet is not inspected.*

Step #	Component	Comments
45	Entry Doors	Inspected-Appears Serviceable.
46	Interior Doors	Inspected-Appears Serviceable.
47	Exterior Doors	Inspected-Appears Serviceable. Tempered glass insignia visible at applicable locations; Latching hardware is operational; Sliding door tracks:+appear serviceable.

Property Inspection

48

Windows

Upgrade Recommended. Type:+Dual-pane, Sliding, Single-pane-fixed; Material:+Vinyl replacement, Wood. Retrofit windows are inspected for proper operation and visible evidence of defects such as damage which may result from leaks. A home inspection is a generalist and not a specialist. A general inspection cannot guarantee against leaks, specifically due to lack of rain. To do so would require water testing with specialized equipment by a specialist/contractor in this field. Replacement windows are not flashed the same way as original windows and we cannot determine the adequacy of the flashing. It is important for your or a qualified professional to inspect these windows after the next rain for any signs of leaking. Failure to do so can result in property damage including damage to the framing members, flooring and drywall. *

Dual Pane Windows Note: Failed seals in insulated glass dual pane windows are not always visible or detectable. In some instances the home inspector may not be able to disclose the exact condition of every window, depending on the ambient conditions or if the windows are dirty at the time of the inspection. Windows are reported as they are observed at the time of the inspection only. If you have present or future concerns regarding the integrity of the dual pane thermal seals, we strongly recommend that you consult with a qualified licensed window contractor for further evaluation. This inspection is not a guarantee of any kind regarding the integrity of the dual pane windows. *

Single pane windows were installed in the home at the time of inspection. These windows are not energy efficient or sound dampening and replacement should be considered.

Property Inspection

- 49 Interior Walls Inspected-Appears Serviceable. Drywall. There are small/common cracks on the interior walls. *
- Furnishings prevent full view and access to walls, windows, floors, etc. Do a careful check on your final walk-through. Contact inspector with any questions or concerns prior to close of transaction.



- 50 Ceilings **Repairs Recommended. Drywall. Recommend further evaluation and repairs as needed. (2)**

Moisture stains noted at exercise room. (2) (3)

Stains are moist; source unknown. Inspector tested area with moisture meter and area was wet, reading from moisture meter indicate that moisture levels range from 92%-100%. Recommend further evaluation and repairs as needed. (2) (3)

Property Inspection



Property Inspection

51	Floors	Inspected-Appears Serviceable. Carpet; Wood; Tile. Furnishings prevent full view and access to walls, windows, floors, etc. Do a careful check on your final walk-through. Contact inspector with any questions or concerns prior to close of transaction.
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Property Inspection

INTERIOR-2

FIREPLACE(S): Recommend installing safety spacer or damper when gas logs are present.* Wood and ashes are not moved for inspection. Recommend clearing debris and further evaluation.*

LAUNDRY: Washing machines and dryers are not moved during this inspection - condition of walls or flooring under these machines cannot be judged.* The inspector does not test washing machine drains or supply valves.* Water supply valves if turned may be subject to leaking.*

VENTILATION & INSULATION: Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection.* Tenting a home for fumigation may cause damage to roofs- recommend reinspection for damage after tenting is completed.*

Step #	Component	Comments
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52	Fireplace(s)	<p>Safety Hazard. Location:+family room; Type:+Masonry - lined; Gas piping:+appears serviceable; Gas valve:+appears serviceable. Recommend further evaluation and repairs by a qualified professional. (4)</p> <p>There is no damper clamp or other mechanism to keep damper from closing fully as required with gas log assembly. * A damper clamp is required when there is a gas supply to the fireplace(s). This damper clamp prevents the damper from closing all the way as a safety precaution. If the damper is closed, Carbon Monoxide gas can enter the living space which is undetectable. SDG&E now requires damper clamps at all fireplaces. We recommend installation of a damper clamp.(4)</p> <p>Fireplace operated as designed at the time of inspection.</p>
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Property Inspection



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| 52a | Fireplace(s)
#2 | Inspected-Appears Serviceable. Location:+Primary bedroom; Type:+Masonry - lined; Damper:+appears serviceable. The fireplace is not equipped with gas.

Damper was operational. |
| 53 | Interior
Features | Security system installed but not inspected.* The security system was not activated. Testing this system and it's components is beyond the scope of the home inspection. We recommend having the seller verify the system's performance/operation prior to closing. |
| 53b | Interior Stairs | Inspected-Appears Serviceable. Handrail appears serviceable. |

Property Inspection

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

Inspector noted the installation of carbon monoxide detector at the time of inspection. Testing CO detectors is not a part of this home inspection. CO detectors were not tested as part of this inspection.

