HOME INSPECTION REPORT

PREPARED FOR:

JOE BUYER

INSPECTION ADDRESS:
1234 ALLRIGHT AVE, CARLSBAD, CA 92009

INSPECTED BY:
Timothy Rohrbeck CCI
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Date: 3/17/2025	**Time:** 09:00 AM	**Report ID:** 25-17-3-BUYER
Property: 1234 ALLRIGHT AVE CARLSBAD CA 92009	**Customer:** JOE BUYER	**Real Estate Professional:**

Type of Property:	**Furnished/Occupied?:**	**Year Built:**
Single Family Residence, Guest House	Partially Furnished/Not Occupied	2004
Square Feet:	**Number of Stories:**	**Present At Time Of Inspection:**
5,293	Two	Buyer & Buyer's Agent, Sellers' Agent
Weather:	**Temperature:**	**Standards of Practice:**
Cloudy	65 Degrees	InterNACHI

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

General Information This category contains functional items, descriptive information about what has been inspected, the construction of the home and recommended upgrades and smaller items of concern that you should be aware of.

Explain / Explore Further This category contains items or components with a deficiency that requires an explanation about the history of the cause or which may also need to be evaluated further by a qualified contractor.

Safety Upgrade This category contains components of the home which do not meet newer safer standards and upgrading them for safety is recommended.

Safety Concern This category contains components or conditions that pose a health and safety hazard which should be serviced by a qualified contractor.

Priority Repair This category contains systems, components or units that need service or are beyond their design life and which may be more costly to repair. Evaluation by a qualified contractor who could provide an estimate for repairs is recommended because the cost of repairs may affect your evaluation of the property.

Repair / Replace The category contains systems, components or units that are not functioning as intended, or need further evaluation by a qualified contractor. Ones that cannot be repaired to satisfactory condition may not need replacement.

Scope of the Inspection

You have contracted with Royal Inspection to perform a generalist inspection in accordance with the standards of practice established by the California Real Estate Inspection Association, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

1. Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

We have evaluated the attic in compliance with industry standards. Any recommended repairs noted in this report should be evaluated and repaired by a licensed, qualified contractor specialist prior to the end of the inspection contingency period.

Building Materials, Component Type, Age & Location

Attic Access Location:
Bedroom Closet(s)
Hallway(s)
Pull-Down Ladder -Garage

Method Used to Observe Attic:
Accessed

Attic Ventilation:
Gable Vent(s)
O'Hagans

Attic Framing:
Engineered Trusses

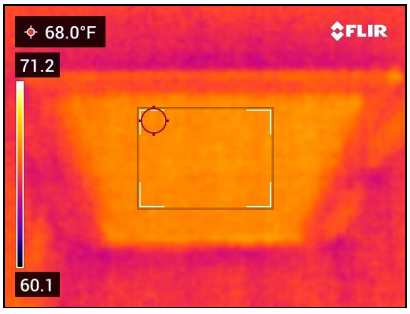
Attic Insulation:
9 in. Fiberglass batt (R-30)

Inspection Findings

1.0 Attic Insulation

REPAIR / REPLACE (1) There are one or more bare areas where insulation is displaced and it should be reinstalled to prevent temperature transfer from the attic to the living space.

REPAIR / REPLACE (2) The attic access covers are not insulated and should be serviced for energy efficiency.



2. Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

We have evaluated the bathrooms in compliance with industry standards. Any recommended repairs noted in this report should be evaluated and repaired by a licensed, qualified contractor specialist prior to the end of the inspection contingency period.

Building Materials, Component Type, Age & Location

Bathroom Locations:

Primary Bathroom -By Bedroom

Bathroom 2 -Powder Room

Bathroom 3 -Jack & Jill -Bed 2 & 3

Bathroom 4 -By Bedroom 4

Bathroom 5 -By Bedroom 5

Bathroom 6 -Guest House

Inspection Findings

2.0 Tub-Shower(s)

REPAIR / REPLACE

There is mildew stained grout in the tub-shower in bathroom 3, which should be serviced.

3. Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

We have evaluated the bedrooms in compliance with industry standards. Any recommended repairs noted in this report should be evaluated and repaired by a licensed, qualified contractor specialist prior to the end of the inspection contingency period.

Building Materials, Component Type, Age & Location

Bedroom(s) -Location(s):

Primary Bedroom -Downstairs

Bedroom 2 -By the Loft

Bedroom 3 -By Bathroom

Bedroom 4 -End of Right Hall

Bedroom 5 -End of Left Hallway

Inspection Findings

3.0 Bedroom(s) Observations

REPAIR / REPLACE

A closet rod in the primary bedroom is missing and should be replaced.

4. Building Exterior

GENERAL INFORMATION -With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

We have evaluated the exterior in compliance with industry standards. Any recommended repairs noted in this report should be evaluated and repaired by a licensed, qualified contractor specialist prior to the end of the inspection contingency period.

Building Materials, Component Type, Age & Location

Exterior Wall Cladding:
- Stucco
- Brick Veneer
- Hardboard Siding

Windows:
- Dual Pane Vinyl
- Jeldwen
- Milgard Windows

Driveway(s):
- Concrete

Appurtenance:
- Fountain(s)
- Porch
- Steps
- Walkway(s)
- Yard Walls

Appurtenance:
- Fence(s) & Gate(s)
- Fire Pit(s)
- Patio(s)
- Pergola(s)
- Shed(s) -Not Inspected

Inspection Findings

4.0 Site Observations

EXPLORE FURTHER Additions have been made to this property. Therefore, you should request documentation that should include permits and any warranties or guarantees that might be applicable, because we do not approve of, or tacitly endorse, any work that was completed without permits, and latent defects could exist.

4.1 Exterior Component Observations

INSPECTED -The barbecue and side burners responded to test.

4.2 Doors & Sliding Glass Doors

EXPLORE FURTHER There are door and gate locksets with combination locks, that should be demonstrated to be functional.(Not all pictured here)



4.3 Windows Deficiencies

REPAIR / REPLACE (1) There is a French door in the office with delaminated low-e tint, which is due to a manufacturer's defect. Inquire with the seller about any documentation regarding the door manufacturer and any warranty that may apply. Service by a qualified Window Contractor is recommended.

REPAIR / REPLACE (2) Six or more windows have damaged balancers and should be serviced for the windows to open and close properly or to stay open.


Laundry Room


Dining Room


Bedroom 5

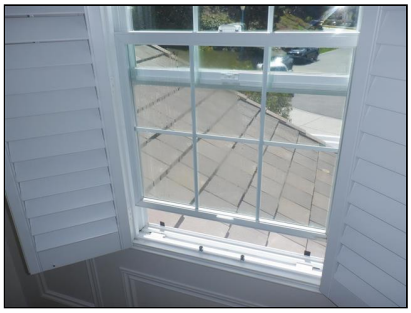

Bedroom 5


Bedroom 4

REPAIR / REPLACE (3) Five or more windows are difficult to shut and need service to balancers.


Family Room


Bedroom 2


Bedroom 2


Bedroom 3


Bedroom 4

REPAIR / REPLACE (4) There are 11 or more windows with broken hermetic seals, (fogged windows), which should be replaced.Condensation or fogging may continue to form between the panes of glass over time making them more unsightly.


Laundry Room


Primary Bathroom


Primary Bathroom


Bedroom 5


Bed 5 Closet


Bedroom 2

Bedroom 2

Bedroom 2

Garage

Garage

Garage

REPAIR / REPLACE (5) A window in the primary bedroom drags the track and the rollers should be serviced.

REPAIR / REPLACE (6) A window in bedroom 4 has a cracked/damaged sash and should be serviced.

5. Building Interior

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

We have evaluated the living space in compliance with industry standards. Any recommended repairs noted in this report should be evaluated and repaired by a licensed, qualified contractor specialist prior to the end of the inspection contingency period.

Building Materials, Component Type, Age & Location

Interior Doors:
Solid Core

Countertops:
Granite
Quartz
Quartzite
Tile

Cabinetry:
Melamine
Thermafoil

Floor Covering:
Hardwood
Tile Plank

Floor Covering:
Carpet
Tile

Ceiling & Wall Materials:
Drywall

Loft:
Inspected

Office(s):
Inspected

Office Niche:
Inspected

6. Building Structure

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a civil or structural engineer, a geo technical engineer or geologist, but this should not deter you from seeking the opinion of any such expert.

