The Real Estate Inspection Company

HOME INSPECTION REPORT

Date: 10/6/2020	**Time:** 08:30:00 AM	**Report ID:** 201006-31635
Property: 938 Doris Dr Encinitas CA 92024	**Client:** Tom White	**Real Estate Professional:** The Caspersen Brothers

Inspector:	**Support Phone:**	**Website:**
Brian Pennington	(760) 203-9682	www.sdinspect.com

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REPORT INTRODUCTION

Style of Home:	Year Built (According to MLS or Agent):	Parties present:
Single Family Detached	1969	Sellers, Listing agent
Weather:	**Temperature at start of inspection:**	**Rain in last 3 days:**
Partly Cloudy	73	No
Carbon Monoxide test:	**Occupied:**	
Yes	No*	

SCOPE OF WORK

IMPORTANT: A Home Inspection is NOT intended to reveal minor defects. Please familiarize yourself with the Standards-Of-Practice for home inspections and read the Inspection agreement for limitations.

You have contracted with The Real Estate Inspection Company to perform a generalist inspection in accordance with the Standards of Practice of InterNACHI. This home inspection is limited to a visual inspection. This means that we can only evaluate what we can see. There may be defects behind walls, under floor coverings, or which have been concealed from view by paint, personal items, or wall coverings.

Inspectors working for The Real Estate Inspection Company inspect properties in accordance with the Standards of Practice of InterNACHI and our Inspection Agreement which are listed on our website at www.sdinspect.com . Items that are not listed in this report were not inspected. The observations and opinions expressed within the report take precedence over any verbal comments. It should be understood that the inspector is only on-site for a few hours and will not comment on insignificant deficiencies, but confine the observations to truly significant defects or deficiencies that significantly affect the value, desirability, habitability or safety of the structure.

A home inspection is limited in scope and lower in cost than many individual inspections. Client is hereby informed that exhaustive inspections are available from specialists in a multitude of disciplines such as roofing, plumbing, pools, heating and air conditioning, decking, electrical, fenestration (windows and doors) and environmental quality among others. Additional inspections by specialists in a particular field will be more exhaustive and thorough, and likewise cost significantly more than a home inspection. A home inspection is intended to identify evidence of problems which exist. Since home inspections are non-destructive, the home inspector can only report on the evidence that is observable at the time of the inspection. A home inspection is specifically not exhaustive in nature, and therefore cannot identify defects that may be discovered only through more rigorous testing than a home inspection allows. A generalist inspection is essentially visual and does not include the dismantling of any component, or the sampling of air and inert materials. Consequently, a generalist inspection and report will not be as comprehensive or technically exhaustive as that by a specialist, and it is not intended to be.

We are specifically prohibited by state law from commenting on damage caused by termites and other wood-destroying organisms, which is the responsibility of a state-licensed pest control expert and commonly mandated as a condition of sale and usually scheduled and paid for by the sellers. More importantly, a home inspection does not include mold, air, contaminate, radon, asbestos, lead, drug residue or other sampling unless otherwise agreed to. Mold testing services are available by this company and other companies for an additional fee. DO NOT RELY ON *THIS REPORT* FOR IDENTIFICATION OF MOLD OR OTHER ALLERGENS UNLESS CLIENT AUTHORIZES THE COLLECTION AND TESTING OF AREAS OF CONCERN. THE REAL ESTATE INSPECTION COMPANY SPECIFICALLY DISCLAIMS ANY MOLD RELATED ISSUES UNLESS SAMPLES AND TESTING ARE AUTHORIZED BY PAYMENT OF ADDITIONAL MOLD SAMPLING FEES.

Components and systems shall be operated with normal user controls, and not forced or modified to work. Those components or systems that are found not to work at time of inspection will be reported, and those items should be inspected and repaired or replaced by a qualified specialist in that field.

A Visual Mold Assessment is performed to determine the presence of observable areas of concern, or conditions conducive to mold growth. Detached structures such as patio covers, palapas and decks are not inspected. A Visual Mold Assessment is valid for the date of the inspection and cannot predict future mold growth. Because conditions conducive to mold growth in a building can vary greatly over time, the results of the Visual Mold Assessment can only be relied upon for the point in time at which the inspection was conducted.

- Client must obtain estimates for any items noted in the report that require further evaluation or repair.
- The inspector cannot know what expense would be considered significant by client, as everyone's budget is different.
- It is client's responsibility to obtain quotations prior to the end of the contingency period.
- CLIENT SHOULD CONSIDER ALL DEFECTS IDENTIFIED IN THE REPORT AS SIGNIFICANT.
- It is client's responsibility to call a licensed professional immediately and provide them with a copy of this report.

HOW TO READ THIS REPORT

During the course of a home inspection verbal interaction occurs between the parties who are present. It is important to understand that spoken comments cannot be relied upon since there is no transcription of conversations. Therefore, no one relying on the findings of this inspection should consider any oral statements made during the inspection. Only the written comments in this inspection report should be relied upon regardless of any oral comments made during the inspection appointment. If you have any questions about the content in this report, or wish to have clarification on any comment, you must contact the inspector within 3 days of the inspection.

Each item that is inspected has four check boxes to categorize observations and defects.

A "tic" mark in the corresponding column means:

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

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

[NP] Not Present = *This item, component or unit is not in this home or building.*

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

- When a "Repair or Replace" action is indicated, you should consider having a licensed expert in that field perform a further evaluation of that entire system. For example, if a failed window is noted in the report, this may indicate that other windows may have failed. All windows should be checked BEFORE THE END OF YOUR CONTINGENCY PERIOD.
- Numerous digital photographs have been taken of the house to document the flaws noted or defects observed when possible. Sometimes it is not possible to take a photograph of a defect due to location, lighting, or other obstructions. Numerous pictures may be taken of a house but not all photographs will necessarily be included with the report.
- If similar defects are found at several locations throughout the house, only a representative number of photos may be shown in the report. Repair should not be limited to only those areas, but at all instances of the defect (such as aged angle stop valves, failed GFCI, failed windows, worn rollers, etc.)

A word about Home Warranties: You should not regard this inspection and report as being a guarantee or warranty of the property and its components. It is not. It is simply a report on the general condition of the property on the day of inspection. Furthermore, as a homeowner, you should expect problems to occur, roofs will leak, drain pipes will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance/warranty policy current. If you have been provided with a home protection/warranty policy, read it carefully. Such policies usually only cover insignificant cost, such as that of a rooter service, and the representatives of some insurance/warranty companies are very likely to charge you for a service call and then deny coverage on the grounds that a given condition was pre-existing or not covered because of an alleged code violation or a manufacturers defect. Therefore, you should read such policies very carefully, and depend upon The Real Estate Inspection Company for any assistance and consultation that you may need.

This home is more than 40 years old: Client must understand that any original components in the house are very likely worn. Even components that are not original, but were changed years ago, may also be worn and at or near the end of their life. HOME INSPECTORS DO NOT PREDICT THE LIFE REMAINING OF ANY COMPONENT. Many items may be nearing the end of their useful life, and may require maintenance or replacement in the near future include the roof and/or the roof underlayment, HVAC systems, window rollers/glides, appliances, garage door springs and openers, and plumbing components. If you are buying a home built before 1979 you may wish to have it tested for environmental contaminants by a specialist, and particularly tested for the presence of lead and asbestos which was widely used before 1979.

Check your report to see what type of drain lines are installed. Homes of this age may have cast iron drain lines. These pipes rust from the inside and fail. Even if the cast iron lines have been replaced under the house, we cannot determine if the line from the house to the public sewer system has been replaced. The life remaining can only be determined by a plumber using a video scope. Always consider hiring the appropriate expert for any repairs or further inspection.

SAFETY GLAZING (GLASS): Glass in homes built prior to 1977 is likely to be standard plate glass and NOT safety glass. Today, safety glass is required in locations where it is likely to incur impact such as at sliding glass doors, swinging doors, adjacent to swinging doors, at landings, and windows with a bottom edge within 18 inches from the floor. Standard glass has been responsible for numerous injuries and even death. You should upgrade all glass subject to human impact with safety glass. More information can be learned by reading this article on " Safety Glazing ".

This house was vacant at time of inspection. Vacant houses can develop problems that may not occur if the house was being lived in. Many systems in a house depend on regular use. Without regular use, adverse conditions can occur including but not limited to: Sludge in waste lines can dry out creating blockage that would otherwise not occur if the plumbing system was being used regularly. Water can evaporate from the dishwasher leaving hard calcium, which can ruin the motor. Air conditioner compressor seals can dry out causing refrigerant leaks. Sediment and scale can accumulate in plumbing lines which would otherwise be flushed out. This debris can become dislodged when the plumbing is used causing valves to become clogged. You should be aware of these issues when buying a home that has been vacant for an extended period of time.

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1. BUILT-IN APPLIANCES

All appliances have an expected life span and will eventually wear out. To determine the life span of appliances and other components in your house, see the Table of Life Expectancy on our website.

----------> Your Range *Video Maintenance Tip*

----------> Your Disposer *Video Maintenance Tip*

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR	Items
•				**1.0 DISHWASHER**

DISHWASHER: AGED*

(1) The dishwasher was tested and functioned properly at the time of the inspection. This is not an exhaustive test and does not verify the cleaning efficiency of the dishwasher.

1.0 Picture

1.0 Picture

(2) Note: The dishwasher appears to be past its expected service life. The average life of a dishwasher is 10 years. Some units may last for more or less than 10 years depending on quality and usage. To see a complete list of life expectancies for just about every component in a house, please visit our list of Life Expectancy.

IN	NI	NP	RR	Items
•				**1.1 RANGES/COOKTOP**

RANGE: GAS, AGED*

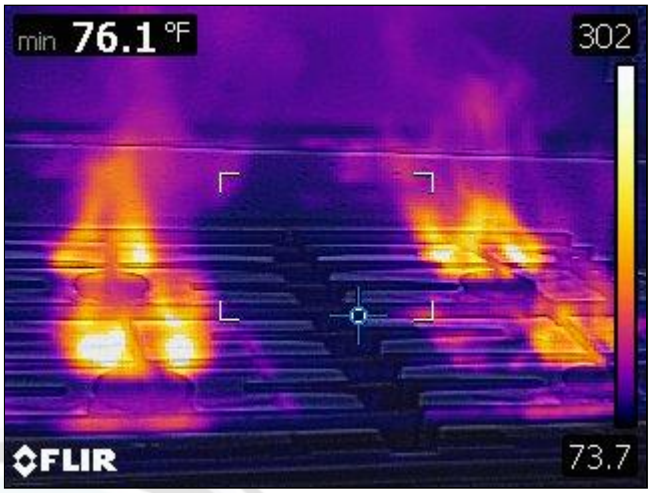
(1) The range was tested and was functional at time of the inspection. This test is not exhaustive and does not confirm the performance, accuracy, or effectiveness of the range.

IN	NI	NP	RR	Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

1.1 Picture



1.1 Picture

(2) Note: The range appears to be older than its expected service life. According to InterNACHI the average life of a gas range is 15-17 years and an electric range is 13-15 years. Some units may last for more or less time depending on quality and usage. To see a complete list of life expectancies for just about every component in a house, please visit our list of Life Expectancy.

• ☐ ☐ ☐ **1.2 FOOD WASTE DISPOSER**

The disposer was tested and was functional at time of inspection.

1.2 Picture

• ☐ ☐ ☐ **1.3 RANGE HOOD/VENT**

EXHAUST/RANGE HOOD: VENTED TO EXTERIOR, BUILT INTO MICROWAVE

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

The range exhaust vent was tested and was functional at time of the inspection. This is not an exhaustive test, and does not evaluate the performance or effectiveness of the range hood.

1.3 Picture

☐ ☐ ☐ ● **1.4 MICROWAVE COOKING EQUIPMENT (Built-in)**

MICROWAVE: *AGED

(1) The microwave was installed close to the cooktop surface. (less than 18" clearance between cooktop and bottom of microwave) This can cause damage to the plastic covering and the electronic control panel due to excessive heat. Also, this can be a hazard if the burner controls are located behind the cooking surface. We recommend checking the microwave manufacturers clearance requirements and relocating if a greater clearance is recommended.

1.4 Picture

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

(2) The microwave was tested with a testing device and was functional at time of the inspection. This is not an exhaustive test, and does not predict the performance of the microwave.

1.4 Picture

(3) Note: The average life of a microwave is 11 years. Some units may last for more or less than 11 years depending on quality and usage. To see a complete list of life expectancies for just about every component in a house, please visit our list of Life Expectancy.

1.4 Picture

• 1.5 **WALL OVEN**

WALL OVEN: ELECTRIC

Both of the wall ovens were tested and were functional at the time of the inspection.

