



# Property Inspection Report

Prepared for:  
**Mark Jones**

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Carlsbad, CA 92010**



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## **GENERAL INFORMATION**

Date of Inspection: 10/22/2018

Start Time: 10:00 AM    End Time: 1:00 PM

Building Type: Single family home, Pool/spa

Year Built: 1986    Approx. Sq. Feet: 1411

Property Occupied? Yes    Others Present: Client: Yes    Buyer's agent: Yes    Owner: No    Listing agent: No    Others Present:

Weather Conditions: Clear    Temperature: 80

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Orientation Directions: All directional references in the report as to right, left, front, back/rear are from a street view perspective of the home.

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### **Item Ratings:**

(I) Inspected: Item was inspected.

(NI) Not Inspected: Item was not inspected for safety reasons, due to lack of power, it was inaccessible, or it was disconnected at the time of inspection.

(NP) Not Present: Item is not present.

**(R) Repairs Needed:** Items in green are not fully functional and require repair or servicing.

**(R) Repairs Needed:** Items in red are a health and/or safety concern to the occupants and will need immediate repair or replacement.

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**We recommend only appropriately qualified licensed contractors be used for further evaluation and/or repairs of any material defects noted in this report. If the home is in escrow, further investigations should be done prior to removal of purchase contingencies.**

I=Inspected

NI=Not Inspected

NP=Not Present

R=Repairs Needed

I NI NP R

## I. LOTS AND GROUNDS

We recommend using only qualified licensed contractors to evaluate and/or repair any material defects listed in the "Lot and Grounds" section of this report.

Pre-cast concrete accessories such as benches, fountains, bird-baths, large pots, or statuary may be present. Although such items are not evaluated as part of this inspection, many consist of heavy, stacked, or balanced components that can present a safety hazard, particularly to children. These items should be properly anchored or removed.

Outside area drains are not tested for functional drainage. Beyond the scope of this inspection. A qualified licensed drain specialist should be consulted, prior to close of escrow, to evaluate the system if one is present.

### ☒☐☐☐ A. Walks and Driveways

*Comments:*

#### Exterior

*Comments:*

Cracks present. The cracks should be sealed to prevent water entry.

### ☒☐☐☐ B. Porches and Patios

*Comments:*

### ☒☐☐☒ C. Grading and Vegetation

*Comments:*

#### Exterior

*Issues:*

1. The tree branches are growing against the home and hang over the roof. Structural damage and/or rodent access may occur. Pruning is recommended.

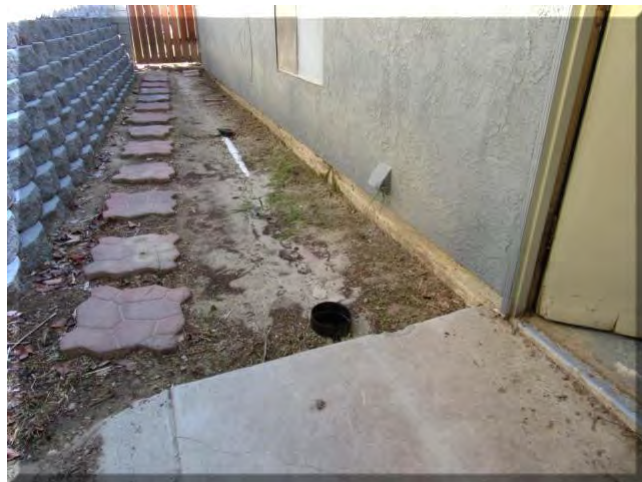
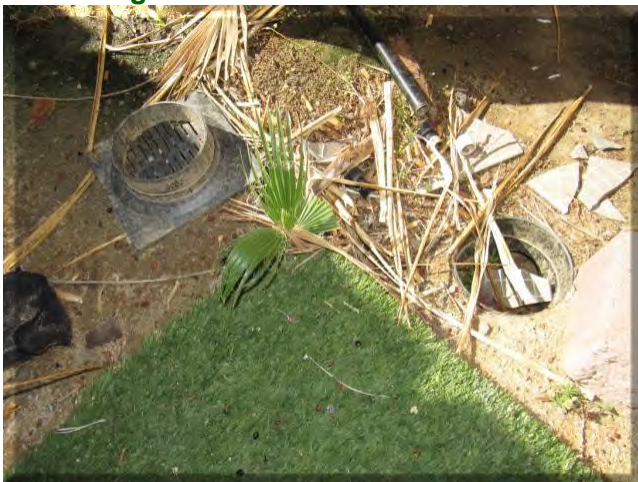


I NI NP R

2. An area of poor drainage was noted where the paver walkway at the rear right corner of the home meets the patio slab. Ponding water and/or excessive moisture conditions may occur. Improved drainage is necessary.



3. Several of the drain covers at the left side of the home are missing. The drains are clogged with debris. The drain near the front right corner of the home is also clogged with debris. Ponding water and excessive moisture conditions may occur at these locations. Although testing of outside area drains is beyond the scope of this inspection, the client is advised to consult a qualified licensed drainage contractor for further evaluation and testing.



#### ■ ■ ■ ■ D. Garden and Retaining Walls

##### Comments:

Retaining walls are engineered components and evaluation of them is beyond the scope of this inspection and the expertise of the inspector. A qualified civil engineer should be consulted if evaluation is desired.

Exterior

I=Inspected

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R=Repairs Needed

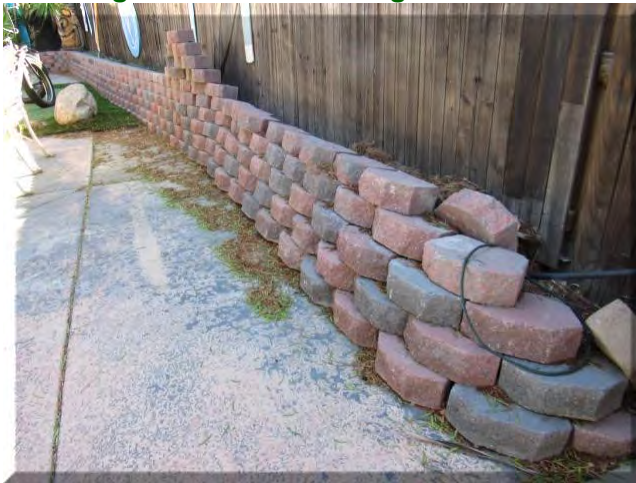
I NI NP R

*Issues:*

1. Lack of weep holes were noted in the masonry retaining wall at the left side of the lot. Substandard installation. Moisture penetration may occur causing shortened life-span of the wall. The stucco cladding is loose and peeling in several areas where moisture penetration has occurred.



2. The garden wall at the right side of the lot is unstable and leaning.



■ ■ ■ ■ E. Fences  
Comments:

**Exterior**

*Issues:*

I=Inspected

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R=Repairs Needed

I NI NP R

**1. The fence at the rear of the lot is leaning and has several missing boards.**



**2. The gates at each side of the home have loose, missing or damaged components and do not function properly.**



■ ■ ■ ■ F. Pool and Spa  
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

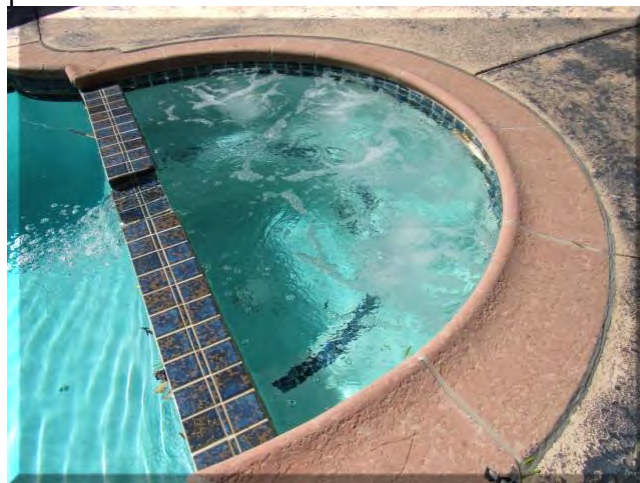
R=Repairs Needed

I NI NP R

## Exterior

### Comments:

We recommend using only qualified licensed pool contractors to evaluate and/or repair any material defects listed in the Pool and Spa section of this report.



The visible areas of the vessel, drains, lights, waterline tiles, coping, decking, ladders and accessories were examined to determine their present condition. Areas concealed from view by any means are excluded from this report/inspection. The permanently installed components or equipment were checked for basic operation only. Determination of underground pipe and vessel leakage and disassembly of any equipment is beyond the scope of this inspection. Operation of time clock motors, thermostatic controls, solar heating equipment, pool sweeps/cleaning systems, water/chemical condition and sanitizing systems are not verified during a visual inspection.

Visual inspection of the pool/spa electrical system may turn up obvious dangerous electrical conditions, however, an electrical system that visually looks satisfactory may still be unsafe. Use of specialized instrumentation to check the wiring, junction boxes and lights is the only accurate way to determine if your electrical system is safe. An AC/DC voltage gradient test can detect existing dangerous and/or corrosive electrical conditions in the water. These tests should be performed by a licensed electrician experienced in pool electrical systems.

Filtration systems are visually inspected only. Disassembly of any kind is not performed as part of this inspection. Back-flush systems were not tested and are beyond the scope of this inspection.

Heat exchangers and burners or heating elements of pool/spa heaters are not completely visible and are not included in the scope of this inspection. Thermostatic temperature controls are beyond the scope of this inspection and were not verified.

Chlorinators, salt cells, or other sanitizing systems were not evaluated as part of this inspection.

Pool/spa type: in ground

Liner: plaster Coping: concrete Deck: concrete

Pool/spa fill: direct plumbing Pumps/Motors: variable speed Filter: diatomaceous earth

Heater: natural gas Auto cleaner: suction based

Equipment controls: manual Timer: external mechanized

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## Drowning Prevention Safety Features

As of January 1, 2018 SB-442 became law in the State of California. Home inspectors are now required to report whether a pool/spa has at least two of seven drowning prevention features in place. The law states when a building permit is issued for the construction of a new swimming pool or spa or the remodeling of an existing pool or spa at a private single-family home, the respective pool or spa shall be equipped with at least two of the following seven drowning prevention safety features:

1. An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home. **Present? no**
2. Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device. **Present? no**
3. An approved safety pool cover, as defined in subdivision (d) of Section 115921. **Present? no**
4. Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open." **Present? no**
5. A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa. **Present? no**
6. An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature. **Present? no**
7. Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME). **Present? no**

The Inspector could not confirm if the existing pool/spa falls under this new law (installation date of the pool/spa or if it has been remodeled). Refer to the seller.

Determining if the safety features present meet the required testing and performance standards (ASTM, ASME, etc.) is beyond the ability of the Inspector and beyond the scope of this inspection. A qualified licensed professional familiar with the requirements of SB-442 should be consulted to confirm this.

I=Inspected

NI=Not Inspected

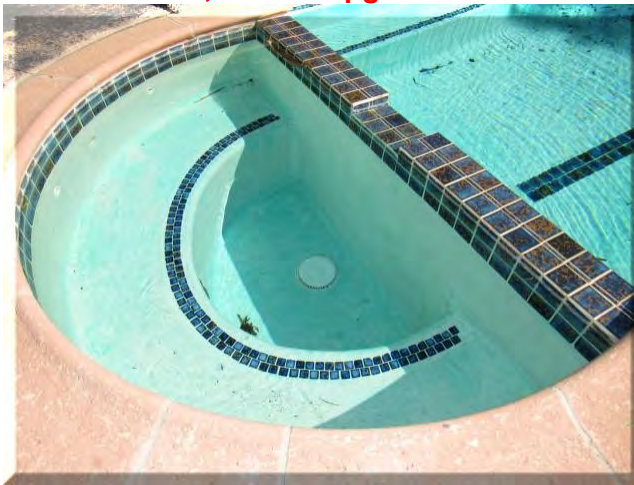
NP=Not Present

R=Repairs Needed

I NI NP R

*Issues:*

1. There is a single drain in the spa. Entrapment hazard. Although not currently required for residences, a drain upgrade to meet the VGB Act of 2007 is advised for swimmer safety.



2. The backflow preventer at the pool fill is leaking.



I=Inspected

NI=Not Inspected

NP=Not Present

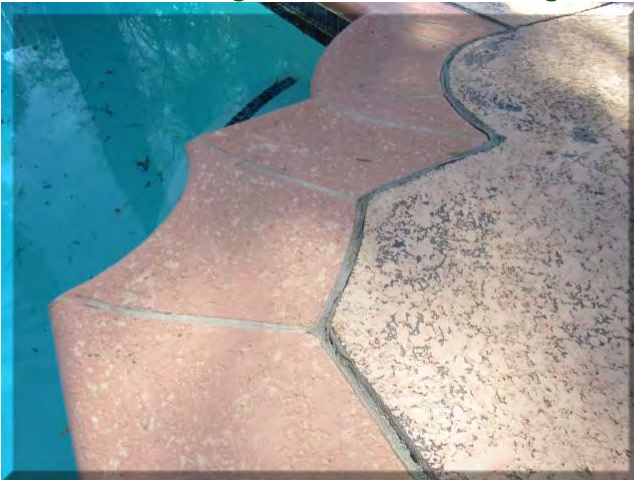
R=Repairs Needed

I NI NP R

3. The grout line between the pool tile and coping is cracked near the skimmer. Water leakage will occur.



4. The mastic sealant between the deck and coping is deteriorated/cracked. Water entry will occur causing settlement or heaving of the pool deck.