We have evaluated the foundation and structure in compliance with industry standards. Any recommended repairs noted in this report should be evaluated and repaired by a licensed, qualified Structural Contractor specialist prior to the end of the inspection contingency period.

Building Materials, Component Type, Age & Location

Foundation:
Concrete Slab

Roof Structure:
Prefabricated Trusses

Ceiling Structure:
2X4 Truss Chords

Wall Structure:
Wooden Studs

Floor Structure:
Concrete Slab
TJI's -Engineered I Joists

7. Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

We have evaluated the electrical system in compliance with industry standards. Any recommended repairs noted in this report should be evaluated and repaired by a licensed, qualified electrical contractor prior to the end of the inspection contingency period.

Building Materials, Component Type, Age & Location

Service Entrance Type:
Service Lateral

Service Panelboard Capacity:
400 amp, 120/240 v (200x2)

Service Panelboard Location:
Garage Exterior

Service Panelboard Manufacturer:
Eaton

Wiring Methods & Raceways:
(NM) Non-Metallic Sheathed Cable

Service Entrance Conductors:
Copper

Feeder Wire Type:
Multi-Stranded Copper

120V Conductors:
Copper

Equipment Ground:
UFER & Water Pipe

Sub-Panel(s) Manufacturer(s):
Eaton
Cutler Hammer

Sub-Panel(s) Capacity:
125 amp,120/240 v (2)
200 amp, 240 volt
60 amp,120/240 v

Sub-Panel Location(s):
Backyard
Garage(s)
Laundry Room
Workshop

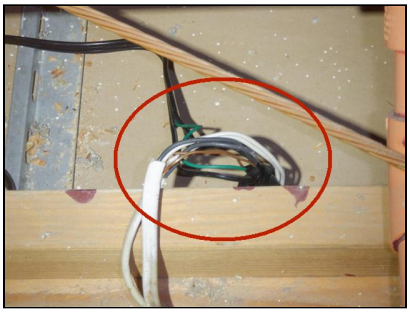
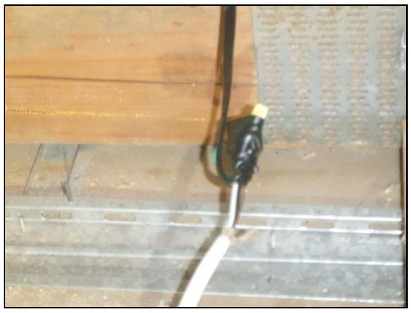
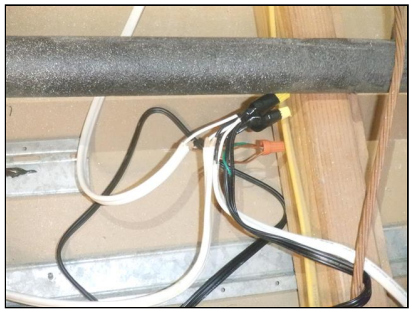
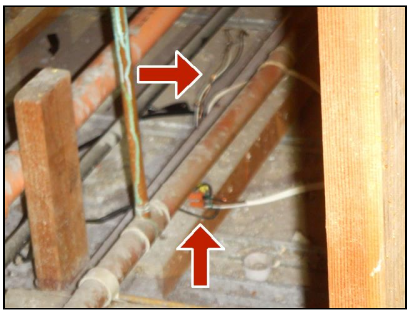
Inspection Findings

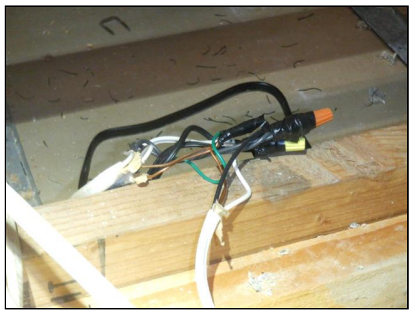
7.0 Electrical Inspection

NOT INSPECTED -The house is powered by solar panels (arrays) which are part of a photovoltaic system. Inspection of these systems is beyond the scope of the inspection. Therefore, you may wish to consult a specialist who would perform an evaluation before the end of the inspection contingency period.

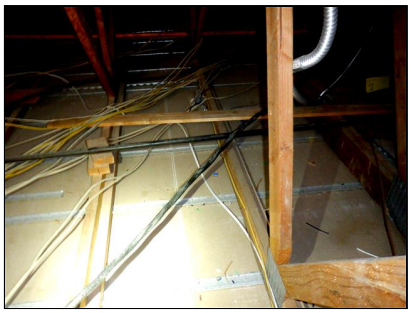
7.1 Attic Electrical Observations

(1) Electrical connections in the garage attic have been made outside of junction boxes which pose a potential fire hazard. All such connections should be inside of a junction box to contain a potential spark within the box. A qualified Electrician is recommended.



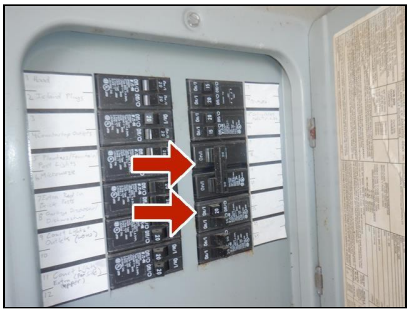
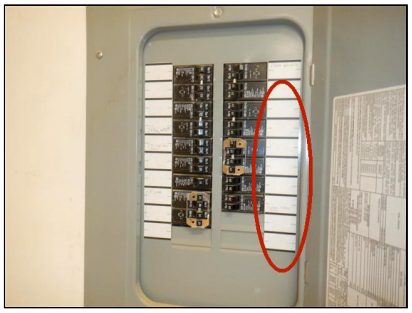
SAFETY CONCERN (2) There is electrical NM cable within the garage attic, which is not properly secured. It should be fastened to the framing every 54 in. and within 12 in. of a junction box or termination.


7.2 Auxiliary Panel(s) -Sub Panels

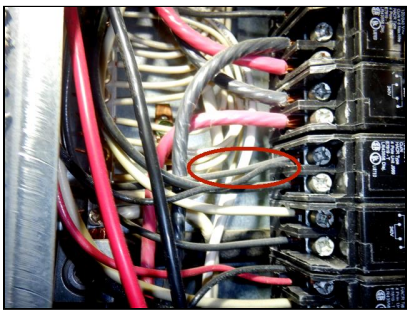
REPAIR / REPLACE (1) The sub panel in the workshop does not have 36 x 30 in. of clear space in front of it, which should be serviced.

REPAIR / REPLACE (2) A number of circuits within the sub-panels are not labeled but should be, so that the appropriate load calculations and breaker sizes could be determined.

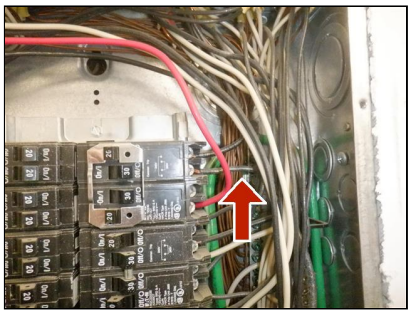



7.3 Auxiliary Panel Circuit Breakers

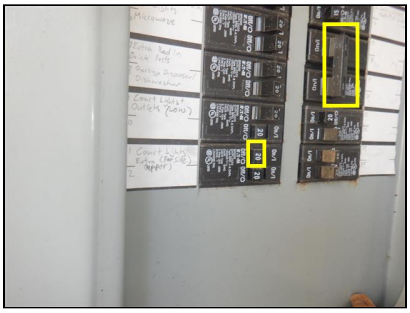
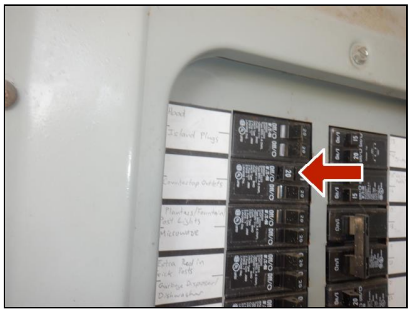
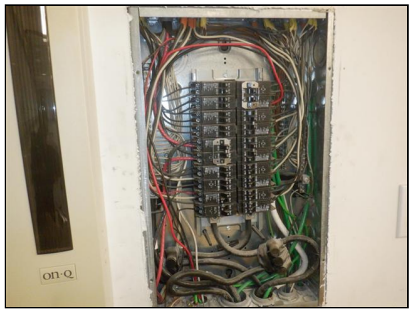
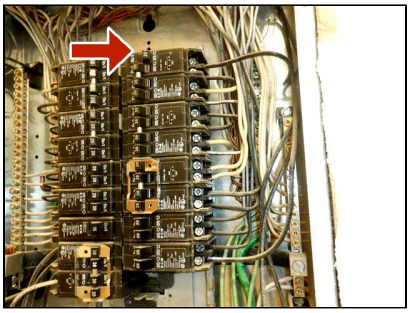
SAFETY CONCERN (1) A 20 amp circuit breaker in the garage workshop panel is serving two circuits, which could overload the circuit. The breaker is not designed for two conductors. Each conductor will not have enough contact area against the screw or its lug, which may lead to arcing and overheating of the conductors.