IN NI NP RR Items

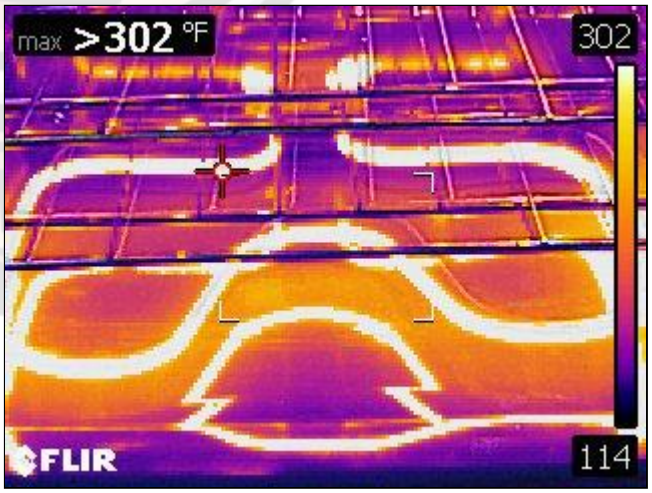
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

1.5 Picture

1.5 Picture

1.5 Picture



1.5 Picture

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

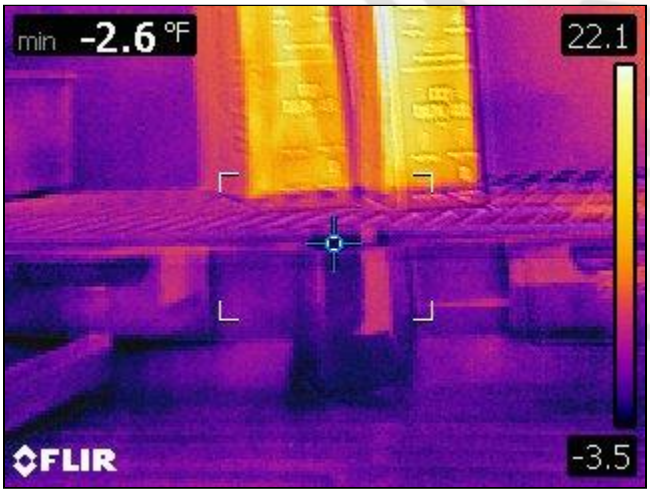
1.5 Picture

•				

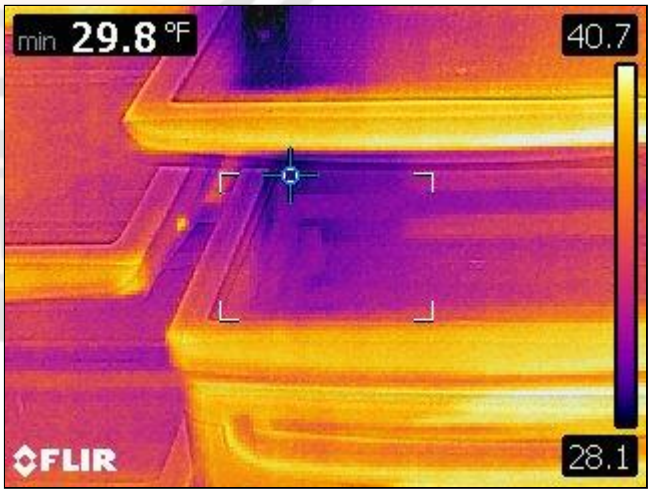
1.6 REFRIGERATOR

REFRIGERATOR WATER SOURCE: None*

(1) The interior temperatures of refrigerator and freezer were observed using a thermal camera and the refrigerator appeared to be functional. This is not an exhaustive test and does not verify the efficiency of the refrigerator. Appliances are not moved to inspect the walls/floors/other components behind them. We recommend that you keep a good home warranty in place which covers the appliances.



1.6 Picture



1.6 Picture

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

(2) Note: The refrigerator appears to be older than its expected service life. The average life of expectancy is 9-13 years. Some units may last for more or less time depending on quality and usage. To see a complete list of life expectancies for just about every component in a house, please visit our list of Life Expectancy.

1.6 Picture

(3) Note: There is no water supply present for a refrigerator with an ice maker/water dispenser.

		•		1.7	**WASHER/DRYER**

CLOTHES DRYER HEATING SOURCE: 220 Volt Electric or Gas, 3-PRONG LAUNDRY 220 VOLT RECEPTACLE*

TIP: There is a three prong 220 volt receptacle in the laundry. Many new electric dryers require a four prong receptacle. If you install an electric dryer, you may need to upgrade the receptacle or the dryer power cord. This should be performed by a licensed electrician.

IN NI NP RR Items

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Please refer to our Standards of Practice for a detailed list of what is inspected and what is not inspected.

2. PLUMBING SYSTEM

Home inspectors check for functional flow at fixtures and drains by running water at all fixtures for an extended period of time. The test is to operate each serviceable fixture (faucets, toilets, and a representative number of hose spigots) and observe the associated drains, and allow adequate water to run to determine adequate flow rate, adequacy of the drain, and the draw of the drain (absence of blockage). However, inasmuch as significant portions of drainpipes are concealed, inspectors can only infer their condition by observing the draw at drains. Nonetheless, blockages and leaks will occur in the life of any system. Shower pans leak and must be flood-tested, but this is the responsibility of licensed pest-control inspectors and beyond the scope of the inspection. Regardless, blockages and leaks in main sewer pipes are common and are costly to repair or replace, and for this reason we sensibly disclaim responsibility for evaluating the concealed portions and strongly recommend that buyers arrange to have the main sewer pipe video-scanned, or accept the risk of any damage that might occur.

Home inspectors do not operate (turn) any water supply shut off valves such as angle stops (the type under sinks), laundry hose spigots, water heater supply valves, or main water shut off valves at the meter. Home inspectors do not test clothes washer drains or stand pipes, or flood test the over-flow drains at tubs and sinks in accordance with industry standards of practice. If you have questions about these exclusions, please contact your home inspector.

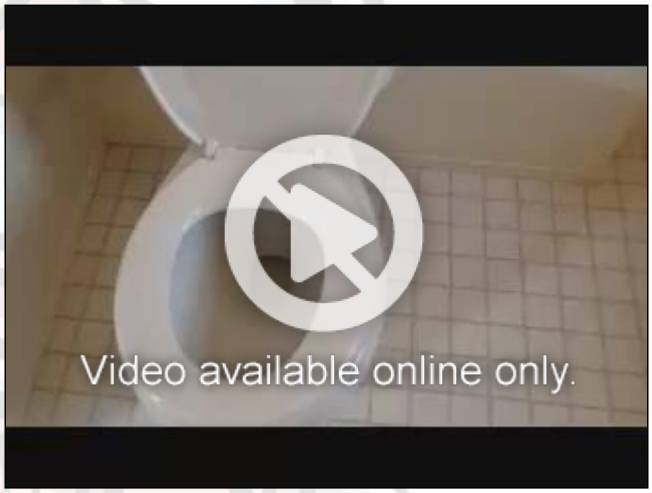
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR	Items
•				**2.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS**

WASHER DRAIN SIZE: 2" DIAMETER

PLUMBING WASTE: DRAIN TEST - YES*, ABS

Note: 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 draining. All bathroom and kitchen fixtures were tested for an extended period of time during the inspection. Home inspectors only run clean water through the drains. This is not a conclusive test and flushing toilet paper, human waste, food debris or soap suds may cause drains to clog. Only a video-scan of the drains and main line would confirm its actual condition. We advise having a sewer camera inspection performed to verify the condition.



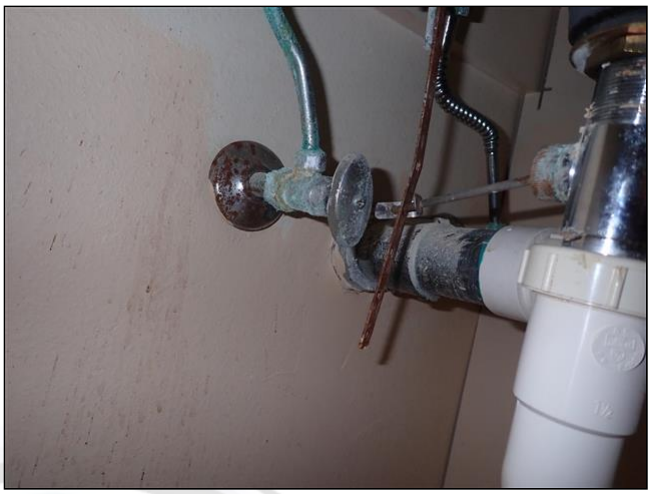
2.0 Picture

IN	NI	NP	RR	Items
			•	**2.1 FAUCETS, VALVES AND CONNECTED FIXTURES**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

(1) One piece valve/flexible supply lines are installed at master bathroom sink. These supply pipes are known to corrode from the inside and fail. Corrosion/ calcification was observed at these valves which indicates that corrosion is taking place. We recommend replacing all of these older angle stop valves with new valves and braided steel supply lines to avoid leaks.



2.1 Picture

(2) The Master Bathroom and hall bathroom sink stopper is inoperable. We recommend necessary corrections.

2.1 Picture

2.1 Picture

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

(3) The sink in the Master Bathroom is cracked. We recommend replacement to avoid leaks.

2.1 Picture

(4) The tub diverter in the hall bathroom is defective; likely due from hard water deposit build up on the tub spout mechanism. Water sprays from shower and tub spout simultaneously. We recommend necessary corrections by a qualified person.

2.1 Picture

•				**2.2 HOSE SPIGOT**

(1) A representative number of hose spigots were tested and operational. This is not an exhaustive test and hose spigots may leak when a hose or other device is connected due to back pressure.

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

(2) Safety Tip: Anti-siphon or anti-backflow valves are not present at the exterior hose spigots. These are safety devices which prevent contaminated water from flowing into the the house water supply. Current standards require the installation of anti-siphon valves to keep your drinking water clean. We recommend installation for your health and safety.

2.2 Picture

• 2.3 **WATER SUPPLY AND DISTRIBUTION SYSTEM**

WATER SOURCE: PUBLIC

PLUMBING DISTRIBUTION (Observable Only): COPPER

WATER HEATER SHUT OFF VALVE - TYPE: Ball Valve

(1) Note: The water meter was observed for an extended period of time with plumbing fixtures, washing machine, dishwasher, sprinkler system, and any other water-using systems, devices and fixtures turned off. No movement of water meter was observed.

2.3 Picture

(2) Note: This home appears to have some portions of the plumbing distribution system that run through the concrete slab. Copper pipes in direct contact with concrete have been known to deteriorate and result in "slab leaks". We attempt to determine if slab leaks exists, however they may go undiscovered particularly if the water to the house has been turned off recently. If a leak occurs at pipes running through the slab, plumbing must be re-routed or lined with epoxy.

• 2.4 **CORRECT PLUMBING AT FAUCETS (hot left, cold right)**

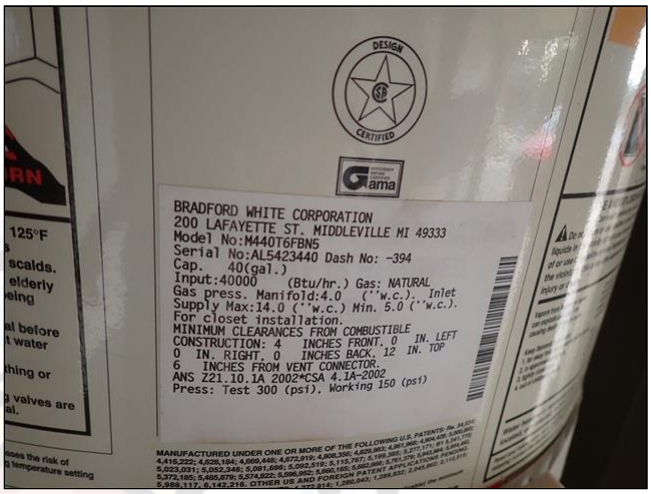
IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR	Items
•				2.5 WATER HEATER(S), FLUES AND VENTS

WATER HEATER POWER SOURCE: NATURAL GAS
WATER HEATER FLUE MATERIAL: SINGLE WALL/DOUBLE WALL
CAPACITY: 40 GAL
YEAR MANUFACTURED: 2004*

(1) The water heater is an older unit (10 years+), and repairs or even failure can be expected. The hard water in Southern California can contribute to early failure. In addition to avoiding leaks, a new water heater can save you money through more efficient operation. Advise replacing the water heater as preventative maintenance. We recommend that keep a good home warranty in place which covers the water heater. For more information visit: http://www.nachi.org/lifespan-water-heater.htm



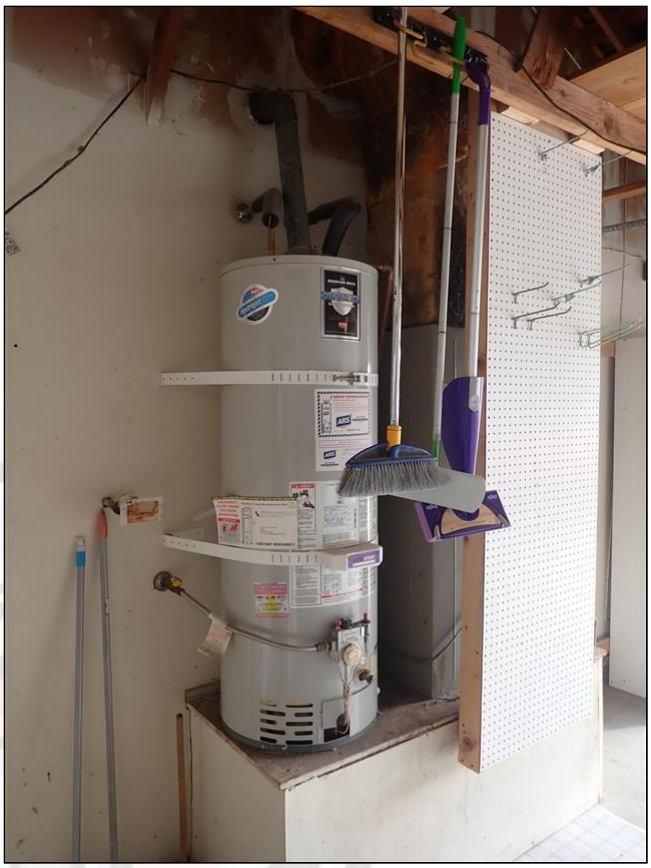
2.5 Picture

IN	NI	NP	RR	Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

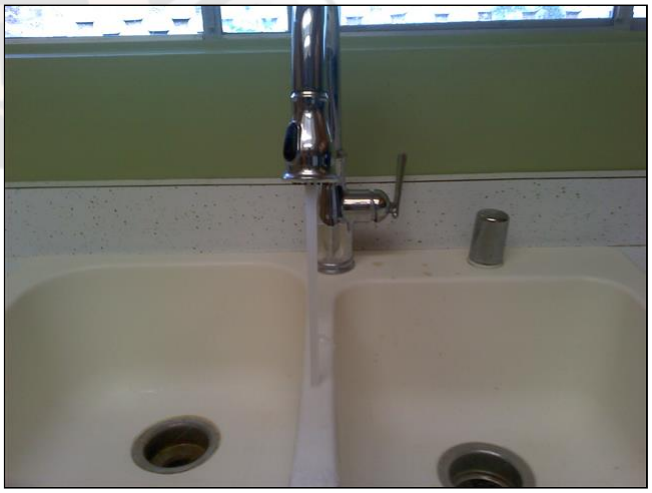
(2) The water heater was inspected and was operational at time of inspection. A home inspection does not evaluate the efficiency or recover rate of water heaters.



