



Inspection Report

Property Address:
3735- 3741 Madison Ave.
San Diego California 92116



Nation Wide Inspections

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Date: 2/5/2025	Time: 08:45 AM	Report ID: J020525A
Property: 3735- 3741 Madison Ave. San Diego California 92116	Customer:	Real Estate Professional: Compass

Comment Key or Definitions

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

Inspected (IN) = This item was visually observed and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

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

Not Present (NP) = This item, component or unit is not in this home or building.

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

Red Colored Items- Items that are health and safety related, can cause personal injury or can create further damage or injury if not immediately repaired or evaluated. (Also items your inspector may think are very important for you to know).

Blue Colored Items- Items that are improper, worn or damaged. These items are in need of repair but are not life threatening, or health and safety related and should not cause devastating effects if not immediately corrected.

Green Colored Items- Recommendations for the issue(s) noted.

IMPORTANT INFORMATION: The summary located in the back of this report is intended to provide a convenient overview of the conditions and components that our inspectors have identified within our report as needing service. It does not include several of our notes and any extra components such as pools. **The summary should not be used as a substitute for reading the entire report.** The recommendations made throughout this report should be conducted and completed before the close of escrow by a licensed specialist, who may identify additional defects or recommend additional upgrades which could affect your evaluation of this property.

Age Of Building:

Over 78 Years

Style of Building:

Multiple Units (Under 5)

Client Is Present:

Yes

Weather:

Cloudy

Temperature:

Below 65

Rain in last 3 days:

No

Water Test:

Good Pressure, Pressure Falls Between
45-80 PSI

1. Exterior

The Home Inspector Shall Observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building.

The Home Inspector Shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and probe exterior wood components where deterioration is suspected.

The Home Inspector is Not Required to Observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks.

The Home Inspector is Not Required To: Move personal items, panels, furniture, equipment, plant life, soil, or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

Cement stucco

Siding Material:

Masonry

Exterior Entry Doors:

Wood

Appurtenance:

Covered porch
With Stairs


Driveway/ Parking Area:

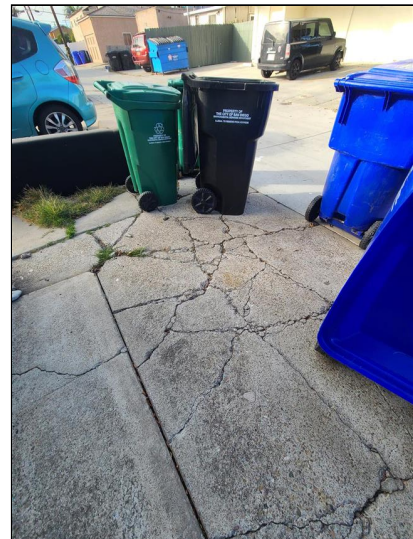
Concrete

Items

1.0 DRIVEWAY


Comments: Repair or Replace

 **Unlevel Surfaces- Trip Hazards.** There were areas at the driveways which had unlevel and some cracks and raised surfaces noted. **Some of these cracks were offset and may pose as trip hazards.** It is recommended that adjustments be made to create a smooth walking surface at these locations.



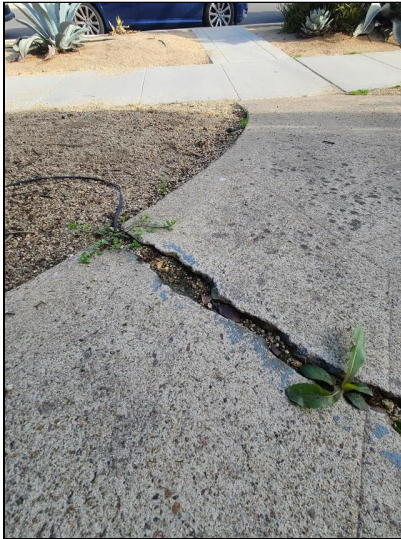
1.1 WALKWAYS AND PATHS

Comments: Repair or Replace

 (1) **NOTE: Cracks at Hardscape.** There was some cracking of the exterior hardscape (Walkways, driveways, patios). Cracking of concrete is normal at these locations. There did not appear to be any problems


at the time of the inspection. This is noted for your information and can be patched or sealed at your convenience.

(2) **Unlevel Surfaces- Trip Hazards.** There were areas at the front entry of units #3739 and #3735 which had unlevel and raised surfaces noted . **There were unlevel surfaces at the backside of the garages as well.** These areas may pose as a trip hazard. It is recommended that adjustments be made to create a smooth walking surface at these locations.



1.2 STEPS AND STAIRS


Comments: Repair or Replace

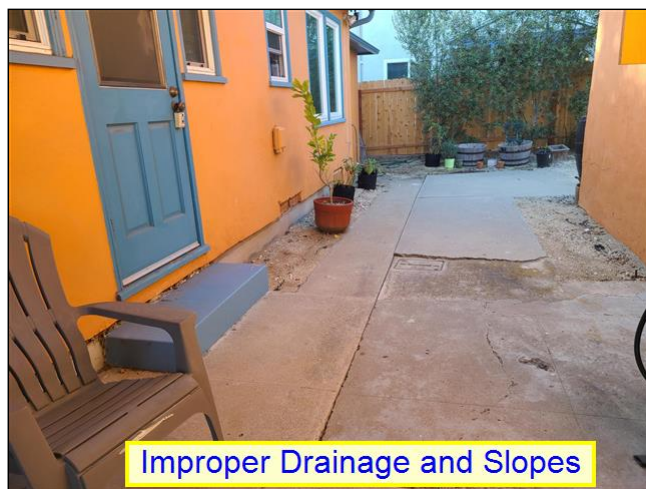
 **Improper Slope.** The slope, of the right side stoop, of unit #3435 was improper. The stoop sloped towards the unit. **This will allow for water to run toward and pool against the structure.** It is recommended that this be corrected as needed.



1.3 VEGETATION, GRADING, AND DRAINAGE

Comments: Repair or Replace

 **Improper Drainage and Slopes.** There are areas around the house where the drainage is poor. There are areas that have no directional slope as well as areas that direct water towards the house. There were no visible surface drains noted at these locations. It is important that all water shed away from the house and foundation. Ideally there should be a minimum slope of 6 inches within the first 10 feet of the house. It is recommended that swales, french drains or other means of drainage be provided to keep water away from house and foundation.




1.4 EXTERIOR WALLS, FLASHING AND TRIM

Comments: Repair or Replace

(1) **NOTE: Crack at Foundation/ Wall Joint.** There was a large horizontal crack noted at the front of the house. This crack appears to fall at the joint between the wall and the foundation. Cracks at these locations are typical in homes of this age. There were no visible signs suggesting foundation problems or issues at this location. This is noted for your information only.



Crack at Foundation/ Joint

 (2) **NOTE: Stucco Cracks.** There were several areas of stucco with common cracking. Some of these cracks are small and others are larger. These cracks appear to be cosmetic due to house settlement and or concrete shrinkage. There does not appear to be any evidence of structural issues. This is noted for your information and can be further evaluated if you deem necessary. For more information about stucco cracks please read the following link: <http://ezinearticles.com/?Stucco-Cracks-and-Their-Remedies&id=6239712>

NOTE: Patching Noted. It was noted that there were areas of patchwork as some areas of these buildings. The reason for this patchwork could not be determined. There were currently no problems with these areas at the time of inspection and this is noted for your information only.


(3) **Delamination of Stucco.** There was some delamination of stucco noted at the exterior of the main house. The stucco is beginning to delaminate at the front of the property. Although there are many causes of delamination, most often, it is due to excess moisture wicking into the stucco, and causing it to fail. **This is a cosmetic fix but, but efforts should be made to keep the area around your foundation dry.**

(4) **Seams Noted.** There were seams noted at the door removal at the rear of the **unit #3739** It appears that the removal of these windows may not have been properly tied into the original structure causing these cracks or seams. Improper flashings or installation/removal of windows can increase the risk of leaks. Typically these types of seams indicate that the work was done incorrectly. Due to the material coverage, this was not able to be verified. **This is noted for your information these areas should be further evaluated to ensure proper application was completed.**



1.5 EAVES, SOFFITS AND FASCIAS

Comments: Repair or Replace

 (1) **NOTE: Enclosed Eaves.** The eaves were enclosed and the rafter tails were not visible at time of inspection and were not inspected. It was noted that there was adequate venting provided at these locations.

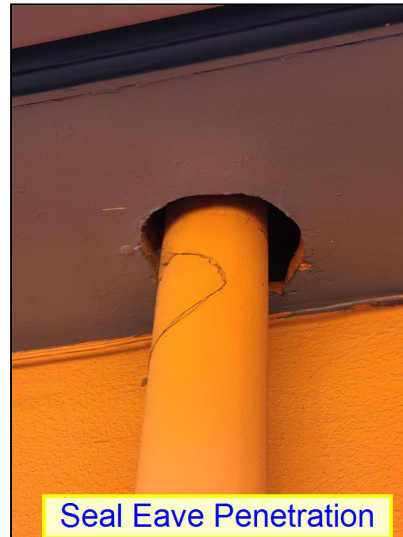
(2) **Eave Damage.** There was some wood damage at some of the eaves at the rear of **unit #4548**. It is recommended that you read your termite report thoroughly and that any damaged wood be repaired or replaced by a licensed contractor if needed.



Wood Damage



(3) **Seal Eave Penetration.** There were some penetrations noted at the exterior of **unit #3741**. These penetrations have area with gaps that can allow for animals to enter. It is recommended that these areas be patched or sealed as needed by a licensed contractor.



Seal Eave Penetration

1.6 WINDOW SCREENS

Comments: Inspected

1.7 WINDOWS

Comments: Inspected

NOTE: Newer Windows. There are a few windows in this home that have been replaced. Retrofit windows often require permitting- depending on the local authority. It is not known if this city requires permits for the installation of these windows. Due to the nature of these windows, we are not able to verify that the flashings have been done correctly. It is recommended that you check with the local authority to to determine if permits

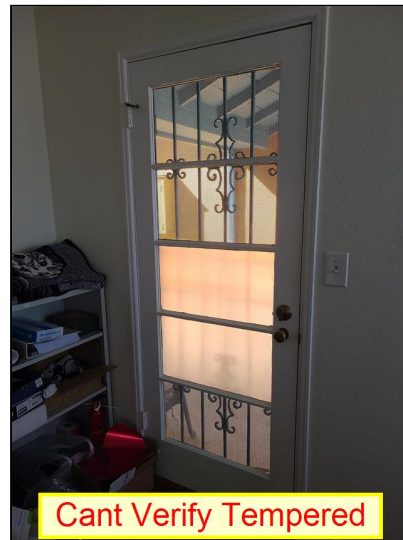
are required for the installation of these windows. If permits are not required, or were not taken out, these windows should be further evaluated by a licensed contractor specializing in window installation.

NOTE: Plate Glass Windows. Due to the age of this house, the original windows of this home are plate glass. In newer construction, windows in hazardous locations (within 18 inches from the ground, within 24 inches from a door, at the bottom of a stairwell. All glass within a door, and within areas of a pool...) are required to be equipped with safety glass. Glass which is less likely to cause severe injury when broken. Due to the year in which this house was constructed, safety glass was not installed. If any of these windows were to break, the glass will be very sharp, and break in large shards. **It is recommended that if glass is replaced at hazardous locations, it be equipped with safety or tempered glass.** This is noted for your safety and information. Care should be taken with these windows.

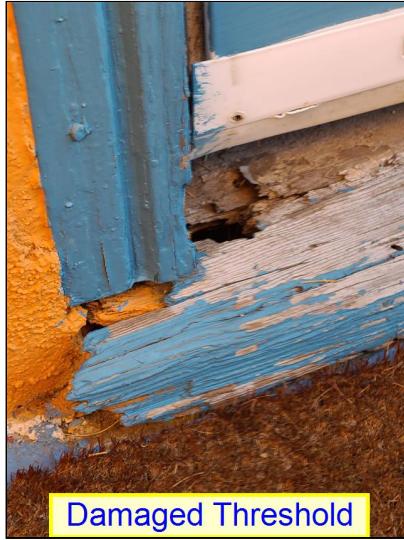
1.8 DOORS (Exterior)

Comments: Repair or Replace

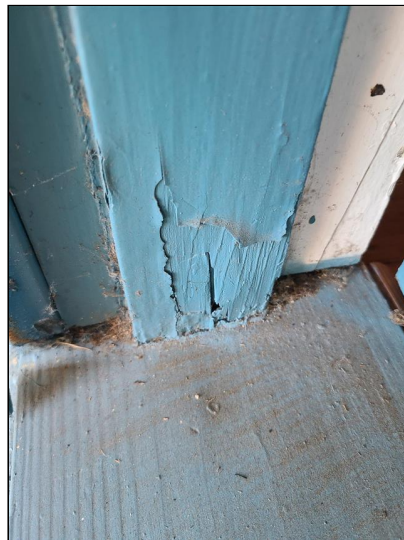
(1) **Cant Verify Tempered.** There is an exterior door at unit #4548, that contains glass that could not be verified as being safety glass . Tempered glass is a safety glazing that is required in hazardous locations, it is usually indicated as being such by labeling in corner of pane. **This is typical to find in older homes and precautions should be taken.** Recommend further analysis and replacement if necessary.



🏠 (2) **Damaged Threshold.** There was some wood damage to the threshold at the right side of the building at units #4548 and unit #3741. It was noted that at least one threshold had some wood damage. It is recommended that all damaged or unfinished wood be repaired or replaced as needed by a licensed contractor.