SAFETY CONCERN (2) There is a 30 amp 120 volt circuit within the exterior sub panel. 30 amps is for 240 volt circuits. The breaker is labeled Solar PV System. A qualified Electrician is recommended.



REPAIR / REPLACE (3) There are breakers in the exterior and garage workshop sub panels that were off at the time of the inspection. The circuits should be restored and confirmed to be powered.

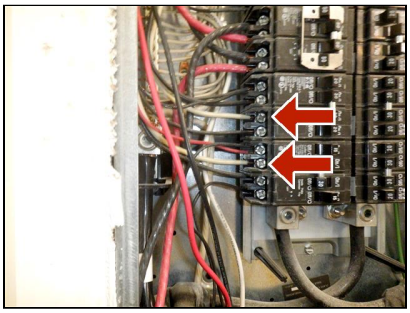
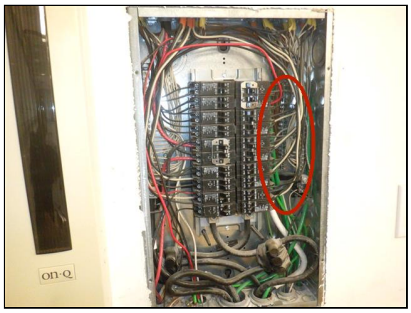
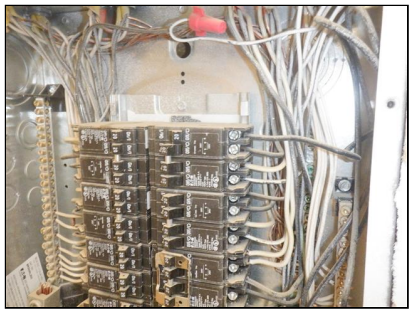
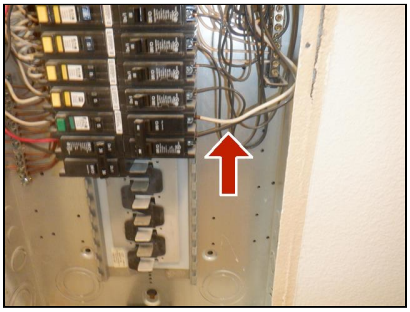
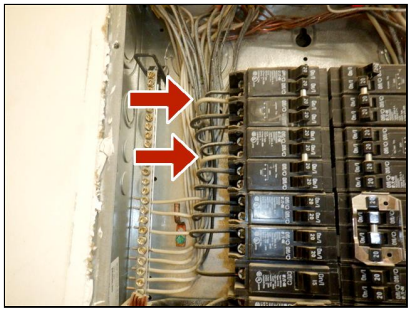





7.4 Auxiliary Panel Grounding

SAFETY CONCERN The sub panels in the detached garage conversion should be confirmed to have an independent ground (or driven rod). Our inspection was limited by stored items. A qualified Electrician is recommended.

7.5 Auxiliary Panel Wiring

SAFETY CONCERN There are neutrals (grounded conductors) that are being used as hots (ungrounded conductors) in the sub panels that should be re identified with black tape.

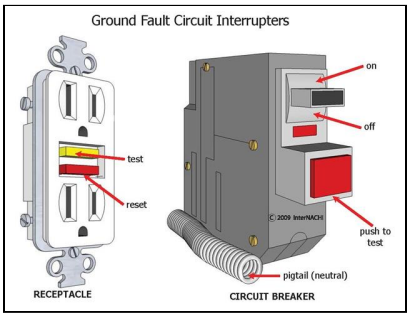






7.6 Bathroom Receptacle Outlets

SAFETY CONCERN The hydro-spa tub in the primary bathroom could not be confirmed to be GFCI protected and should be confirmed to be by a qualified Electrician.

7.7 Exterior Receptacle Outlets

SAFETY CONCERN (1) A receptacle outlet in the exterior kitchen cabinet is not GFCI protected, which poses a safety hazard and should be serviced.



SAFETY CONCERN (2) A GFCI outlet at the porch tripped when tested and cannot not be reset. It should be serviced and confirmed to restore power to the front, left side and stairway landing outlets. There is a sprinkler timer on the circuit which needs power. A qualified Electrician is recommended

Needs Service

Power is Off

Power is Off

SAFETY CONCERN (3) A GFCI outlet right of the exterior fireplace is redundant to the one at the left side of the fireplace and should be a standard outlet.

SAFETY CONCERN (4) A GFCI outlet at the exterior kitchen is tripped, cannot be reset and should be serviced.

7.8 Exterior Lights (Luminaires)

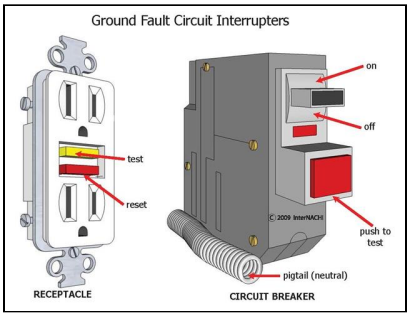
EXPLORE FURTHER (1) There are exterior lights on motion sensor, timer or photocell. Many could not be activated. All the exterior lights should be demonstrated to be functional before the end of the inspection contingency period.

REPAIR / REPLACE (2) The light at the guest house and workshop exterior did not respond and should be serviced and demonstrated to be functional.

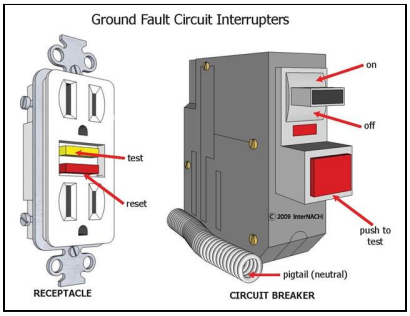
(3) NOT INSPECTED -We do not evaluate low-voltage yard lights, which should be demonstrated to be functional before the end of the inspection contingency period.

7.9 Garage Receptacle Outlets

SAFETY CONCERN (1) The workshop and added garage receptacle outlets are not GFCI protected, which pose potential safety hazards and should be serviced.



SAFETY CONCERN (2) Two attached garage receptacle outlets are not GFCI protected, which pose potential safety hazards and should be serviced.



SAFETY CONCERN (3) Two garage receptacle outlets have no power and should be serviced. (at solar system)

7.10 Garage Electrical Observations

SAFETY CONCERN (1) There is an open electrical junction box by the water heater, which should be sealed so that any arching or sparking could be contained within the box.

REPAIR / REPLACE (2) There is NM electrical cable within the workshop storage area, which is not properly secured and supported. It should be secured to the framing every 54 inches and within 12 inches of a junction box. There are missing coverplates which should be installed.



7.11 Interior Receptacle Outlets

SAFETY CONCERN A receptacle outlet in bedroom 3 is not properly secured and should be serviced.