2.5 Picture

(3) Hot water temperature was tested at faucets during inspection and was found to be operating within normal range which indicates the water heater was functioning as intended.

2.5 Picture



2.5 Picture

IN NI NP RR Items

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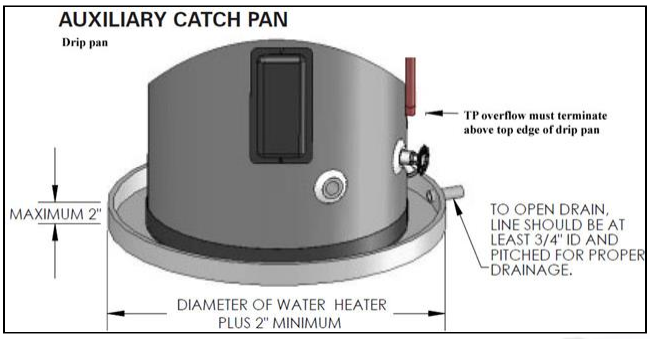
IN NI NP RR Items

(4) We recommend installing a leak pan under the water heater by a licensed plumber to avoid future damage to the home if the water heater leaks.



2.5 Picture

2.5 Picture

•				**2.6 TEMPERATURE AND PRESSURE RELIEF (TPR) VALVE**
•				**2.7 WATER HEATER STRAPPING, BRACING AND PLATFORM**

Water heater was adequately strapped and blocked against movement.

2.7 Picture

•				**2.8 WATER PRESSURE AND REGULATOR**

WATER PRESSURE: 45-80 psi (normal)

The water pressure was checked with a pressure gauge and was measured at 60 psi.

IN NI NP RR Items

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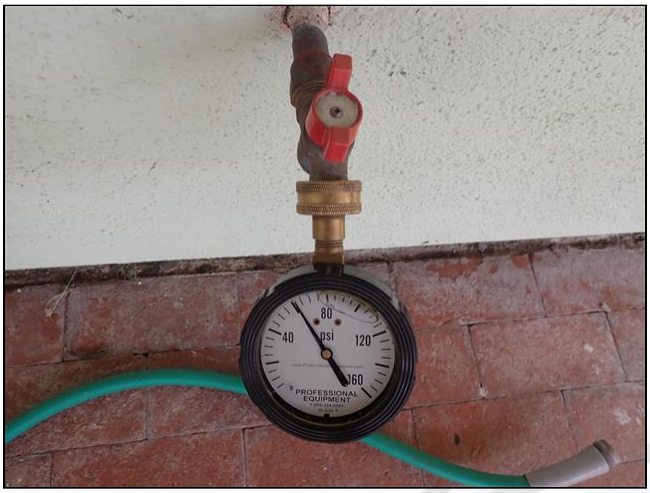
IN NI NP RR Items



2.8 Picture

2.8 Picture

[•] [ ] [ ] [ ] **2.9 GAS STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)**

GAS DISTRIBUTION: IRON PIPE

Note: During the inspection a gas leak test was performed using a hand held combustible gas leak detector. Readily accessible gas fittings/appliances were tested. No gas leaks were observed.

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

2.9 Picture

2.9 Picture

2.9 Picture

IN NI NP RR Items

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Please refer to our Standards of Practice for a detailed list of what is inspected and what is not inspected.

3. ELECTRICAL SYSTEMS

The electrical system is evaluated for proper installation, functionality of fixtures and polarity of accessible receptacles. This is not an exhaustive test, and home inspectors do not determine the proper distribution of receptacles per circuit, or the effectiveness of each breaker. This takes specialized tools which are outside the scope of a home inspection.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR	Items
			•	3.0 MAIN AND DISTRIBUTION PANELS

ELECTRICAL SERVICE CONDUCTORS: COPPER, 220 VOLTS, OVERHEAD SERVICE
MAIN PANEL CAPACITY: 100 AMP
PANEL TYPE: CIRCUIT BREAKERS

MAINTENANCE TIP: The breakers are not labeled. We recommend properly labeling the breakers for safety.

3.0 Picture

IN	NI	NP	RR	Items
			•	3.1 OVERHEAD SERVICE ENTRANCE CONDUCTORS

The service entrance conductors are in contact with tree branches. This can damage the wires, or cause power outage in high wind. We recommend trimming trees away from service entrance conductors.

3.1 Picture

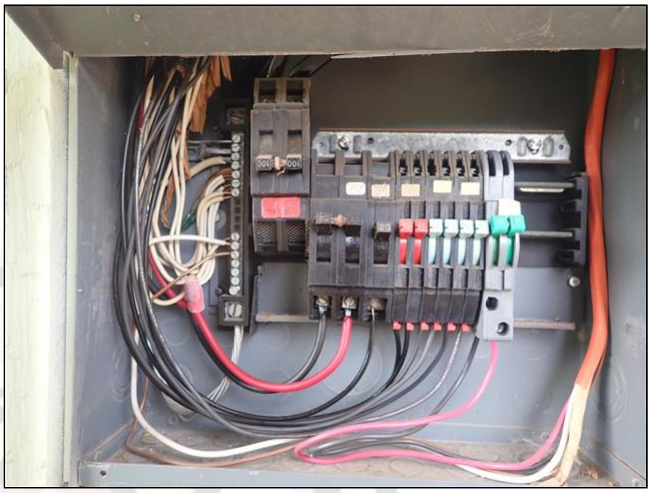
IN	NI	NP	RR	Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR	Items
•				3.2 SYSTEM GROUNDING AND GROUNDING EQUIPMENT
			•	3.3 OVERCURRENT DEVICES (Circuit Breakers, Fuses) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

ELEC. PANEL MANUFACTURER: ZINSCO*

The panel was manufactured by Zinsco/ Sylvania. These panels were made with alloy buss bars which are easily dented. Because of this, a poor connection with the circuit breakers sometimes develops. This can cause over-heating which is a fire hazard. We recommend that you consult with a licensed electrician as to the integrity of this electric panel before the close of your contingency period. More information can also be found at http://www.inspect-ny.com/electric/Zinsco.htm



3.3 Picture

•				3.4 BRANCH CIRCUIT CONDUCTORS

BRANCH WIRE 15 and 20 AMP: COPPER
WIRING METHODS: ROMEX

•				3.5 JUNCTION BOXES (Observable)
•				3.6 CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items)
•				3.7 EXTERIOR LIGHTING - ATTACHED (Daylight sensors and landscape lights excluded)

EXTERIOR LIGHTING CONTROL: STANDARD SWITCHED

Exterior lights were tested and were functional at time of the inspection.

IN	NI	NP	RR	Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

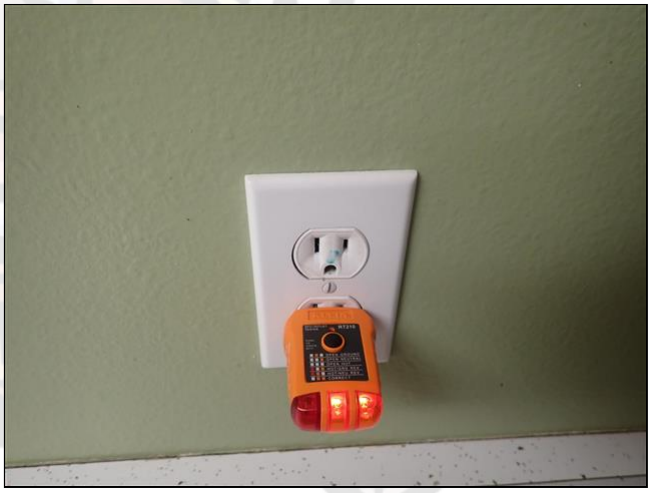
3.7 Picture

3.7 Picture

• ☐ ☐ ☐ **3.8 POLARITY AND GROUNDING OF RECEPTACLES**

A representative number of receptacles were tested for power, polarity and grounding according to standards-of-practice.

3.8 Picture



3.8 Picture

• ☐ ☐ ☐ **3.9 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**

(1) **Definition:** A ground-fault is an unintentional electrical path between a source of electrical current and a grounded surface. Electrical shock can occur if a person comes into contact with an energized part. GFCI's (ground-fault circuit-interrupters) can greatly reduce the risk of shock by immediately shutting off an electrical circuit when that circuit represents a shock hazard (i.e., a person comes in contact with a faulty appliance

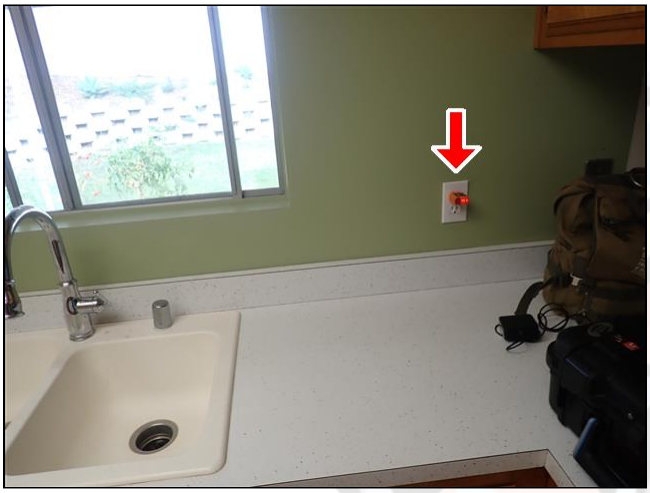
IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

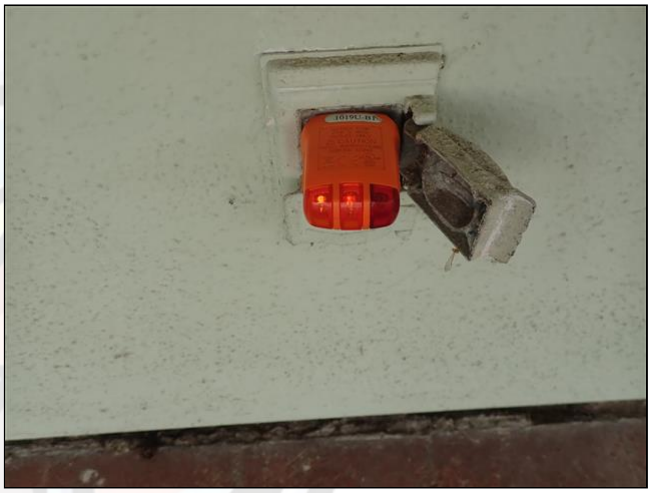
IN NI NP RR Items

together with a grounded surface). GFCI's can be installed in a circuit breaker panel board or directly in a receptacle outlet. For a chart listing GFCI installation requirements, please visit our website at www.sdinspect.com

(2) Suggested Safety Upgrade: This house was built prior to the requirement for the installation of GFCI receptacles in certain locations in the house. The locations where GFCI receptacles are required has increased, but it is not required to retrofit older homes unless a remodel takes place. For safety, it is advisable to upgrade all receptacles within 6 feet of a plumbing fixture, in garage, kitchen, and at exterior, to GFCI protected outlets by a licensed electrician. A complete list of GFCI installation requirements and the dates that they were first required can be viewed at www.sdinspect.com



3.9 Picture



3.9 Picture

(3) All accessible GFCI receptacles were tested and were functioning properly unless otherwise noted.

3.9 Picture

3.10 KITCHEN ELECTRIC (Pre-1995)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR	Items

Home inspectors do not evaluate individual circuits for capacities, or identify which receptacles, appliances and fixtures are on a particular circuit. The microwave appears to be connected to a shared circuit. While installing a microwave on a shared circuit may work, most microwave manufacturers require a dedicated 15 or 20 AMP circuit, and many installers will refuse to install a new microwave on a shared circuit. Adding a dedicated circuit can be costly due to the difficulty in running wires through walls. We advise having a licensed electrician verify if the microwave is on a dedicated circuit before the close of your contingency period.