I=Inspected

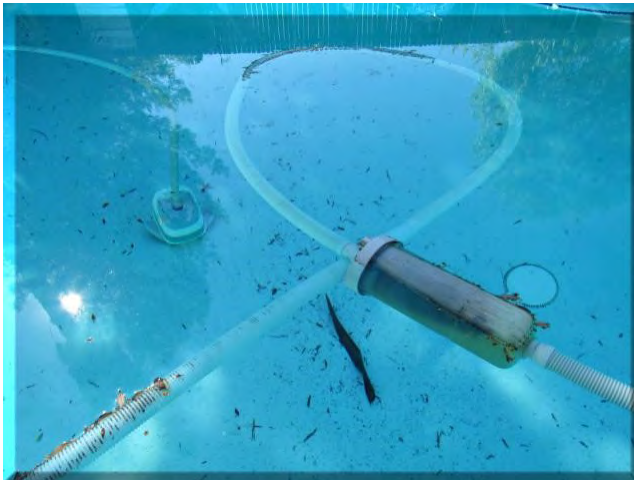
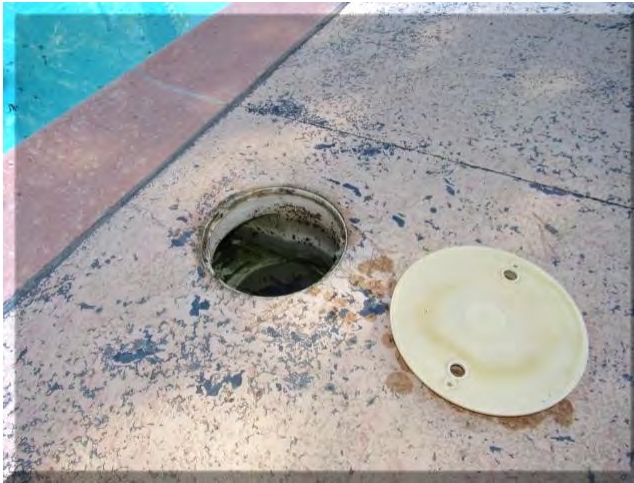
NI=Not Inspected

NP=Not Present

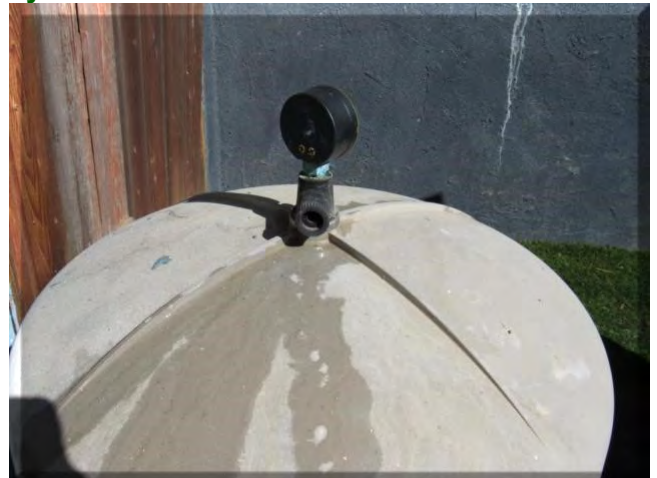
R=Repairs Needed

I NI NP R

5. The pool skimmers and cleaner are clogged with debris. The cleaner is inoperative. The circulation/filtration system is inoperative as a result. Repairs by a qualified licensed pool contractor are recommended.



6. The pool filter is leaking at the pressure gauge and band clamp. Air will enter the circulation system causing reduced efficiency.



I=Inspected

NI=Not Inspected

NP=Not Present

R=Repairs Needed

I NI NP R



7. Manufacturers of band clamp filters, like the one at this site, require that the location of any switch that can activate a pump that sends water to a filter is installed at least five feet from the filter. This insures that the operator is a safe distance from the filter when the pump is activated. Exploding filter injuries are very serious and happen frequently despite low public awareness. Relocation of either the filter or control switches is advised.



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NP=Not Present

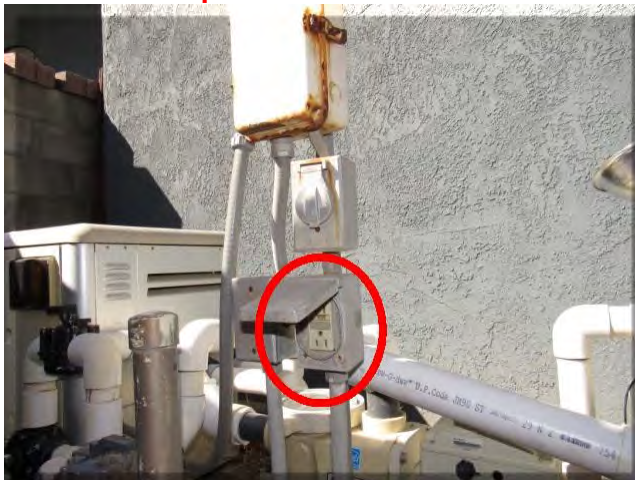
R=Repairs Needed

I NI NP R

- 8. The pool equipment timer was inoperative when tested. The gasket on the timer box door is deteriorated. Water entry will occur.**



- 9. The GFCI receptacle that protects the pool/spa lights was inoperative when tested. Shock hazard. Replacement is recommended.**



I=Inspected

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NP=Not Present

R=Repairs Needed

I NI NP R

**10. Missing components were noted at the pool/spa bypass valve handle. The valve is leaking.**



**11. The pool and spa lights were inoperative when tested.**



I=Inspected

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NP=Not Present

R=Repairs Needed

I NI NP R

**12. Pool/spa-accessible gates are required to be self-closing and self-latching with child-proof latches and they must swing outward. The gate at the left side of the home does not comply with these requirements. Safety/drowning hazard.**



**13. The opening under the pool-accessible gate is excessive. The maximum opening permitted is 2" to soil and 4" to hardscaping. Safety/drowning hazard.**



I=Inspected

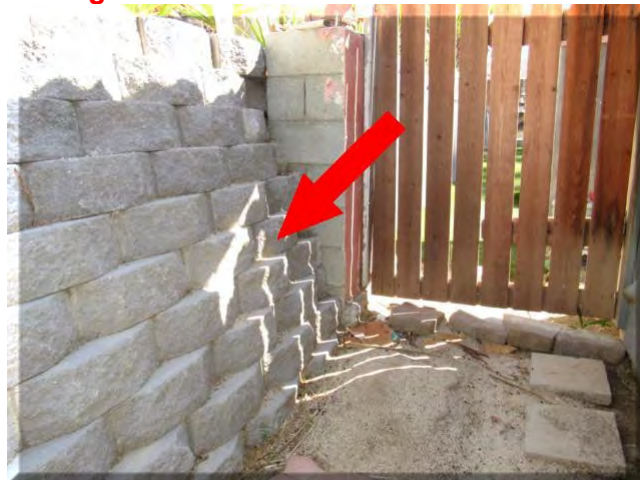
NI=Not Inspected

NP=Not Present

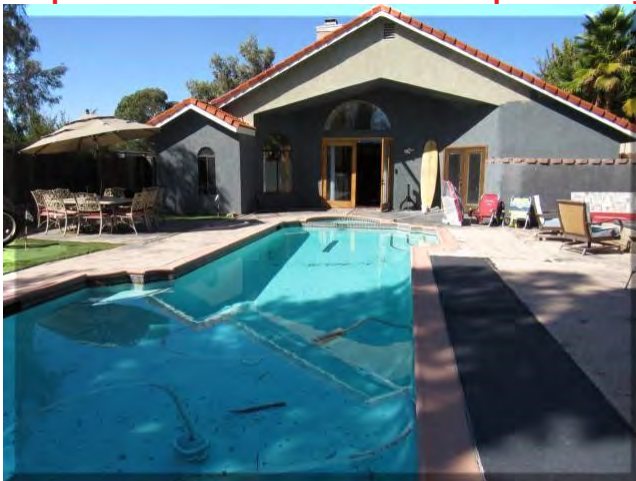
R=Repairs Needed

I NI NP R

**14. There is a climbable retaining wall adjacent to the exterior of the pool-accessible gate. The pool safety barrier can be breached. Drowning hazard. Correction is advised.**



**15. In addition to approved lot fencing and pool-accessible gates, pools/spas built after March 1996 must have at least one of the following safety barriers installed: An approved pool cover, separation barrier, removable mesh fence, perimeter alarm or pool-accessible door alarms or closers. None of these are present. Safety/drowning hazard. The pool installation date was not determined, however, having at least one of these barriers in place is recommended for occupant safety.**



☐ ☒ ☐ ☐ **G. Irrigation System**

*Comments:*

The irrigation system was not tested. Beyond the scope of this inspection.

## II. EXTERIOR

We recommend using only qualified licensed contractors to evaluate and/or repair any material defects listed in the "Exterior" section of this report.

Regarding the weather protection at windows, doors, and sliding glass door units, it is not uncommon for moisture infiltration to occur into the building's interior during rainy weather regardless of the age of the property. This inspection was conducted by visual means only and the current condition and/or appropriate installation of concealed moisture barriers/flashings at exterior siding, doors, windows, balconies, decks, walks, stairs, driveways, exterior components or penetrations cannot be confirmed.

### ■ ■ ■ ■ A. Exterior Walls

*Comments:*

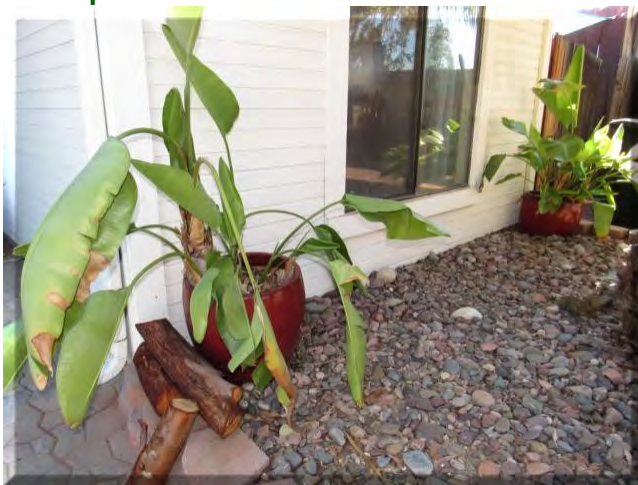
#### **Exterior**

*Comments:*

The exterior siding is stucco and wood.

*Issues:*

1. The wood siding has inadequate clearance from the soil at the front of the home. It requires 4" clearance from soil. Moisture damage will occur.



I=Inspected

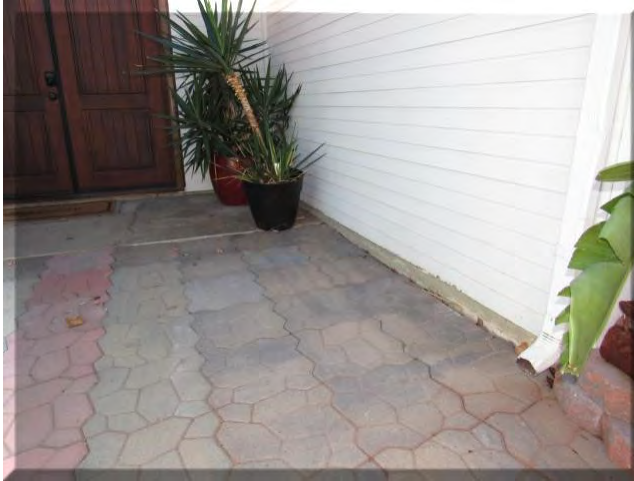
NI=Not Inspected

NP=Not Present

R=Repairs Needed

I NI NP R

2. Moisture damage was noted in the wood siding at the front entry from splashing water. Refer to the pest control report.



☒ ☐ ☐ ☐ B. Exterior Trim  
Comments:

☒ ☐ ☐ ☒ C. Exterior Doors  
Comments:

Exterior

Issues:

1. A poor installation was noted at the living room patio door. The door is not correctly aligned in its frame. Excessive gaps were noted. Water entry will occur.



I=Inspected

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NP=Not Present

R=Repairs Needed

I NI NP R

2. Moisture damage was noted at the bottom of the garage service door. Refer to the pest control report.



☒ ☐ ☐ ☐ D. Exterior Windows

Comments:

☒ ☐ ☐ ☒ E. Chimneys

Comments:

**Exterior**

Comments:

The chimney is stucco and frame covered pipe.

Issues:

1. The chimney chase cap is loose. Wind lift and water entry will occur.



☐ ☐ ☒ ☐ F. Balconies and Decks

Comments:

☐ ☐ ☒ ☐ G. Patio Covers

I=Inspected

NI=Not Inspected

NP=Not Present

R=Repairs Needed

I NI NP R

*Comments:*

### III. ROOF

We recommend using only qualified licensed roofing contractors to evaluate and/or repair any material defects listed in the "Roof" section of this report.