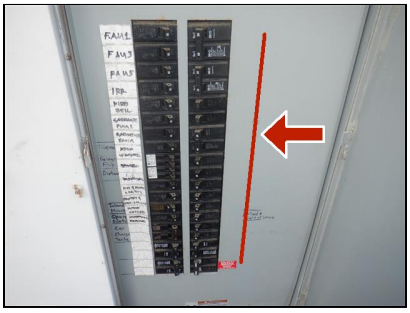
7.12 Interior Lights & Switches

REPAIR / REPLACE A light in the downstairs hallway closet did not respond. The timer did not function and should be serviced.


7.13 Main Electrical Service Panelboard

REPAIR / REPLACE (1) The main service panelboard does not have 36 in x 30 in of clear space which is mandated and clearance should be provided.

REPAIR / REPLACE (2) A number of circuits within the main service panelboard are not properly labeled. They should be so that the appropriate load calculations and breaker sizes could be determined.



8. Fireplaces & Chimneys

The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys.

We have evaluated the chimneys and fireplaces in compliance with industry standards. noted in this report should be evaluated and repaired to NFPA standards by a licensed, qualified chimney contractor specialist prior to the end of the inspection contingency period.

Building Materials, Component Type, Age & Location

Type(s) of Fireplace(s):	Fireplace(s) Location(s):	Gas Provided:
Prefabricated Fireplace	Exterior	Yes
Lined Masonry	Family Room	Gas Capped
Ornamental Fire	Living Room	
	Primary Bedroom Retreat	

Inspection Findings

8.0 Fireplace Inspection

(1) GENERAL INFORMATION -There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer, and which can inhibit drafting and convectional cooling. However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NAPA standards "upon the sale or transfer of a property."

EXPLORE FURTHER (2) There are more chimneys than fireplaces. Inquire with the seller for more information.

8.1 Fireplace(s) Observations

INSPECTED - The ornamental fire responded to test.

8.2 Hearth Extension

REPAIR / REPLACE The fireplaces in the living room and family room do not have a distinguishable hearth extension, which should extend 16 in. in front of the openings and 8 in. beyond the sides of the openings.

9. Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

We have evaluated the garage in compliance with industry standards. Any recommended repairs noted in this report should be evaluated and repaired by a licensed, qualified contractor specialist prior to the end of the inspection contingency period.

Building Materials, Component Type, Age & Location

Garage Parking Spaces:
Multi-Car(s)

Garage Door Type:
Sectional Wooden Door(s)

Auto-opener Manufacturer:
Liftmaster

Garage Door Opener Type:
Chain Drive

Inspection Findings

9.0 Fire Separation Wall(s)

SAFETY CONCERN A pull-down ladder assembly in the garage ceiling violates the necessary fire separation between the garage and the dwelling.It should be replaced with a fire rated one, or the wall of the residence beyond it must be dry-walled with .5 in. drywall. A qualified Contractor is recommended.



Void in Firewall

9.1 Garage Door Opener(s)

SAFETY CONCERN (1) Two garage door opener auto reverse pressure sensors did not respond to test, which pose potential safety hazards that should be serviced.

REPAIR / REPLACE (2) The infrared auto-reversing sensor mechanisms (photo-electric eyes) of an opener are too high. The vertical distance between the photo-electric eye beams and the slab floor should be no more than 6 inches.

10. Grading & Drainage

Grading and drainage are important for homes because they help water drain away from the foundation. Grading refers to the slope of the property, while drainage refers to the systems and channels that collect and direct water away from the home. During a home inspection, an inspector will assess the property's slope, look for signs of water pooling around the foundation, and check the drainage methods in the yard and on the house. They may also ensure that gutters are intact and unobstructed and note if downspout extensions or splash blocks are needed.

We have evaluated the grading and drainage in compliance with industry standards. Any recommended repairs noted in this report should be evaluated and repaired by a licensed, qualified grading and drainage contractor prior to the end of the inspection contingency period.

11. Heat & AC

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

We evaluated the heating, ventilation and air conditioning systems to industry standards. Any recommended repairs noted in this report should be evaluated and repaired by a licensed, qualified HVAC contractor specialist prior to the end of the inspection contingency period.

Building Materials, Component Type, Age & Location

Number of Split Systems:
Three

Split-System(s) Age:
1 Year-old
20 Years-old (2)

Split-System(s) Location(s):
Attic(s)
Condenser(s) -Side Yard(s)

Design Life:
20 Years

Thermostat(s) Location:
Hallway(s)
Primary Bedroom

HVAC System Manufacturer:
Goodman
York

Heat Type:
Forced Air
Induced Draft
Mid-Efficiency (CAT I)

Energy Source:
Electricity
Natural Gas

British Thermal Units:
57,000 BTU's
100,000 BTU's

Min-Split(s) Manufacturer:
Fujitsu

Mini-Split(s) Location(s):
Guest House

Ductwork:
Flexible Duct in Insulation

Filter(s) Type:
Disposable

Filter(s) Size:
16x30 (2)
20x30

Filter(s) Location:
Bedroom Ceiling(s)
Hallway Ceiling(s)
Loft Ceiling

Cooling Equipment Type:
Air-Conditioning
Mini-Split(s)

Refrigerant:
Not Visible
R-410A

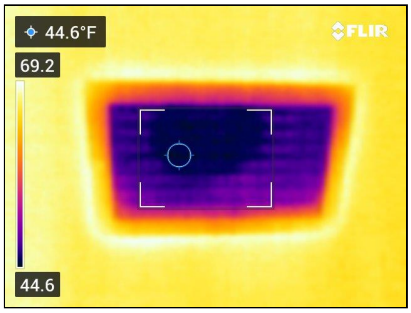
Condensate Discharge Location:
Primary to Lavatory Tailpiece
Pan Has a Water Level Device
Secondary to Exterior

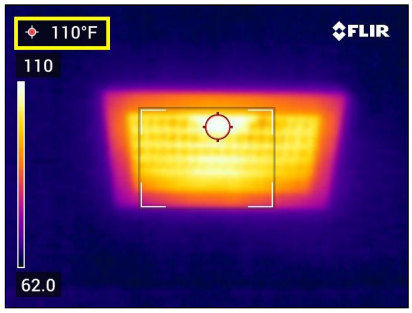
Condenser(s) Size:
4 Ton
7 Ton
Not Readable

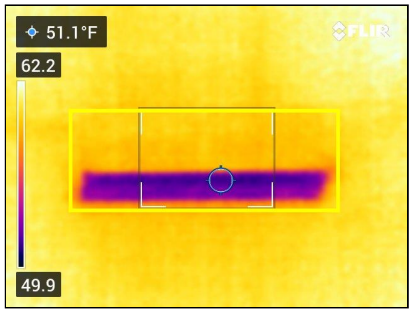
Inspection Findings

11.0 Temperature Differential Readings

INSPECTED -The heat and cooling responded and achieved an acceptable differential temperature split between the air entering the system and the air coming of the registers of 15 degrees or more. However, these systems and components are prone to failure at any time.





11.1 Return-Air Compartment(s)

GENERAL INFORMATION -The filters should be replaced soon and every 2 or 3 months. If filters are not changed regularly, the evaporator coil and the ducts can become contaminated, and can be expensive to clean.

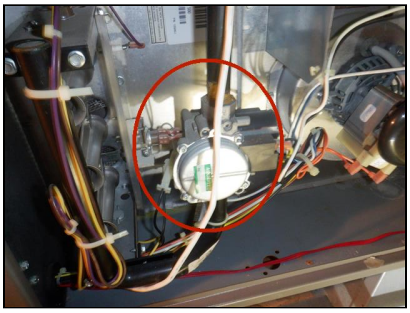
11.2 Platform or Catwalk

REPAIR / REPLACE There are stains on the platform under the condensate lines, the cause of which should be determined. A qualified HVAC Contractor is recommended.

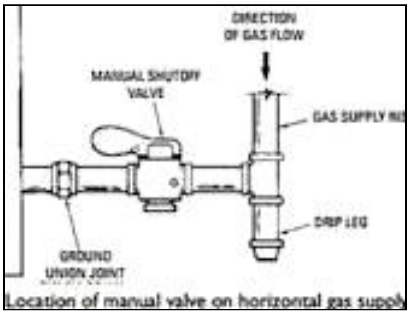


11.3 Gas Valve(s) & Connector(s)

SAFETY CONCERN (1) There is a gas odor in the vicinity of the control valve of the furnace in the lower attic (primary bedroom closet) that poses a safety hazard and should be serviced as soon as possible. A qualified HVAC Contractor is recommended.