IN	NI	NP	RR	Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Please refer to our Standards of Practice for a detailed list of what is inspected and what is not inspected.

4. HEATING EQUIPMENT

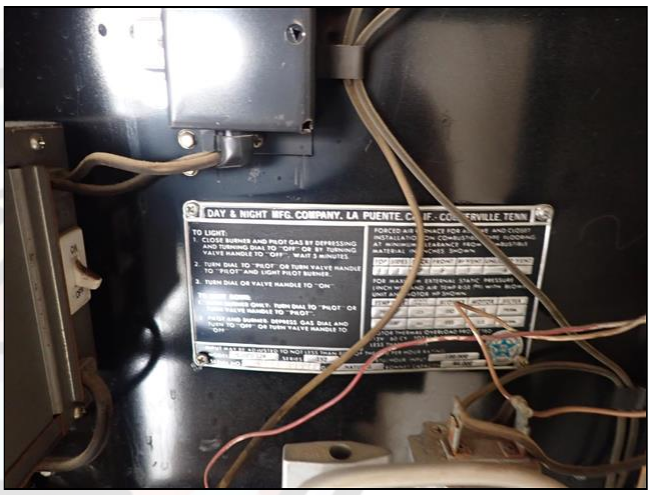
----------> Your Heating System *Video Maintenance Tip*

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR	Items
•				4.0 HEATING EQUIPMENT

HEAT TYPE: FORCED AIR
ENERGY SOURCE: NATURAL GAS
NUMBER OF HEAT SYSTEMS (excluding wood): ONE
AGE OF HEATING EQUIPMENT: GAS - OVER 35 YEARS*

(1) The furnace is more than 30 years old. Most heating contractor consider units over 20 years old to be at the end of their life span (Table of Life Expectancy). Furnaces that are more than 30 years old do not have many of the safety features of newer units, and are also far less efficient that a newer unit. Due to its age, this furnace is excluded from our Inspection Guarantee. 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.



4.0 Picture

(2) The heating equipment was tested and functioned properly at time of inspection.

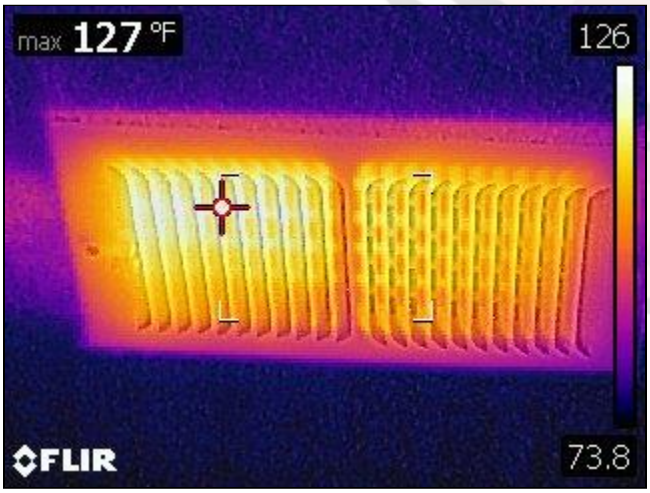
IN	NI	NP	RR	Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

4.0 Picture

4.0 Picture



4.0 Picture

☐ ☐ ☑ ☐ **4.1 AUTOMATIC SAFETY CONTROLS**

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

The furnace is an older unit which does not have some of the safety features of a newer furnace.

• 4.2 **FLUES AND VENTS (For heating system)**
FLUE MATERIAL: SINGLE WALL METAL

• 4.3 **NORMAL OPERATING CONTROLS (Thermostat)**
THERMOSTAT LOCATION: HALLWAY

(1) The thermostat was operational when used to operate the HVAC system. Programmable thermostats are not adjusted, and no testing is done to check the accuracy or programmed settings of the thermostat.

4.3 Picture

(2) MAINTENANCE TIP: Thermostat is old. We recommend repair or replacement.

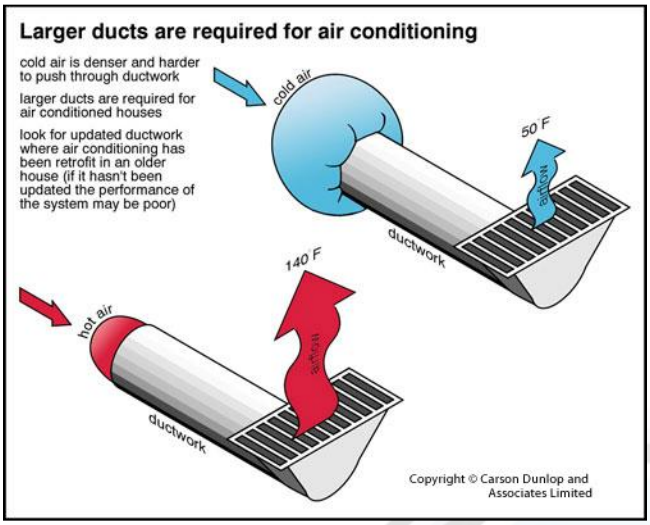
• 4.4 **DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**
DUCTWORK: INSULATED
FILTER TYPE: DISPOSABLE, FILTER (s) ARE DIRTY. ADVISE REPLACING.

(1) This home appears to have the original heat ducting system in place. The original ducts were intended for use with heat (furnace) only and are too small for air conditioning. This home has had an air conditioning system added which requires larger ducts. While the system does function, you may be unsatisfied with the performance of the AC system in the summer months. Upgrading the ducting system may be desired. We recommend review by a licensed HVAC contractor.

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items



4.4 Picture

4.4 Picture

4.4 Picture

(2) There is possible asbestos-type material at ducting. The only way to confirm the presence or absence of asbestos is by having a sample of the material tested in a lab. If client has any concerns regarding asbestos materials, an asbestos-testing lab should be consulted for further review prior to the end of your contingency period.

IN NI NP RR Items

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Please refer to our Standards of Practice for a detailed list of what is inspected and what is not inspected.

5. COOLING EQUIPMENT

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR	Items
		•		**5.0 COOLING AND AIR HANDLER EQUIPMENT**

No AC was installed.

IN	NI	NP	RR	Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

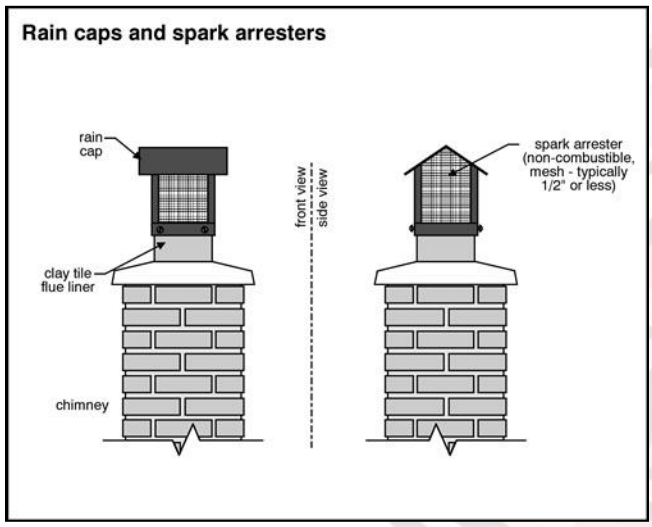
6. FIREPLACES

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR	Items
			•	6.0 FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS

TYPES OF FIREPLACES: MASONRY BLOCK
NUMBER OF FIREPLACES: ONE

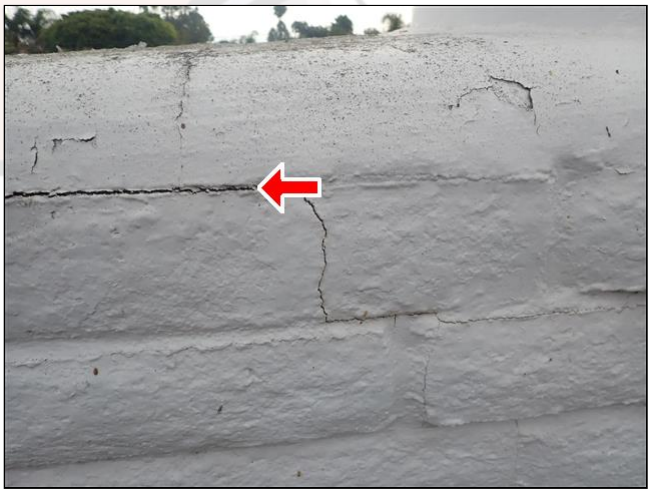
(1) No spark arrester/ rain cap was present. Spark arresters prevent cinders from falling onto the roof which is a fire hazard. The rain cap prevents water from entering the chimney flue. We recommend installing a spark arrester/ rain cap by a qualified person.



6.0 Picture

6.0 Picture

(2) The chimney crown (mortar cap) is cracked. We advise repair to avoid moisture intrusion and further deterioration by a licensed chimney contractor.



6.0 Picture

IN	NI	NP	RR	Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

(3) Note: Our inspection of chimneys is that of a generalist and not a specialist, and is described by specialists as less than a phase-one inspection, as distinct from phase one- and phase-two inspections that are conducted by fireplace specialists. Please note that significant areas of chimney flues cannot be adequately viewed during a home inspection. Phase-one inspections have been documented by the Chimney Safety Institute of America which reported in 1992 "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend a phase-two inspection by a specialist within the contingency period to fully document the condition of the flue in its entirety.

6.0 Picture

(4) Liner was not inspected by our company. We recommend a qualified chimney sweep inspect for safety.

[ ] [ ] [ ] [•] **6.1 DAMPER AND/OR DAMPER CLAMP**

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

SAFETY TIP: 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. We recommend installation of a damper clamp.

6.1 Picture

•				**6.2 HEARTH/MANTLE**
	•			**6.3 OPERATING CONTROLS**

Gas valve or gas supply at the fireplace could be not tested. Gas stub inside fireplace was capped. We could not confirm the presence or function of gas at fireplace.

6.3 Picture

IN NI NP RR Items

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Please refer to our Standards of Practice for a detailed list of what is inspected and what is not inspected.

7. FIRE/SAFETY

Smoke detector should be tested upon moving into home, and every six months. We recommend replacing all smoke detectors when they become 10 years old. 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. It is further recommended that all smoke detectors be inter-connected with a signal wire to sound all alarms if one is activated. Wireless smoke detectors are available.

Important new Smoke Alarm Law SB 745: A new law took effect which will impact every homeowner in California. These are the new requirements that you should be aware of. For more details, please see our article " When and Where are Smoke Alarms Required?"

- July 1, 2014 - Any smoke alarm installed that is solely powered by a battery MUST be a sealed unit with a 10-year non-removable battery. You must write the date of installation on the unit.
- July 1, 2015 ALL old smoke alarms that are solely powered by batteries MUST be replaced with those that contain a sealed battery that is rated to last 10 years.
- July 1, 2015 ALL smoke alarms powered by 120 VAC and/or battery must comply with the provisions of having a 10 year non-removable battery.
- From now on, any repairs, alterations or additions greater than $1,000 or requiring a permit will require upgrading (and installing additional alarms) that meet the new requirements.

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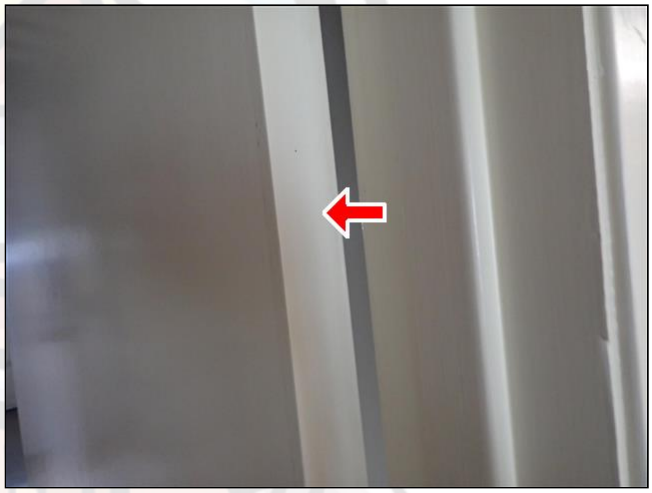
IN	NI	NP	RR	Items
•				7.0 FIRE-RATED DOOR (garage)

The door between the house and the garage appears to be a fire rated door.



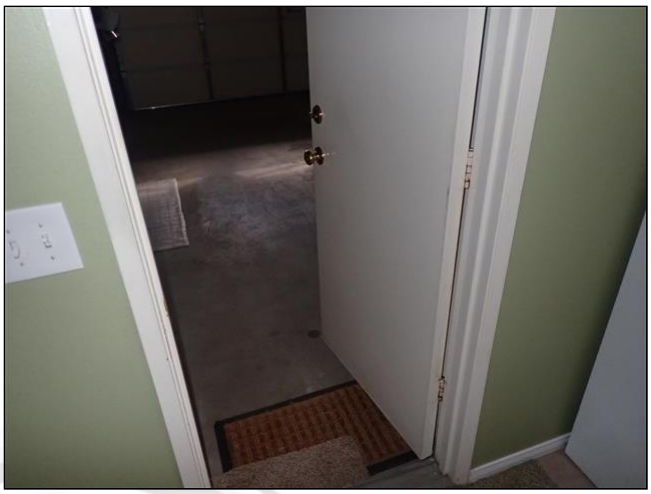
7.0 Picture

IN	NI	NP	RR	Items
			•	7.1 AUTO CLOSER (GARAGE DOOR)

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

The required auto-closing hinge was not installed and requires installation at door to garage. We recommend installing.