(3) **Wood Damage.** There was some wood damage noted at the exterior door frame at the front entry of unit #4548. It is recommended that all damaged wood be repaired or replaced as needed by a licensed contractor.



1.9 DECKS AND BALCONIES

Comments: Repair or Replace

📍 (1) **NOTE: Railing Height.** The height of guard rails has recently changed during the last code cycle from 36 inches to 42 inches. **Although these railings were properly constructed at the time of the construction, they fall short for today's standards.** If replaced- these railings will need to be raised to 42 inches. This is noted for your information.

(2) **Low Guard Rail Heights.** The guard rail at the exterior stairs/ porches of units #3741, #3739 and #3735 do not meet today's height requirements. **Although this may have been proper at the time of construction it is recommended that all guard rail have a minimum rail height of 42 inches.** The current height of the railing falls below 42 inches. **For safety purposes it is recommended that this be altered to meet the standard safety requirements.**



1.10 PATIO AND PORCH COVERS

Comments: Inspected

No Venting at Soffits. The soffits at the exterior patio cover were enclosed and there was no venting noted. Inadequate venting increases the risk of wood damage, should a leak or water enter these areas. Venting allows for air to circulate within these cavities. **It is recommended that the soffits at these area be equipped with vents to allow for adequate ventilation.**



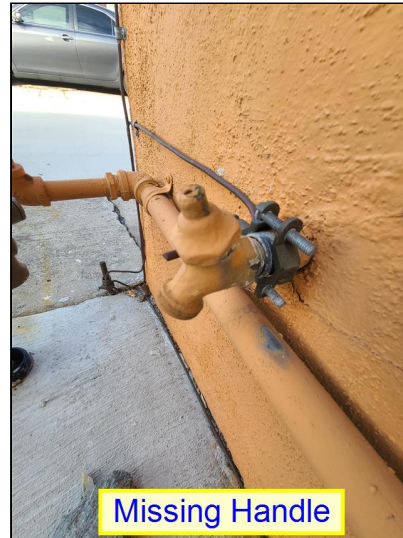
1.11 PLUMBING WATER FAUCETS (hose bibs)

Comments: Repair or Replace

📍 (1) **No Vacuum Breakers.** The exterior hose bibs were not provided with vacuum breakers. **Although this was not a requirement for when this house was constructed, it is recommended that vacuum breakers**

be installed at all exterior hose bibs. These are designed to prevent contamination should there be a pressure drop in the city system. Vacuum breakers will prevent water from being siphoned backwards potentially contaminating the public drinking water. **Recommend installation of these devices.**

(2) **Missing Handle.** There was a missing handle for one of the hose bibs at the rear of the duplex. **This fixture was not tested for proper working order.** It is recommended that this handle be replaced to ensure proper working order.

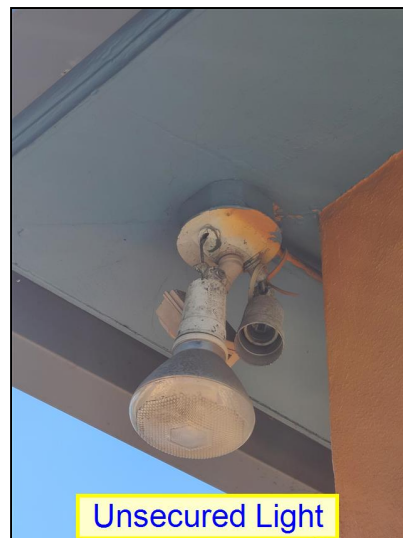


1.12 EXTERIOR LIGHT FIXTURES AND OUTLETS

Comments: Repair or Replace

📌 (1) NOTE: Exterior Outlets: Due to the natural elements and exterior moisture it is recommended all exterior outlets be listed for outdoor use (with covers) and be GFCI protected. GFCI's are a safety device built into an outlet to "trip" the circuit if it detects that electricity is unbalanced, or if it detects improper connections of the neutral. This is noted for your information.

(2) **Unsecured Light.** There was a light that was not properly secured at the exterior wall. The light that did not have proper support and was pulling from the wall. This was noted at the rear of **unit #3741.** It is recommended that this be repaired as needed to allow for proper support.



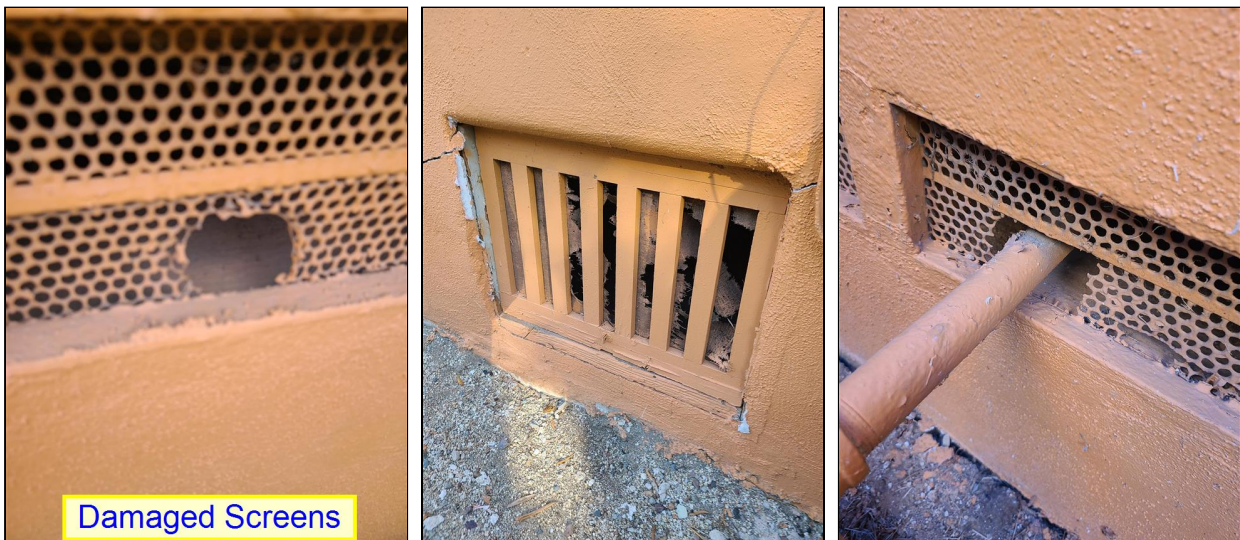
(3) **Inoperative Doorbells**. The door bell did not operate at two of the units at the time of inspection. **These were noted at units #3739 and #3741. It is recommended that this be repaired by a qualified person.**



1.13 Screens and Vents

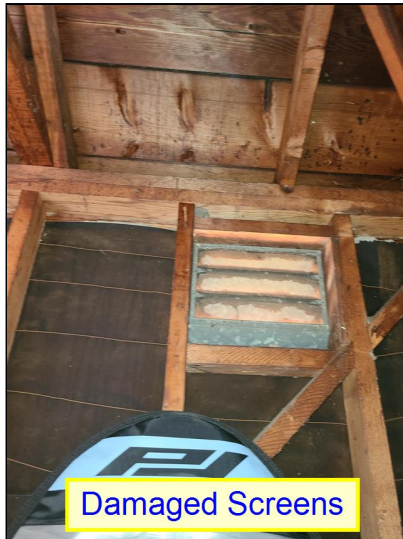
Comments: Repair or Replace

📍 (1) **Damaged Screens- Crawlspace**. There were a few vent screens that are damage or torn at the crawlspaces. The vent screens are designed to allow air into the crawlspace to help circulate the airflow in this area, yet keep out unwanted insects and pests. **It is recommended that this screen be repaired or replaced so unwanted wasps, hornets and bees rodents and animals do not enter this crawl space.**





(2) **Missing/ Damaged Screen.** There was a missing or damaged screen noted at the garage. Screens help ventilate your garage and keep out unwanted bugs, cats, opossums, rodents and other creatures who may want to explore or reside within your garage. **It is recommended that all missing or damaged screen are repaired or replaced as needed.**



1.14 OTHER NOTES:

Comments: Not Inspected

(1) **NOTE: Asbestos and Lead Information.** Due to the age of construction, this house may have been built with materials that contain the use of asbestos and or lead. These materials can pose serious health risks if damaged, disturbed or ingested. **We are not able to determine if the materials used during construction contain either of these items.** If you are concerned about the effects or presence of Asbestos or Lead in this home, it is recommended that a specialist be called out to take samples and have them professionally tested at a lab. For more information about these materials and their health risks please follow the provided links:

Lead Based Paint:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/healthy_homes/healthyhomes/lead

http://en.wikipedia.org/wiki/Lead_paint

Asbestos:

<http://en.wikipedia.org/wiki/Asbestos>

<http://www.cancer.gov/cancertopics/factsheet/Risk/asbestos>

(2) **Middle Garage Not Inspected.**
 The middle garage, at the rear alley was not inspected. Access to this garage was not granted and the interior of this garage was not inspected. **It is recommended that this be further evaluated once access has been achieved.**



The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Electrical System

The Home Inspector Shall Observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and accessible receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors.

The Home Inspector Shall Describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors.

The Home Inspector is Not Required To: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Test or operate the function of smoke and carbon monoxide detectors. Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:
 Overhead service

Panel capacity:
 30 AMP

Current Panel Output:
 30 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

GENERAL ELECTRIC

SIEMENS

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Knob and Tube

Conduit

*Items***2.0 SERVICE ENTRANCE CONDUCTORS**

Comments: Inspected

Undersized Service. It appears that this service (rated at 30 amps) is undersized for today's standards. **This service may need to be upgraded to a larger service.** It is recommended that this panel be further evaluated and the loads be properly calculated by a licensed electrician and repaired or replaced as needed.

2.1 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected


FYI: Main Disconnect is Located: At the Back of the duplex building and left side of Unit #3741.

FYI: Sub-Panel Location: Bedroom Closets

NOTE: Not Permitted. Electrical panels are no longer permitted to be located in clothes closets. These panels have been upgraded, but were not relocated outside of the closets. **These panels appear to have been replaced and or upgraded without permits.**

2.2 MAIN DISTRIBUTION PANELS AND GROUNDING

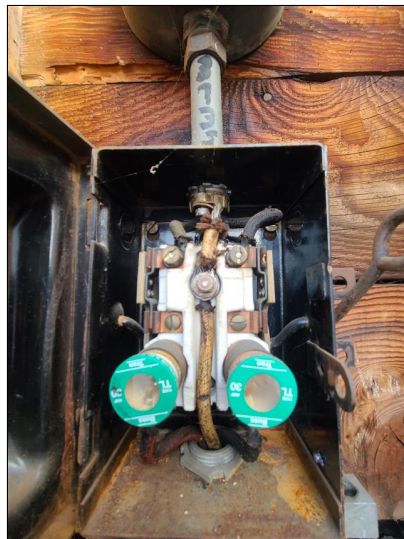
Comments: Repair or Replace

 (1) **NOTE: Grounding Rods.** For today's standards, homes and all detached buildings (with electrical panels) should be provided with 2 grounding rods. Previously, before 2016, only one rod was required. Grounding rods are metal electrode (rods) placed within the soil to ground the house to the earth. This is mentioned only for your information and this properly may or may not comply or need to comply with these new standards.

(2) **Fused System.** The main disconnects for the **rear duplex** is on a fused system. **This is an older style of disconnecting means that is considered outdated.** You may wish to convert this to a more modern breaker type system. **It is recommended that the electrical system be further evaluated and updated as needed by a licensed electrician.**



Fused System



(3) **Old Electrical Panel.** The sub-panel within **unit #4548** was an older Trumbell panel. This is an old panel that is considered to have reached it's life expectancy. It is recommended that this panel be replaced with that of a newer model by a licensed electrician.



Old Electrical Panel




(4) **Breakers Not Properly Labeled.**

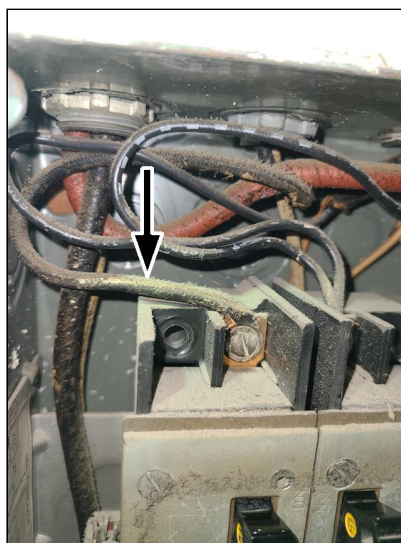
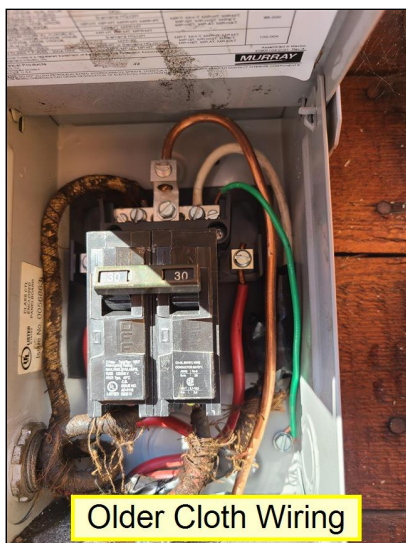
The breakers in the sub panel of **unit #4548** are not all labeled for individual use or are improperly labeled. **It is recommended that each breaker be labeled for its correct use for easy identification.** Recommend that an electrician correctly identify and label each breaker for its use.