(2) UPGRADE -There are no sediment traps installed on two HVAC systems, which are required by newer building standards and should be installed.



Location of manual valve on horizontal gas supply

11.4 Evaporator Coil(s)

PRIORITY REPAIR The evaporator coil appears to be leaking into the auxiliary drain pan as noted by moisture there. The coil may cracked and may need replacing. A qualified HVAC Contractor is recommended.

11.5 Auxiliary Drain Pan(s)

REPAIR / REPLACE An auxiliary drain pan has water stains inside from condensate which should be serviced. The pan is beneath a newer HVAC system. A qualified HVAC Contractor is recommended.

11.6 Condensing Coil(s)

REPAIR / REPLACE (1) There is foliage encroaching on the condenser(s) which should be maintained six inches away to allow proper air intake.


REPAIR / REPLACE (2) A condensing coil is raised but not to the recommended 3 in. above the surrounding grade. The fins can draw debris into them. Dirty fins can effect the efficiency of the system.



12(A) . Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

We have evaluated the kitchen in compliance with industry standards. Any recommended repairs noted in this report should be evaluated and repaired by a licensed, qualified contractor specialist prior to the end of the inspection contingency period.

Building Materials, Component Type, Age & Location

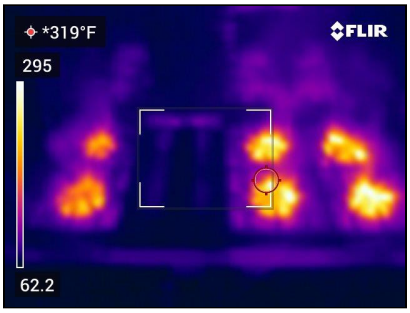
Appliance(s) Manufacturer:

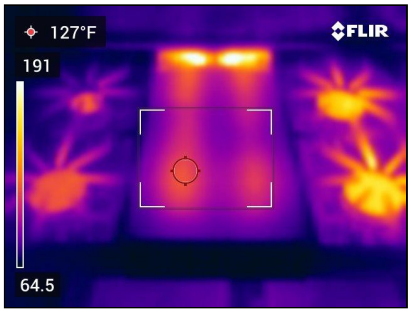
Kitchenaid
Sharp
Sub Zero
Wolf

Inspection Findings

12.0.A Cooktop

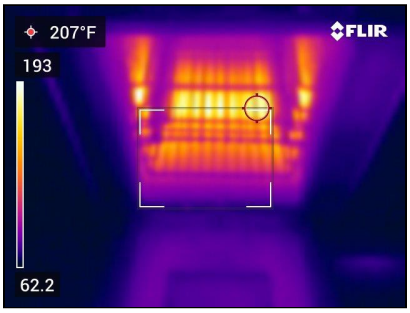
INSPECTED - The gas cooktop burners and griddle were inspected and responded to test.

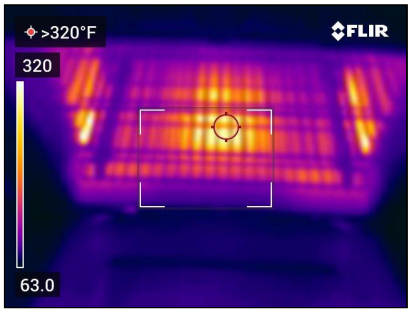


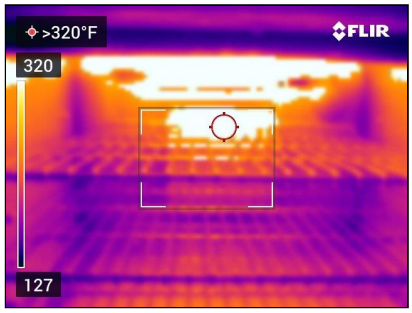


12.1.A Range

INSPECTED -The range oven was tested on "Bake" and "Broil" and responded to test.







12.2.A Microwave Oven

INSPECTED -The microwave oven responded to test.

12(B) . Kitchenette

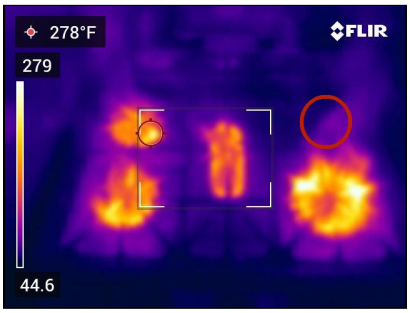
We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

We have evaluated the kitchen in compliance with industry standards. Any recommended repairs noted in this report should be evaluated and repaired by a licensed, qualified contractor specialist prior to the end of the inspection contingency period.

Inspection Findings

12.0.B Cooktop

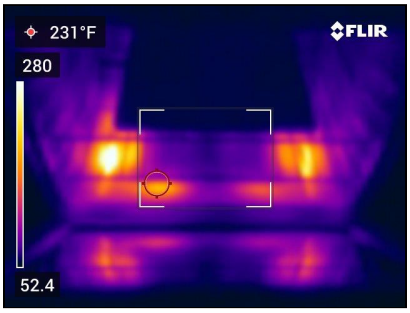
REPAIR / REPLACE One of the cook top burner in the guest house did not respond and should be serviced. - Appliance technician is recommended



12.1.B Range

REPAIR / REPLACE (1) The range in the guest house is not equipped with an anti-tip bracket which prevents the range from tipping, or its contents from spilling, should a child attempt to climb on its open door. This is a recommended safety feature that should be installed and particularly if children visit or occupy the residence.

(2) INSPECTED -The range oven was tested on "Bake" and "Broil" and responded to test.



12(C) . Exterior Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

We have evaluated the kitchen in compliance with industry standards. Any recommended repairs noted in this report should be evaluated and repaired by a licensed, qualified contractor specialist prior to the end of the inspection contingency period.

Building Materials, Component Type, Age & Location

Appliance(s) Manufacturer:

Baker's Pride

Imperial

True

Inspection Findings

12.0.C Range

PRIORITY REPAIR The ignition did not light the gas of the gas range griddle, oven and cooktop. This may be due to a tripped GFI outlet that cannot be reset, but the cause should be determined. The range should be serviced by a qualified Appliance technician before the end of the inspection contingency period.

12.1.C Built-In Gas Oven(s)

REPAIR / REPLACE The pizza oven pilot was not lit and should be serviced.

13. Landscape & Hardscape

Hardscape is the term for the non-living elements of a landscape design, such as man-made structures and inanimate materials. Hardscape elements are often used to complement soft-scape, which is the organic, living material of a landscape, such as trees, shrubs, and flower beds. Hardscape can include: structural elements such as concrete, brick, stone, or wood embellishments like patios, walkways, driveways, retaining walls, sitting walls, and grill surrounds.

We have evaluated the hardscape in compliance with industry standards. Any recommended repairs noted in this report should be evaluated and repaired by a licensed, qualified contractor prior to the end of the inspection contingency period.

Inspection Findings

13.0 Landscape Observations

(1) GENERAL INFORMATION - There are tree limbs growing near the residence that should be regularly trimmed and monitored to insure that they do not impact or damage the roof or allow entry of rodents and insects.

(2) GENERAL INFORMATION – There are trees on this property that we do not have the expertise to evaluate, but which should be evaluated by an Arborist.

14. Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

We have evaluated the laundry room (area) in compliance with industry standards. Any recommended repairs noted in this report should be evaluated and repaired by a licensed, qualified contractor specialist prior to the end of the inspection contingency period.