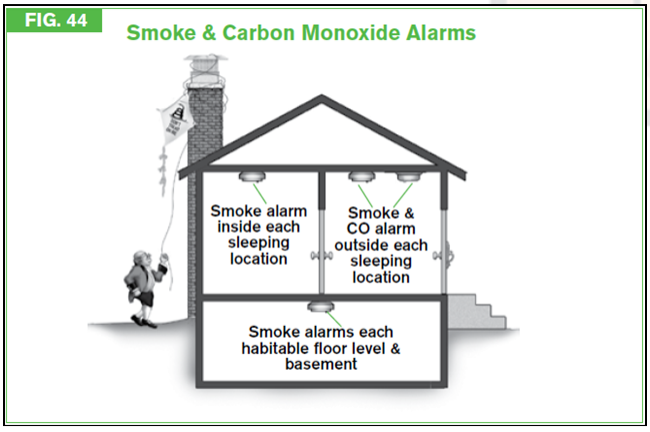


7.1 Picture

•				**7.2 FIRE WALL**
•				**7.3 BEDROOM EGRESS**
			•	**7.4 SMOKE DETECTORS**

One smoke detector was present in the common hallway. As of January 1, 2014, California State Law SB 745 requires additional smoke detectors to be installed in all bedrooms and on each level in the common hallways in multi-story homes when modifications have been performed including alterations, repairs, or additions exceeding $1,000 in value. Additional smoke detectors area also required in all dwellings intended to be used as rentals regardless of modifications.

Additional smoke detectors are needed to comply with current fire and safety standards and regulations. To see the requirements, please visit our website at Smoke Detector Requirements.



7.4 Picture

7.4 Picture

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR	Items
•				7.5 CARBON MONOXIDE DETECTOR(S)

Carbon Monoxide detectors are required as of July 1, 2011, in homes with any gas burning appliances (furnace, range, water heater), fireplaces, or wood burning stoves and/or an attached garage. Please see the new law regarding Carbon Monoxide detectors. This house has CO detector(s) installed as required.

7.5 Picture

		•		7.6 FIRE SPRINKLERS/CONTROL

FIRE SPRINKLERS: None Present

SECURITY SYSTEM: None Present

IN	NI	NP	RR	Items

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Please refer to our Standards of Practice for a detailed list of what is inspected and what is not inspected.

8. INTERIORS

Note: reported items at the interior surfaces can be evidence of more significant defects. Stains at ceilings may be evidence of roof or plumbing leaks. Stains at walls may be evidence that windows or doors are leaking. Determining the exact cause of staining based on evidence that is only observable at the interior surface is beyond the scope of a home inspection due to its concealed nature.

Stains that are reported may require more destructive testing to determine the exact source of the stain. It is the client's responsibility to arrange for additional testing which may be required by a specialist (fenestration, plumbing, roof, etc).

Determining the presence of RODENTS or the extent of a rodent infestation is NOT part of a home inspection. Level II pest inspectors must be licensed by the State of California. Home inspectors are not licensed pest inspectors, and do not lift insulation or investigate possible rodent infestation.

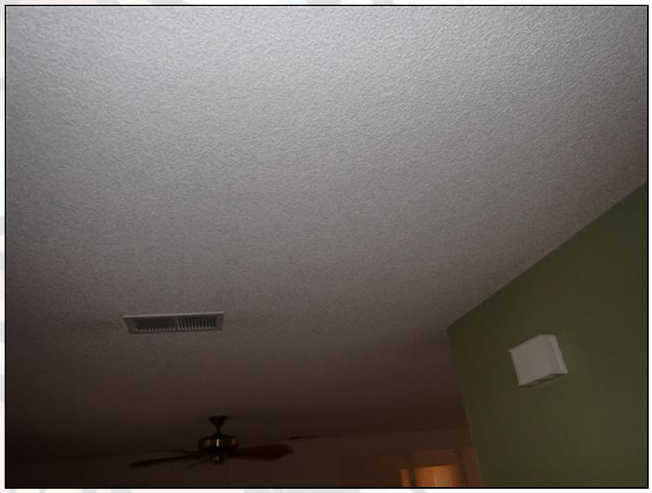
Home inspectors do NOT comment on cosmetic items such as wall, window and floor coverings, stains at counters, etc.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR	Items
			•	**8.0 INTERIORS (general)**

CEILING & WALL MATERIALS: SHEETROCK, AGED, ACOUSTIC* "Popcorn"
RELATIVE HUMIDITY (Interior): Less than 65%
VISUAL MOLD ASSESSMENT: No Areas Of Concern*, Moisture Meter Used - No Elevated Readings*

(1) Acoustic texture, also known as "popcorn", was present at the ceiling. This material was often used from the late 1950s into the 1980s in residential construction. Some of this material installed before the 80's has been known to contain asbestos. It is beyond the scope of this inspection to test for asbestos. The only way to confirm the presence or absence of asbestos is by having a sample of the material tested in a lab. If client has any concerns regarding asbestos materials, an asbestos-testing lab should be consulted for further review.



8.0 Picture

(2) The Visual Mold Assessment found no observable areas of concern during the home inspection. It is important to understand that the Visual Mold Assessment cannot determine the presence of mold without the benefit of air and surface sampling due to the microscopic nature of mold in the home. If you wish to, samples can be taken by this company to confirm this assessment is accurate and that no mold is present. *Note: Areas of concern are defined as: moisture intrusion, water damage, musty odors, apparent mold growth, and conditions conducive to mold growth.*

(3) Note: A representative sampling for moisture was performed at interior walls, ceilings and cabinets using a moisture meter. (*areas prone to moisture, such as kitchens, bathrooms, interior below grade walls, exterior walls with doors/*

IN NI NP RR Items

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IN NI NP RR Items

windows) No elevated moisture was detected at time of inspection. This is not an exhaustive test and only represents the conditions on the day of inspection.

8.0 Picture

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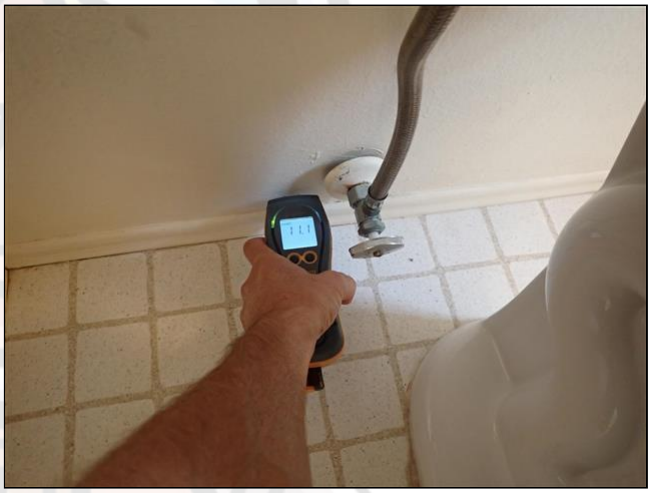


8.0 Picture

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

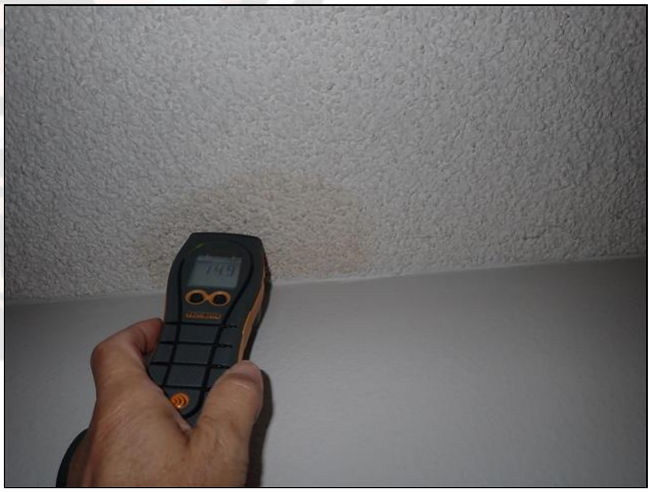
(4) Note: Several areas of interior walls were covered in wall paper, therefore much of the sheetrock was not observable for stains, water damage, water intrusion, mold, cracks or other hidden defects that may warrant a further evaluation. Do to the concealed nature of the walls, much of the drywall/sheetrock and surrounding areas were not visible.

8.0 Picture

☐ ☐ ☐ ● **8.1 CEILINGS**

Water stains were noted at the ceiling in the 2nd bedroom and 3rd bedroom which can be from a roof leak. These stains were tested for moisture and were found to be dry at the time of the inspection. Due to lack of recent rain, determining the presence of an active roof leak was not possible. We recommend asking the seller if leaks exist, or if repairs have been performed. Otherwise, a licensed roof contractor should be consulted to perform a roof service and inspection prior to the end of the contingency period.

8.1 Picture



8.1 Picture

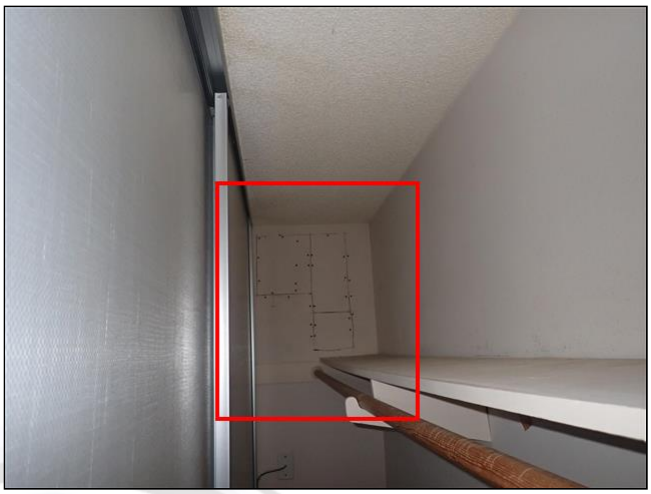
☐ ☐ ☐ ● **8.2 WALLS**

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

Drywall patching noted at the master bedroom closet. We advise patch and paint by qualified person.



8.2 Picture

IN	NI	NP	RR	Items
•				8.3 FLOOR COVERINGS
			•	8.4 TUB/SHOWER ENCLOSURE

Corrosion is noted at the Master Bathroom shower door(s). We advise cleaning or replacing doors as necessary.

8.4 Picture

IN	NI	NP	RR	Items
•				8.5 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS
			•	8.6 DOORS (REPRESENTATIVE NUMBER)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

(1) Closet door rollers are damaged at 2nd bedroom. We advise repair or replacement.

8.6 Picture

(2) Door stoppers are recommended where door handles contact walls. Damage can occur at sheetrock if door handle impacts the wall. Stopper(s) are needed at several locations. We advise adding door stops.

8.6 Picture

☐ ☐ ☐ ☑ **8.7 WINDOWS (REPRESENTATIVE NUMBER: Locks, Glides/rollers)**

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

Video Maintenance Tip - Replacing Window Glides

The window glides for sliding windows are worn. This causes metal-on-metal friction. The added force required to open and close the windows can lead to breakage. We recommend replacing all of the window glides.

8.7 Picture

• 8.8 ATTIC

Picture of the attic.

8.8 Picture

• 8.9 INFRARED INSPECTION FINDINGS

(1)

IMPORTANT INFORMATION ABOUT THERMAL IMAGING

The Real Estate Inspection Company has chosen to exceed the Standards of Practice by using Infrared Thermal Imaging cameras (IR Cameras) on all home inspections (except for some limited scope inspections). This technology is

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

not required by the industry standards for home inspectors. We feel that by implementing the use of IR Cameras, we can detect defects that may go unnoticed otherwise. For example, it is not practical to inspect every inch of a freshly painted ceiling with a moisture meter to find evidence of moisture. This would require substantial time with the use of a ladder or scaffolding in some cases. There may not be any observable evidence of a leak by looking at the ceiling with the naked eye. By using an IR camera, the whole ceiling can be scanned for evidence of a leak or other anomalies.

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.

(2) An infrared scan was performed in the house. No anomalies were found.