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

#### ■ ■ ■ ■ A. Roof Covering

*Comments:*

##### **Exterior**

*Comments:*

The roof type is hip and gable.

The roof covering is concrete tile - medium profile.

Method of inspection: on the roof

*Issues:*

- 1. Inadequate tile head-lap was noted at the head-wall flashing of the chimney and at the roof ridge. Substandard installation. Minimum 3" head-lap is required to prevent water intrusion.**



I=Inspected

NI=Not Inspected

NP=Not Present

R=Repairs Needed

I NI NP R



2. Numerous slipped tiles were noted at the hip ridges. Water intrusion will occur.



3. Water staining was noted at the roof eaves at the rear right corner of the home. Evidence of roof leakage at the rake edge. Further evaluation is advised.



I=Inspected

NI=Not Inspected

NP=Not Present

R=Repairs Needed

I NI NP R

*Comments:*

### Exterior

*Issues:*

1. The pan flashing at the side-wall adjacent to the rear patio door is crushed. Water intrusion may occur.



### ☒ ☐ ☐ ☐ C. Rain Gutters

*Comments:*

#### Exterior

*Comments:*

There is only a partial rain gutter system installed. Installation of rain gutters is recommended at all roof eaves to keep water away from the perimeter of the home.

### ☒ ☐ ☐ ☐ D. Roof Penetrations

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

R=Repairs Needed

I NI NP R

## IV. INTERIOR

We recommend using only qualified licensed contractors to evaluate and/or repair any material defects listed in the "Interior" section of this report.

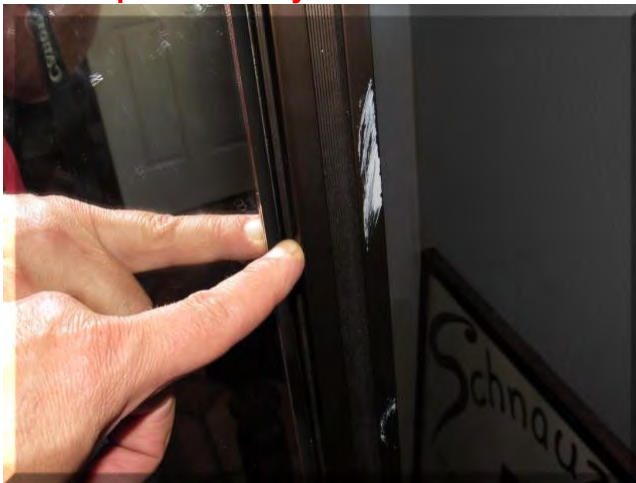
### ■ ■ ■ ■ A. Doors

*Comments:*

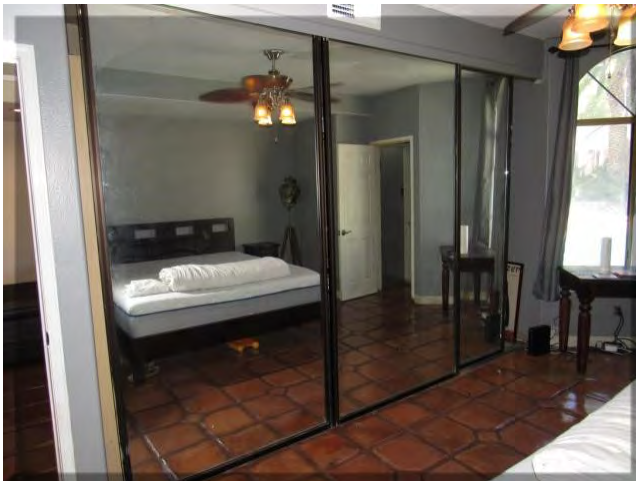
#### Bedrooms

*Issues:*

1. The frame of the mirrored wardrobe door in the master bedroom is loose. The glass edge is exposed. Safety hazard.



2. The closet door rollers in the master bedroom are damaged. Unable to slide the doors.



I=Inspected

NI=Not Inspected

NP=Not Present

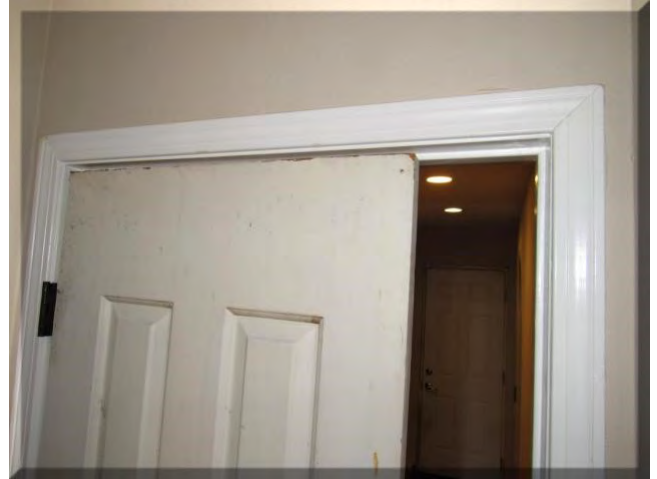
R=Repairs Needed

I NI NP R

**3. The closet doors are missing in the guest bedroom. Recommend replacement.**



**4. The guest bedroom door is under-sized for its frame.**



## Master Bathroom

*Issues:*

I=Inspected

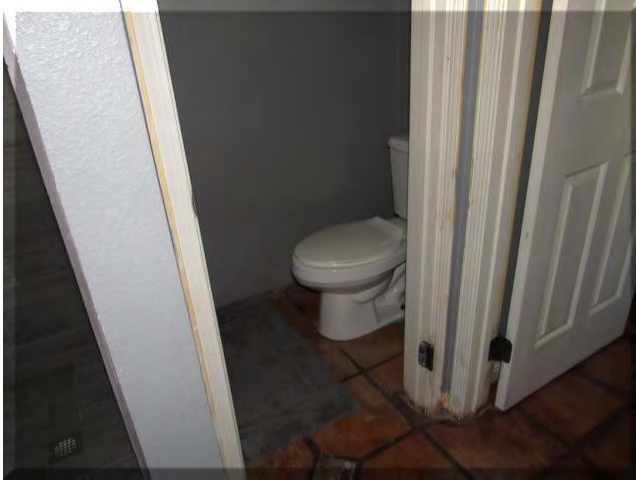
NI=Not Inspected

NP=Not Present

R=Repairs Needed

I NI NP R

**1. The master bathroom door is missing. Replacement is recommended.**



**2. The strike plate is missing at the jamb of the master bathroom door. Damage will occur.**



### **Garage**

#### *Comments:*

Vehicle door(s): metal roll up - insulated Door operation: mechanized

Vehicle spaces: 2 Garage structure: attached

#### *Issues:*

I=Inspected

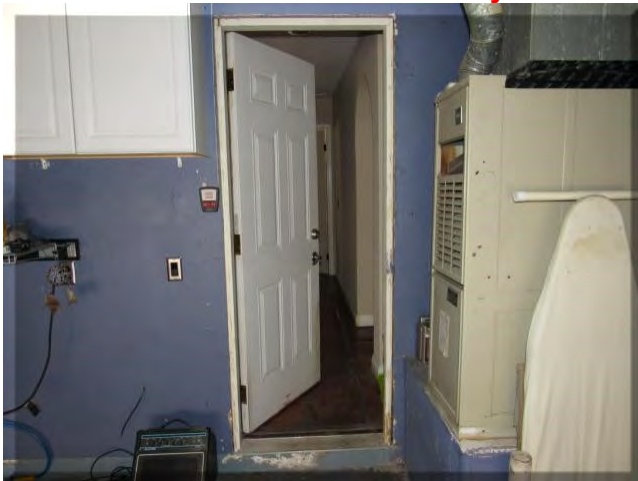
NI=Not Inspected

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I NI NP R

1. There is not a closing mechanism installed on the garage fire door (leading into the home). The door does not self-close and latch as required. The weather-stripping at the jamb is damaged. The door casing is missing. These conditions are causing a breach in the fire-resistant-rated assembly between the garage and the home. Fire hazard.



## ■ ■ ■ ■ B. Windows

*Comments:*

### Bedrooms

*Issues:*

1. There is moisture and/or fogging in the dual-pane window in the guest bedroom. Evidence of hermetic seal failure. Pane replacement is recommended. Due to climatic conditions, the nature of the components, and the cleanliness of the glass, it may not be possible to determine all of the failures present in the home. Evaluation of the remaining windows and doors by a qualified glazier is recommended before the removal of purchase contingencies.



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NP=Not Present

R=Repairs Needed

I NI NP R

### Living Area

*Comments:*

The windows are metal dual pane.

### ■ ■ ■ ■ C. Walls

*Comments:*

### Kitchen

*Issues:*

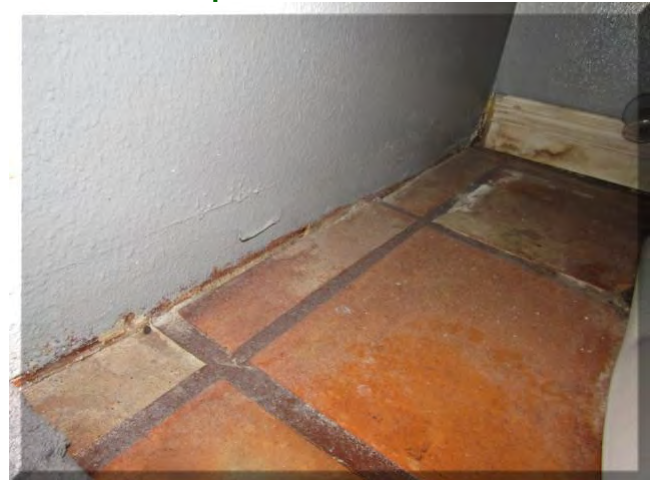
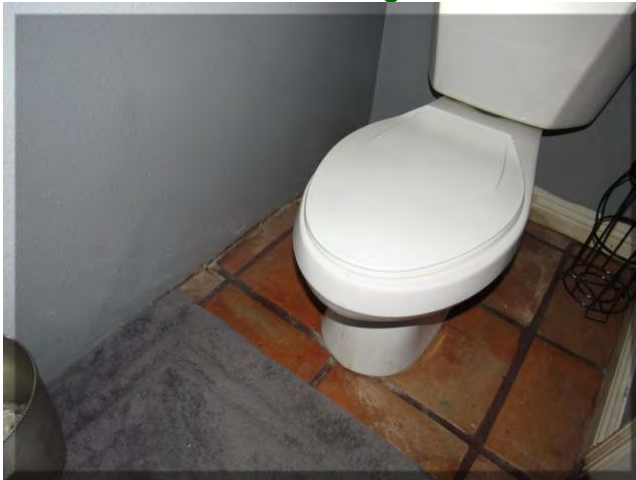
1. **Moisture damage was noted at the wall under the kitchen sink from a previous leak. The sink faucet is leaking. Hidden damage may exist. Further evaluation is recommended.**



### Master Bathroom

*Issues:*

1. **The baseboard moulding in the master bathroom is incomplete.**



I=Inspected

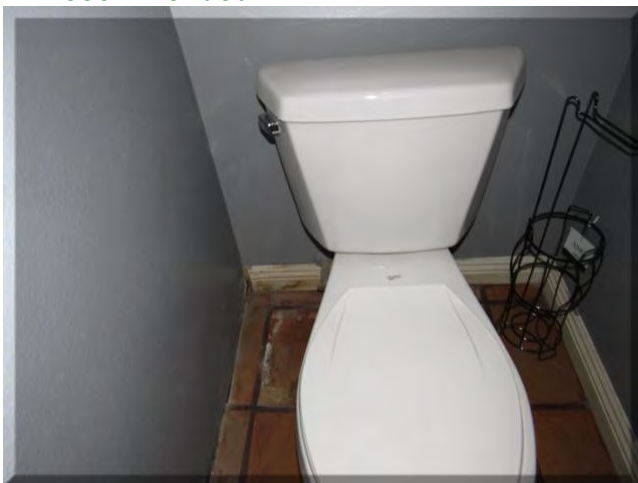
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R=Repairs Needed

I NI NP R

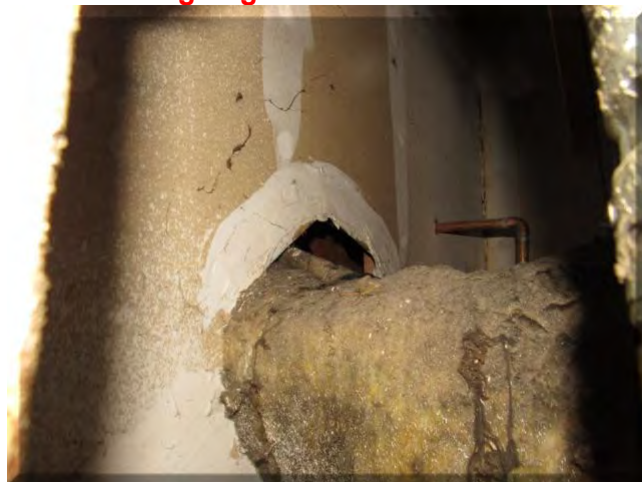
2. Moisture damage was noted at the baseboard moulding behind the toilet from a previous leak. No leaks detected at this time. Further evaluation by a qualified licensed plumber is recommended.