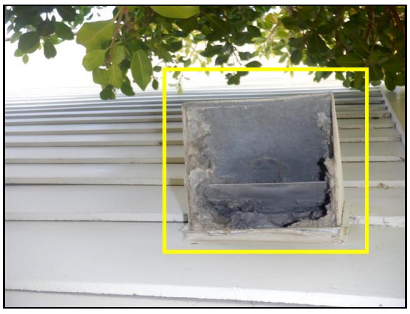
Building Materials, Component Type, Age & Location

Dryer Power Source:	Dryer Duct Material:	Location(s):
Natural Gas	Corrugated Polyester/Foil	In the Home
	Metal	Downstairs

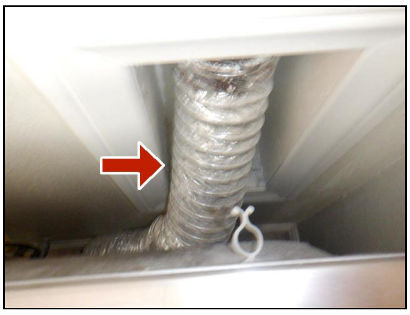
Inspection Findings

14.0 Dryer Duct & Vent

SAFETY CONCERN (1) The dryer duct is lined with lint, which poses a potential fire hazard and reduces the efficiency of the dryer. -Duct Cleaning Contractor is recommended



REPAIR / REPLACE (2) The corrugated dryer duct is a type that traps lint, poses a potential fire hazard and should be replaced with a flexible metal type.



15. Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. 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, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

We have evaluated the plumbing in compliance with industry standards. Any recommended repairs noted in this report should be evaluated and repaired by a licensed, qualified Plumbing Contractor prior to the end of the inspection contingency period.

Building Materials, Component Type, Age & Location

Water Main Size & Location:
1.5 Inch -Garage
2 in. -Garage Exterior

Water Supply:
Public

Plumbing Water Supply (into home):
Copper

Visible Interior Water Distribution:
Copper
Not Fully Visible

Functional Flow Test:
Passed Test

Washer Drain Size:
2" Diameter

Drain Waste & Vent Pipe Type (visible):
ABS

Functional Drainage Test:
Passed

Water Heater(s) Energy Source:
Natural Gas

Water Heater(s) Design Life:
10 Years

Water Heater(s) Estimated Age:
1 Year-old

Water Heater(s) Capacity:
75 Gallon

Water Heater(s) Manufacturer:
Rheem

Water Heater(s) Location:
Garage

Gas Main Location:
Garage Exterior

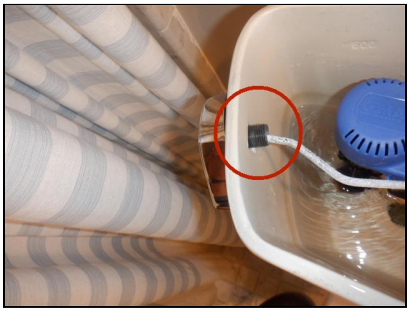
Gas Piping:
Black Iron

Water Filters:
Water Filter(s) -Not Inspected

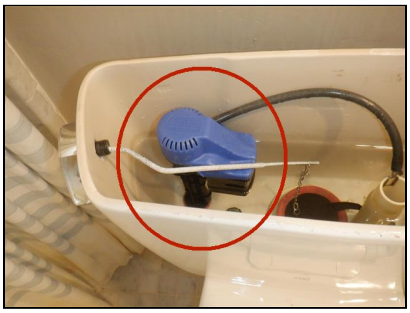
Inspection Findings

15.0 Bathroom Plumbing

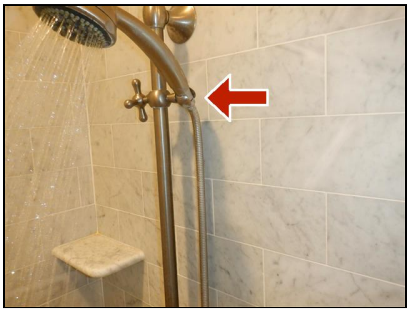
REPAIR / REPLACE (1) The toilet flush valve handle is not secure in bathroom 6 and should be serviced.



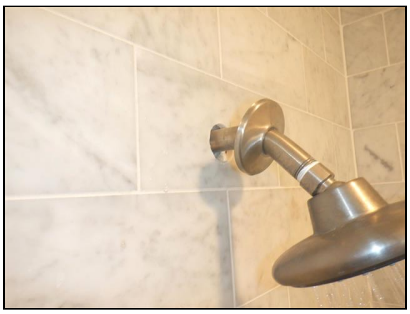
REPAIR / REPLACE (2) The ball cock in bathroom 6 cycles on and off when refilling the tank and should be replaced.



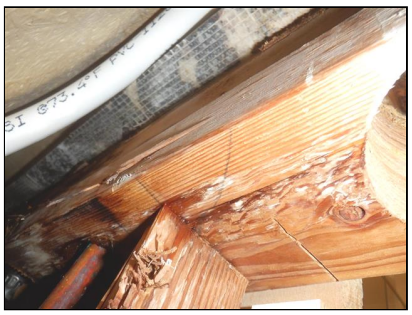
REPAIR / REPLACE (3) The showerhead hose in bathroom 6 leaks at the connection and should be serviced.



REPAIR / REPLACE (4) The escutcheons in the bathroom 5 & 6 shower are not caulked and should be serviced to prevent moisture intrusion and damage.



PRIORITY REPAIR (5) A hydro-spa tub valve leaks at the stem. Water drips under the tub and it should be serviced.



PRIORITY REPAIR (6) The hydro-spa tub drain leaks under the tub and should be serviced.

Water/Stains Under Tub

REPAIR / REPLACE (7) The hydro-spa tub diverter valve does not appear to function properly and should be serviced.

REPAIR / REPLACE (8) The showerhead in the primary bathroom shower leaks and should be serviced.

REPAIR / REPLACE (9) The shower hand sprayer mount in the primary bathroom shower is damaged and should be serviced.

REPAIR / REPLACE (10) The upstairs bathrooms tub-shower mixer valves did not produce hot enough water and should be serviced.


Bathroom 3


Bathroom 4


Bathroom 5

REPAIR / REPLACE (11) The fixtures in the tub-shower in bathroom 3 & 4 are not caulked and should be serviced to prevent the potential for moisture intrusion and damage.

REPAIR / REPLACE (12) The showerhead in bathroom 4 drips water and the connection should be sealed with Teflon tape.

REPAIR / REPLACE (13) One of the fixtures in the tub-shower in bathroom 5 is not caulked and should be serviced to prevent the potential for moisture intrusion and damage.

15.1 Exterior Plumbing

REPAIR / REPLACE There is a leak beneath the exterior sink, which should be serviced.

15.2 Kitchen Plumbing

REPAIR / REPLACE (1) The kitchen sink faucet is hot and cold reversed and should be serviced.

REPAIR / REPLACE (2) The hand sprayer on the kitchen faucet leaks and should be serviced.

REPAIR / REPLACE (3) The bar sink faucet is loose and should be secured.

15.3 Laundry Plumbing

REPAIR / REPLACE There is a corroded angle stop beneath the laundry sink, which should be replaced to prevent a leak.

15.4 Water Pressure

INSPECTED - A functional pressure regulator is in place on the plumbing system with pressure between 40-80 PSI per building standards. (50 PSI)

15.5 Drain, Waste & Vent Pipes

INSPECTED -The drain, waste and vent pipes were inspected to industry standards. However, only a video-scan of the main waste drainpipe could confirm their actual condition.

15.6 Gas Main & Supply Pipes Inspection

INSPECTED -The visible portions of the gas supply pipes were inspected to industry standards

15.7 Water Heater(s) Inspection

INSPECTED - The water heater and its components were inspected in compliance with industry standards.

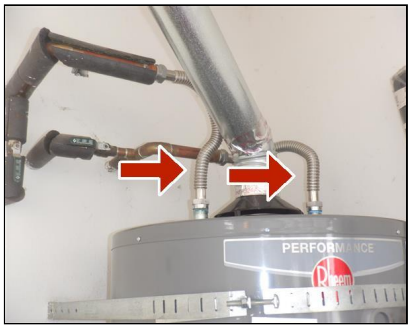
15.8 Water Heater(s) Observations

UPGRADE – There is no expansion tank installed on the inlet line. This is required by building standards to prevent thermal expansion from causing high water pressure that can contribute to plumbing leaks.

Sample Image

15.9 Water Shut Off Valve(s) & Supply Lines

REPAIR / REPLACE The inlet and outlet lines on the water heater are not insulated and insulation should be added for energy efficiency.