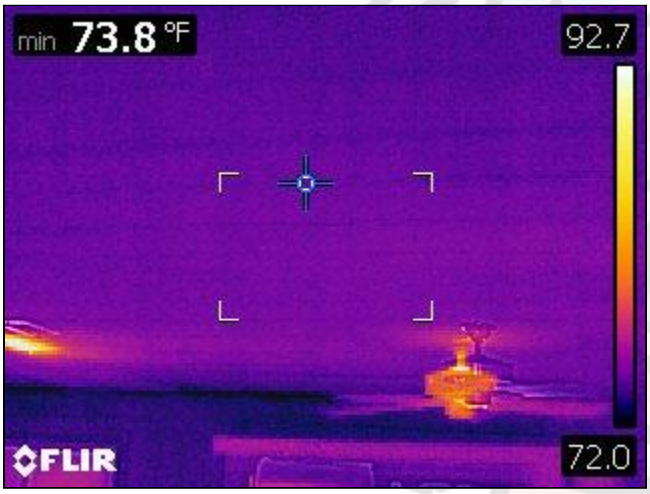
IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

8.9 Picture

8.9 Picture



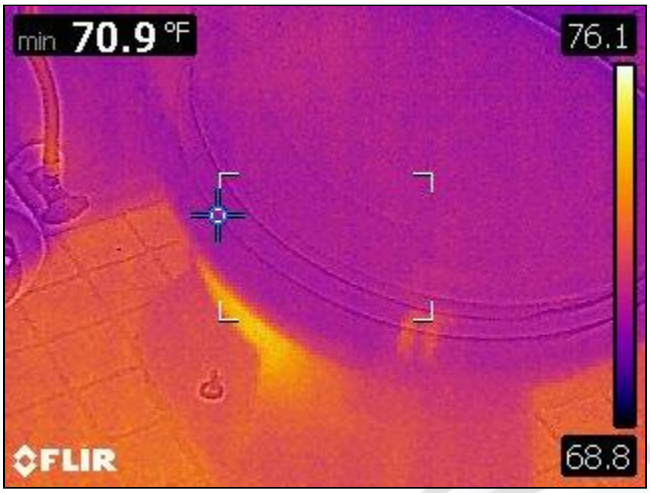
8.9 Picture

8.9 Picture

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items



8.9 Picture

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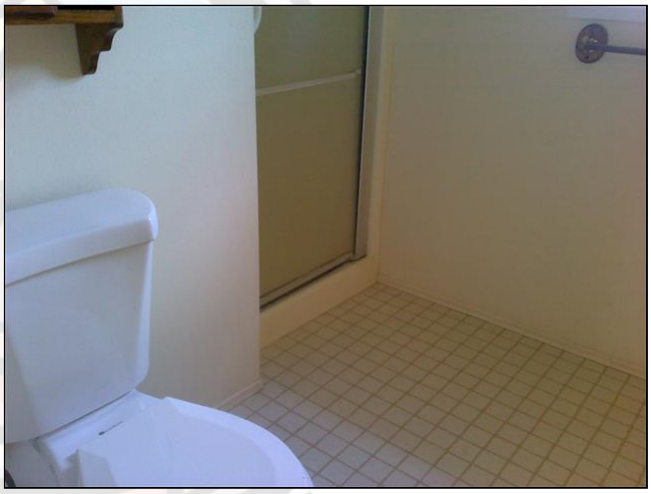


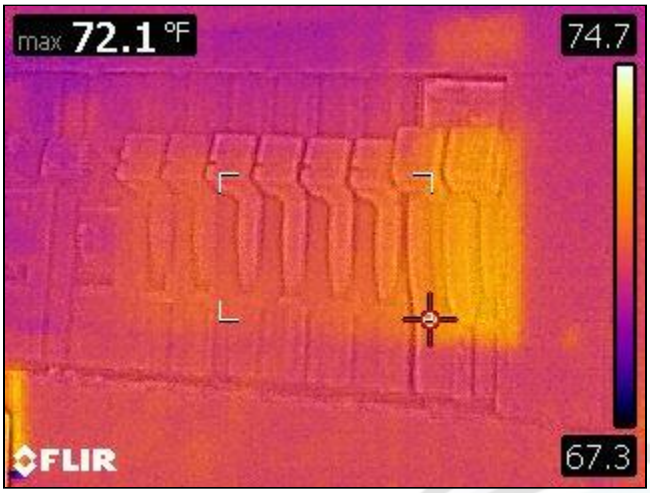
8.9 Picture

(3) A thermal scan was performed at electrical panel(s). The panel, circuit breakers and wiring were found to be operating within normal temperature range which indicates the system was functioning as intended with the conditions present at time of inspection.

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items



8.9 Picture

8.9 Picture

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Please refer to our Standards of Practice for a detailed list of what is inspected and what is not inspected.

9. EXTERIOR

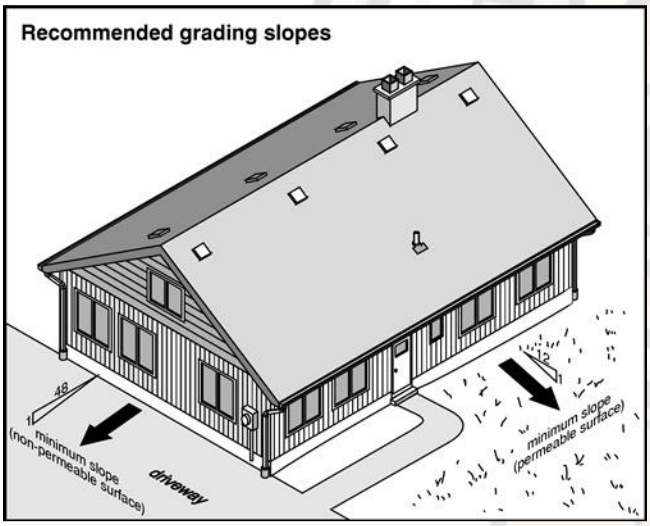
Note: reported items at the exterior can be evidence of more significant defects. A home inspection is a cursory evaluation of these systems, not an exhaustive test. A home inspector is not a fenestration (waterproofing) expert. A home inspection cannot predict the functionality or adequacy of the exterior siding and flashing under all circumstances or weather conditions. A home inspector cannot confirm proper installation of windows, flashings, or condition of vapor barriers due to their concealed nature. Exhaustive testing of windows, doors, decks, or other penetrations is available from fenestration specialists. It is the client's responsibility to arrange for additional evaluation by a siding or fenestration specialist if client has concerns about defects indicated in this report.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR	Items
			•	9.0 GRADING & DRAINAGE (With respect to their effect on the condition of the building)

LOT DRAINAGE: POORLY GRADED, BURIED DRAIN LINES*

(1) Negative slope noted at right side (facing front). This area does not appear to drain water away from the home and needs landscaping and drainage corrections. It is important to prevent or minimize standing water near the house to avoid damage to the foundation. This can be accomplished by properly sloping the ground away from the house and/or adding yard drains to carry water away from the low lying areas. Rain gutters can also be an effective method of diverting water away from the low-lying area. Rain gutters should direct water away from this area. We recommend further evaluation by a qualified landscape contractor.



9.0 Picture


9.0 Picture

IN	NI	NP	RR	Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

(2) Note: Ground drain lines were visible in the yard. These drains are not tested for functional flow or adequacy. It is important to maintain these drains and prevent debris from entering. We advise periodic clean out by a qualified person.

9.0 Picture

☐ ☐ ☐ ☑ **9.1 VEGETATION (With respect to its effect on the condition of the building)**

Vegetation is in contact with the siding at the Front of home. Vegetation can create moisture problems by preventing siding from drying out. Vegetation also allows rodents to easily access the roof where they can enter through small voids. We advise removing vegetation from the siding. We also recommend referring to the pest control report for their recommendations.

9.1 Picture

9.1 Picture

☑ ☐ ☐ ☐ **9.2 RETAINING WALLS (With respect to their effect on the condition of the building)**

☑ ☐ ☐ ☐ **9.3 WALL SIDING FLASHING AND TRIM**

SIDING MATERIAL: AGED, STUCCO, WOOD

☑ ☐ ☐ ☐ **9.4 DOORS (Exterior)**

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR	Items
•				**9.5 GARAGE VEHICLE DOORS**

GARAGE DOOR STYLE: METAL - PANEL DOOR
GARAGE DOOR TYPE: ONE DOOR - AUTOMATIC

•				**9.6 GARAGE DOOR OPERATORS**

Sensors are in place and will reverse the garage door.

9.6 Picture

9.6 Picture

•				**9.7 WINDOWS (frames, panes, screens)**

WINDOW TYPES: RETROFIT*, DOUBLE PANE VINYL*, MIXED - DOUBLE AND SINGLE*

(1) **Note about retrofit (replacement) windows**: Retrofit windows are inspected for proper operation and visible evidence of defects such as damage which results from leaks. A home inspection is that of a generalist and not a specialist. As such, this inspection report cannot guarantee against leaks. To do so would require water testing with specialized equipment by a specialist in this field. Replacement windows are not flashed the same way as original windows. They are most often inserted into the opening of the old window and sealed with sealant. A leak at the original window may not be remedied by the installation of retrofit windows. It is important for you or a qualified professional to inspect the 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.

(2) **Note about double-pane windows**: Failed seals in insulated glass (double-pane) windows are not always detectable. In some instances inspector may not be able to disclose the exact condition of every window, depending on the ambient conditions (weather) or if the windows are dirty at time of inspection. Moisture between panes of glass in a double-pane window with a failed seal may or may not be observable depending on variations in ambient conditions such as temperature and humidity. 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 thermal pane seals, it is strongly suggested that you consult with a Professional Fenestration Specialist for further evaluation. This inspection is not a warranty or guarantee of any

IN	NI	NP	RR	Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

kind regarding the integrity of the windows. The life span of double-panel windows seals averages 8-20 years. See: InterNACHI Life Expectancy Chart

☐ ☐ ☐ ● **9.8 DRIVEWAYS, PATIOS, WALKWAYS**

DRIVEWAY: CONCRETE

(1) Tripping hazard exists at the pathway at the Driveway. We recommend repair to avoid injuries.

9.8 Picture

(2) Stress and/ or settling cracks are noted in the driveway. This may indicate that soil movement is occurring, there may be root encroachment, or the concrete was installed without re-enforcement. This driveway may deteriorate further. We recommend obtaining a quote for repair/replacement by a licensed concrete contractor prior to the end of your contingency period.

9.8 Picture

☐ ☐ ☐ ● **9.9 EAVES, SOFFITS AND FASCIAS**

EAVE CONFIGURATION: OPEN

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

Some damaged wood was observed at the eaves and fascia boards. Determining if this damage was caused by termites is beyond the scope of a home inspection. Home inspectors do not have the authority to comment on termites or dry rot, which is the responsibility of a state licensed pest inspector. We recommend referring to the pest inspection report for a full evaluation and necessary repairs made by a qualified licensed contractor.

9.9 Picture

9.9 Picture

9.9 Picture

•				**9.10 FENCE, LANDSCAPE WALLS, BOUNDARY WALLS**
•				**9.11 SAFETY GLASS**
•				**9.12 OUTDOOR AREA**

SAFETY TIP: Unsecured items in the yard may be hazardous to people, especially small children. These items include large pots, bird baths, fountains, statues, benches, tables, etc. which can fall over and cause injury or death. Inspecting

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR	Items

these items for proper installation is beyond the scope of a general home inspection. These items should be checked by you to ensure proper installation and securing, or removed for safety.

	•			**9.13 IRRIGATION**

Note: Although the inspector may make comments on obvious deficiencies of the irrigations system, such as having an effect of the structure, an adequate inspection lies beyond the scope of the Home Inspection. We do not evaluate landscape sprinklers or irrigation systems and they should be demonstrated to be functional prior to the end of your contingency period.

IN	NI	NP	RR	Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Please refer to our Standards of Practice for a detailed list of what is inspected and what is not inspected.

10. ROOF

What remains true of all roofs is that, in so far as their condition can be evaluated within the scope of a home inspection, 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 a home inspection. Even water stains on ceilings, or on the framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be concealed. Consequently, we cannot, and do not give any guarantees**.** We will examine the roof, evaluate it, but we will not predict its remaining life expectancy, nor guarantee that it will not leak. We also cannot predict the integrity of the roof during unforeseen severe weather conditions such as wind-driven rain or monsoonal rains. The sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history.

NOTE: ITEMS IDENTIFIED IN THIS SECTION CAN BE EVIDENCE OF MORE SIGNIFICANT ROOF DEFECTS. A HOME INSPECTION IS A CURSORY EVALUATION OF THE ROOF SYSTEM, NOT AN EXHAUSTIVE TEST. A HOME INSPECTION CANNOT PREDICT THE INTEGRITY OF THE ROOF UNDER ALL CIRCUMSTANCES SUCH AS VARIUOS WEATHER CONDITIONS. IT IS THE CLIENT'S RESPONSIBILITY TO ARRANGE FOR ADDITIONAL EVALUATION BY A LICENSED ROOF CONTRACTOR IF CLIENT HAS CONCERNS ABOUT ADEQUACY, OR WANTS TO KNOW THE ESTIMATED LIFE REMAINING OF THE ROOF.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR	Items
			•	**10.0 ROOF COVERINGS (Surface of roofing materials)**

ROOF COVERING: 3-TAB COMPOSITION ASPHALT/FIBERGLASS
VIEWED ROOF COVERING FROM: WALKED ROOF

(1) The roof has composition asphalt shingles installed over a layer of wood shakes. This condition will result in the following: Reduced asphalt shingle service-life compared to similar shingles installed over a proper substrate. Any warranty which may have been in effect will be void. Proper installation of new shingles will require removal of all roof-covering materials and installation of solid sheathing over the existing spaced sheathing. This will be relatively expensive. We recommend you consult with a licensed roofing contractor to discuss options and costs for any eventual roof-covering material replacement.

10.0 Picture

10.0 Picture

IN	NI	NP	RR	Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

(2) The house roof has several layers on it. The general rule is no more than 3 layers should be installed due to excessive weight. Also, installing new roofing material over an existing roof will shorten the life of the new roof. To be sure there are not too many layers, a core test is required by a licensed roofer. At a minimum, the house roof will need to be re-sheathed when the next roof is installed.