## Garage

### Issues:

1. There is a hole in the garage wall where the HVAC duct penetrates. This is causing a breach in the fire-resistant-rated assembly between the garage and the home. Fire hazard.



## ☒ ☐ ☐ ☐ D. Cabinets and Countertops

### Comments:

#### Kitchen

### Comments:

The cabinet countertop is tile.

### Issues:

I=Inspected

NI=Not Inspected

NP=Not Present

R=Repairs Needed

I NI NP R

**1. Several of the countertop tiles are cracked. Water penetration will occur.**



**2. The countertop grouting is deteriorated. Water penetration will occur.**



**3. The cabinet floor under the kitchen sink is moisture damaged from a previous leak. The sink faucet is leaking. Hidden damage may exist. Further evaluation is recommended.**



I=Inspected

NI=Not Inspected

NP=Not Present

R=Repairs Needed

I NI NP R

**4. The cabinet drawer guide is damaged.**



**5. One of the cabinet doors is missing.**



**Guest Bathroom**

*Issues:*

I=Inspected

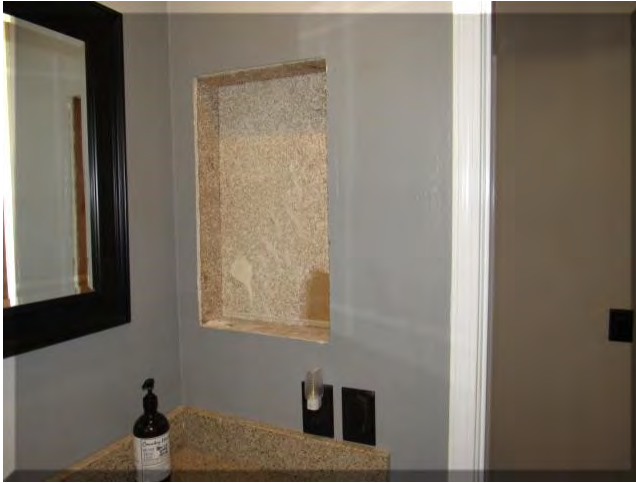
NI=Not Inspected

NP=Not Present

R=Repairs Needed

I NI NP R

**1. The medicine cabinet has been removed. Recommend replacement.**



☒ ☐ ☐ ☐ **E. Floors**

*Comments:*

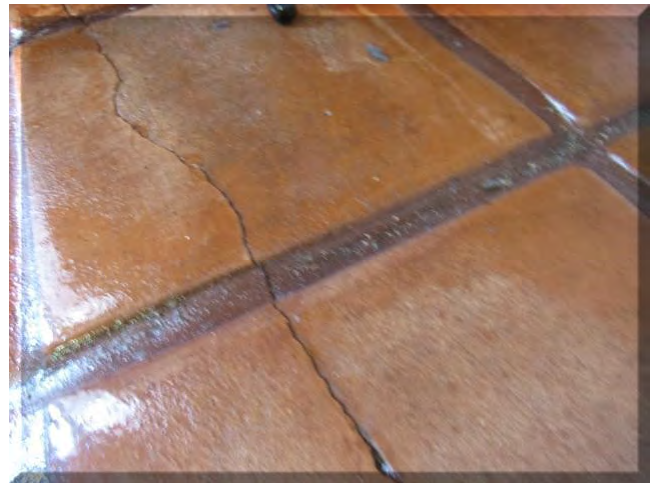
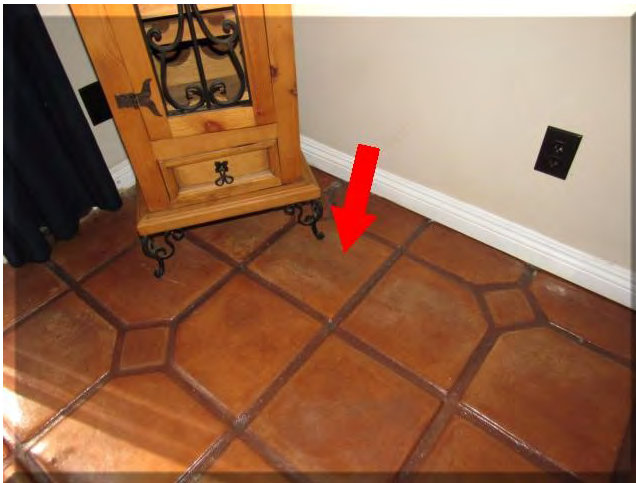
**Living Area**

*Comments:*

The floors are tile.

*Issues:*

**1. Cracked floor tiles were noted in the dining room adjacent to the refrigerator bay in the kitchen. The floor tiles are stained. Evidence of possible past or present moisture. Further evaluation is recommended.**



☒ ☐ ☐ ☐ **F. Ceilings**

*Comments:*

**Garage**

*Comments:*

The garage roof framing was not fully visible due to the suspended ceiling panels.

I=Inspected

NI=Not Inspected

NP=Not Present

R=Repairs Needed

I NI NP R

☐☐☒☐ **G. Stairs and Steps**

*Comments:*

☒☐☐☒ **H. Fireplaces**

*Comments:*

This inspection of the fireplace(s) and chimney(s) is limited to the readily visible portions. The inner reaches of a chimney flue are not visually accessible and the view from the top or bottom is not adequate to discover possible deficiencies or damage. A National Fire Protection Association (NFPA) 211 Standard, Level II inspection by a qualified professional is recommended. Specialized tools, testing procedures, mirrors, and video cameras can be used by a qualified fireplace professional to thoroughly evaluate the fireplace systems.

**Living Area**

*Comments:*

The living room fireplace is factory-built.

*Issues:*

**1. The fireplace door is damaged/missing glass.**



I=Inspected

NI=Not Inspected

NP=Not Present

R=Repairs Needed

I NI NP R

- 2. The fireplace hearth extension is not distinguishable from the surrounding floor as required. Fire hazard.**



- 3. The opening where the fireplace gas line penetrates the refractory panel is not sealed. Super-heated gasses can enter the wall cavity. Fire hazard.**



I=Inspected

NI=Not Inspected

NP=Not Present

R=Repairs Needed

I NI NP R

4. To prevent gas leaks from entering the living space, a fireplace damper must be blocked in the full-open position if a gas fixture is present. There is not a damper clamp installed. Safety hazard.



I=Inspected

NI=Not Inspected

NP=Not Present

R=Repairs Needed

I NI NP R

## V. PLUMBING

We recommend using only qualified licensed plumbing contractors to evaluate and/or repair any material defects listed in the "Plumbing" section of this report.

Private sewer systems, sewer ejection pumps, solar water heating systems and water treatment/filtration systems, if present, were not evaluated. Shut-off valves were not tested. These items are beyond the scope of this inspection.

As of January 1, 2017, building standards/state law require that flow rates for fixtures in homes built prior to 1994 not exceed 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. These items should be verified prior to close of escrow. Refer to seller.

### ■ ■ ■ ■ A. Water Supply

*Comments:*

#### **Exterior**

*Comments:*

Water main shut-off location: front of the home    Water pressure: 50 PSI

Potable water piping: copper

*Issues:*

1. The hose bib at the rear right corner of the home is leaking. The PVC pipe is not secured to the wall. Physical damage may occur.



### ■ ■ ■ ■ B. Plumbing Fixtures

*Comments:*

#### **Kitchen**

*Issues:*

I=Inspected

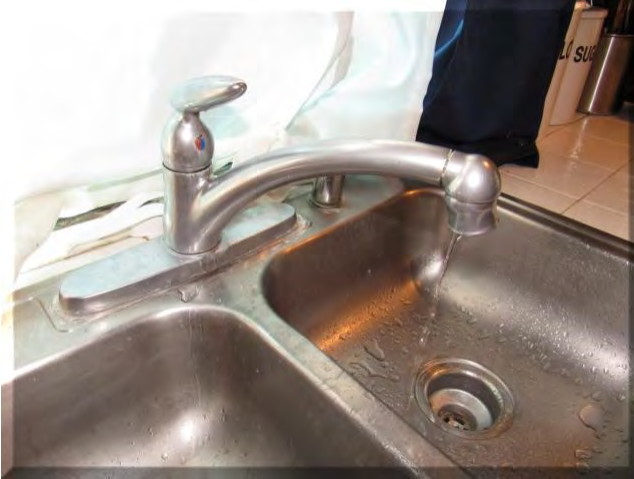
NI=Not Inspected

NP=Not Present

R=Repairs Needed

I NI NP R

1. The faucet fixture at the kitchen sink is leaking. Moisture damage has occurred at the wall and cabinet floor under the sink.



### Guest Bathroom

*Issues:*

1. The toilet is loose. Wax ring leakage and moisture damage may occur.



### Master Bathroom

*Issues:*

I=Inspected

NI=Not Inspected

NP=Not Present

R=Repairs Needed

I NI NP R

**1. The plumbing fixtures in the shower are incomplete/missing components.**



**2. The toilet is loose. Wax ring leakage and moisture damage may occur.**



**■ ■ ■ ■ C. Drain, Waste and Vent**

*Comments:*

The drain piping is ABS.

**Guest Bathroom**

*Issues:*

I NI NP R

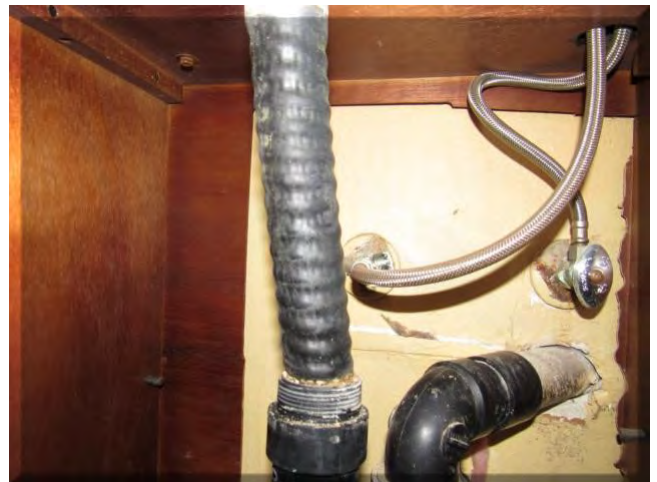
1. Flexible piping is installed at the sink drain. This piping is considered a temporary repair and is prone to clogging and leaks. Replacement with a smooth-surface waste fitting is advised.



#### Master Bathroom

##### Issues:

1. Flexible piping and rubber hose are installed at the sink drains. Substandard installation. Clogging and leaks will occur. Replacement with a smooth-surface waste fitting is advised.



#### Laundry Area

##### Comments:

The laundry connections were inspected by visual means only. The water supply and waste line piping that is concealed within inaccessible areas such as covered walls and concrete slab floors was not evaluated. The washing machine, clothes dryer, and any laundry equipment were not operated or evaluated as part of this inspection. It is advised to consult with the current owner to confirm there are no current or previous problems with the laundry supply and waste piping before the close of escrow.

I=Inspected

NI=Not Inspected

NP=Not Present

R=Repairs Needed

I NI NP R

☒☐☐☐ **D. Tubs and Showers**

*Comments:*

**Guest Bathroom**

*Comments:*

The shower is tile.

**Master Bathroom**

*Comments:*

The shower is tile.

☐☐☒☐ **E. Hydro-Massage Tubs**

*Comments:*

☒☐☐☒ **F. Water Heaters**

*Comments:*

**Garage**

*Comments:*

Manufacturer: Whirlpool Capacity: 50 gallon Fuel type: natural gas

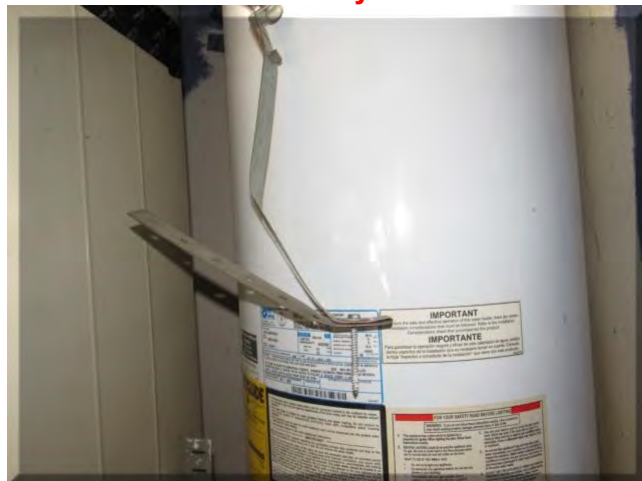
A sediment trap is not installed at the gas line to the water heater. This may void the manufacturer's warranty and cause damage or malfunction of the unit. Refer to the manufacturer's installation instructions and to the local authority having jurisdiction as to whether or not one is required.

Installation of a catch pan under the appliance is recommended to prevent water damage to the structure in the event of leakage.

Due to the age of the water heater (2006), it is near the end of its expected life-span. The average life-span of a water heater is 10 - 12 years. Money should be budgeted for replacement in the near future.