2.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

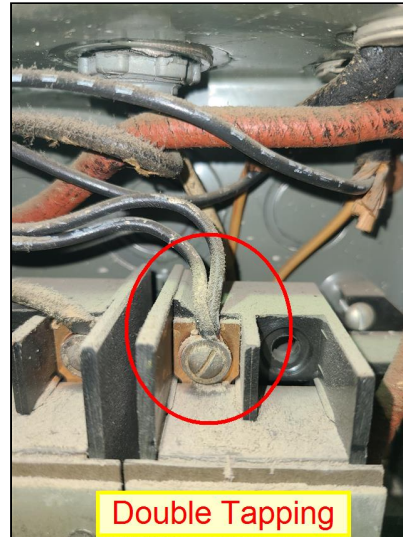
Comments: Repair or Replace

 (1) **NOTE: Older Cloth Sheathed Wiring.** Due to the age of this house, some locations still have the **original UNGROUNDED** (cloth sheathed wiring). This wiring is not provided with a source of grounding. There were no visible defects found with this wiring. **Due to the age of this wiring, it is considered to have reached the end of it's useful life.** It is recommended that an electrician be called out to further evaluate the system and discuss the costs and benefits of a newer electrical system.



(2) Double Tapping of Breaker.

The sub panel, in **unit #4548** has a breaker that is double tapped. Double tapping is when two wires enter a single breaker. This typically occurs when the panel is too small for the current amount of breakers provided, or an additional was breaker was just not added. **Recommend further evaluation and repair by a licensed electrician.**



2.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Repair or Replace

NOTE: Missing areas of grounding and or GFCI protection. All Outlets, within six feet of a water source should be grounded or GFCI protected. This is an acceptable alternative to grounding. This is noted for your information.

2.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Repair or Replace

NOTE: GFCI Locations. Although this unit may not have required GFCI outlets (Ground Fault Circuit Interrupters) at all the listed locations at the time of construction, they are recommended for all outlets in the kitchen, at exterior outlets, in all bathrooms, the laundry room and in the garage. GFCI's are a safety device built into an outlet to "trip" the circuit if it detects that electricity is unbalanced, or if it detects improper connections of the neutral. It is recommend in these locations, that outlets be GFCI protected.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Interior Rooms

The Home Inspector Shall Observe: Walls, ceiling, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows.

The Home Inspector Shall: Operate a representative number of windows and interior doors; and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The Home Inspector is Not Required to Observe: Minor blemishes, dings, nicks and scuff marks on paint, wallpaper, and other finish treatments or on the interior walls, ceilings, and floors; carpeting; or draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Plaster

Wall Material:

Drywall
Plaster

Floor Covering(s):

Tile
Wood
Linoleum

Interior Doors:

Raised panel
Wood

Window Types:

Thermal/Insulated
Single pane
Single-hung
Casement

Window Manufacturer:

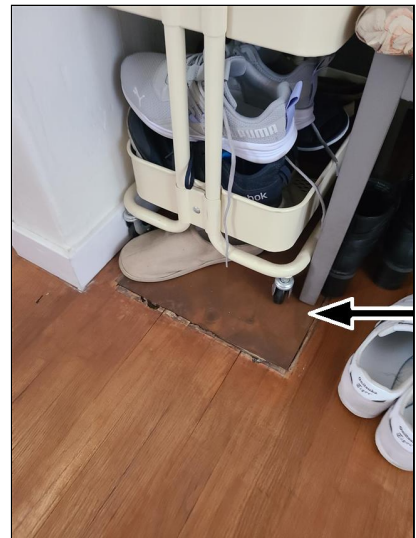
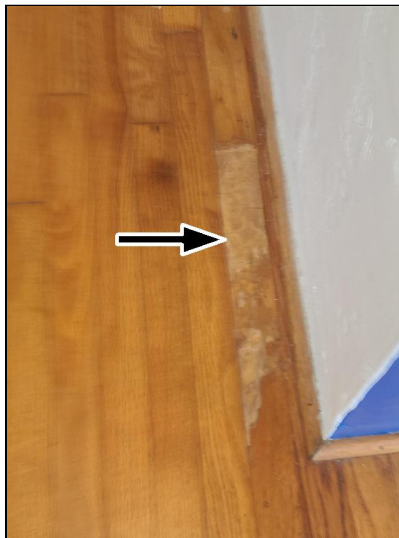
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Items

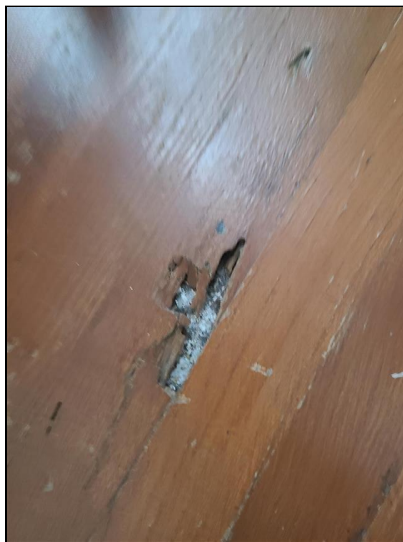
3.0 FLOORS

Comments: Repair or Replace

 (1) **Patching Noted.** It appears that there was some patching of the wood floors in a few of these units. The floor heaters were removed and plywood has been installed. There was a color difference noted at the flooring in the family room. The cause or reason for this was not able to be determined at the time of the inspection. This is noted for your information and it is recommended that you ask the current owner about this area.



(2) **Wood Floor Damage**. There was some damage to the wood flooring noted in the bedroom of **unit #3741** as well as in the dining area of **unit #4548**. It is recommended that you read your termite report and that these areas be further evaluate and repaired as needed by a licensed contractor.



3.1 CEILINGS

Comments: Inspected


NOTE: Patching Noted. There were some areas of patchwork noted at some of the ceilings. The reason for this patchwork could not be determined, but there did not appear to be any current damage or issues at these areas. This is noted only for your information.

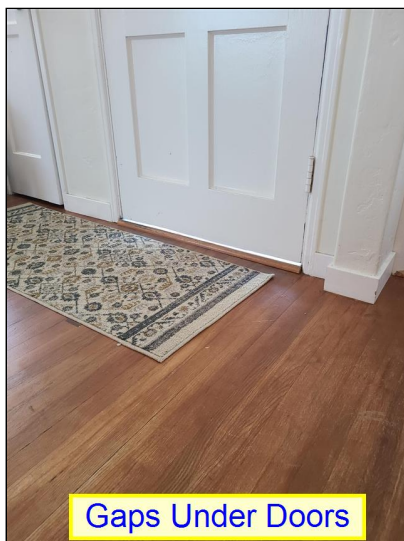
NOTE: Settlement Cracks. There were a few rooms in which there were some minor settlement cracks noted in the drywall. These are common and can be patched at your convenience, if so desired.

NOTE: Plastered Walls. This house is constructed with plaster ceilings and walls. This type of material is more prone to cracking than today's drywall. Because of this, there are multiple cracks in the walls and ceilings of this house. These are typical cracks that occur with settlement and age. This is noted for your information.

3.2 DOORS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

 (1) **Gaps at Doors.** There was a gap at the underside of the door of the main entry of **units #3741 and #4548**. This allows the door to draft and is not energy efficient. **It is recommended that the doors be properly sealed with weather stripping to help alleviate drafting at these locations.**



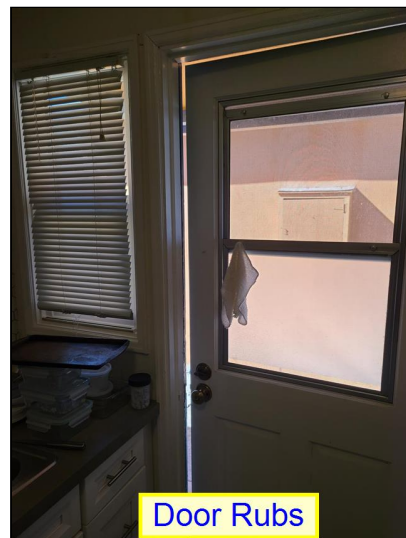
(2) **Adjust Hardware.** The door for the bedroom #1 closet, in unit #3739, did not properly function. The striker latch was not functioning at the door. It is recommended that this be repaired as needed by a qualified person.



(3) **Adjust Strike Plate.** The door at the hallway closet of unit #3741, and bedroom of unit #4548 do not latch shut properly. The strike plate for the door is not adjusted properly or is missing and does not allow the door to latch shut. Recommend adjusting the strike plate so the door can latch shut.



(4) **Door Rubs at Frame.** The exterior door of the kitchen, in unit #4548, rubs at the frame. This currently does not affect the function of the door. This is noted for your information and can be adjusted or repaired at your convenience if so desired.



3.3 WALLS


Comments: Inspected

NOTE: Furnished Units. Because there were furnishings at the time of the inspection there are areas that cannot be fully inspected due to belongings. These may include, but are not limited to, areas of flooring, walls, closets, shelving, some electrical outlets, windows and ceilings. It is highly recommended that a final walk through is completed once all belongings are out to ensure there is no unknown or additional damage.

PLASTER NOTE: There were several cracks noted in the walls. These cracks are typical in plaster walls and do not necessarily indicate a structural problem.

3.4 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

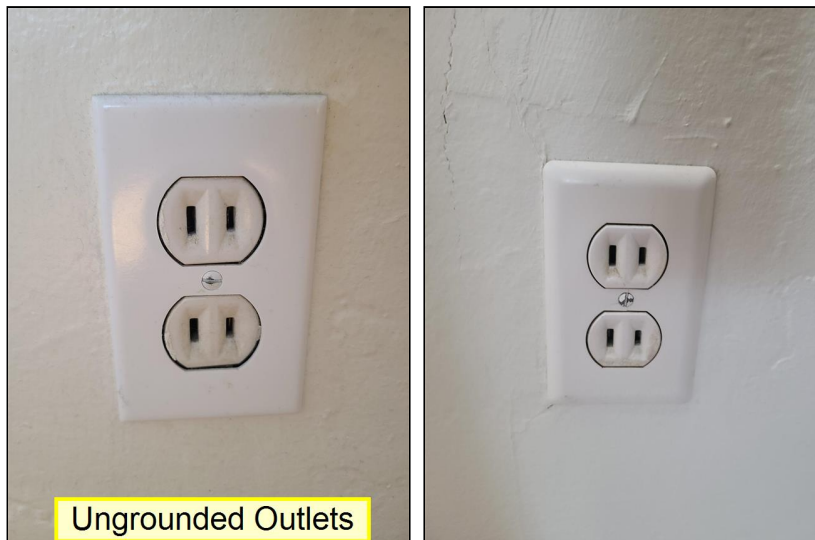
 **NOTE: Not Egress Windows.** The interior room conversion, in unit #3735 was not provided with a window for emergency egress. **Today's standards require bedroom windows to have a sill height not greater than 44 inches from the floor, have a minimum opening width of 20 inches and a minimum height of 24 inches.** These measurements are set to ensure that all occupants can exit the bedrooms in case of an emergency, and that firefighters can easily enter the bedrooms from the exterior of the house. It is recommended that if these windows are replaced, that they be increased in size to accommodate today's standards.



3.5 OUTLETS SWITCHES AND FIXTURES

Comments: Repair or Replace

(1) **NOTE: Minimal Grounding.** Due to the year in which this unit was built; there were two pronged outlets in some of the rooms in **unit #3741 and #4548**. The original style of two pronged outlets have remained for your knowledge and reminder. These outlets can not be properly changed to the three pronged outlets unless the outlets have been properly grounded or are protected by a GFCI outlet or protected circuit, and a sticker has been added to the cover plate identifying that there is "No Equipment Ground". This is noted for your information. **It is important to know and understand that the two pronged outlets have not been upgraded and are NOT GROUNDED.**




(2) **Missing Outlet Cover.** There was a missing cover in the family room of **unit #3741**. Missing faceplates expose electrical parts of receptacle outlets, and switches creating a potential shock hazard. **For safety reasons all outlets and switches should have secure covers to reduce the chance of electric shock.**



(3) **Improper Conversion- Ungrounded.** Many of the electrical outlets in the rooms of **unit #3741 and #4548** are not grounded, and were originally installed with two-pronged (ungrounded type) outlets. For convenience purposes, most of these outlets have been switched to three-pronged (grounding type outlets). **Currently this is incorrect and not permitted without protection.** . **The National Electrical Code (NEC) allows the installation of grounded type receptacles on a two-wire system ONLY if a Ground Fault Circuit Interrupter (GFCI) has been installed at the beginning of the circuit, either as a breaker or a feed-through receptacle at the first receptacle in the circuit.** All of the receptacle outlets installed downstream must have a label stating that they are GFCI-protected and that there is no equipment ground. **This is noted**

for your information and a GFCI outlet or breaker should be installed at the panel or at the beginning of each run by a licensed electrician.




 (4) **Missing Light Cover.** The light in the hallway of unit #3735 was not provided with a globe or cover. It is recommended that the fixture have a cover provided.



3.6 SMOKE DETECTORS

Comments: Repair or Replace

 (1) **NOTE: Smoke detectors are recommended in the following locations:** In each bedroom, at each floor level and at a point centrally located in the hallway (or area giving access to each separate bedroom). It is recommended that there are working smoke detectors at each of these locations and that the units are tested upon moving in to home and every 6 months thereafter.

Smoke Detectors Observed-Not Tested. In compliance with our standards of practice, smoke detectors are verified as being present, under 10 years old, and located at the proper locations. **The units are not physically tested.** All smoke detectors should have the batteries replaced upon moving in or be replaced.