10.0 Picture

10.0 Picture

(3) Some damaged roof shingles observed. We recommend necessary repairs by a licensed roof contractor.

10.0 Picture

10.0 Picture

☐ ☐ ☐ ● **10.1 FLASHINGS/ROOF PENETRATIONS**

IN NI NP RR Items

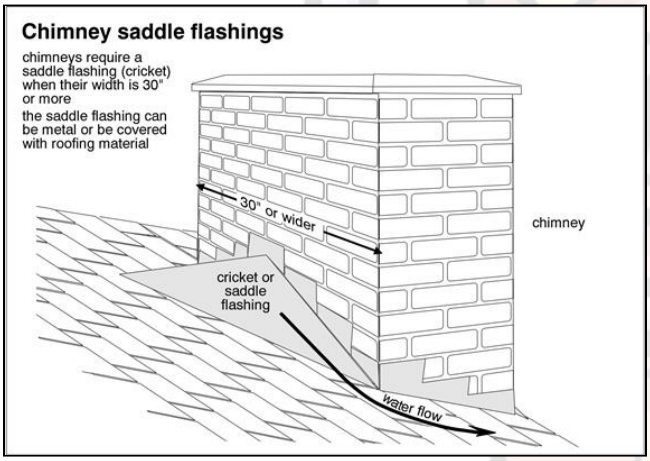
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

(1) The chimney flashing is loose and needs repair. We advise further evaluation and necessary repairs by a licensed roof contractor.

10.1 Picture

(2) No saddle or cricket flashing was installed at chimney. This is required when chimneys are 30 inches wide or more. We recommend correction by a licensed roof contractor.



10.1 Picture

10.1 Picture

IN NI NP RR Items

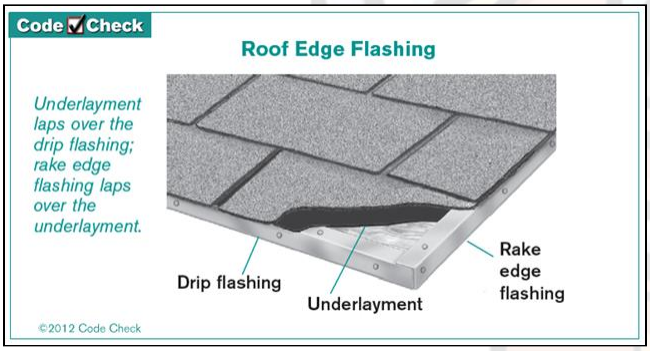
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

(3) Sealant around flashings is cracked at plumbing vent pipe(s). We advise further evaluation and/or corrections by a licensed roofer.

10.1 Picture

(4) Non-standard installation of sheet metal drip edge flashing was observed at roof. The underlayment (felt) does not lap over the drip edge flashing at the eaves and lap under the drip edge at the rakes. The current installation flashing can cause wood rot. We advise corrections with a licensed roofer as preventative maintenance. Note: This installation is considered acceptable in high wind areas.



10.1 Picture

10.1 Picture

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

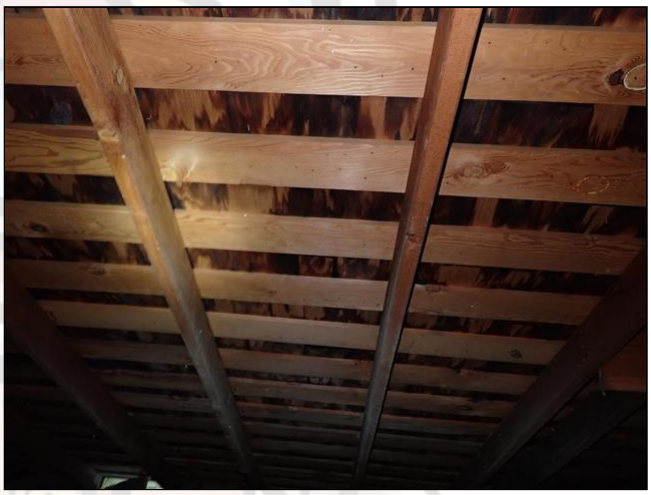
IN NI NP RR Items

(5) Sheet metal flashings and ABS plumbing vents were not painted. Paint is required at the ABS vents and recommended at exterior sheet metal. We advise corrections with qualified painter.

10.1 Picture

☐ ☐ ☐ ● **10.2 ROOF SHEATHING (As observable from attic)**

Note: No roof sheathing was present. For a future re-roof one major cost may be the need to re-sheet your entire roof deck with plywood, so that it is a solid wood deck, which is currently required by building standards. The original roof was installed over what's called an open-spaced deck. Typically it's composed of 1×6 deck boards spaced about 4-5 inches apart. These gaps don't work with some more modern materials, such as concrete tiles.



10.2 Picture

☐ ☐ ☐ ● **10.3 ROOFING DRAINAGE SYSTEMS (Rain Gutters, Scuppers)**

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR	Items

Gutters appear intact but due to the lack of recent rain, I am unable to determine if gutters leak at seams or drain properly.

Note: Gutters require cleaning. We recommend having them cleaned by a qualified person.

10.3 Picture

IN	NI	NP	RR	Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Please refer to our Standards of Practice for a detailed list of what is inspected and what is not inspected.

11. STRUCTURAL COMPONENTS

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR	Items
•				**11.0 STRUCTURE (Informational)**

METHOD USED TO OBSERVE ATTIC: CRAWLED, WALKED
LOT TYPE: FLAT (<15 deg.)

IN	NI	NP	RR	Items
•				**11.1 FOUNDATIONS (Observable Evidence of Structural Defects)**

FOUNDATION: POURED CONCRETE

IN	NI	NP	RR	Items
•				**11.2 SLAB (Observable Evidence of Structural Defects - Concrete Floors)**

1ST LEVEL FLOOR STRUCTURE: SLAB - Old*

(1) Due to floor coverings throughout house, slab was not visible.

(2) CRACKING IS VERY COMMON IN CONCRETE SLABS. HOME INSPECTORS DO NOT LIFT FLOORING MATERIALS AND THEREFORE CANNOT DESCRIBE THE CONDITION OF THE SLAB WITHOUT ADDITIONAL EVIDENCE OF STRUCTURAL DEFECTS. IT IS POSSIBLE THAT YOU WILL FIND CRACKS IN THE SLAB WHEN FLOORING MATERIALS ARE REPLACED. MOST SLAB CRACKING IS NOT STRUCTURALLY SIGNIFICANT UNLESS GROUND MOVEMENT IS THE CAUSE. In fact it would be rare to find a slab foundation that did not include some cracks concealed beneath the flooring material. Obviously older structures are more likely to have some cracking due to their age and the standards in effect at time of construction. The inspector may not be able to determine the presence of any cracking. The only way to do this would be to lift all of the flooring material which is certainly outside the scope of a generalist home inspection, or having a manometer survey performed by a qualified specialist. Simply because we do not report any evidence of cracking should not deter you from consulting with a foundation contractor, structural engineer or geologist. IT IS THE CLIENT'S RESPONSIBILITY TO ARRANGE FOR LIFTING THE FLOORING, OR ADDITIONAL EVALUATION BY A LICENSED STRUCTURAL ENGINEER IF CLIENT HAS CONCERNS ABOUT THE ADEQUACY OR INTEGRITY OF THE STRUCTURE.

IN	NI	NP	RR	Items
•				**11.3 FOUNDATION BOLTS (Foundation bolts present)**

Foundation bolts are present and were visible.

IN	NI	NP	RR	Items
•				**11.4 ROOF STRUCTURE AND ATTIC**

ROOF STRUCTURE: STICK-BUILT
ATTIC ACCESS INFO: SCUTTLE HOLE (Hallway Ceiling)

IN NI NP RR Items

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Please refer to our Standards of Practice for a detailed list of what is inspected and what is not inspected.

12. INSULATION AND VENTILATION

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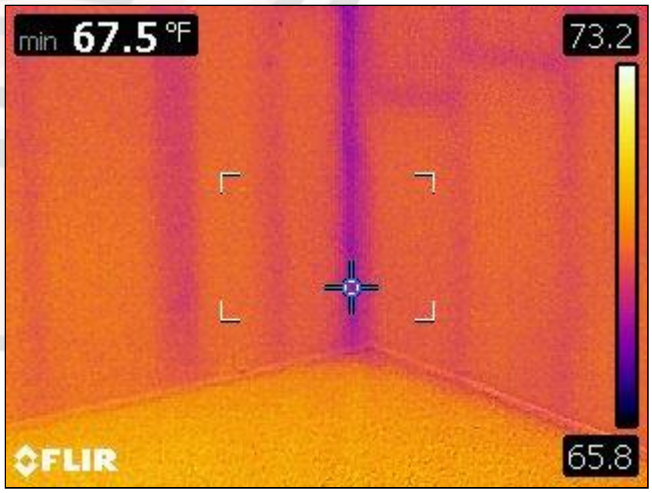
IN	NI	NP	RR	Items
			•	**12.0 INSULATION AND VAPOR RETARDERS (in unfinished spaces)**

ATTIC INSULATION: BLOWN-IN, AGED
R- VALUE: LESS THAN R-19

(1) The insulation in the attic is compressed. We recommend increasing the amount of insulation to improve the thermal efficiency of the house.

12.0 Picture

(2) Exterior walls were observed with thermal camera and it appears they are not insulated. This condition will result in significant heat gain and loss through the exterior walls, increasing home heating and cooling costs and lowering comfort levels. We recommend that you consult with a qualified contractor to discuss options and costs for installing thermal insulation in the exterior walls.



12.0 Picture

•				**12.1 VENTILATION OF ATTIC**

ATTIC VENTILATION: PASSIVE SOFFIT AND GABLE VENTS

•				**12.2 VENTING SYSTEMS (Ducts, Clothes Dryer)**
•				**12.3 BATHROOM VENTING**

IN	NI	NP	RR	Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

Exhaust fan(s) were tested and functional at time of inspection. (This is not an exhaustive test, and does not evaluate the performance or effectiveness of the vent(s)

12.3 Picture

IN	NI	NP	RR	Items
•				**12.4 LAUNDRY ROOM VENTING**
•				**12.5 GARAGE VENTS**

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Please refer to our Standards of Practice for a detailed list of what is inspected and what is not inspected.

13. UTILITY ENTRANCES

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR	Items
•				13.0 MAIN WATER SHUT-OFF DEVICE

The main water shut-off valve is located at the right exterior of the house.

13.0 Picture

IN	NI	NP	RR	Items
•				13.1 MAIN PANEL AND DISTRIBUTION PANELS

The main Electrical panel is located at the right exterior side of the house (facing front).

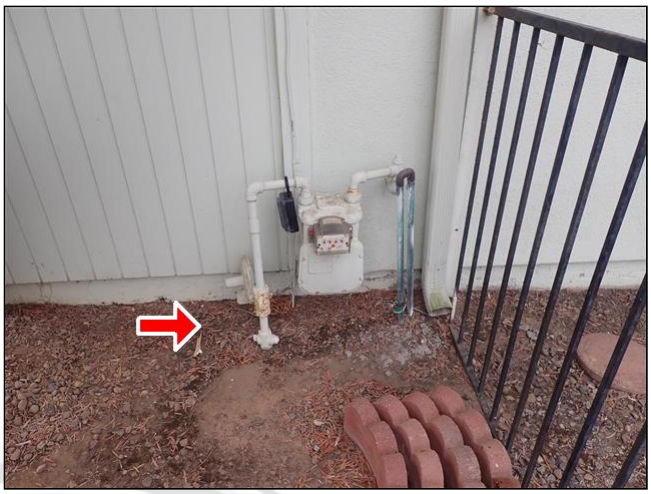
13.1 Picture

IN	NI	NP	RR	Items
•				13.2 MAIN GAS SHUT OFF VALVE

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR	Items

The main gas shut off valve is located at the gas meter at the right side of the house (facing front).



13.2 Picture

IN	NI	NP	RR	Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Please refer to our Standards of Practice for a detailed list of what is inspected and what is not inspected.

The Real Estate Inspection Company

SUMMARY

Customer
Tom White

Address
938 Doris Dr
Encinitas CA 92024

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability or value of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation before the close of your contingency period to obtain estimates of repair. This summary shall not contain recommendations for routine upkeep or maintenance of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home.

This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report. Note: Visual Mold Assessment items or discoveries will be listed in the "VMA" summary below.

1. BUILT-IN APPLIANCES

1.4 MICROWAVE COOKING EQUIPMENT (Built-in)

Repair or Replace

(1) The microwave was installed close to the cooktop surface. (less than 18" clearance between cooktop and bottom of microwave) This can cause damage to the plastic covering and the electronic control panel due to excessive heat. Also, this can be a hazard if the burner controls are located behind the cooking surface. We recommend checking the microwave manufacturers clearance requirements and relocating if a greater clearance is recommended.

2. PLUMBING SYSTEM

2.1 FAUCETS, VALVES AND CONNECTED FIXTURES

Repair or Replace

(1) One piece valve/flexible supply lines are installed at master bathroom sink. These supply pipes are known to corrode from the inside and fail. Corrosion/calcification was observed at these valves which indicates that corrosion is taking place. We recommend replacing all of these older angle stop valves with new valves and braided steel supply lines to avoid leaks.