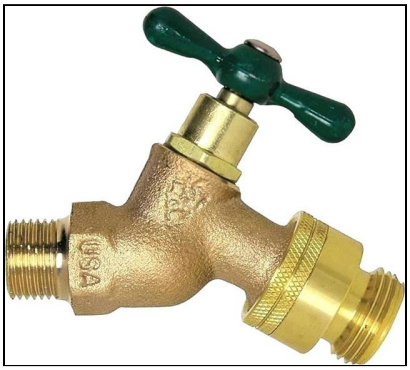



15.10 Seismic Straps

INSPECTED -The water heater is seismically secured in accordance with local standards.

15.11 Hose Bibs

REPAIR / REPLACE Three or more hose bibs do not include backflow devices, which are required by building standards to prevent back-siphoning of grey water into the potable water supply.




16. Roofing

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

We evaluated the roof to industry standards. Any recommended repairs noted in this report should be evaluated and repaired by a licensed, qualified Roofing contractor specialist prior to the end of the inspection contingency period.

Building Materials, Component Type, Age & Location

Roof Covering:
Concrete Tile

Design Life:
30 Years -Felt
50 Years -Tile Roof

Estimated Age:
20 Years-old

Method of Evaluation:
From A Ladder

Gutters:
Aluminum
Full Set

Chimney(s) Exterior:
Brick Veneer
Stucco

From Within Attic
Various Vantage Points

Inspection Findings

16.0 Roof Inspection

(1) GENERAL INFORMATION – Concrete tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for 50 years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra-violet contamination. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

(2) INSPECTED -The roof was inspected in compliance with industry standards.

16.1 Roof Observations

PRIORITY REPAIR (1) There are 12 or more slipped or displaced tiles at the front roof to wall junction, which should be serviced or the roof may leak. Evaluation and repair of the entire roof by a licensed Roofing Contractor is recommended before the end of the inspection contingency period.


Exposed Nail Holes

PRIORITY REPAIR (2) There are 2 broken rake tiles at the back of the home, which should be serviced or the roof may leak. Evaluation and repair of the entire roof by a licensed Roofing Contractor is recommended before the end of the inspection contingency period.

16.2 Flashing Deficiencies

PRIORITY REPAIR The toe of the flashing at a roof jack has been lifted and should be serviced to prevent a leak.

16.3 Gutters & Downspouts

REPAIR / REPLACE The gutters need to be cleaned and serviced to function properly. The attached garage gutters are not pitched to drain. The gutters on the added garage and front of the home should be cleaned, etc.





17. Smoke & CO Alarms

Smoke alarms should be on every level of the home, outside sleeping areas and inside each bedroom. CO alarms should be installed on each level of the home and outside sleeping areas. CO alarms should not be installed in attics or basements unless they include a sleeping area.

We evaluated the smoke and carbon monoxide alarms in compliance with industry standards. Any recommended repairs noted in this report should be evaluated and repaired by a licensed, qualified contractor prior to the end of the inspection contingency period.

Inspection Findings

17.0 Smoke Alarms

INSPECTED -The smoke alarms in the hallways and bedrooms responded to test.

17.1 Smoke Alarm Observations

SAFETY CONCERN The hardwired smoke alarm in the loft hallway is beyond its design life of 10 years and should be replaced. Old alarms have a higher failure rate and should be replaced for safety. Depressing the test button does not confirm the smoke sensor will function in the event of a fire. New construction standards require a 10-year battery type.

17.2 Carbon Monoxide Alarm Observations

SAFETY CONCERN There are no carbon monoxide alarms installed outside each sleeping area, in close proximity to bedrooms on each floor. They are required by California law and should be installed before the end of the inspection contingency period.

California Senate Bill 183, the Carbon Monoxide Poisoning Prevention Act of 2010, was signed into law this July 1, 2011, and requires Carbon Monoxide (CO) alarms to be installed in all dwellings that have an attached garage, fireplace, or a fossil-fuel burning appliance.

Summary Report

Inspected By: TIM ROHRBECK 760-390-3880

Customer: JOE BUYER

Address: 1234 ALLRIGHT AVE, CARLSBAD, CA 92009

This summary report will provide you with a preview of the components or conditions that need service or a second opinion,but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

SAFETY CONCERN

7.1 Attic Electrical Observations

(1) Electrical connections in the garage attic have been made outside of junction boxes which pose a potential fire hazard. All such connections should be inside of a junction box to contain a potential spark within the box. A qualified Electrician is recommended.

(2) There is electrical NM cable within the garage attic, which is not properly secured. It should be fastened to the framing every 54 in. and within 12 in. of a junction box or termination.

7.3 Auxiliary Panel Circuit Breakers

(1) A 20 amp circuit breaker in the garage workshop panel is serving two circuits, which could overload the circuit. The breaker is not designed for two conductors. Each conductor will not have enough contact area against the screw or its lug, which may lead to arcing and overheating of the conductors.

(2) There is a 30 amp 120 volt circuit within the exterior sub panel. 30 amps is for 240 volt circuits. The breaker is labeled Solar PV System. A qualified Electrician is recommended.

7.4 Auxiliary Panel Grounding

The sub panels in the detached garage conversion should be confirmed to have an independent ground (or driven rod). Our inspection was limited by stored items. A qualified Electrician is recommended.

7.5 Auxiliary Panel Wiring

There are neutrals (grounded conductors) that are being used as hots (ungrounded conductors) in the sub panels that should be re identified with black tape.

7.6 Bathroom Receptacle Outlets

The hydro-spa tub in the primary bathroom could not be confirmed to be GFCI protected and should be confirmed to be by a qualified Electrician.

7.7 Exterior Receptacle Outlets

(1) A receptacle outlet in the exterior kitchen cabinet is not GFCI protected, which poses a safety hazard and should be serviced.

(2) A GFCI outlet at the porch tripped when tested and cannot not be reset. It should be serviced and confirmed to restore power to the front, left side and stairway landing outlets. There is a sprinkler timer on the circuit which needs power. A qualified Electrician is recommended

(3) A GFCI outlet right of the exterior fireplace is redundant to the one at the left side of the fireplace and should be a standard outlet.

(4) A GFCI outlet at the exterior kitchen is tripped, cannot be reset and should be serviced.

7.9 Garage Receptacle Outlets

(1) The workshop and added garage receptacle outlets are not GFCI protected, which pose potential safety hazards and should be serviced.

(2) Two attached garage receptacle outlets are not GFCI protected, which pose potential safety hazards and should be serviced.

(3) Two garage receptacle outlets have no power and should be serviced. (at solar system)

7.10 Garage Electrical Observations

(1) There is an open electrical junction box by the water heater, which should be sealed so that any arching or sparking could be contained within the box.

7.11 Interior Receptacle Outlets

A receptacle outlet in bedroom 3 is not properly secured and should be serviced.

9.0 Fire Separation Wall(s)

A pull-down ladder assembly in the garage ceiling violates the necessary fire separation between the garage and the dwelling.It should be replaced with a fire rated one, or the wall of the residence beyond it must be dry-walled with .5 in. drywall. A qualified Contractor is recommended.

9.1 Garage Door Opener(s)

(1) Two garage door opener auto reverse pressure sensors did not respond to test, which pose potential safety hazards that should be serviced.

11.3 Gas Valve(s) & Connector(s)

(1) There is a gas odor in the vicinity of the control valve of the furnace in the lower attic (primary bedroom closet) that poses a safety hazard and should be serviced as soon as possible. A qualified HVAC Contractor is recommended.

14.0 Dryer Duct & Vent

(1) The dryer duct is lined with lint, which poses a potential fire hazard and reduces the efficiency of the dryer. -Duct Cleaning Contractor is recommended

17.1 Smoke Alarm Observations

The hardwired smoke alarm in the loft hallway is beyond its design life of 10 years and should be replaced. Old alarms have a higher failure rate and should be replaced for safety. Depressing the test button does not confirm the smoke sensor will function in the event of a fire. New construction standards require a 10-year battery type.

17.2 Carbon Monoxide Alarm Observations

There are no carbon monoxide alarms installed outside each sleeping area, in close proximity to bedrooms on each floor. They are required by California law and should be installed before the end of the inspection contingency period.