*Issues:*

**1. The seismic straps at the water heater are loose/disconnected. Safety hazard.**



I=Inspected

NI=Not Inspected

NP=Not Present

R=Repairs Needed

I NI NP R

**2. The water heater TPR valve does not have a discharge line installed. Safety hazard.**



**3. The water heater draft hood is loose/displaced. Carbon monoxide hazard.**



I=Inspected

NI=Not Inspected

NP=Not Present

R=Repairs Needed

I NI NP R

4. The water heater has been red-tagged by the gas utility for a "hazardous condition". It is unknown what the hazardous condition is or if it has been corrected. Further evaluation is advised.



☒ ☐ ☐ ☐ G. Gas Lines  
Comments:

☐ ☐ ☒ ☐ H. Fire Sprinklers  
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

R=Repairs Needed

I NI NP R

## VI. APPLIANCES

We recommend using only certified appliance technicians or qualified licensed contractors to evaluate and/or repair any material defects listed in the "Appliances" section of this report.

Only built-in appliances were tested as part of this inspection.

### ☒☐☐☐ A. Dishwashers

*Comments:*

#### Kitchen

*Comments:*

The dishwasher brand is General Electric.

Due to its age, the dishwasher is near the end of its expected life-span. The average life expectancy of a dishwasher is 10-12 years. Money should be budgeted for replacement in the near future.

### ☒☐☐☒ B. Food Waste Disposals

*Comments:*

#### Kitchen

*Issues:*

1. **There is not a strain-relief clamp installed where the appliance cord enters the food waste disposal. Shock hazard.**



### ☐☐☒☐ C. Trash Compactors

*Comments:*

### ☒☐☐☐ D. Exhaust Fans

*Comments:*

### ☒☐☐☒ E. Microwave Ovens

*Comments:*

#### Kitchen

*Comments:*

The microwave oven brand is Kenmore.

I=Inspected

NI=Not Inspected

NP=Not Present

R=Repairs Needed

I NI NP R

*Issues:*

1. The microwave oven door and latch are damaged and do not function properly.



☒☐☐☐ F. Cooking Appliances

*Comments:*

**Kitchen**

*Comments:*

Range manufacturer: Kenmore Fuel type: gas

*Issues:*

1. The anti-tip bracket for the free-standing range is missing or is improperly positioned and does not prevent tipping. Safety hazard, especially for small children.



☐☒☐☐ G. Refrigerators

*Comments:*

☐☐☒☐ H. Central Vacuum

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

R=Repairs Needed

I NI NP R

☒☐☐☐ I. Garage Door Openers

*Comments:*

**Garage**

*Comments:*

Manufacturer: Guardian    Type: belt drive

☒☐☐☐ J. Dryer Vents

*Comments:*

☐☒☐☐ K. Other Appliances

*Comments:*

**Exterior**

*Comments:*

The fire pit was not evaluated. Beyond the scope of this inspection.



## VII. HEATING AND AIR CONDITIONING

We recommend using only qualified licensed HVAC contractors to evaluate and/or repair any material defects listed in the "Heating and Air Conditioning" section of this report.

### ■ ■ ■ ■ A. Heating System

*Comments:*

#### Garage

*Comments:*

Heating system:

Manufacturer: Carrier    Type: forced air unit

Fuel type: natural gas    Capacity: 60,000 BTU

The heating system was functional when tested.

Due to its age, the furnace is near the end of its expected life-span. The average life expectancy of a furnace is 15-20 years. Money should be budgeted for replacement in the near future.

*Issues:*

1. **A flexible gas connector penetrates the furnace cabinet. Fire hazard. Current industry standards require hard-piping through the cabinet with the flex connector attachment at the exterior of the unit. Upgrading to current standards is advised for occupant safety.**



### ■ ■ ■ ■ B. Air Conditioning

*Comments:*

#### Exterior

*Comments:*

A/C system:

Manufacturer: York    Capacity: 3 ton    Type: split system

The air conditioning system was functional when tested. The temperature differential between the return and supply air was 18 degrees.

I=Inspected

NI=Not Inspected

NP=Not Present

R=Repairs Needed

I NI NP R

Due to its age, the air conditioning system is near the end of its expected life-span. The average life expectancy of an air conditioning system is 15-20 years. Money should be budgeted for replacement in the near future.

*Issues:*

1. **The electrical disconnect for the A/C condenser is improperly located behind the unit. There is inadequate clearance in front of the disconnect box. A 30" wide X 36" deep working space is required in front of electrical disconnects. Does not meet electrical safety standards. Correction is recommended.**



■ ■ ■ ■ C. Ducts and Vents

*Comments:*

**Attic**

*Comments:*

The HVAC ducts are insulated flex.

*Issues:*

1. **Some of the HVAC ducts in the attic are deteriorated. The vapor barrier is peeling. The insulation jacket will loosen and open. Reduced system efficiency will occur. Duct replacement is recommended.**



I=Inspected

NI=Not Inspected

NP=Not Present

R=Repairs Needed

I NI NP R

2. The fireplace flue is in contact with the plywood where it passes through the roof. (Minimum 1" clearance required.) Fire hazard.



#### Guest Bathroom

Issues:

1. The HVAC register cover is missing in the guest bathroom. Recommend replacement.



I=Inspected

NI=Not Inspected

NP=Not Present

R=Repairs Needed

I NI NP R

## VIII. ELECTRICAL

We recommend using only qualified licensed electrical contractors to evaluate and/or repair any material defects listed in the "Electrical" section of this report.

Home security systems, low-voltage electrical systems such as landscape/outdoor lighting, audio systems, phone/internet/television wiring were not evaluated. Beyond the scope of this inspection.

### ☐☐☐☐ A. Service Entrance

*Comments:*

#### **Exterior**

*Comments:*

Service entrance: underground

### ☒☐☐☐ B. Electrical Panels

*Comments:*

#### **Exterior**

*Comments:*

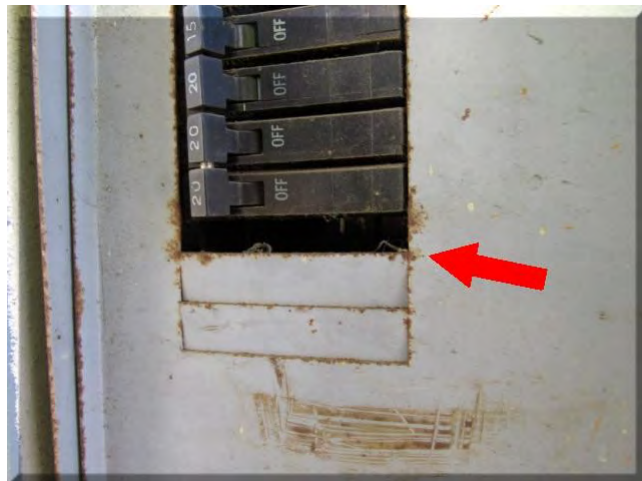
Main service panel:

Manufacturer: General Electric Location: exterior of the garage

Max. capacity: 125 amp Main breaker size: 100 amp

*Issues:*

1. **Missing breaker tabs were noted in the dead-front cover of the electrical service panel. Shock hazard.**



I=Inspected

NI=Not Inspected

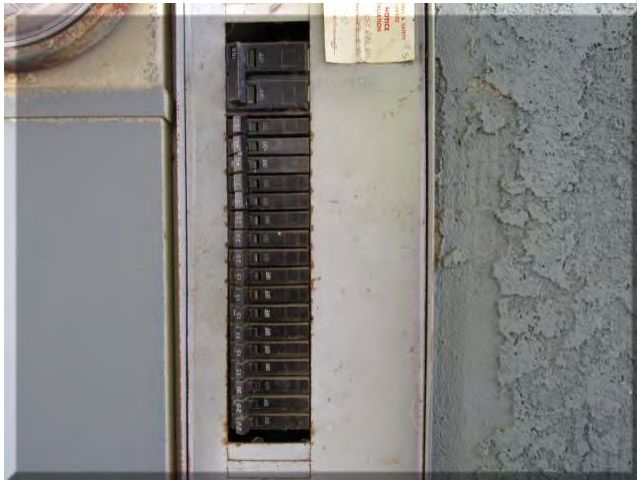
NP=Not Present

R=Repairs Needed

I NI NP R



2. The circuit breakers in the electrical service panel are not identified. Unable to determine which circuit each breaker controls. Safety hazard.



☒ ☐ ☐ ☐ C. Grounding and Bonding

Comments:

**Exterior**

Comments:

Electrical system grounding: foundation steel    Bonding: unable to determine

☒ ☐ ☐ ☒ D. Branch Circuits

Comments:

**Attic**

Issues:

I=Inspected

NI=Not Inspected

NP=Not Present

R=Repairs Needed

I NI NP R

**1. There are several open electrical junction boxes in the attic. Fire hazard.**



## Kitchen

*Issues:*

**1. The receptacle outlets in the kitchen (within six feet of the sink) are not GFCI-protected. Shock hazard.**



## Living Area

*Issues:*

I=Inspected

NI=Not Inspected

NP=Not Present

R=Repairs Needed

I NI NP R

**1. The receptacle outlet in the dining room is missing its faceplate. Shock hazard.**



#### **Master Bathroom**

*Comments:*

GFCI-protected circuits were noted at the following locations: bathrooms, garage and exterior

#### ☒ ☐ ☐ ☐ **E. Door Bells**

*Comments:*

##### **Exterior**

*Issues:*

**1. The doorbell is inoperative.**



#### ☒ ☐ ☐ ☐ **F. Smoke Alarms**

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

R=Repairs Needed

I NI NP R

### Living Area

#### Comments:

There is a security system smoke alarm just outside of the master bedroom. Security system smoke alarms are acceptable if the system has battery back-up and sounds an audible alarm in all interconnected rooms whether or not the system is actively monitored by a security company. Unable to determine if this system meets those requirements. Further review by a security system technician is advised.



#### Issues:

1. **There are no smoke alarms installed in the home. Fire/safety hazard to the occupants. Smoke alarms must be installed in accordance with the State Fire Marshall's regulations and in accordance with applicable local ordinances.**



### ☒ ☐ ☐ ☐ G. Carbon Monoxide Alarms

#### Comments:

### Living Area

#### Issues:

I=Inspected

NI=Not Inspected

NP=Not Present

R=Repairs Needed

I NI NP R

1. There are no carbon monoxide alarms installed in the home. Safety hazard to the occupants. CO alarms are required outside of the sleeping areas in the immediate vicinity of the bedrooms.



## IX. STRUCTURAL

We recommend using only qualified licensed contractors to evaluate and/or repair any material defects listed in the "Structural" section of this report.

### ☒☐☐☐ A. Foundation

*Comments:*

#### **Exterior**

*Comments:*

Foundation type: concrete slab

The concrete slab was not fully visible due to floor coverings.

### ☐☐☒☐ B. Crawlspace

*Comments:*

### ☐☒☐☐ C. Pest Observance

*Comments:*

Complete inspection of the home by a qualified licensed pest control inspector is advised.

### ☒☐☐☒ D. Attic and Roof Structure

*Comments:*

#### **Attic**

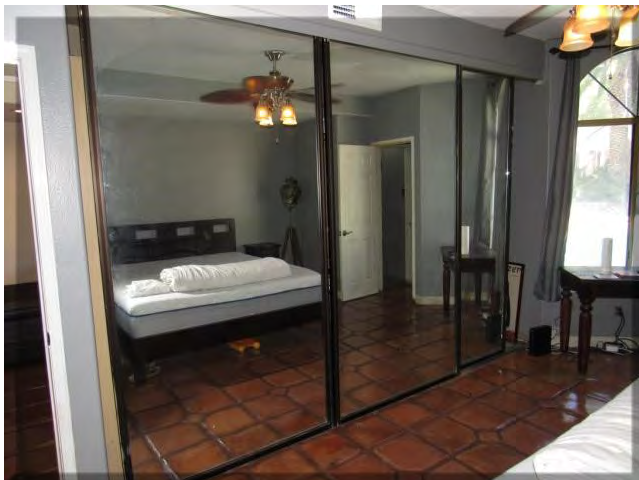
*Comments:*

The attic access is located in the hallway.

The roof framing is wood truss.

The attic is insulated with approximately 6 inches of fiberglass batt insulation.

**The attic space at the right side of the home (in the master bedroom closet) was not readily accessible. The master bedroom closet doors have damaged rollers and could not be opened to enter the attic access. This attic area was not inspected. Hidden defects may exist.**



*Issues:*

I=Inspected

NI=Not Inspected

NP=Not Present

R=Repairs Needed

I NI NP R

1. Several displaced or missing batts of insulation were noted in the attic. Reduced energy efficiency will occur. Replacement is advised.