55 Laundry **Repairs Recommended. Location:+Laundry room; Piping (supply & waste) serviceable; Washer standpipe not tested *; 240 volt dryer outlet present; 240 volt outlet operational;; Proper dryer vent provided; Laundry sink present:+No. Recommend further evaluation and repairs by a qualified professional.**

Dryer vents to exterior, however, there is no automatic damper installed at exterior location. (2)

Laundry notes: Washers and dryers are not moved or tested during the inspection. The washer drain line and the dryer vent duct are not tested. Best practices for washer and dryer installation include the following recommendations: Use braided metallic water hoses to reduce the potential of leaks at the washing machine. Use flexible metal dryer vent connector. Use a half inch appliance connector and gas valve for all newer gas dryers. Installation of a drain pan under the washing machine with a drain pipe terminating at the exterior.

Property Inspection



Property Inspection

GARAGE

GARAGE COMMENTS: Determining the rating of fire walls is beyond the scope of this inspection.

Step #	Component	Comments
57	Floor	Inspected-Appears Serviceable.
58	Firewall/Ceiling	Inspected-Appears Serviceable.
59	Ventilation	Inspected-Appears Serviceable.
60	Door to Living Space	N/A.
61	Exterior Door	Inspected-Appears Serviceable.
62	Vehicle Door	Inspected-Appears Serviceable. Type:+Roll-up; Safety springs installed.
63	Automatic Opener	Inspected-Appears Serviceable. Electronic sensors present; Electronic sensors appear serviceable.
64	Electrical	Inspected-Appears Serviceable.

Property Inspection

KITCHEN

RANGE/COOKTOP: Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection.* Appliances are not moved.*

DISHWASHER: Determining the adequacy of washing and drying functions of dishwashers is not part of this inspection.*

SPECIAL FEATURES: Refrigerators, freezers and built-in ice maker are not part of this inspection.*

Step #	Component	Comments
66	Kitchen Sink(s)	Inspected-Appears Serviceable. Faucet appears serviceable; Plumbing under sink appears serviceable. Numerous items were stored under kitchen sink(s) preventing access for inspection. Recommend items be removed and area inspected prior to the end of the contingency period.
67	Kitchen (general)	<p>Repairs Recommended. Counter type:+Granite; Counters appear serviceable; Floors appear serviceable. Recommend further evaluation and repairs by a qualified professional.</p> <p>Cabinet door is damaged or loose and warrant repairs. *</p> <p>Baseboard or kick boards at the base of two cabinets are missing.</p> <p>Not all of the counter space was visible for inspection.</p>

Property Inspection



Property Inspection

68 Disposal Inspected-Appears Serviceable. Wiring appears serviceable. The food waste disposer was tested and functioned properly at the time of inspection. This is not an exhaustive test and does not verify the efficiency of the unit.

69 Range/Cooktop Inspected-Appears Serviceable. Number of ovens:+1; Fuel type:+electric; Oven door appears serviceable; Separate cooktop:+appears serviceable; Ventilation hood:+appears serviceable; Ventilation fan filter:+appears serviceable. The cooktop was tested and was functional at the time of the inspection. This test is not exhaustive and does not confirm the performance, accuracy or effectiveness of the cooktop. *

The oven was tested and was functional at the time of the inspection. This test is not exhaustive and does not confirm the performance, accuracy or effectiveness of the oven. *

The rangehood was tested and was functional at the time of the inspection. This test is not exhaustive and does not confirm the performance, accuracy or effectiveness of the rangehood. *

Property Inspection



70	Dishwasher	Inspected-Appears Serviceable. Door seal:+appears serviceable; Drain line installed:+air gap. The dishwasher was tested and was functioned properly at the time of inspection. This is not an exhaustive test and does not verify the cleaning efficiency of the dishwasher.
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Property Inspection