California Senate Bill 183, the Carbon Monoxide Poisoning Prevention Act of 2010, was signed into law this July 1, 2011, and requires Carbon Monoxide (CO) alarms to be installed in all dwellings that have an attached garage, fireplace, or a fossil-fuel burning appliance.

1.0 Attic Insulation

(1) There are one or more bare areas where insulation is displaced and it should be reinstalled to prevent temperature transfer from the attic to the living space.

(2) The attic access covers are not insulated and should be serviced for energy efficiency.

2.0 Tub-Shower(s)

There is mildew stained grout in the tub-shower in bathroom 3, which should be serviced.

3.0 Bedroom(s) Observations

A closet rod in the primary bedroom is missing and should be replaced.

4.3 Windows Deficiencies

(1) There is a French door in the office with delaminated low-e tint, which is due to a manufacturer's defect. Inquire with the seller about any documentation regarding the door manufacturer and any warranty that may apply. Service by a qualified Window Contractor is recommended.

(2) Six or more windows have damaged balancers and should be serviced for the windows to open and close properly or to stay open.

(3) Five or more windows are difficult to shut and need service to balancers.

(4) There are 11 or more windows with broken hermetic seals, (fogged windows), which should be replaced.Condensation or fogging may continue to form between the panes of glass over time making them more unsightly.

(5) A window in the primary bedroom drags the track and the rollers should be serviced.

(6) A window in bedroom 4 has a cracked/damaged sash and should be serviced.

7.2 Auxiliary Panel(s) -Sub Panels

(1) The sub panel in the workshop does not have 36 x 30 in. of clear space in front of it, which should be serviced.

(2) A number of circuits within the sub-panels are not labeled but should be, so that the appropriate load calculations and breaker sizes could be determined.

7.3 Auxiliary Panel Circuit Breakers

(3) There are breakers in the exterior and garage workshop sub panels that were off at the time of the inspection. The circuits should be restored and confirmed to be powered.

7.8 Exterior Lights (Luminaires)

(2) The light at the guest house and workshop exterior did not respond and should be serviced and demonstrated to be functional.

7.10 Garage Electrical Observations

(2) There is NM electrical cable within the workshop storage area, which is not properly secured and supported. It should be secured to the framing every 54 inches and within 12 inches of a junction box. There are missing coverplates which should be installed.

7.12 Interior Lights & Switches

A light in the downstairs hallway closet did not respond. The timer did not function and should be serviced.

7.13 Main Electrical Service Panelboard

(1) The main service panelboard does not have 36 in x 30 in of clear space which is mandated and clearance should be provided.

(2) A number of circuits within the main service panelboard are not properly labeled. They should be so that the appropriate load calculations and breaker sizes could be determined.

8.2 Hearth Extension

The fireplaces in the living room and family room do not have a distinguishable hearth extension, which should extend 16 in. in front of the openings and 8 in. beyond the sides of the openings.

9.1 Garage Door Opener(s)

(2) The infrared auto-reversing sensor mechanisms (photo-electric eyes) of an opener are too high. The vertical distance between the photo-electric eye beams and the slab floor should be no more than 6 inches.

11.2 Platform or Catwalk

There are stains on the platform under the condensate lines, the cause of which should be determined. A qualified HVAC Contractor is recommended.

11.5 Auxiliary Drain Pan(s)

An auxiliary drain pan has water stains inside from condensate which should be serviced. The pan is beneath a newer HVAC system. A qualified HVAC Contractor is recommended.

11.6 Condensing Coil(s)

(1) There is foliage encroaching on the condenser(s) which should be maintained six inches away to allow proper air intake.

(2) A condensing coil is raised but not to the recommended 3 in. above the surrounding grade. The fins can draw debris into them. Dirty fins can effect the efficiency of the system.

12.0.B Cooktop

One of the cook top burner in the guest house did not respond and should be serviced. -Appliance technician is recommended

12.1.B Range

(1) The range in the guest house is not equipped with an anti-tip bracket which prevents the range from tipping, or its contents from spilling, should a child attempt to climb on its open door. This is a recommended safety feature that should be installed and particularly if children visit or occupy the residence.

12.1.C Built-In Gas Oven(s)

The pizza oven pilot was not lit and should be serviced.

14.0 Dryer Duct & Vent

(2) The corrugated dryer duct is a type that traps lint, poses a potential fire hazard and should be replaced with a flexible metal type.

15.0 Bathroom Plumbing

(1) The toilet flush valve handle is not secure in bathroom 6 and should be serviced.

(2) The ball cock in bathroom 6 cycles on and off when refilling the tank and should be replaced.

(3) The showerhead hose in bathroom 6 leaks at the connection and should be serviced.

(4) The escutcheons in the bathroom 5 & 6 shower are not caulked and should be serviced to prevent moisture intrusion and damage.

(7) The hydro-spa tub diverter valve does not appear to function properly and should be serviced.

(8) The showerhead in the primary bathroom shower leaks and should be serviced.

(9) The shower hand sprayer mount in the primary bathroom shower is damaged and should be serviced.

(10) The upstairs bathrooms tub-shower mixer valves did not produce hot enough water and should be serviced.

(11) The fixtures in the tub-shower in bathroom 3 & 4 are not caulked and should be serviced to prevent the potential for moisture intrusion and damage.

(12) The showerhead in bathroom 4 drips water and the connection should be sealed with Teflon tape.

(13) One of the fixtures in the tub-shower in bathroom 5 is not caulked and should be serviced to prevent the potential for moisture intrusion and damage.

15.1 Exterior Plumbing

There is a leak beneath the exterior sink, which should be serviced.

15.2 Kitchen Plumbing

(1) The kitchen sink faucet is hot and cold reversed and should be serviced.

(2) The hand sprayer on the kitchen faucet leaks and should be serviced.

(3) The bar sink faucet is loose and should be secured.

15.3 Laundry Plumbing

There is a corroded angle stop beneath the laundry sink, which should be replaced to prevent a leak.

15.9 Water Shut Off Valve(s) & Supply Lines

The inlet and outlet lines on the water heater are not insulated and insulation should be added for energy efficiency.

15.11 Hose Bibs

Three or more hose bibs do not include backflow devices, which are required by building standards to prevent back-siphoning of grey water into the potable water supply.

16.3 Gutters & Downspouts

The gutters need to be cleaned and serviced to function properly. The attached garage gutters are not pitched to drain. The gutters on the added garage and front of the home should be cleaned, etc.

4.0 Site Observations

Additions have been made to this property. Therefore, you should request documentation that should include permits and any warranties or guarantees that might be applicable, because we do not approve of, or tacitly endorse, any work that was completed without permits, and latent defects could exist.

4.2 Doors & Sliding Glass Doors

There are door and gate locksets with combination locks, that should be demonstrated to be functional.(Not all pictured here)

7.8 Exterior Lights (Luminaires)

(1) There are exterior lights on motion sensor, timer or photocell. Many could not be activated. All the exterior lights should be demonstrated to be functional before the end of the inspection contingency period.

8.0 Fireplace Inspection

(2) There are more chimneys than fireplaces. Inquire with the seller for more information.

11.4 Evaporator Coil(s)

The evaporator coil appears to be leaking into the auxiliary drain pan as noted by moisture there. The coil may cracked and may need replacing. A qualified HVAC Contractor is recommended.

12.0.C Range

The ignition did not light the gas of the gas range griddle, oven and cooktop. This may be due to a tripped GFI outlet that cannot be reset, but the cause should be determined. The range should be serviced by a qualified Appliance technician before the end of the inspection contingency period.

15.0 Bathroom Plumbing

(5) A hydro-spa tub valve leaks at the stem. Water drips under the tub and it should be serviced.

(6) The hydro-spa tub drain leaks under the tub and should be serviced.

16.1 Roof Observations

(1) There are 12 or more slipped or displaced tiles at the front roof to wall junction, which should be serviced or the roof may leak. Evaluation and repair of the entire roof by a licensed Roofing Contractor is recommended before the end of the inspection contingency period.

(2) There are 2 broken rake tiles at the back of the home, which should be serviced or the roof may leak. Evaluation and repair of the entire roof by a licensed Roofing Contractor is recommended before the end of the inspection contingency period.

16.2 Flashing Deficiencies

The toe of the flashing at a roof jack has been lifted and should be serviced to prevent a leak.

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