NOTE: Smoke Detector Types. The two most commonly recognized smoke detection technologies are ionization smoke detection and photoelectric smoke detection: Ionization type smoke detectors are the most

common because they are the cheapest, but can be more prone to false (nuisance) alarms than photoelectric smoke detectors. This can cause people to remove the batteries from the units, causing a home to no longer have a working smoke alarm.

For more information about smoke alarms please visit the following sites:

https://www.usfa.fema.gov/prevention/technology/smoke_fire_alarms.html

(2) Missing Smoke

Detectors. Smoke detectors should be located at each level, in each bedroom and in the room outside the bedroom (hallway). Currently there was/ were missing detector(s) in one or more of these locations, **in all but unit #4548.** It is recommended that smoke detectors are present at these locations.



(3) Inoperative Detectors- There were one or more smoke detectors that wither had low batteries or were missing batteries, or had batteries that did not work. It is recommended that there are working smoke detectors in the required locations.



3.7 CARBON MONOXIDE DETECTORS

Comments: Repair or Replace

📍 (1) NOTE: Carbon Monoxide Detectors. It is recommended that the carbon monoxide tester be tested upon moving in and the batteries be changed (if applicable). The location and placement of these devices vary widely depending on Manufactures recommendations. Typically these are suppose to be installed outside the

sleeping areas at eye level. It is recommended that that you read and follow the manufactures recommendation as to the proper location of these devices. Batteries should be changed every 6 months or when indicated by device or manufactures recommendations.

Carbon Monoxide Detector Testing. As part of our inspection, carbon monoxide detectors are verified as being present at required locations, but are not tested. It is recommended that all detectors be verified as being in working condition before moving in, and have the batteries replaced.


(2) No Carbon Monoxide Detectors.

As of July 01, 2011 a Carbon monoxide detector is required to be installed in all new and existing single family homes. Currently there were no carbon monoxide detectors in **units #3735, and was not working in unit #3739.** Carbon monoxide is an odorless, tasteless lethal gas which is created by combustion particles. These detectors act like a smoke alarm, and makes an audible warning to alert you if particles are detected. These need to be installed at each floor level including basements and or crawlspaces . It is a safety requirement that a working carbon monoxide detector be installed in this property.



3.8 OTHER

Comments: Repair or Replace

 **Verify Permits.** There was an interior room in **unit #3735** which was not provided with natural ventilation, natural light or a means of egress. All habitable rooms should have a source of natural light (minimum of 1/10th of the floor area) , and natural ventilation (opening of at least 1/20 of the floor area) and a means of egress. It was noted that this room had none of the following. It is recommended that it be verified that permits were pulled and that the finals were signed for any additions made to this house.



The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Bathrooms and Components

Styles & Materials

Ventilation Type:

Window- No Fan

Fan and Window

Items

4.0 COUNTERS/SINK/ CABINETS

Comments: Inspected

4.1 DOORS (REPRESENTATIVE NUMBER)

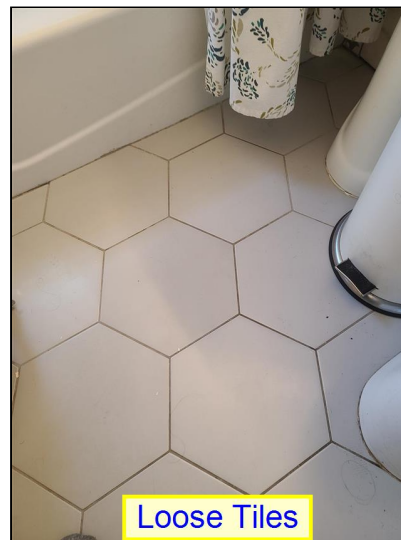
Comments: Inspected

4.2 FLOORS

Comments: Repair or Replace

Loose Tiles/ Cracked Grout.

There were some loose tiles and cracked grout noted at the floor of unit #4548.. This is common in homes with raised foundations or second stories when a backer board is not present. It is recommended that these tiles be further evaluated and repaired as needed.



4.3 WALLS

Comments: Inspected

NOTE: Patching Noted. There was an area of patchwork noted at the exterior sides of the shower. This is common for this location due to the proximity of the shower and the potential of water splashing on or reaching the walls at this location. **There did not appear to be any current damage or issues at this area, however due to elevated moisture within bathrooms, further evaluation is always recommended.** This is to ensure there are no problems that can develop. We are not able to see within the wall so further evaluation is recommended.



4.4 CEILINGS


Comments: Inspected

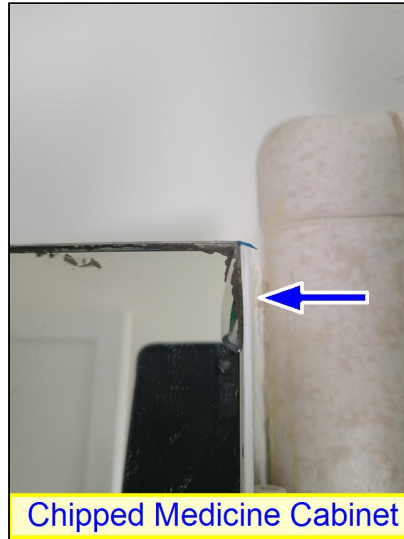
4.5 WINDOWS/ MIRRORS

Comments: Repair or Replace

(1) **NOTE: Low Windows.** The window in the bathrooms are a low laying windows. Due of the height of the windows in comparison to the shower head, these windows are notorious for having water damage at the window sill, ledge and to framing beneath. **There was no visible evidence of any problems at the time of the inspection, however the interior of the wall was not visible and internal damage could not be determined.** Should this window be replaced it is recommended that it be framed higher to avoid water penetration. Covering this window when showering is a good idea to help keep water from entering the wall. This is noted for your information.




 (2) **Chipped Medicine Cabinet.**
The mirror of the medicine was damaged in **unit #3735**. For safety purposes it is recommended that this be replaced by a qualified person.



4.6 Shower/ Tub enclosure.

Comments: Repair or Replace

 (1) **NOTE: Shower Enclosures.** Shower enclosures are visually inspected for visible problems or defects. **How the waterproofing, setup and framing are conducted behind the surface is considered beyond the scope of the inspection.** Due to the waterproofing being installed behind the tile or finished material, improperly waterproofed enclosures can leak without having visible defects. Properly waterproofed and sealed enclosures should not leak even when there are cracked or damaged tiles/ grout. We will not be held accountable for leaks that do not have visible defects or those that do not show evidence of past leaks or issues. **If this is a newer enclosure, it is recommended that the contractual paperwork be collected to have the warranty and or installer's information and contractor number.**

(2) **NOTE: Patching Noted.** There appears to be some patching noted at the tub enclosure. **There were no visible problems with this patch.** This is noted for your information only.

(3) **Cracked Tiles At Shower.** It was noted that there were some cracked or damaged tiles in the shower enclosure of **unit #3735.** It did not appear that water was entering these areas. **It is recommended that these areas be further evaluated and patched as needed to help ensure that water does not enter into these areas possibly causing damage.**



(4) **Sprayed Tub/ With Peel.** It is noted that the bathroom shower enclosure appears in **unit #3739** to have a **EP-Acrylic** liner sprayed on the surface to look new. Over time, this covering will begin to wear, and peel exposing the true condition of the enclosure. Special care should be used on these surfaces. Don't lay soap, bottles or metal objects on the finish for long periods of time, Never use abrasive cleaners, bleach, or hair dyes. When cleaning do not use: SOS pads, Comet, Ajax or Soft Scrub. Some recommended non-abrasive cleaners to use are:: Lysol Basin & Tile Cleaner, Dow Scrubbing Bubbles, Mr. Clean (liquid or eraser), Fantastic, Kaboom or any other liquid detergent tub and tile cleaner. (Always follow manufactures suggested instructions and directions). **In this application it has begun to peel at a few locations.** This is noted for your information.

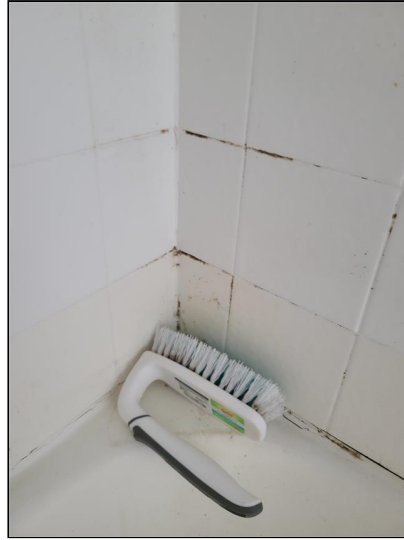


(5) **Discoloration at Tub.** There was some discoloration and damage to the surface of the tub in **unit #3739**. It could not be determined if this discoloration can be removed. **This is noted only for your information.**



(6) **Discoloration Noted.** There is some discoloration of the caulking on the inside of the wall connection of **unit #3537**. Discoloration occurs when moisture builds up and is unable to escape

creating mildew and the discoloration of the grout/ caulking. It is recommend that this area be cleaned, bleached and re-caulked so moisture is unable to build up under the caulking.



(7) **Caulking Needed.** There are areas needing grout/ caulk in the shower enclosure of **unit #4548.** Recommend that these areas receive caulking to avoid water penetration.



4.7 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Repair or Replace

- 🏠 (1) **Tarnishing of Faucet.** There is some corrosion and tarnishing at the sink faucet in **units #3735, #3739.** This is noted for your information.



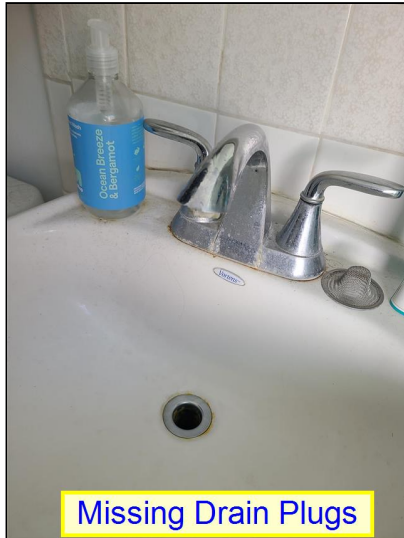
- (2) **Hot/Cold Reversed.** The hot and cold were switched at the sink of **unit #4548.** It is standard that hot water is turned on at the left and cold water is derived from the right or that the water starts cold, and turns to hot. **In this application the hot and cold are reversed.** It is recommended that this be repaired as needed by a licensed plumber.



4.8 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Repair or Replace

🏠 (1) **Missing Drain Plugs**. The drain plugs for both the sinks and the shower fixture were missing in several of the fixtures. **Recommend replacement for proper water retention.**



(2) **Slow Draining**. The drain line, in **unit #3739**, appears to have debris in the drain at the sink and was slow at draining. **It is recommended that these drains be cleaned out to ensure proper drainage of water.**



(3) **Corrosion at Waste Line.** There was some moderate corrosion at the waste line at the tub of **unit #3739**, and the drain plug did not function. It is recommended that these lines be further evaluated and replaced if need by a licensed plumber.




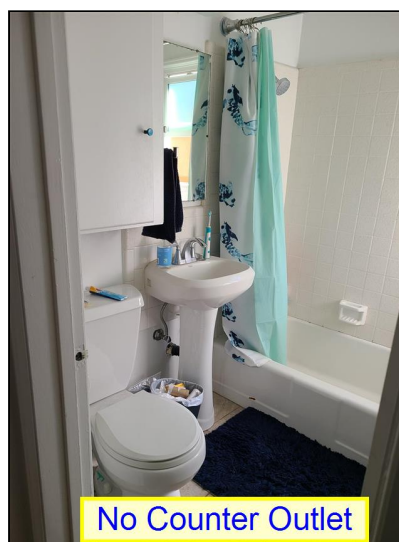
4.9 OUTLETS SWITCHES AND FIXTURES

Comments: Repair or Replace

(1) **NOTE: Ungrounded Light Outlet.** There was no wall outlet provided for this bathroom. The only outlet for this bathroom is found at the underside of the light fixture. This outlet is currently ungrounded. If you change light fixtures, you will need to add a wall outlet. This is noted for your information. It is recommended that a grounded and GFCI protected outlet be provided in this bathroom.



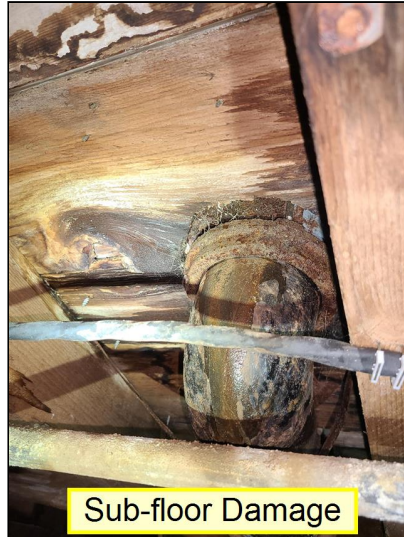
 (2) **No Counter Outlet.** There are currently no electrical outlet provided for the counter in the bathroom of **unit #3735**. It is recommended that each bathroom be provided with a minimum of one GFCI protected outlet at the counter. It is recommend that a GFCI protected outlet be installed in this bathroom by a licensed electrician.