I=Inspected

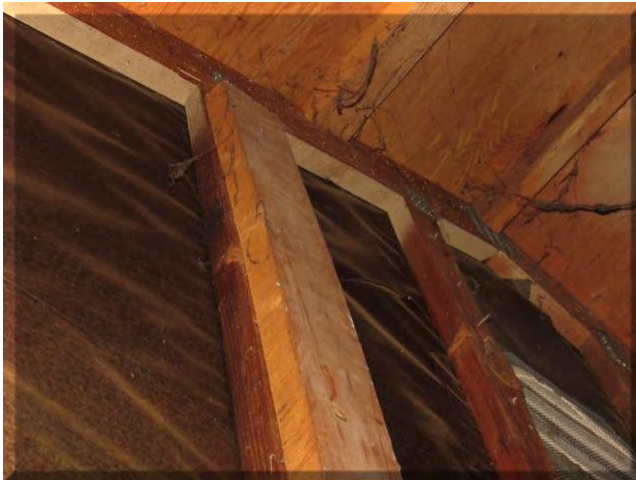
NI=Not Inspected

NP=Not Present

R=Repairs Needed

I NI NP R

2. There are a couple of damaged roof truss webs at the front gable wall in the garage attic. Field repairs were noted. Roof trusses are engineered structural components and any repairs to them must be engineer approved. The structural integrity of the roof may be compromised. Evaluation and recommendation for repairs by a qualified structural framing engineer are advised.



## **FINAL COMMENTS**

**REGARDING REPAIRS:** It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by qualified licensed contractors/professionals PRIOR TO THE CLOSE OF ESCROW. Further evaluation PRIOR to the close of escrow is recommended so a properly licensed professional can further evaluate our concerns and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of this inspection.

**PHOTOS:** The photos shown in this report are representative. There may not be photos of all deficient items present. A qualified licensed professional should be consulted to determine the full extent of repairs necessary for each deficient item noted.

**WATER/MOISTURE:** Water leaks, water intrusion, and moisture can cause mold and mildew. If such conditions were noted in this report, further investigation by a certified microbial consultant or a licensed industrial hygienist is recommended.

**NOTICE TO THIRD PARTIES:** This inspection report is for the sole benefit and reliance of the Client named in the original report and is not transferable to any third party. The report of the inspection and all consultation between the Inspector and the Client is issued subject to the terms, conditions, and limitations under which the inspection was performed. The terms, conditions, and limitations are a part of this report and are attached hereto and incorporated herein by reference. The Inspector assumes no liability for third party intervention, reliance, or use of this report prepared for the Client named herein. **THIRD PARTIES ARE ENCOURAGED TO OBTAIN A HOME INSPECTION FROM A QUALIFIED INSPECTOR OF THEIR CHOICE. ANY THIRD PARTY, INCLUDING OTHER PURCHASERS WHO ARE NOT PART OF THIS CONTRACT, MAY NOT RELY ON, OR USE, THIS REPORT FOR ANY PURPOSE AND SHOULD NOT MAKE ANY DECISIONS BASED ON THIS REPORT. THE INSPECTOR ASSUMES NO LIABILITY FOR THIRD PARTY INTERPRETATION OR USE OF THIS REPORT.**

**HAZARDOUS MATERIAL WARNING:** Lead, asbestos, radon, and other environmental hazards, materials, or conditions are beyond the scope of this property inspection and are specifically excluded. Asbestos was widely used in building materials prior to 1978, with limited use thereafter. Paint manufactured prior to 1978 commonly contained lead. Your real estate agent may be able to provide you with information regarding these, and other, hazardous materials that may be present. An environmental survey may be obtained by contracting with an appropriate specialist.

**CHINESE DRYWALL:** The Inspector is not qualified to detect the presence of Chinese drywall. Accordingly, the issue of Chinese drywall (and its potential problems) is beyond the scope of this inspection.

**FIRST CHOICE INSPECTIONS**  
Residential and Commercial Property Inspections

**STANDARD RESIDENTIAL INSPECTION AGREEMENT**

**THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT, PLEASE READ IT CAREFULLY**

Client Name: Mark Jones

Inspection Address: 41999 Best St., Carlsbad, CA 92010

Inspection Date: 10/22/2018

**SCOPE OF THE INSPECTION:** The real estate inspection to be performed for the Client is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). Inspector will prepare and provide Client a written report for the sole use and benefit of Client. The written report shall document any material defects discovered in the building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives. The inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

**CLIENT'S DUTY:** Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector. Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction. In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify Inspector and allow inspection is a material breach of this Agreement.

**ENVIRONMENTAL CONDITIONS:** Client agrees what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea- formaldehyde, fungi, molds, mildew, feces, urine, PCBs, Chinese drywall, vermin or pests or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

**GENERAL PROVISIONS:** The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever. No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company or its officers, agents, or employees

more than one year from the date Client discovers, or through the exercise of reasonable diligence should have discovered, the cause of action. In no event shall the time for commencement of a legal action or proceeding exceed two years from the date of the subject inspection. **THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.**

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns.

This Agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

**SEVERABILITY:** Should any provision of this Agreement be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court's holding.

**MEDIATION:** The parties to this Agreement agree to attend, in good faith, mediation with a retired judge or lawyer with at least 5 years of mediation experience before any lawsuit is filed. All notices of mediation must be served in writing by return receipt requested allowing 30 days for response. If no response is forthcoming the moving party may then demand binding arbitration under the terms and provisions set forth below.

**ARBITRATION:** Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report or any other dispute arising out of this relationship, shall be resolved between the parties by binding arbitration conducted in accordance with California Law, except that the parties shall select an arbitrator who is familiar with the real estate profession. The parties agree that they shall be entitled to discovery procedures within the discretion of the arbitrator. The arbitrator shall manage and hear the case applying the laws of the State of California to all issues submitted in the arbitration proceeding. The award of the arbitrator shall be final, and a judgment may be entered on it by any court having jurisdiction. Any disputes are to be arbitrated by: Construction Dispute Resolution Services, LLC, Resolute Systems, or other comparable entity.

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## **RESIDENTIAL STANDARDS OF PRACTICE - FOUR OR FEWER UNITS**

### ***Part I. Definitions and Scope***

These Standards of Practice provide guidelines for a real estate inspection and define certain terms relating to these inspections. ***Italicized*** words in these Standards are defined in Part IV, Glossary of Terms.

A. A *real estate inspection* is a survey and basic *operation* of the *systems* and *components* of a *building* which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property

or personal injury to the *Inspector*. The purpose of the inspection is to provide the Client with information regarding the general *condition* of the *building(s)*. Cosmetic and aesthetic *conditions* shall not be considered.

B. A *real estate inspection* report provides written documentation of material defects discovered in the *inspected building's systems and components* which, in the opinion of the *Inspector*, are *safety hazards*, are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.

C. Inspections performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.

## **Part II. Standards of Practice**

A *real estate inspection* includes the *readily accessible systems and components* or a *representative number* of multiple similar *components* listed in SECTIONS 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

### **SECTION 1 - Foundation, Basement, and Under-floor Areas**

A. Items to be inspected:

1. Foundation system
2. Floor framing system
3. Under-floor ventilation
4. Foundation anchoring and cripple wall bracing
5. Wood separation from soil
6. Insulation

B. The Inspector is not required to:

1. Determine size, spacing, location, or adequacy of foundation bolting/bracing components or reinforcing systems
2. Determine the composition or energy rating of insulation materials

### **SECTION 2 - Exterior**

A. Items to be inspected:

1. Surface grade directly adjacent to the buildings
2. Doors and windows
3. Attached decks, porches, patios, balconies, stairways, and their enclosures, handrails and guardrails
4. Wall cladding and trim
5. Portions of walkways and driveways that are adjacent to the buildings
6. Pool or spa drowning prevention features, for the sole purpose of identifying which, if any, are present

B. The Inspector is not required to:

1. Inspect door or window screens, shutters, awnings, or security bars
2. Inspect fences or gates or operate automated door or gate openers or their safety devices
3. Use a ladder to inspect systems or components
4. Determine if any pool/spa safety equipment, manufacturer's design standards or testing is sufficient or otherwise conforms to regulatory requirements or other applicable standards; determine if any drowning prevention feature of a pool or spa is installed properly or is adequate or effective. Test or operate any drowning prevention feature

### **SECTION 3 - Roof Covering**

A. Items to be inspected:

1. Covering
2. Drainage
3. Flashings
4. Penetrations
5. Skylights

B. The Inspector is not required to:

1. Walk on the roof surface if in the opinion of the Inspector there is risk of damage or a hazard to the Inspector
2. Warrant or certify that roof systems, coverings, or components are free from leakage

#### **SECTION 4 - Attic Areas and Roof Framing**

A. Items to be inspected:

1. Framing
2. Ventilation
3. Insulation

B. The Inspector is not required to:

1. Inspect mechanical attic ventilation systems or components
2. Determine the composition or energy rating of insulation materials

#### **SECTION 5 - Plumbing**

A. Items to be inspected:

1. Water supply piping
2. Drain, waste, and vent piping

3. Faucets and fixtures

4. Fuel gas piping

5. Water heaters

6. Functional flow and functional drainage

B. The Inspector is not required to:

1. Fill any fixture with water or inspect overflow drains or drain-stops, or evaluate back-flow devices, waste ejectors, sump pumps, or drain line clean-outs
2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components
3. Inspect whirlpool baths, steam showers, or sauna systems or components
4. Inspect fuel tanks or determine if the fuel gas system is free of leaks
5. Inspect wells or water treatment systems

#### **SECTION 6 - Electrical**

A. Items to be inspected:

1. Service equipment
2. Electrical panels
3. Circuit wiring
4. Switches, receptacles, outlets, and lighting fixtures

B. The Inspector is not required to:

1. Operate circuit breakers or circuit interrupters
2. Remove cover plates
3. Inspect de-icing systems or components
4. Inspect private or emergency electrical supply systems or components

#### **SECTION 7 - Heating and Cooling**

A. Items to be inspected:

1. Heating equipment

2. Central cooling equipment
  3. Energy source and connections
  4. Combustion air and exhaust vent systems
  5. Condensate drainage
  6. Conditioned air distribution systems
- B. The Inspector is not required to:
1. Inspect heat exchangers or electric heating elements
  2. Inspect non-central air conditioning units or evaporative coolers
  3. Inspect radiant solar, hydronic, or geothermal systems or components
  4. Determine volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system
  5. Inspect electronic air filtering or humidity control systems or components

### **SECTION 8 - Fireplaces and Chimneys**

A. Items to be inspected:

1. Chimney exterior
2. Spark arrestor
3. Firebox
4. Damper
5. Hearth extension

B. The Inspector is not required to:

1. Inspect chimney interiors
2. Inspect fireplace inserts, seals, or gaskets
3. Operate any fireplace or determine if a fireplace can be safely used

### **SECTION 9 - Building Interior**

A. Items to be inspected:

1. Walls, ceilings, and floors
2. Doors and windows
3. Stairways, handrails, and guardrails
4. Permanently installed cabinets
5. Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers
6. Absence of smoke alarms
7. Vehicle doors and openers

B. The Inspector is not required to:

1. Inspect window, door, or floor coverings
2. Determine whether a building is secure from unauthorized entry
3. Operate or test smoke alarms or vehicle door safety devices
4. Use a ladder to inspect systems or components

## **Part III. Limitations, Exceptions, and Exclusions**

### **A. The following are excluded from a real estate inspection:**

1. Systems or components of a building, or portions thereof, which are not readily accessible, not permanently installed, or not inspected due to circumstances beyond the control of the Inspector or which the Client has agreed or specified are not to be inspected
2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their components or accessories
3. Auxiliary features of appliances beyond the appliance's basic function
4. Systems or components, or portions thereof, which are under ground, under water, or

where the Inspector must come into contact with water

5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit systems or components located in common areas
6. Determining compliance with manufacturer's installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions
7. Determining adequacy, efficiency, suitability, quality, age, or remaining life of any building, system, or component, or marketability or advisability of purchase
8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
9. Acoustical or other nuisance characteristics of any system or component of a building, complex, adjoining property, or neighborhood
10. Conditions related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from
11. Risks associated with events or conditions of nature including, but not limited to; geological, seismic, wildfire, and flood
12. Water testing any building, system, or component or determine leakage in shower pans, pools, spas, or any body of water
13. Determining the integrity of hermetic seals at multi-pane glazing
14. Differentiating between original construction or subsequent additions or modifications
15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices
16. Specifying repairs/replacement procedures or estimating cost to correct
17. Communication, computer, security, or low-voltage systems and remote, timer, sensor, or similarly controlled systems or components
18. Fire extinguishing and suppression systems and components or determining fire resistive qualities of materials or assemblies
19. Elevators, lifts, and dumbwaiters
20. Lighting pilot lights or activating or operating any system, component, or appliance that is shut down, unsafe to operate, or does not respond to normal user controls
21. Operating shutoff valves or shutting down any system or component
22. Dismantling any system, structure, or component or removing access panels other than those provided for homeowner maintenance

**B. The Inspector may, at his or her discretion:**

1. Inspect any building, system, component, appliance, or improvement not included or otherwise excluded by these Standards of Practice. Any such inspection shall comply with all other provisions of these Standards.
2. Include photographs in the written report or take photographs for Inspector's reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

**Part IV. Glossary of Terms**

**\*NOTE:** All definitions apply to derivatives of these terms when *italicized* in the text.

**Appliance:** An item such as an oven, dishwasher, heater, etc. which performs a specific function

**Building:** The subject of the inspection and its primary parking structure

**Component:** A part of a system, appliance, fixture, or device

**Condition:** Conspicuous state of being

**Determine:** Arrive at an opinion or conclusion pursuant to a real estate inspection

**Device:** A component designed to perform a particular task or function

**Fixture:** A plumbing or electrical component with a fixed position and function

**Function:** The normal and characteristic purpose or action of a system, component, or device

**Functional Drainage:** The ability to empty a plumbing fixture in a reasonable time

**Functional Flow:** The flow of the water supply at the highest and farthest fixture from the building supply shutoff valve when another fixture is used simultaneously

**Inspect:** Refer to Part I, "Definition and Scope", Paragraph A

**Inspector:** One who performs a real estate inspection

**Normal User Control:** Switch or other device that activates a system or component and is provided for use by an occupant of a building

**Operate:** Cause a system, appliance, fixture, or device to function using normal user controls

**Permanently Installed:** Fixed in place, e.g. screwed, bolted, nailed, or glued

**Primary Building:** A building that an Inspector has agreed to inspect

**Primary Parking Structure:** A building for the purpose of vehicle storage associated with the primary building

**Readily Accessible:** Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property

**Real Estate Inspection:** Refer to Part I, "Definitions and Scope", Paragraph A

**Representative Number:** Example, an average of one component per area for multiple similar components such as windows, doors, and electrical outlets

**Safety Hazard:** A condition that could result in significant physical injury

**Shut Down:** Disconnected or turned off in a way so as not to respond to normal user controls

**System:** An assemblage of various components designed to function as a whole

**Technically Exhaustive:** Examination beyond the scope of a real estate inspection, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis

**ESCROW BILLING:** An additional fee of \$100.00 will be incurred for those clients billing through escrow. If escrow is cancelled for any reason, your credit card will be billed for the entire inspection fee.