(2) The Master Bathroom and hall bathroom sink stopper is inoperable. We recommend necessary corrections.

(3) The sink in the Master Bathroom is cracked. We recommend replacement to avoid leaks.

(4) The tub diverter in the hall bathroom is defective; likely due from hard water deposit build up on the tub spout mechanism. Water sprays from shower and tub spout simultaneously. We recommend necessary corrections by a qualified person.

3. ELECTRICAL SYSTEMS

3.1 OVERHEAD SERVICE ENTRANCE CONDUCTORS

Repair or Replace

The service entrance conductors are in contact with tree branches. This can damage the wires, or cause power outage in high wind. We recommend trimming trees away from service entrance conductors.

3.3 OVERCURRENT DEVICES (Circuit Breakers, Fuses) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Repair or Replace

The panel was manufactured by Zinsco/Sylvania. These panels were made with alloy buss bars which are easily dented. Because of this, a poor connection with the circuit breakers sometimes develops. This can cause over-heating which is a fire hazard. We recommend that you consult with a licensed electrician as to the integrity of this electric panel before the close of your contingency period. More information can also be found at http://www.inspect-ny.com/electric/Zinsco.htm

4. HEATING EQUIPMENT

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

Repair or Replace

(1) This home appears to have the original heat ducting system in place. The original ducts were intended for use with heat (furnace) only and are too small for air conditioning. This home has had an air conditioning system added which requires larger ducts. While the system does function, you may be unsatisfied with the performance of the AC system in the summer months. Upgrading the ducting system may be desired. We recommend review by a licensed HVAC contractor.

(2) There is possible asbestos-type material at ducting. The only way to confirm the presence or absence of asbestos is by having a sample of the material tested in a lab. If client has any concerns regarding asbestos materials, an asbestos-testing lab should be consulted for further review prior to the end of your contingency period.

6. FIREPLACES

6.0 FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS

Repair or Replace

(1) No spark arrester/ rain cap was present. Spark arresters prevent cinders from falling onto the roof which is a fire hazard. The rain cap prevents water from entering the chimney flue. We recommend installing a spark arrester/ rain cap by a qualified person.

(2) The chimney crown (mortar cap) is cracked. We advise repair to avoid moisture intrusion and further deterioration by a licensed chimney contractor.

7. FIRE/SAFETY

7.1 AUTO CLOSER (GARAGE DOOR)

Repair or Replace

The required auto-closing hinge was not installed and requires installation at door to garage. We recommend installing.

7.4 SMOKE DETECTORS

Repair or Replace

One smoke detector was present in the common hallway. As of January 1, 2014, California State Law SB 745 requires additional smoke detectors to be installed in all bedrooms and on each level in the common hallways in multi-story homes when modifications have been performed including alterations, repairs, or additions exceeding $1,000 in value. Additional smoke detectors area also required in all dwellings intended to be used as rentals regardless of modifications.

Additional smoke detectors are needed to comply with current fire and safety standards and regulations. To see the requirements, please visit our website at Smoke Detector Requirements.

8. INTERIORS

8.0 INTERIORS (general)

Repair or Replace

(1) Acoustic texture, also known as "popcorn", was present at the ceiling. This material was often used from the late 1950s into the 1980s in residential construction. Some of this material installed before the 80's has been known to contain asbestos. It is beyond the scope of this inspection to test for asbestos. The only way to confirm the presence or absence of asbestos is by having a sample of the material tested in a lab. If client has any concerns regarding asbestos materials, an asbestos-testing lab should be consulted for further review.

8.1 CEILINGS

Repair or Replace

Water stains were noted at the ceiling in the 2nd bedroom and 3rd bedroom which can be from a roof leak. These stains were tested for moisture and were found to be dry at the time of the inspection. Due to lack of recent rain, determining the presence of an active roof leak was not possible. We recommend asking the seller if leaks exist, or if repairs have been performed. Otherwise, a licensed roof contractor should be consulted to perform a roof service and inspection prior to the end of the contingency period.

8.2 WALLS

Repair or Replace

Drywall patching noted at the master bedroom closet. We advise patch and paint by qualified person.

8.4 TUB/SHOWER ENCLOSURE

Repair or Replace

Corrosion is noted at the Master Bathroom shower door(s). We advise cleaning or replacing doors as necessary.

8.6 DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

(1) Closet door rollers are damaged at 2nd bedroom. We advise repair or replacement.

(2) Door stoppers are recommended where door handles contact walls. Damage can occur at sheetrock if door handle impacts the wall. Stopper(s) are needed at several locations. We advise adding door stops.

9. EXTERIOR

9.0 GRADING & DRAINAGE (With respect to their effect on the condition of the building)

Repair or Replace

(1) Negative slope noted at right side (facing front). This area does not appear to drain water away from the home and needs landscaping and drainage corrections. It is important to prevent or minimize standing water near the house to avoid damage to the foundation. This can be accomplished by properly sloping the ground away from the house and/or adding yard drains to carry water away from the low lying areas. Rain gutters can also be an effective method of diverting water away from the low-lying area. Rain gutters should direct water away from this area. We recommend further evaluation by a qualified landscape contractor.

9.1 VEGETATION (With respect to its effect on the condition of the building)

Repair or Replace

Vegetation is in contact with the siding at the Front of home. Vegetation can create moisture problems by preventing siding from drying out. Vegetation also allows rodents to easily access the roof where they can enter through small voids. We advise removing vegetation from the siding. We also recommend referring to the pest control report for their recommendations.

9.8 DRIVEWAYS, PATIOS, WALKWAYS

Repair or Replace

(1) Tripping hazard exists at the pathway at the Driveway. We recommend repair to avoid injuries.

(2) Stress and/ or settling cracks are noted in the driveway. This may indicate that soil movement is occurring, there may be root encroachment, or the concrete was installed without re-enforcement. This driveway may deteriorate further. We recommend obtaining a quote for repair/replacement by a licensed concrete contractor prior to the end of your contingency period.

9.9 EAVES, SOFFITS AND FASCIAS

Repair or Replace

Some damaged wood was observed at the eaves and fascia boards. Determining if this damage was caused by termites is beyond the scope of a home inspection. Home inspectors do not have the authority to comment on termites or dry rot, which is the responsibility of a state licensed pest inspector. We recommend referring to the pest inspection report for a full evaluation and necessary repairs made by a qualified licensed contractor.

10. ROOF

10.0 ROOF COVERINGS (Surface of roofing materials)

Repair or Replace

(1) The roof has composition asphalt shingles installed over a layer of wood shakes. This condition will result in the following: Reduced asphalt shingle service-life compared to similar shingles installed over a proper substrate. Any warranty which may have been in effect will be void. Proper installation of new shingles will require removal of all roof-covering materials and installation of solid sheathing over the existing spaced sheathing. This will be relatively expensive. We recommend you consult with a licensed roofing contractor to discuss options and costs for any eventual roof-covering material replacement.

(2) The house roof has several layers on it. The general rule is no more than 3 layers should be installed due to excessive weight. Also, installing new roofing material over an existing roof will shorten the life of the new roof. To

be sure there are not too many layers, a core test is required by a licensed roofer. At a minimum, the house roof will need to be re-sheathed when the next roof is installed.

(3) Some damaged roof shingles observed. We recommend necessary repairs by a licensed roof contractor.

10.1 FLASHINGS/ROOF PENETRATIONS

Repair or Replace

(1) The chimney flashing is loose and needs repair. We advise further evaluation and necessary repairs by a licensed roof contractor.

(2) No saddle or cricket flashing was installed at chimney. This is required when chimneys are 30 inches wide or more. We recommend correction by a licensed roof contractor.

(3) Sealant around flashings is cracked at plumbing vent pipe(s). We advise further evaluation and/or corrections by a licensed roofer.

(4) Non-standard installation of sheet metal drip edge flashing was observed at roof. The underlayment (felt) does not lap over the drip edge flashing at the eaves and lap under the drip edge at the rakes. The current installation flashing can cause wood rot. We advise corrections with a licensed roofer as preventative maintenance. Note: This installation is considered acceptable in high wind areas.

(5) Sheet metal flashings and ABS plumbing vents were not painted. Paint is required at the ABS vents and recommended at exterior sheet metal. We advise corrections with qualified painter.

10.2 ROOF SHEATHING (As observable from attic)

Repair or Replace

Note: No roof sheathing was present. For a future re-roof one major cost may be the need to re-sheet your entire roof deck with plywood, so that it is a solid wood deck, which is currently required by building standards. The original roof was installed over what's called an open-spaced deck. Typically it's composed of 1×6 deck boards spaced about 4-5 inches apart. These gaps don't work with some more modern materials, such as concrete tiles.

10.3 ROOFING DRAINAGE SYSTEMS (Rain Gutters, Scuppers)

Repair or Replace

Gutters appear intact but due to the lack of recent rain, I am unable to determine if gutters leak at seams or drain properly.

Note: Gutters require cleaning. We recommend having them cleaned by a qualified person.

12. INSULATION AND VENTILATION

12.0 INSULATION AND VAPOR RETARDERS (in unfinished spaces)

Repair or Replace

(1) The insulation in the attic is compressed. We recommend increasing the amount of insulation to improve the thermal efficiency of the house.

(2) Exterior walls were observed with thermal camera and it appears they are not insulated. This condition will result in significant heat gain and loss through the exterior walls, increasing home heating and cooling costs and lowering comfort levels. We recommend that you consult with a qualified contractor to discuss options and costs for installing thermal insulation in the exterior walls.

The Real Estate Inspection Company

VISUAL MOLD ASSESSMENT

Customer
Tom White

Address
938 Doris Dr
Encinitas CA 92024

This summary includes "areas of concern" that may indicate a condition that either includes possible mold growth or condition that could lead to a mold problem in the future if not corrected. Areas of concern are defined as: *moisture intrusion, water damage, musty odors, apparent mold growth, and conditions conducive to mold growth.* Without sampling the areas of concern, there is no way to confirm the presence or absence of microbial growth (mold). Because houses are built with organic materials such as wood, there is a potential for mold to develop anywhere in the house given the appropriate factors. Customer should consider fixing all items listed in the entire home inspection report to avoid health and safety issues in the future. If remediation is required, we recommend that you thoroughly investigate any contractors you may use.

If you choose to use The Real Estate Inspection Company for mold testing services, results will be forwarded you you several days after the testing. Any findings will be entered into this report, and this report will be modified to reflect those findings. Please be sure to rely only on the most recent version of this report.

This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report. If client has health concerns or is worried about mold, we strongly advise having mold testing regardless of the findings in this report and visual mold assessment.

A word about mold: Mold is a naturally occurring organism that exists in nature to break down organic material. Mold is nature's recycler. Three things are required to have a mold problem; mold spores, organic material (like wood), and moisture. When there is a high level of moisture in a house due to a leak or excessive humidity, steps must be taken to prevent mold from growing. Just like moss, mold can become dormant when the source of moisture is stopped. When moisture returns, the dormant mold can start to grow again quickly.

During a home inspection, any "Red Flags" are reported regarding conditions that may be conducive to mold growth. Occasionally stains from a leak are painted over when the leak is considered fixed. This can hide any Red Flags. If the leak ever resumes, mold can return. If you are concerned about mold or have health problems or allergies, you should consider getting the air sampled by a qualified mold testing company. The Real Estate Inspection Company offers mold testing services which may identify the presence of mold in the home. Even if Red Flags are discovered, the only way to confirm the presence of mold is by collecting samples and having a certified lab analyze those samples.

8. INTERIORS

8.0 **INTERIORS (general)**

Repair or Replace

(2) The Visual Mold Assessment found no observable areas of concern during the home inspection. It is important to understand that the Visual Mold Assessment cannot determine the presence of mold without the benefit of air and surface sampling due to the microscopic nature of mold in the home. If you wish to, samples can be taken by this company to confirm this assessment is accurate and that no mold is present. *Note: Areas of concern are defined as: moisture intrusion, water damage, musty odors, apparent mold growth, and conditions conducive to mold growth.*

The Real Estate Inspection Co.
SDinspect.com

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To Brian Pennington

The Real Estate Inspection Company

INSURANCE INFORMATION SHEET

Property Address: 938 Doris Dr, Encinitas, CA 92024

Dwelling Type: Single Family Detached	**Year Built:** 1969	**Number of Levels:**
Driveway Material: CONCRETE	**Plumbing Distribution:** COPPER	**Water Heater Power Source:** NATURAL GAS
Electric Panel Type: CIRCUIT BREAKERS	**Main Panel Capacity:** 100 AMP	**Branch Wiring Material:** COPPER
Wiring Method: ROMEX	**Heat Type:** FORCED AIR	**Cooling Type:**
Window Types: RETROFIT*DOUBLE PANE VINYL*MIXED - DOUBLE AND SINGLE*	**Siding Material:** AGEDSTUCCOWOOD	**Garage Door Material:**
Roof Material: 3-TAB COMPOSITION ASPHALT/ FIBERGLASS	**Roof Structure:** STICK-BUILT	**Foundation:** POURED CONCRETE
Foundation Bolts:	**Fire Sprinklers:** None Present	**Alarm System:** None Present
Fireplace: MASONRY BLOCK	**Eaves:** OPEN	**Lot:** FLAT (<15 deg.)