4.10 TOILET FIXTURE

Comments: Repair or Replace

(1) **Toilets Leak.** The toilets within all of the units show evidence of active leaks at the underside of the house. **Unit #3741 had grout staining and leaks extending through the sub-floor at the underside.** Because of these leaks, there is sub-floor damage to most of these units and repairs may be needed before the wax rings can be properly set. **It is recommended that the sub-floor be further inspected and that wax rings, for all of the toilets be further evaluated and replaced as needed by a licensed plumber.**



 (2) **Loose Toilet.** The toilet fixture in the bathroom of **unit #3735** is loose at the floor. This could cause the wax ring to become dislodged and your toilet to leak water onto the floor. **It is recommended that this toilet have the wax ring replaced and the toilet secured to the floor (to ensure a proper seal), and caulking be applied to the base of the toilet. (WARNING) Over tightening will cause the porcelain to crack and the need for replacement of the toilet.**



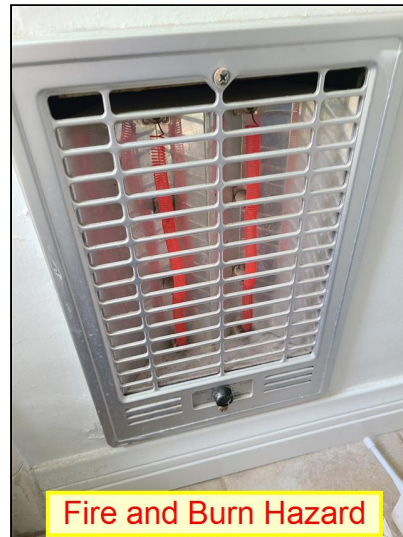
(3) **Improper Clearances.** The toilet in the bathroom, of **unit #4548**, does not meet today's clearance requirements. Toilets should have 15 inches at either side of the toilet, measuring from the center of the toilet, for a combined space of 30 inches. It should also have a front clearance of 24 inches. **Currently one or more of these clearances have not been met.** It is recommended that you verify permits for this bathroom.



4.11 EXHAUST FAN/ HEATER

Comments: Inspected, Not Inspected

Fire and Burn Hazard. The bathroom wall heater, in **unit #3735**, reach temperatures exceeding 550 degrees. It is important that no combustible materials are placed in front of, near, or above any of these units. **No Combustible materials should come within a minimum distance of 12 inches away from any wall heater .** For safety purposes it is recommended that these heaters be disconnected.



5. Kitchen Components and Appliances

The Home Inspector Shall Observe and Operate the Basic Functions of the Following Kitchen Appliances: Permanently installed dishwasher (through its normal cycle- but not to determine it's effectiveness in cleaning); Range, cook top, and permanently installed oven; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven.

The Home Inspector is Not Required to Observe: Non built-in appliances (free-standing appliances), refrigerators, trash compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, indoor or outdoor barbecues, grills, or roasterers, timers, clocks, thermostats, the self-cleaning capacity of ovens. Also included in this are concealed/ limited countertop views and other areas that are not readily visible.

Items

5.0 COUNTERS AND SINK

Comments: Inspected

5.1 CUPBOARDS/DRAWERS/CLOSET DOORS

Comments: Inspected

5.2 FLOORS


Comments: Inspected

5.3 WALLS

Comments: Inspected

5.4 CEILINGS

Comments: Repair or Replace


 **PLASTER NOTE:** There were several cracks noted in the ceilings in these units. The most severe of these was **unit #3739**. These cracks are typical in plaster walls and do not necessarily indicate a structural problem.

5.5 WINDOWS

Comments: Inspected

5.6 DOORS

Comments: Repair or Replace


 **Pocket Door Sticks.** The pocket door to the kitchen of unit #4548 catches and did not properly function. **The door was stuck in the wall and did not function.** It is recommended that this door be further evaluated and repaired as needed by a licensed contractor.

**5.7 RANGE HOOD**

Comments: Inspected

5.8 RANGES/OVENS/COOKTOPS

Comments: Repair or Replace

 (1) **No Safety Straps on Ovens.** Ovens come with a child safety strap (Anti-tip strap) to prevent the oven from tipping and falling if children use the oven door as a step. It is recommended, especially if children are present, that this oven be equipped with a safety strap.



(2) **Inoperative Burners.** Two of the burners did not properly operate at time of inspection in **unit #3739**. This may be able to be repaired with a simple cleaning, or may need to have parts replaced. It is recommended that this be further inspected by a licensed repairman.



5.9 MICROWAVE COOKING EQUIPMENT

Comments: Not Inspected

No Microwave. Three of the units were not provided with a built in microwave. **For today's standards, microwaves should be provided with a dedicated 20amp circuit.** This is noted for your information.

5.10 DISHWASHER

Comments: Not Present

NOTE: No Dishwashers. There were no dishwashers provided at the time of the inspection.

5.11 GARBAGE DISPOSER

Comments: Repair or Replace

🏠 Inoperative Garbage Disposer.

The Garbage disposer in **unit #3735** did not work at time of inspection. The unit did not function or make a noise when turned "ON". It is possible that the rotors were locked, It was not determined at the time of the inspection if this unit can be corrected or will need to be replaced. It is recommended that this be repaired or replaced by a licensed professional.

**5.12 FAUCETS/ FIXTURES And WATER SUPPLY PLUMBING**

Comments: Inspected

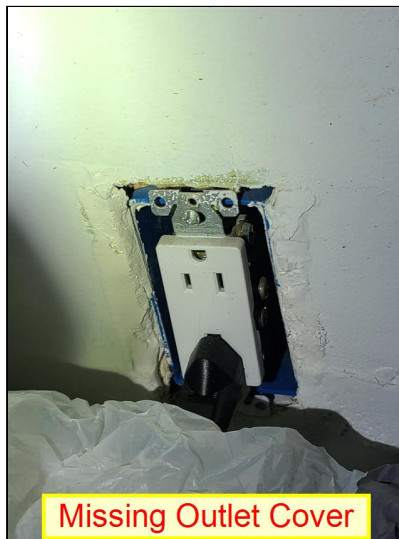
5.13 PLUMBING DRAIN AND VENT SYSTEMS

Comments: Inspected

5.14 OUTLETS WALL SWITCHES and FIXTURES

Comments: Repair or Replace

🏠 (1) Missing Outlet Cover. There was an outlet under the sink of **unit #3739** that does not have a faceplate. Missing faceplates expose electrical parts of receptacle outlets, and switches creating a potential shock hazard. For safety reasons all outlets and switches should have secure covers to reduce the chance of electric shock.



(2) **Not All GFCI Protected.** There are presently some outlets that are not GFCI (Ground Fault Circuit Interrupter) protected in the kitchen. GFCI's are a safety device built into an outlet to "trip" the circuit if it detects that the electricity is unbalanced, or if it detects improper connections of the neutral. **For the year in which this remodel was conducted, all kitchen outlets serving countertops or within 6 feet of the sink, (including below the sink) should be GFCI protected or on a GFCI protected circuit.** Recommend ALL kitchen outlets, serving counter tops, have GFCI protection added by a licensed electrician.

(3) **No GFCI.** There was an outlet in the kitchen of **unit #3741** that was not GFCI protected. It is recommended that all outlets within 6' (six feet) of any water source be grounded OR replaced with an GFCI protected outlet by a licensed electrician.



(4) **NOTE: Minimal Outlets.** It is required that when any remodel is conducted, that the room being remodeled be brought to the building standards which apply for the year in which the remodel was completed. In this application, there were not enough outlets supplied for the counter tops for today's standards. **Currently unit #3741 only has one outlet in the kitchen.**

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Garage or Carport

Styles & Materials

Garage Door Type:

All Manual

Garage Door Material:

Metal

Auto-opener Manufacturer:

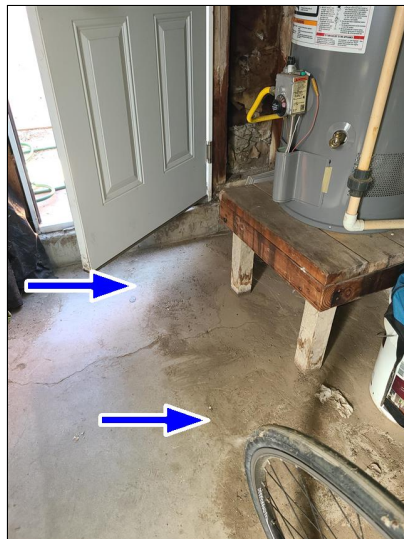
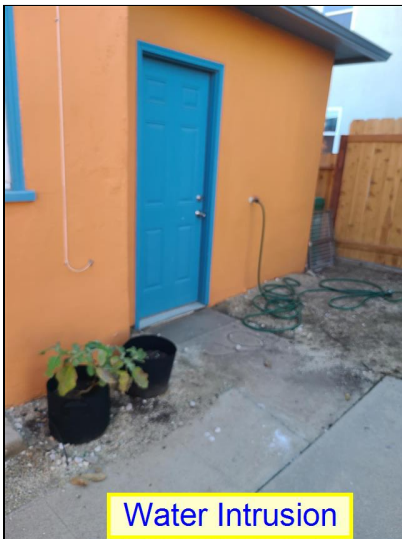
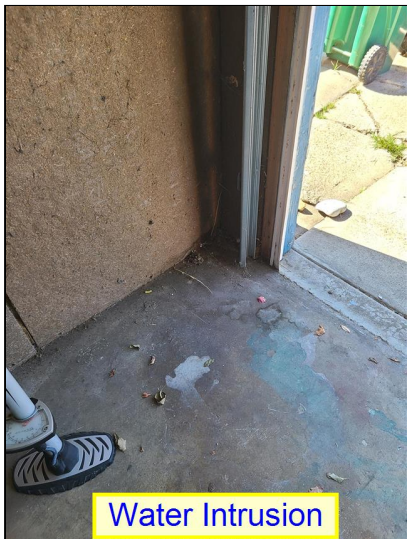
NO OPENER

Items

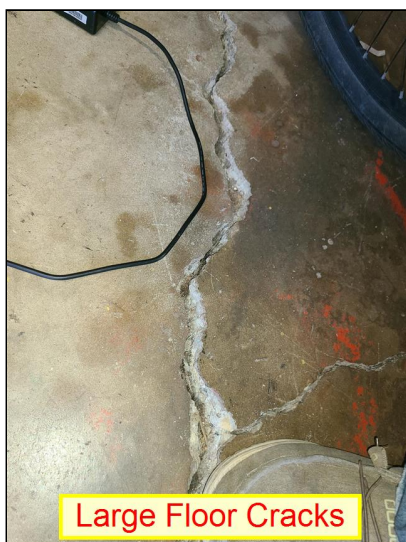
6.0 GARAGE FLOOR

Comments: Repair or Replace

🏠 (1) **Possible Water Intrusion.** It appears that water may enter two of the garage from the underside of the garage doors. There was evidence suggesting this. **These were noted at the rear garage access door of unit #4548, and the far right garage located in the alley.** There was dirt and water staining noted at these locations. **This is noted for your information and should be corrected.**



(2) **Large Floor Cracks.** There were several large cracks noted at the garage floors. **These large and off-set cracks are not typical and may indicate expansive soil or other issue.** Due to the size and extent of the cracking it is recommended that this be further evaluated and repaired as needed by a licensed contractor.



**6.1 GARAGE DOOR (S)**

Comments: Inspected

6.2 EXTERIOR WALLS & ROOF

Comments: Inspected

6.3 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Comments: Repair or Replace

(1) **NOTE: Not All Visible.** The walls of the garage were not all visible due to personal belongings and could not be inspected. It is recommended that these walls and other areas, which views are obstructed, be further inspected once belongings have been removed and access is available.



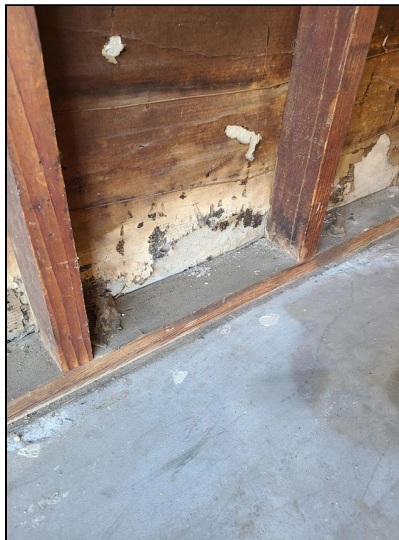
(2) **NOTE: Not All Visible.** The walls of the garage were not all visible due to personal belongings and could not be inspected. It is recommended that these walls and other areas, which views are obstructed, be further inspected once belongings have been removed and access is available.

📍 (3) **Penetrations in Fire Wall.** The Garage wall of **unit #4548**, which connects to the house is a fire rated assembly. **Any penetrations to this wall must have proper protection to guard against the spread of fire and spread of carbon monoxide.**

Recommend that this wall be properly repaired by a licensed contractor.



(4) **Damaged Paper.** There were several areas of the garage walls in which the paper was damaged. This paper is the water proofing membrane at the exterior wall. Having holes or damaged paper, increases the risk of water intrusion. **It was not able to be determined if this damage occurs throughout the walls of the house.** This is noted for your information and should be corrected by a licensed contractor.



(5) Cracks In Foundation Stem Wall.

There was a crack noted at the foundation wall at the right wall at the rear garage wall of **unit #4548**. The cause of this crack was not able to be determined. **It is recommended that these areas be further evaluated by a licensed contractor and repaired as needed.**

**6.4 GARAGE CEILINGS**

Comments: Inspected

6.5 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Comments: Not Inspected

NOTE: No Occupant Door. There was not a door leading directly from the garage to the house. Access to the garage was from a side access door which does not require any safety equipment. This is noted for your information.

6.6 WINDOWS

Comments: Inspected

6.7 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments: Not Present

NOTE: No Opener. There was not a garage door opener at the time of the inspection. This is noted for your information.

6.8 OUTLETS AND WIRING

Comments: Inspected

7. Heating / Central Air Conditioning

The Home Inspector Shall Observe: Permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room.