**NOTE:** First Choice Inspections has affiliations with third-party service providers ("TPSP") in order to offer value-added services to our Clients. The company may arrange for these TPSP's to send literature or make post-inspection contact with our clients.

**REPORT DELIVERY:** The inspection report will be delivered to all real estate agents involved in the transaction unless you request us not to.

(SIGNATURE ON FILE)

**FIRST CHOICE INSPECTIONS**  
Residential and Commercial Property Inspections

**POOL/SPA INSPECTION AGREEMENT**

**THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT, PLEASE READ IT CAREFULLY**

Client Name: Mark Jones

Inspection Address: 41999 Best St., Carlsbad, CA 92010

Inspection Date: 10/22/2018

**SCOPE OF THE INSPECTION:**

The pool/spa inspection to be performed for Client identified in this contract is a non-invasive visual inspection, performed for the fee set forth below, designed to identify material defects in the pool/spa components as they exist at the time of the inspection. The term material defect is defined as the presence of patent defects or material deferred maintenance of the pool/spa systems, components, or equipment. This definition specifically excludes deficiencies that are normally remedied during routine operating maintenance and, which generally do not represent a material defect of the pool or spa system.

The pool/spa inspection will be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association ("CREIA") in effect at the time of this inspection. Copies of the CREIA Standards are available upon request. This pool/spa inspection is not intended to be technically exhaustive.

Inspector shall prepare a written inspection report for the sole use and benefit of Client identified in this contract. The pool/spa inspection report shall describe and identify the inspected systems, and components of the pool/spa, and shall identify material defects in those systems and components observed during the inspection.

Client agrees to read the entire inspection report when it is received and shall promptly contact the Inspector with any questions or concerns client may have regarding the pool/spa inspection or the inspection report.

**LIMITATIONS, EXCEPTIONS AND EXCLUSIONS:**

Excluded from this pool/spa inspection is any system, structure, or component of the pool/spa which is inaccessible, concealed from view, or cannot be inspected due to circumstances beyond the control of Inspector, or which Client has agreed is not to be inspected. The following are excluded from the scope of this pool/spa inspection unless specifically agreed otherwise between Inspector and Client:

- 1. Determining compliance with installation guidelines, manufacturers' specifications, building codes, all ordinances, regulations, covenants, zoning or other restrictions, including local interpretations thereof.*
- 2. Obtaining or reviewing information from any third-parties including, but not limited to: government agencies (such as permits), component or system manufacturers (including product defects, recalls or similar notices), contractors, managers, sellers, occupants, neighbors, consultants, homeowner or similar associations, attorneys, real estate agents or brokers.*
- 3. Geotechnical, engineering, structural, architectural, geological, hydrological, land surveying or soils-related examinations.*
- 4. Certain factors relating to any systems, structures, or components of the pool/spa,*

*including, but not limited to adequacy, efficiency, durability or remaining useful life, costs to repair, replace, or operate, fair market value, or advisability of purchase.*

*5. Environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible, chemicals, corrosive contaminants, wildfire, geologic or flood.*

*6. Dismantling of any system, structure, or component, or perform any intrusive or destructive examination, testing or analysis.*

*7. Systems or components of the pool and or spa that are not permanently installed.*

*8. Systems, structures, or components not specifically identified in the written inspection report and in the CREIA Standards.*

*9. Operating systems or components that have been disconnected, shut down or in the opinion of the inspector could result in damage to the pool/spa's components or systems.*

*10. Inspecting any below grade components or underground systems or portion thereof or pressure testing of any piping.*

*11. Come into contact with pool/spa water to examine the system, structure, or components.*

*12. Examine accessories, such as, but not limited to: fountains, water falls, diving or jump boards, ladders, slides, steps or any other recreational components including pool equipment enclosures. (pool houses/sheds)*

*13. Operating or evaluating, security systems, alarms, remote controls, radio controls, computer controls, low voltage electrical systems, antennas, electronic controls, key-operated switches, timers, photo-electric, motion sensing, or other such similar non-primary electric devices, components or systems.*

*14. Operating or evaluating, pool / spa covers, back-flushing systems, automatic water re-fills, anti vortex drains, valves, air switches, jets, pool cleaners, aerators, skimmers, chemical injection systems, water chemistry or other conditioning devices, and related components.*

*15. Evaluate thermostat(s) or their calibration, heating elements and solar systems.*

*16. Evaluating child access barrier adequacy of pool enclosures.*

*Inspector is a pool/spa inspection generalist and is not acting as an expert in any trade. The pool/spa inspection report may contain recommendations for further evaluation by an individual other than Inspector herein who is qualified as an expert or specialist in that specific trade or profession. If Inspector recommends consulting other specialized experts, Client agrees to do so at their own expense.*

*It is Client's duty and obligation to exercise reasonable care to protect themselves regarding the condition of the pool/spa, including those facts which are known to or within the diligent attention and observation of Client.*

#### **LIQUIDATED DAMAGES:**

*It is understood and agreed by and between the parties hereto that it would be impracticable and extremely difficult to fix the actual damages, if any, which may result from a failure to perform such services as called for under this agreement, and in case of any failure to perform such services, negligence, or act or omission causing damage, and a resulting loss, Client's damages herein shall be liquidated and fixed in an amount equal to the consultation fee paid multiplied by one hundred fifty percent (150%) as liquidated damages and not as a penalty, and this remedy shall be exclusive.*

#### **CONFIDENTIAL REPORT:**

*The inspection report to be prepared for Client is solely and exclusively for Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any*

*other person. Client may distribute copies of the pool/spa inspection report to the seller and the real estate agents directly involved in this transaction, but Client and Inspector do not in any way intend to benefit said seller or the real estate agents directly or indirectly through this Agreement or the inspection report. CLIENT AGREES TO INDEMNIFY, DEFEND AND HOLD INSPECTOR HARMLESS FROM ANY THIRD PARTY CLAIMS ARISING OUT OF CLIENT'S UNAUTHORIZED DISTRIBUTION OF THE INSPECTION REPORT.*

**SEVERABILITY:**

*Should any provision of this contract be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this contract shall remain in full force and effect, unimpaired by the courts' holding.*

**GENERAL PROVISIONS:**

*This pool/spa inspection contract, the pool/spa inspection, and the inspection report do not constitute a pool/spa code or other regulation compliance, warranty, guarantee, or insurance policy of any kind whatsoever. The pool/spa inspection and inspection report are not a substitute disclosure for real estate transactions which that may be required by law.*

*No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company, or its officers, agents or employees more than one year from the date the CLIENT discovers, or through the exercise of reasonable diligence should have discovered, the cause of action. In no event shall the time for commencement of a legal action or proceeding exceed two years from the date of the subject inspection. **THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.***

*In the event Client discovers a material defect or other deficiency that was not identified and reported by Inspector, Client shall so notify Inspector in writing and allow Inspector and/or Inspector's designated representative to re-inspect and document the condition(s) of the material defect or deficiency prior to making any repair, alteration or replacement to said material defect or deficiency.*

*The written report to be prepared by Inspector shall be considered the final and exclusive findings of the Inspector regarding the inspection of the pool/spa. Client shall not rely on any oral statements made by the Inspector prior to issuance of the written report*

*This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors and assigns.*

*This agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof, and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this agreement.*

**POOL / SPA ADDENDUM**

*Client and Inspector agree to amend the Standard Residential Inspection Agreement to include a generalist inspection of the pool and/or spa and the walking surface around the pool at the time of the home inspection as set forth in this addendum. The pool/spa inspection will be conducted to*

the terms and conditions of the Standard Residential Inspection Agreement and CREIA Residential Standards of Practice except as amended herein.

Client understands and accepts that an inspection and report in accordance with this Agreement is intended to reduce, but cannot eliminate, the uncertainty regarding the condition of the pool/spa systems and components or their safe usage.

**POOL RISKS:** There are safety risks, including the risk of death, inherent with a pool or spa. **SAFETY ISSUES ARE NOT INCLUDED IN THE SCOPE OF THIS POOL / SPA INSPECTION.** Inspector is not liable for injury or death related to the pool or spa. Furthermore, inspector is not liable for property damage to this property or that of any neighboring property due to the failure of any component of the pool or spa.

**Items to be inspected:** Pool or spa drowning prevention features, for the sole purpose of identifying which, if any, are present.

**The inspector is not required to:** (1) Determine if any pool/spa safety equipment, manufacturer's design standards or testing is sufficient or otherwise conforms to regulatory requirements or other applicable standards; (2) determine if any drowning prevention feature of a pool or spa is installed properly or is adequate or effective, or (3) test or operate any drowning prevention feature.

**Items to be inspected:** Fencing and other barrier components which restrict access to the pool/spa.

**The inspector is not required to:** inspect pool or spa covers or operate alarms or safety devices; evaluate adequacy of barrier components or determine if they comply with building codes, regulations or other guidelines.

**Items to be inspected:** Pumps and pump motors; readily accessible associated piping systems; filtration systems; skimmers and drains.

**The inspector is not required to:** Evaluate or operate back-flow prevention devices or back-flush any components; inspect chemical injection systems or conditioning devices and related components; inspect or operate automatic water level refill systems or components; determine if circulation equipment is properly designed and sized.

**Items to be inspected:** Pool/spa electrical panels, disconnects, switches, outlets, pool/spa lighting and operate GFCI test buttons.

**The inspector is not required to:** Remove cover panels; determine that the electrical system is free of defects that could result in shock or electrocution.

**Items to be inspected:** Heating equipment, fuel gas piping, combustion air and venting exhaust systems.

**The inspector is not required to:** Inspect heat exchangers or heating elements; inspect solar systems; evaluate the operation or calibration of thermostats. Determine water temperature; time to obtain hot water or rate of temperature rise or efficiency of the heater.

**LIMITATIONS, EXCEPTIONS AND EXCLUSIONS:**

The following are excluded from the scope of the pool/spa inspection: Chemical analysis of water or water testing; pool houses or equipment sheds; diving or jump boards, ladders, slides or any other recreational components; fountains, waterfalls or any other non-essential pool/spa components or accessories; valves, air switches, jets, pool cleaning equipment, aerators; deficiencies which fall within the scope of routine maintenance; the inspection or review of any system displays or printouts.

The Inspector is not required to and cannot determine if pool/spa system, vassal or components are free of leakage.

***THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION (CREIA). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. IF YOU DESIRE LEGAL ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. USE OF THIS FORM DOES NOT GUARANTEE THAT THE USER IS A QUALIFIED INSPECTOR MEMBER OF CREIA. TO LOCATE A QUALIFIED CREIA INSPECTOR CALL 800/388-8443 OR WWW.CREIA.ORG © 2005 CREIA All Rights Reserved. CREIA IS A PUBLIC-BENEFIT, NONPROFIT ORGANIZATION.***

*Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely binds Client to all of the terms, conditions, limitations, exceptions and exclusions of this Agreement.*

(SIGNATURE ON FILE)

# First Choice Inspections

37846 Bear View Circle,  
Murrieta, CA 92562

Steve Stenros, MCI, ACI, ICC  
Phone: 888-335-3040  
Email: [steve@firstchoiceinspect.com](mailto:steve@firstchoiceinspect.com)

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## Issue Summary

Inspection: 3755  
Client: Mark Jones

Property: 41999 Best St.  
Carlsbad, CA 92010

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**NOTE: Information found in the summary does not make up the entire report. Please review the entire Inspection Report for complete inspection results.**

### LOTS AND GROUNDS

#### Grading and Vegetation

##### Exterior

- 1 1. The tree branches are growing against the home and hang over the roof. Structural damage and/or rodent access may occur. Pruning is recommended.
2. An area of poor drainage was noted where the paver walkway at the rear right corner of the home meets the patio slab. Ponding water and/or excessive moisture conditions may occur. Improved drainage is necessary.
3. Several of the drain covers at the left side of the home are missing. The drains are clogged with debris. The drain near the front right corner of the home is also clogged with debris. Ponding water and excessive moisture conditions may occur at these locations. Although testing of outside area drains is beyond the scope of this inspection, the client is advised to consult a qualified licensed drainage contractor for further evaluation and testing.