71	Special Features	<p>Inspected-Appears Serviceable. Trash compactor:+Appears Serviceable; Microwave:+Appears Serviceable. The built-in microwave was tested with a microwave testing device and was functional at the time of the inspection. This is not an exhaustive test and does not predict the future performance of the microwave. *</p> <p>Refrigerators, built in or not are not part of our general home inspection and are not inspected or commented on. If concerned about its serviceability and functionality we recommend further evaluation by a qualified licensed appliance contractor prior to the end of your contingency period. (2) I could not identify or inspect the outlet or water shutoff valve for the refrigerator. I do not move refrigerators in order to access the outlet or water shut off valve. Moving refrigerators is out of the scope of a home inspection and are not moved to inspect the walls/floors or other components behind them. If concerned we recommend verifying that the outlet and water shut off valve is operational, not corroded and not leaking prior to the end of your contingency period. *</p> <p>Wine cooler present, built in or not are not part of our general home inspection and are not inspected or commented on. If concerned about its serviceability and functionality we recommend further evaluation by a qualified licensed appliance contractor prior to the end of your contingency period. (2) I could not identify or inspect the outlet or for the wine cooler. I do not move wine coolers in order to access the outlet. Moving wine coolers is out of the scope of a home inspection and are not moved to inspect the walls/floors or other components behind them. If concerned we recommend verifying that the outlet is operational prior to the end of your contingency period. *</p> <p>The trash compactor was inspected/tested and was functional at the time of inspection. This is not an exhaustive test and does not predict the future performance of the microwave. *</p>
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Property Inspection



Property Inspection

Lower Bathroom

SHOWER: Determined whether shower pans are watertight is beyond the scope of this inspection.*

POOL/SPA TYPE: Pool and spa bodies are beyond the scope of this inspection.* The information regarding the type of pool/spa is given as a courtesy only.

Step #	Component	Comments
72	Toilet	<p>Repairs Recommended. Recommend further evaluation by a qualified professional (Licensed Plumber). (2)</p> <p>The toilet is loose at the floor in lower bathroom. * (3)</p> <p>The inspector recommends a new wax seal in lower bathroom. (2)</p>
73	Sink	<p>Repairs Recommended. Counter & Cabinet appear serviceable. Recommend further evaluation by a qualified professional (Licensed Plumber). (2)</p> <p>One piece valve/flexible supply lines are installed at bathroom sink. These shut valves and supply lines are known to fail as a result of internal corrosion and hard water build-up. I recommend replacing all of these older angle stop valves with new valves and braided steel supply lines to avoid failure and reduced flow.</p> <p>The bathroom sink faucet leaks. (2)*</p>

Property Inspection



74	Vent/Heat	Inspected-Appears Serviceable. Exhaust fan:+appears serviceable; Ventilation:+appears serviceable.
75	Bathtub	N/A.

Property Inspection

76

Shower

Repairs Recommended. Water valve & shower head appear serviceable; Drain appears serviceable; No enclosure – shower curtain. Recommend further evaluation by a qualified professional (Licensed Plumber). (2)

Shower enclosure: There is discoloration of the caulking on the inside of the shower pan and wall connection. Discoloration occurs when moisture builds up and is unable to escape creating mildew and the discoloration of the grout/caulking. It is recommended that this area be cleaned, bleached and re-caulked so moisture is unable to build up under the shower tiles/stones

Caulking or grout needed at the shower walls in lower bathroom. * (3)

Property Inspection



Property Inspection

Primary Bathroom

Step #	Component	Comments
72.2	Toilet	<p>Repairs Recommended. Recommend further evaluation by a qualified professional (Licensed Plumber). (2)</p> <p>The toilet is loose at the floor in primary bathroom. * (3)</p> <p>The inspector recommends a new wax seal in primary bathroom. (2)</p>
73.2	Sink	<p>Inspected-Appears Serviceable. Faucet appears serviceable; Plumbing under sink appears serviceable; Counter & Cabinet appear serviceable. Numerous items were stored under bathroom sink(s) preventing access for inspection. Recommend items be removed and area inspected prior to the end of the contingency period.</p>
73.2a	Sink #2	<p>Repairs Recommended. Plumbing under sink appears serviceable; Counter & Cabinet appear serviceable. Recommend further evaluation by a qualified professional (Licensed Plumber). (2)</p> <p>The bathroom sink(s) faucet is not working properly, hot water valve was not operational. *</p> <p>Numerous items were stored under bathroom sink(s) preventing access for inspection. Recommend items be removed and area inspected prior to the end of the contingency period.</p>

Property Inspection



74.2 Vent/Heat Inspected-Appears Serviceable. Exhaust fan:+appears serviceable; Ventilation:+appears serviceable; Window:+appears serviceable.

75.2 Bathtub **Repairs Recommended. Faucet appears serviceable; Drain appears serviceable; Hydromassage style tub:+present - not operational (2). Recommend further evaluation by a qualified professional (Licensed Plumber). (2)**

Hydromassage type tub was present but not operational at the time of inspection. (2)

Hydromassage type tub was present, however, access panel to pump was corroded shut and not accessible. (2)

Property Inspection



- 76.2 Shower Inspected-Appears Serviceable. Water valve & shower head appear serviceable; Drain appears serviceable; Enclosure appears serviceable.