The Home Inspector Shall Describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

The Home Inspector is Not Required To: Ignite or test any system in which the pilot is not lit or the system "OFF"; Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Cooling Equipment Type:

No A/C

Heat System Brand:

Four Units
WILLIAMS (wall heater)

Approximate Age of Heater:

5-10 years Old

Energy Source:

Gas

Number of Heat Systems (excluding wood):

Four

Types of Fireplaces:

None

Items


7.0 COOLING AND AIR HANDLER EQUIPMENT

Comments: Not Present

NOTE: No Central Air Conditioning Provided. These units were not provided with a central air conditioning units. This is noted for your information.

7.1 HEATING EQUIPMENT

Comments: Repair or Replace

 (1) **NOTE: Gas Furnace- Limited Inspection.** The Scope of this inspection does not include a thorough analysis of the inner components of the furnace. This includes but is not limited to cracks in the heat exchanger and areas of the heater that are not accessible. The average live expectancy for gas fired furnaces is typically considered to be about 15-20 years depending on use. **It is recommended that all heaters be thoroughly evaluated by a licensed HVAC specialist every year to ensure proper working conditions.**

(2) **Furnace In Bedroom.** Gas fired appliances are typically not permitted in bedrooms unless they are direct vented and follow specific manufacturer instructions and local regulations. Currently an additional bedroom was added in unit #3735 and the provided furnace is now in one of the sleeping rooms. It is recommended that this heater be further evaluated by a licensed HVAC technician and that alterations be made to comply with all local codes in regards to the installation of this furnace.



(3) **Pilot Off- Heater Not Tested.** The heater and gas line within **unit #3741** were visually inspected, but the unit not tested. The heater did not have the pilot lit, and was not able to be tested for proper working order. **Our insurance provider does not allow us to light any appliances. SDG&E will conduct a through analysis and testing of the heater for free.** Their inspections typically go beyond our capabilities. **It is recommended that you contact SDG&E or a HVAC specialist for further evaluation, and repair if needed.**



7.2 THERMOSTAT

Comments: Inspected

7.3 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

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

Comments: Inspected

7.5 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Plumbing System

The Home Inspector Shall Observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent systems (which are visible and accessible), including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all accessible plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The Home Inspector is Not Required To: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; Sump Pumps; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:

Public

Water Filters:

None

Plumbing Water Supply (into home):

Copper

Plumbing Water Distribution (inside home):

Copper

Plumbing Waste Line:

ABS

Cast iron

Recommend these lines be scoped by a plumber

Water Heater Power Source:

Gas

Water Heater Capacity:

30 Gallon (small)

40 Gallon (1-2 people)

*Items***8.0 MAIN WATER SHUT-OFF DEVICE (Describe location)**


Comments: Repair or Replace

 (1) **FYI: The main Water Shut Off is Located:** Outside at the front of the house/ building.

(2) **Leak at Water Main.** There was a leak at the shut off valve at the front of **unit #3741**. **It is recommended that this be further evaluated and repaired as needed by a licensed plumber.**

8.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Repair or Replace

 (1) **NOTE: Low Flow Fixture Information.** As part of this inspection, **we do NOT test the flow rates of the house fixtures for compliance.** With the exception of toilets, the flow rates are not printed or listed on the fixtures. **This is considered beyond the scope of the inspection.** For your information: beginning January 1, 2014, all Single Family Homes, built before January 1, 1994, require water saving plumbing fixtures be installed throughout the home (as a condition of building permits applied for after January 1, 2014).

As of January 1, 2017 all single-family homes built prior to January 1, 1994 must comply with these requirements (**permit or no permit**) and homeowners are required to install water saving fixtures, if the current fixtures are out of compliance. (This law will not affect commercial or multi-family properties until January 1, 2019).

Sellers: If you are selling your home after January 1, 2017, you are required to replace non-compliant fixtures or disclose what fixtures are non-compliant.


As Stated Per The California Civil Code Section 1101.1-1101.8

1101.4. (a) On and after January 1, 2014, for all building alterations or improvements to single-family residential real property, as a condition for issuance of a certificate of final completion and occupancy or final permit approval by the local building department, the permit applicant shall replace all noncompliant plumbing fixtures with water-conserving plumbing fixtures.

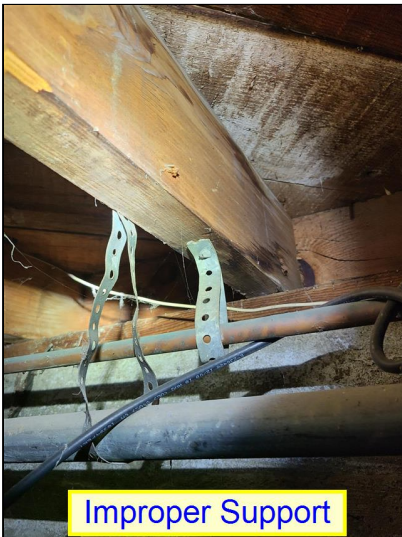
(b) On or before January 1, 2017, noncompliant plumbing fixtures in any single-family residential real property shall be replaced by the property owner with water-conserving plumbing fixtures.

(c) On and after January 1, 2017, a seller or transferor of single-family residential real property shall disclose in writing to the prospective purchaser or transferee the requirements of subdivision (b) and whether the real property includes any noncompliant plumbing fixtures.

NOTE: Angle Stops/Valves. The water shut off valves, for all fixtures, should be replaced every 10 or so years. These valves are not tested during the inspection. If these valves are more than 10-15 years old, it is possible that these valves may leak or not properly function when needed. **It is recommended that you consider changing these valves to a newer type upon possession.**

 (2) **NOTE: Galvanized to Copper.** This house appears to have originally been plumbed with galvanized supply lines. It was noted that the plumbing in this house appears to have all been replaced with copper lines. This is noted for your information.

(3) **Improper Support.** The copper piping, for the water supply lines (**under the duplex**), have some areas that are being supported by galvanized metal straps. Copper piping should be supported by a non-metallic plumbing strap or other means to avoid contact with incompatible materials. **Improper support can cause electrolysis, leading to pipe deterioration and the increased risk of leaks.** It is recommended that the plumbing supply lines be properly supported and protected from damage by a licensed plumber.



(4) **Incompatible Materials.** The copper piping, for the water supply lines, have areas that are in contact with incompatible materials. **Incompatible material contact can cause electrolysis, which can lead to pipe deterioration and increased risk of leaks.** This was noted in the garage of **unit #4548.** **It is recommended that the plumbing supply lines be further evaluated and protected from damage by a licensed plumber.**



8.2 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Repair or Replace

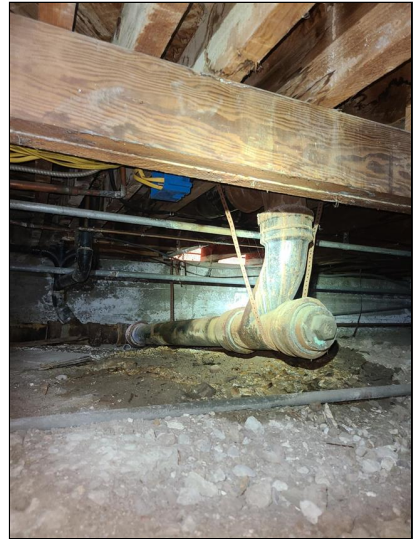
📌 (1) **Recommend Line Scope.** As part of this inspection, the waste lines have water flushed through the lines to ensure proper draining. The running of water ensures that there are no visible leaks, or blocks in the branch lines. We do not run water long enough to determine if there are blocks in the main line. **Main line blocks or partial blocks, within the branch lines, can occur without indication.** As a precaution, it is recommended that all waste lines be scoped with a camera by a licensed plumber or plumbing inspector. There are several issues that can arise within the waste lines; both with older Cast Iron as well as newer ABS. Cast iron lines are typically very old and generally at the end of their anticipated life. These lines deteriorate from the interior out, reducing the interior diameter of the pipe as it ages. These pipes can also incur cracks, breaks, pipe separation, root intrusion and improper slopes. ABS plumbing, although newer, can also incur some of these issues. **Due to our inability to see within these pipes, it is highly recommended that the waste lines of this property be scoped with a camera by a qualified professional.**

NOTE: Older Construction- Scope Lines. The waste lines for this property were originally constructed with cast iron. The waste lines are not visible all the way to the city connection. **Due to the year of this property, it is recommended that the waste lines be further evaluated.** Often times the replacement of the waste lines does not extend all the way to the city connection and problems can exist that we cannot see. **It is highly recommended that a plumber, equipped with a camera, be called out to scope the interior of the waste lines before the end of the contingency period.** This will help to determine the type of materials present as well as the true condition of the waste lines from the house to the city connection.

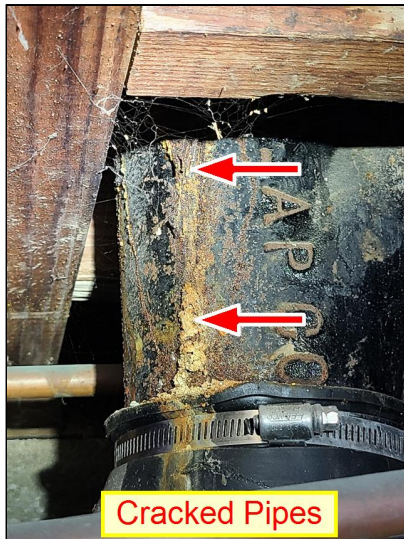
(2) **NOTE: Replaced Plumbing Noted.** This house was originally plumbed with cast iron waste lines which typically have a life expectancy of about 50+ years. It was noted that some sections of the waste lines have had repairs made and have section replaced with ABS (a newer plastic type material). **This may indicate that the remaining plumbing may need repair or replacement in the near future.** This inspection is limited and the condition of the pipes cannot all be viewed or determined. Only the visually accessible and exterior

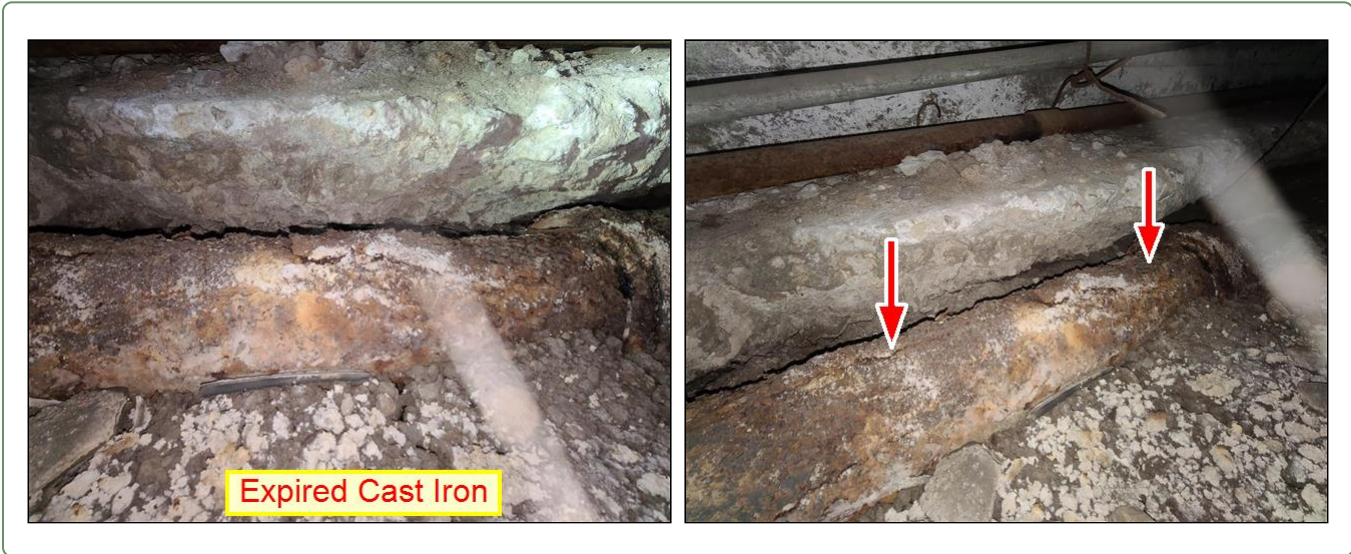
condition of the pipes are inspected. The condition of the pipes within the walls and under the ground are not known. **It is highly recommended in homes of this age that a plumber with a camera be called out for further evaluation of the waste lines.**

(3) **Leaks Under Units.** There are active leaks at the underside of each of the units. These leaks occur under the hall bathrooms, each being at the toilet areas. **It is recommended that these be further evaluated and corrected by a licensed plumber.**