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### LOTS AND GROUNDS

#### Garden and Retaining Walls

Exterior

- 2 1. Lack of weep holes were noted in the masonry retaining wall at the left side of the lot. Substandard installation. Moisture penetration may occur causing shortened life-span of the wall. The stucco cladding is loose and peeling in several areas where moisture penetration has occurred.
2. The garden wall at the right side of the lot is unstable and leaning.

#### Fences

Exterior

- 3 1. The fence at the rear of the lot is leaning and has several missing boards.
2. The gates at each side of the home have loose, missing or damaged components and do not function properly.

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### LOTS AND GROUNDS

Pool and Spa  
Exterior

- 4 1. There is a single drain in the spa. Entrapment hazard. Although not currently required for residences, a drain upgrade to meet the VGB Act of 2007 is advised for swimmer safety.
2. The backflow preventer at the pool fill is leaking.
3. The grout line between the pool tile and coping is cracked near the skimmer. Water leakage will occur.
4. The mastic sealant between the deck and coping is deteriorated/cracked. Water entry will occur causing settlement or heaving of the pool deck.
5. The pool skimmers and cleaner are clogged with debris. The cleaner is inoperative. The circulation/filtration system is inoperative as a result. Repairs by a qualified licensed pool contractor are recommended.
6. The pool filter is leaking at the pressure gauge and band clamp. Air will enter the circulation system causing reduced efficiency.
7. Manufacturers of band clamp filters, like the one at this site, require that the location of any switch that can activate a pump that sends water to a filter is installed at least five feet from the filter. This insures that the operator is a safe distance from the filter when the pump is activated. Exploding filter injuries are very serious and happen frequently despite low public awareness. Relocation of either the filter or control switches is advised.

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### LOTS AND GROUNDS Pool and Spa

8. The pool equipment timer was inoperative when tested. The gasket on the timer box door is deteriorated. Water entry will occur.
9. The GFCI receptacle that protects the pool/spa lights was inoperative when tested. Shock hazard. Replacement is recommended.
10. Missing components were noted at the pool/spa bypass valve handle. The valve is leaking.
11. The pool and spa lights were inoperative when tested.
12. Pool/spa-accessible gates are required to be self-closing and self-latching with child-proof latches and they must swing outward. The gate at the left side of the home does not comply with these requirements. Safety/drowning hazard.
13. The opening under the pool-accessible gate is excessive. The maximum opening permitted is 2" to soil and 4" to hardscaping. Safety/drowning hazard.
14. There is a climbable retaining wall adjacent to the exterior of the pool-accessible gate. The pool safety barrier can be breached. Drowning hazard. Correction is advised.
15. In addition to approved lot fencing and pool-accessible gates, pools/spas built after March 1996 must have at least one of the following safety barriers installed: An approved pool cover, separation barrier, removable mesh fence, perimeter alarm or pool-accessible door alarms or closers. None of these are present. Safety/drowning hazard. The pool installation date was

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### LOTS AND GROUNDS

Pool and Spa

not determined, however, having at least one of these barriers in place is recommended for occupant safety.

### EXTERIOR

Exterior Walls

Exterior

- 5 1. The wood siding has inadequate clearance from the soil at the front of the home. It requires 4" clearance from soil. Moisture damage will occur.
2. Moisture damage was noted in the wood siding at the front entry from splashing water. Refer to the pest control report.

Exterior Doors

Exterior

- 6 1. A poor installation was noted at the living room patio door. The door is not correctly aligned in its frame. Excessive gaps were noted. Water entry will occur.
2. Moisture damage was noted at the bottom of the garage service door. Refer to the pest control report.

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### EXTERIOR

Chimneys  
Exterior

- 7 1. The chimney chase cap is loose. Wind lift and water entry will occur.

### ROOF

Roof Covering  
Exterior

- 8 1. Inadequate tile head-lap was noted at the head-wall flashing of the chimney and at the roof ridge. Substandard installation. Minimum 3" head-lap is required to prevent water intrusion.
2. Numerous slipped tiles were noted at the hip ridges. Water intrusion will occur.
3. Water staining was noted at the roof eaves at the rear right corner of the home. Evidence of roof leakage at the rake edge. Further evaluation is advised.

Roof Flashing  
Exterior

- 9 1. The pan flashing at the side-wall adjacent to the rear patio door is crushed. Water intrusion may occur.

### INTERIOR

# First Choice Inspections

37846 Bear View Circle,  
Murrieta, CA 92562

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## Issue Summary

Inspection: 3755  
Client: Mark Jones

Property: 41999 Best St.  
Carlsbad, CA 92010

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**NOTE: Information found in the summary does not make up the entire report. Please review the entire Inspection Report for complete inspection results.**

### INTERIOR

#### Doors

##### Bedrooms

- 10
1. The frame of the mirrored wardrobe door in the master bedroom is loose. The glass edge is exposed. Safety hazard.
  2. The closet door rollers in the master bedroom are damaged. Unable to slide the doors.
  3. The closet doors are missing in the guest bedroom. Recommend replacement.
  4. The guest bedroom door is under-sized for its frame.

##### Garage

- 11
1. There is not a closing mechanism installed on the garage fire door (leading into the home). The door does not self-close and latch as required. The weather-stripping at the jamb is damaged. The door casing is missing. These conditions are causing a breach in the fire-resistant-rated assembly between the garage and the home. Fire hazard.

##### Master Bathroom

- 12
1. The master bathroom door is missing. Replacement is recommended.
  2. The strike plate is missing at the jamb of the master bathroom door. Damage will occur.

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### INTERIOR

#### Windows

##### Bedrooms

- 13 1. There is moisture and/or fogging in the dual-pane window in the guest bedroom. Evidence of hermetic seal failure. Pane replacement is recommended. Due to climatic conditions, the nature of the components, and the cleanliness of the glass, it may not be possible to determine all of the failures present in the home. Evaluation of the remaining windows and doors by a qualified glazier is recommended before the removal of purchase contingencies.

#### Walls

##### Garage

- 14 1. There is a hole in the garage wall where the HVAC duct penetrates. This is causing a breach in the fire-resistant-rated assembly between the garage and the home. Fire hazard.

##### Kitchen

- 15 1. Moisture damage was noted at the wall under the kitchen sink from a previous leak. The sink faucet is leaking. Hidden damage may exist. Further evaluation is recommended.

##### Master Bathroom

- 16 1. The baseboard moulding in the master bathroom is incomplete.
2. Moisture damage was noted at the baseboard moulding behind the toilet from a previous leak. No leaks detected at this time. Further evaluation by a qualified licensed plumber is recommended.

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### INTERIOR

#### Cabinets and Countertops

*Guest Bathroom*

- 17 1. The medicine cabinet has been removed. Recommend replacement.

*Kitchen*

- 18 1. Several of the countertop tiles are cracked. Water penetration will occur.
2. The countertop grouting is deteriorated. Water penetration will occur.
3. The cabinet floor under the kitchen sink is moisture damaged from a previous leak. The sink faucet is leaking. Hidden damage may exist. Further evaluation is recommended.
4. The cabinet drawer guide is damaged.
5. One of the cabinet doors is missing.

#### Floors

*Living Area*

- 19 1. Cracked floor tiles were noted in the dining room adjacent to the refrigerator bay in the kitchen. The floor tiles are stained. Evidence of possible past or present moisture. Further evaluation is recommended.

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### INTERIOR

#### Fireplaces

Living Area

- 20
1. The fireplace door is damaged/missing glass.
  2. The fireplace hearth extension is not distinguishable from the surrounding floor as required. Fire hazard.
  3. The opening where the fireplace gas line penetrates the refractory panel is not sealed. Super-heated gasses can enter the wall cavity. Fire hazard.
  4. To prevent gas leaks from entering the living space, a fireplace damper must be blocked in the full-open position if a gas fixture is present. There is not a damper clamp installed. Safety hazard.

### PLUMBING

#### Water Supply

Exterior

- 21
1. The hose bib at the rear right corner of the home is leaking. The PVC pipe is not secured to the wall. Physical damage may occur.

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### PLUMBING

#### Plumbing Fixtures

*Guest Bathroom*

- 22 1. The toilet is loose. Wax ring leakage and moisture damage may occur.

*Kitchen*

- 23 1. The faucet fixture at the kitchen sink is leaking. Moisture damage has occurred at the wall and cabinet floor under the sink.

*Master Bathroom*

- 24 1. The plumbing fixtures in the shower are incomplete/missing components.
2. The toilet is loose. Wax ring leakage and moisture damage may occur.

#### Drain, Waste and Vent

*Guest Bathroom*

- 25 1. Flexible piping is installed at the sink drain. This piping is considered a temporary repair and is prone to clogging and leaks. Replacement with a smooth-surface waste fitting is advised.

*Master Bathroom*

- 26 1. Flexible piping and rubber hose are installed at the sink drains. Substandard installation. Clogging and leaks will occur. Replacement with a smooth-surface waste fitting is advised.

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### PLUMBING

Water Heaters  
Garage

- 27
1. The seismic straps at the water heater are loose/disconnected. Safety hazard.
  2. The water heater TPR valve does not have a discharge line installed. Safety hazard.
  3. The water heater draft hood is loose/displaced. Carbon monoxide hazard.
  4. The water heater has been red-tagged by the gas utility for a "hazardous condition". It is unknown what the hazardous condition is or if it has been corrected. Further evaluation is advised.

### APPLIANCES

Food Waste Disposals  
Kitchen

- 28
1. There is not a strain-relief clamp installed where the appliance cord enters the food waste disposal. Shock hazard.

Microwave Ovens  
Kitchen

- 29
1. The microwave oven door and latch are damaged and do not function properly.

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### APPLIANCES

#### Cooking Appliances

Kitchen

- 30 1. The anti-tip bracket for the free-standing range is missing or is improperly positioned and does not prevent tipping. Safety hazard, especially for small children.

### HEATING AND AIR CONDITIONING

#### Heating System

Garage

- 31 1. A flexible gas connector penetrates the furnace cabinet. Fire hazard. Current industry standards require hard-piping through the cabinet with the flex connector attachment at the exterior of the unit. Upgrading to current standards is advised for occupant safety.

#### Air Conditioning

Exterior

- 32 1. The electrical disconnect for the A/C condenser is improperly located behind the unit. There is inadequate clearance in front of the disconnect box. A 30" wide X 36" deep working space is required in front of electrical disconnects. Does not meet electrical safety standards. Correction is recommended.

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### HEATING AND AIR CONDITIONING

#### Ducts and Vents

##### Attic

- 33
1. Some of the HVAC ducts in the attic are deteriorated. The vapor barrier is peeling. The insulation jacket will loosen and open. Reduced system efficiency will occur. Duct replacement is recommended.
  2. The fireplace flue is in contact with the plywood where it passes through the roof. (Minimum 1" clearance required.) Fire hazard.

##### Guest Bathroom

- 34
1. The HVAC register cover is missing in the guest bathroom. Recommend replacement.

### ELECTRICAL

#### Electrical Panels

##### Exterior

- 35
1. Missing breaker tabs were noted in the dead-front cover of the electrical service panel. Shock hazard.
  2. The circuit breakers in the electrical service panel are not identified. Unable to determine which circuit each breaker controls. Safety hazard.

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### ELECTRICAL

#### Branch Circuits

*Attic*

- 36 1. There are several open electrical junction boxes in the attic. Fire hazard.

*Kitchen*

- 37 1. The receptacle outlets in the kitchen (within six feet of the sink) are not GFCI-protected. Shock hazard.

*Living Area*

- 38 1. The receptacle outlet in the dining room is missing its faceplate. Shock hazard.

#### Door Bells

*Exterior*

- 39 1. The doorbell is inoperative.

#### Smoke Alarms

*Living Area*

- 40 1. There are no smoke alarms installed in the home. Fire/safety hazard to the occupants. Smoke alarms must be installed in accordance with the State Fire Marshall's regulations and in accordance with applicable local ordinances.

#### Carbon Monoxide Alarms

*Living Area*

- 41 1. There are no carbon monoxide alarms installed in the home. Safety hazard to the occupants. CO alarms are required outside of the sleeping areas in the immediate vicinity of the bedrooms.

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#### STRUCTURAL

##### Attic and Roof Structure

Attic

- 42
1. Several displaced or missing batts of insulation were noted in the attic. Reduced energy efficiency will occur. Replacement is advised.
  2. There are a couple of damaged roof truss webs at the front gable wall in the garage attic. Field repairs were noted. Roof trusses are engineered structural components and any repairs to them must be engineer approved. The structural integrity of the roof may be compromised. Evaluation and recommendation for repairs by a qualified structural framing engineer are advised.