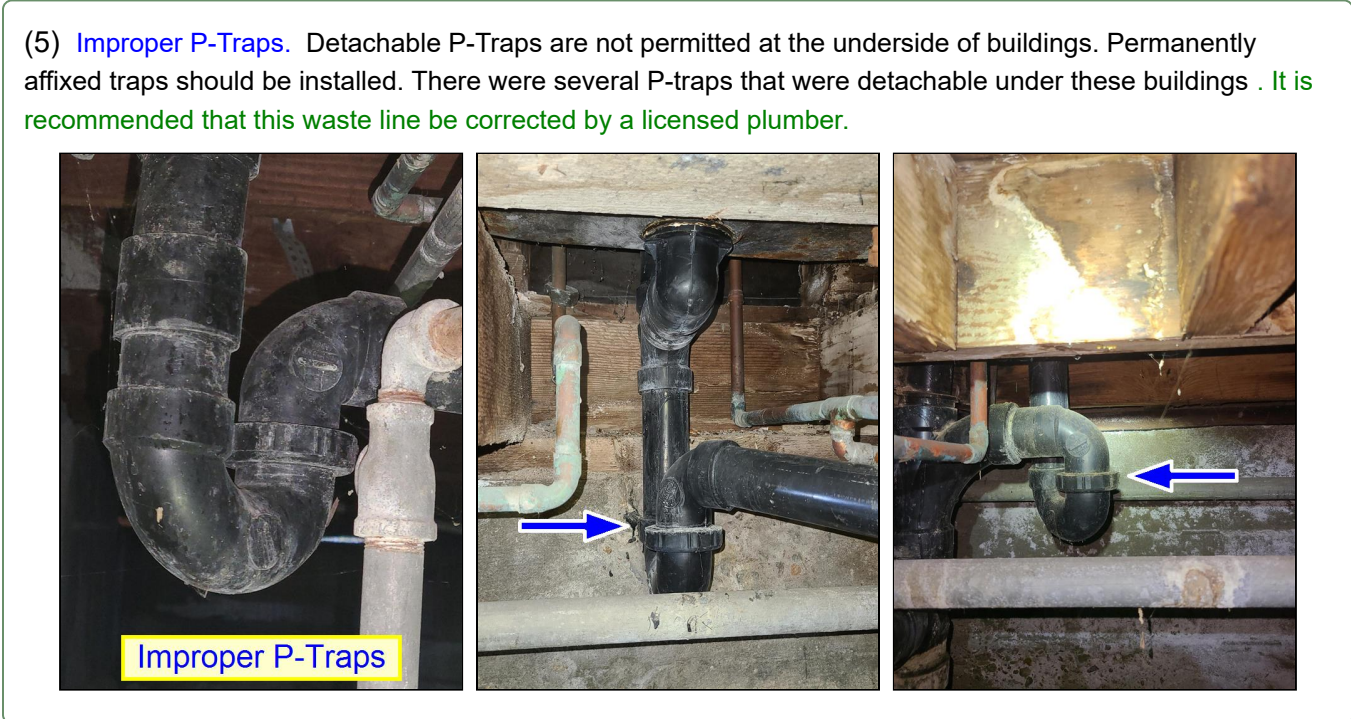


(4) **Deteriorated Pipes.** Several sections of the cast Iron pipes have deteriorated and started to flake and crack at the **underside of the duplex.** These lines have reached their expected life expectancy and **should be replaced.** **It is recommended that all deteriorated pipes be replaced by a licensed plumber.**





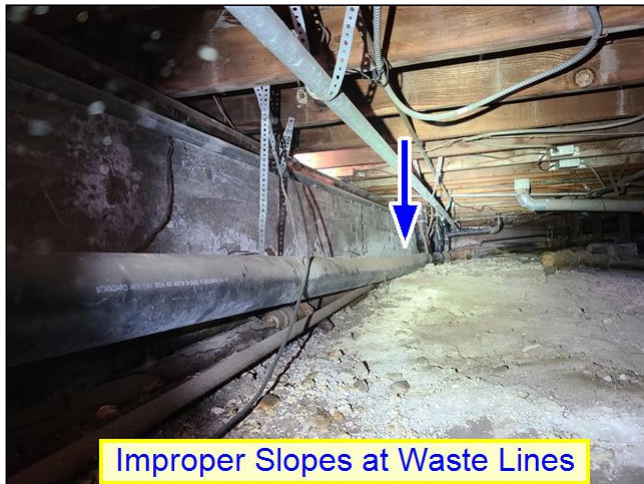
(5) **Improper P-Traps.** Detachable P-Traps are not permitted at the underside of buildings. Permanently affixed traps should be installed. There were several P-traps that were detachable under these buildings . It is recommended that this waste line be corrected by a licensed plumber.



(6) **Improper Boot Types.** The plumbing hub or boots at the pipe connections at the underside of the building were of the wrong type. These are designed for underground use. The type with a metal shroud are needed at these locations. **Improper boots can cause the rubber to tear over time increasing the risk of leaks.** It is recommended that these be further evaluated and repaired as needed by a licensed plumber.



(7) **Improper Slopes at Waste Lines.** There are waste lines at the underside of the duplex that do not have proper directional slopes. **Waste lines should always maintain a downward slope.** In this application there are sections of the plumbing that did not appear to have proper slopes. This can cause water and debris to remain within the pipe at this location. It is recommended that these areas be further evaluated and that the slopes at these locations be corrected by a licensed plumber.



(8) **Water Staining.** There were water marks and corrosion noted on the waste lines at this location. This indicates that there have been leaks at this location in the past. **There were currently no leaks at this pipe at the time of the inspection, but it is possible this may leak if not corrected.** It is recommended that the connections be further evaluated and repaired if needed to ensure no leaks develop.



8.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Repair or Replace

🏠 (1) **Water Heater Note:** On Average water heaters typically have a 10 to 15 year life expectancy. Currently these water heaters were the following ages:

Unit #3739- Ruud (40 gal)- 2010 (Old Unit)

Unit #3741-GE (40 gal)- 2010 (Old Unit)

Unit #3735- A. O Smith (30 gal)- 2023

Unit #4548- Rheem (40 gal)- 2015 (Older Unit)

🏠 (2) **NOTE: Old Valve Type.** Shut off valves are verified but not inspected/ tested for proper working order. Currently this valve is an older type valve which may not properly function. It is recommended that this shut off valve be replaced with a newer type "Ball" type valve.

NOTE: Transite Vent Pipe. It was noted that the water heaters provided for this property have Transite vent pipes. Transite has a high probability of containing asbestos, a material that if damaged or disturbed can cause serious health risks. For more information about this material please read the provided links found in **Section 1.13.** of this report.

🏠 (3) **NOTE: Older Water Heaters.**

It is noted that this water heater is over 10 years old and is about at it's life expectancy. (Water heaters typically last 10 to 15 years- but have also been known to last longer). This heater may need replacement soon.



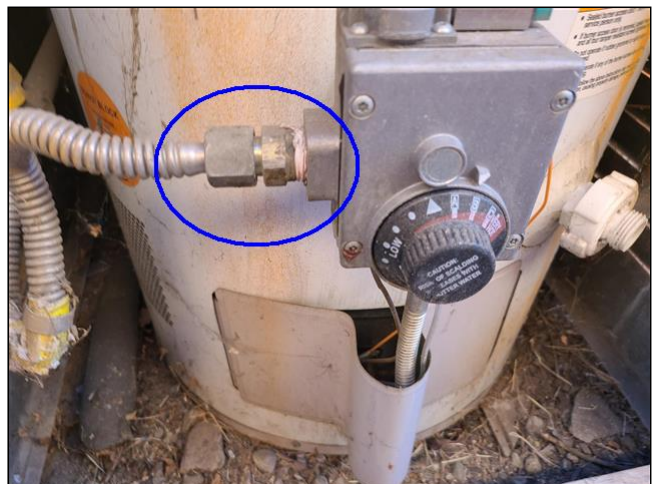
🏠 (4) **Missing Insulation.** The water supply lines at two of the units were not insulated. **The first 5 feet of hot and cold water pipes are required to be insulated if they are exposed in unconditioned space.** These were noted in units #3741 and #3739 **It is recommended that these lines be properly insulated.**



🏠 (5) **No Expansion Tank.** The newer water heater, provided for this property, was not provided with an expansion tank. Water heaters installed on a closed system (with a water pressure regulator or backflow preventer) are typically required to have expansion tanks installed **depending on the municipality.** This is the help reduce stress in the pipes from water expansion. When water is heated it can increase by about 2% volume causing pressure to build in the plumbing system, when a faucet is opened in the home it causes a rapid drop in pressure and can result in deterioration of the plumbing system in the home, fixtures and the water heater. **Typically a 2 gallon expansion tank is suggested for 40-50 gallon water heaters.** It is recommended that you check with the municipality to determine if an expansion tank should have been installed on this system.

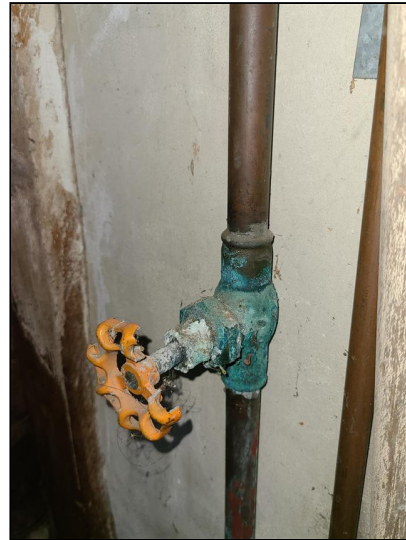


🏠 (6) **No Sediment Traps.** There was currently no sediment traps on the gas lines leading into the hot water heaters. It is recommended by the manufacturer that a sediment trap be installed at this heater. It is recommended that a trap be installed by a licensed plumber.

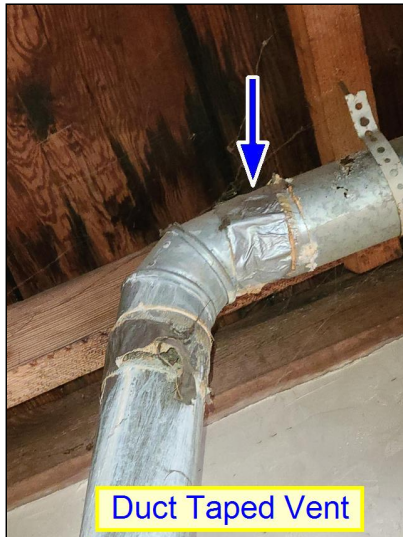



🏠 (7) **Corrosion at Valves.** The water shut off valve at the water heater of **unit #3789** has some minor corrosion and the garage water heater in **unit #4548** has severe corrosion. **We do not test these shut off**

devises. There is a chance that these shut off valves may leak or not properly function when turned. It is recommended that these valves be further evaluated and repaired as needed.



↑ (8) Duct Tape at Vent Connection. There was duct tape used at the vent connection for the water heater in the garage of unit #4548. Duct tape is not an approved material for this application. It is recommended that this be corrected as needed by a licensed HVAC technician or plumber. .



 (9) **Improper TPR Valve Drain Line Material.** TPR valves are a Temperature, Pressure Relief Valve which are designed to open if the temperature exceeds 210 degrees or builds a pressure exceeding 150 PSI. These lines should be made with that material allowed for water distribution and should terminate outside within 6-24 inches from the ground. Currently the water heater of **units: #4548 and #3735** uses PVC fittings which is not permitted. CPVC, copper, galvanized or other listed material are allowed to be used. **Recommend that a licensed plumber fix this connection.**



(10) **No Pan-Raised Foundation.** The water heater, **in unit #3735** is not equipped with a drain pan. All water heaters on raised foundations, should be provided with a drain pan which has a minimum depth of 1.5 inches in depth, with an attached drain line that is no smaller than 3/4 inch. **It is recommended that this unit be supplied with a proper pan by a licensed plumber or contractor.**



(11) **Leaning Tank.** The water heater tank in **unit #3735** was leaning. The cause of this was not known. It is recommended that this be further evaluated to ensure there is not a structural issue with the stand or support causing it to lean.



(12) **Tank on Ground.** Currently the water heater base is resting on the concrete at **unit #3741**. The water heater should have come with some small metal legs to keep the water heater from resting on the ground. **Concrete wicks water which will cause this tank to deteriorate at a faster rate.** It is recommended that the water heater be elevated off the ground. This will help prolong the life of the tank.

8.4 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

FYI: The main fuel shut off is located : At gas meter at the rear of **unit #3735**. Recommend that a tool is secured to the gas line to allow you to shut off gas in case of an emergency.

8.5 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Roofing / Chimneys / Roof Structure and Attic

The Home Inspector Shall Observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The inspector will inspect any and all switched fans within the attic.

The Home Inspector is Not Required To: Walk on the roofing; or observe attached accessories including but not limited to solar systems, antennae, satellite and lightning arrestors. The home inspector does not adjust the settings, the controls or test the function, of any non-switched, timed or thermostatically controlled attic fans.

Styles & Materials

Viewed roof covering from:

Walked roof

Roof-Type:

Hip

Roof Covering:

3-Tab fiberglass

Sky Light(s):

None

Roof Ventilation:

Eave Vents

Method used to observe attic:

From entry

Roof Structure:

Stick-built
2 X 4 Rafters

Ceiling Structure:

2X4

Attic info:

Scuttle hole


Attic Insulation:

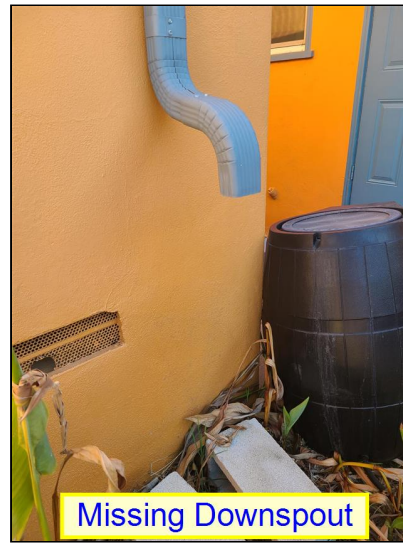
None
Inadequate

Items

9.0 ROOF DRAINAGE SYSTEMS (gutters and downspouts)

Comments: Repair or Replace

 **Missing Downspout.** There was currently a missing downspout. Downspouts carry the water from the roof gutters to the ground and should direct the water away from the house and foundation. It is recommended that downspouts be provided at the provided gutters.



9.1 ROOF COVERINGS

Comments: Repair or Replace

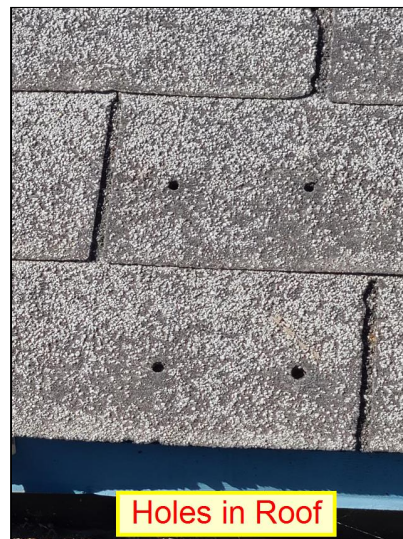
📍 (1) NOTE: Limited Inspection. The roof inspection is a general overview of the roof's current condition. We are not roofing specialists. We cannot always accurately determine if there are active roof leaks. Often times a roof can leak due to problems or issues that are not visible at the time of the inspection. We will not be held liable for roof leaks that do not have visible issues at the time of the inspection. This includes patching of a roof. Visible evidence includes: physical damage, visible water staining at the interior ceilings, visible roof defects, improper roofing material or improper application of visible materials, worn areas, or improper and missing materials or flashings. Please understand that we do our best to determine and analyze the true condition of your roof and it's components. We try and report everything as accurately as we can. If you are concerned about any areas of this property, you are always encouraged to further evaluate any areas you have concerns about through a licensed specialist.

NOTE: Single Roof Layer. Currently the roof has one layer of roofing; When this roof is expired it is possible to re-roof over this existing layer. This is noted for your information only.

(2) NOTE: Patching Noted. There were some areas of the roof that have been patched. This is noted for your information. We are not able to determine at the time of the inspection if the roof leaks at these areas. This is noted for your information, and as a disclaimer. It is always recommended that a licensed roofing contractor be called out for further evaluation if the repairs cannot be verified as being done by a licensed roofing contractor.



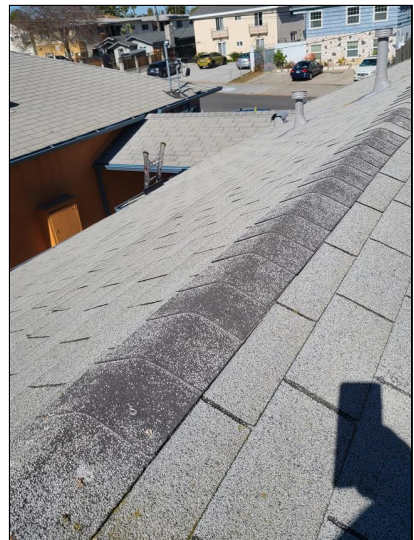
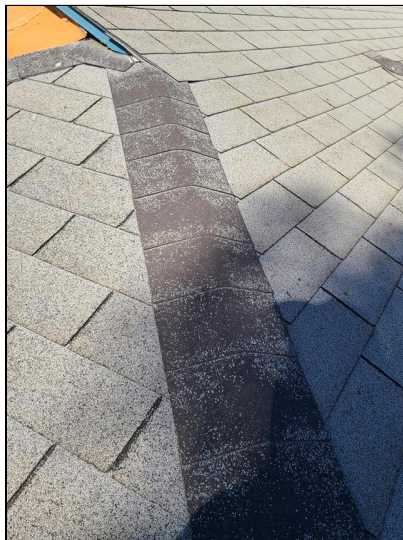
(3) Holes in Roof. It appears that there was a satellite or something similar that was bolted through the roof of **unit #3735** that has been removed. **This has left holes in the roofing material at the left side of the building at this location.** This can cause water to damage the sheathing at this location. **It is recommended that this be corrected as needed by a licensed roofing contractor.**



(4) **Shingle Damage**. There were some damaged or missing shingles noted at the roof. It appears that the wind has blown back or damaged the roofing material at this location. It is recommended that these materials be repaired as needed by a licensed roofing contractor.

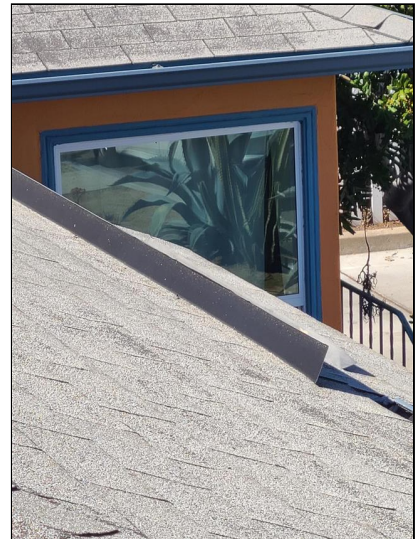
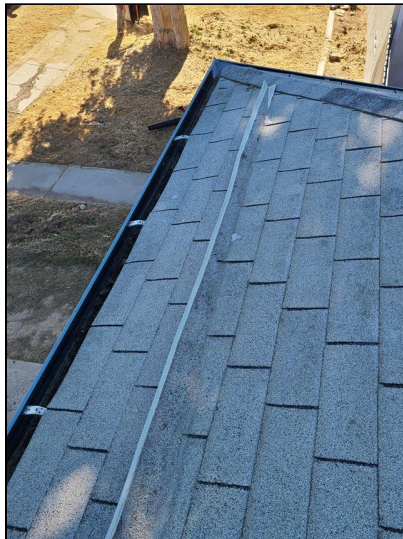


(5) **Worn Ridge Shingles**. The ridge shingles at the front house (4548) have areas that are worn and damaged. The life of these shingles have about expired. These shingles should be replaced as soon as possible. It is recommended that these shingles are replaced by a licensed roofing contractor.




(6) **Older Roofing Material.** The roof is older but appears to be in good condition for the age. The wear on the roof was minimal and consistent throughout. **It appears that the roof, for these units has about 3 years remaining**, although there can be some patching conducted. **It is always best to contact a licensed roofing contractor for a more accurate analysis of the roof to determine the true remaining life.** There are always aspects of the roof that are not visible or accessible due to the limited nature of our inspections. **Due to the age of the roof, it is recommend that it be further evaluated by a licensed roofing contractor**

(7) **Water Diverters.** The roofs of these buildings have sections that contain water diverters. These diverter flashings have been installed at several locations. **These diverters can allow for water to accumulate and tuck under the shingle increasing the risk of roof leaks.** **It is recommended that this diverter be removed and a proper gutter provided.**



9.2 FLASHINGS


Comments: Repair or Replace

 **Improper Flashing Application.** It appears that the counter flashing at the roof/ wall connection was improperly installed. This flashing should be embedded into the wall at this location. Currently the flashing is caulked or sealed to the exterior. **This increases the risk of water intrusion as the caulking breaks down, or begins to pull away from the chimney.** **It is recommended that the flashing at this location be further evaluated and repaired as needed.**



9.3 SKYLIGHTS AND VENT TERMINATIONS

Comments: Repair or Replace

 (1) **Missing Vent Cap.** There was a vent termination at the roof that did not have a vent cap. This was noted on a transite pipe extending from the roof of **unit #3741**. Vent caps are metal fittings which extend over the vents of gas fired appliances. This inhibits water from entering the vent stack which could cause damage to the equipment in which it serves. This vent goes to an unknown or abandoned appliance. It is recommended that this vent either be properly capped, or be removed by a licensed contractor or roofer.



(2) **Improper Vent Termination Point.** This HVAC vent currently terminates less than eight feet from a house wall. This vent must terminate two feet (2') above the roof's edge to a point of no less than 10 feet from the roof. It is recommended that a licensed plumber or HVAC specialist be called out to properly extend and support the vent stack.




9.4 ROOF VENTILATION

Comments: Inspected

9.5 ROOF STRUCTURE AND ATTIC (Report leak signs or condensation)

Comments: Repair or Replace

 (1) **NOTE:** In accordance with industry standards, we will not enter an attic that has less than thirty-six inches (three feet) of headroom, is restricted by ducts, or in which access is hazardous or limited. During the inspection of the attic we do not move or disturb any portion of the insulation: This may limit the inspection of the water lines, electrical conduit (wires), junction boxes, exhaust fans, and other components which may be covered or obstructed by the insulation. We will do our best to observe all components found in this area and report any issues we find to the best of our abilities but will not be held liable for items not readily visible or accessible. This is noted for your information.

(2) **Damaged Sheathing.** There were a few locations of damaged sheathing noted in two of the units (**#3741 and #4548**). This did not affect the structure of the roof. **It is recommended that this be repaired when the roof is replaced.**



(3) **Water Staining Noted.** There was some minor water staining at some of the sheathing or rafters in the attics at each of the units. **It could not be determined at time of inspection if these were active leaks.** There was no visible evidence of roof or material damage at these locations. **This is noted for your information and can be further evaluated if so desired.**



9.6 VENTILATION FANS (Kitchen, Bathroom and Exhaust Fans) IN ATTIC

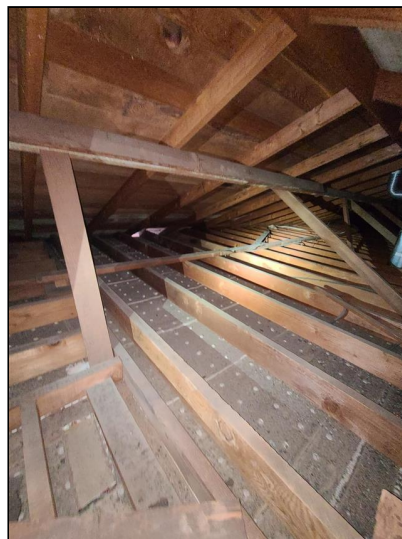
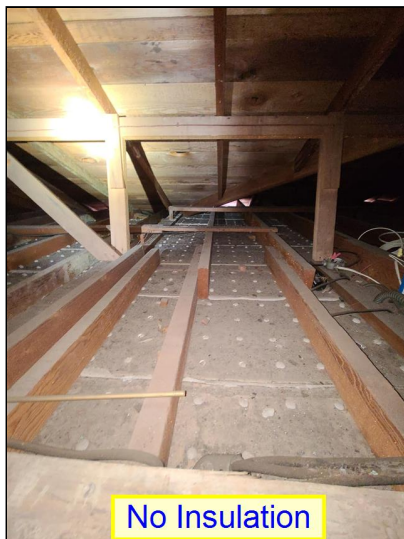
Comments: Inspected

NOTE: Thermostatically Controlled and Timed Attic Fans are not tested as part of this inspection.

9.7 INSULATION IN ATTIC

Comments: Not Present

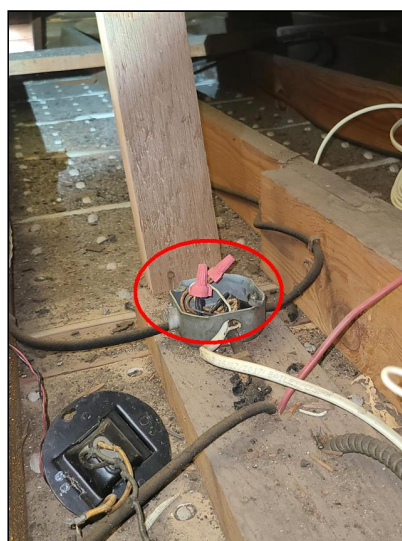
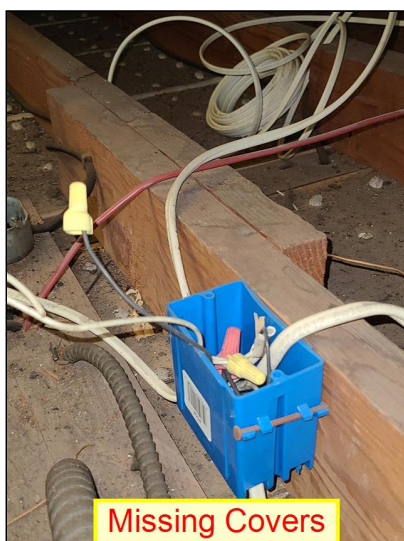
No Insulation. There was currently no insulation in the attic. Insulation is used to help retain the heat in the winter and help cool your house in the summer. Areas missing insulation or with inadequate insulation, will not only cause your home to not efficiently heat and cool; but it can also decrease the life expectancy of your roof. **Recommend replacement of missing or insufficient insulation.**



9.8 VISIBLE ELECTRIC WIRING IN ATTIC

Comments: Repair or Replace

Missing Covers on Junction Boxes. There are at least 2 missing covers at the junction boxes in the attic of unit #4548. Junction boxes are used to conceal wire connections, protecting them from damage and decreasing the risk of fire and shock. **Recommend installation of cover plates on all outlet boxes.**



9.9 OTHER

Comments: Not Inspected

NOTE: Transite Vent Pipes. It was noted that there were Transite vent pipes in the attic. Transite has a high probability of containing asbestos, a material that if damaged or disturbed can cause serious health risks. For more information about this material please read the provided links found in **Section 2.13.** of this report.



The roof of the home was inspected and reported on with the above information and following the Standards of Practice set forth by CREIA. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be in working order, however may have improper installation or damage that is not visible at the time of the inspection. Because of the limited rainfall in this region, leaks are not always visible or able to be detected during the time of the inspection. Our inspectors make a vigilant attempt to find leaks but often due to weather conditions cannot. Leaks often go undetected until it rains, when they make themselves known. Please be aware that our inspectors have your best interest in mind. Any repair items mentioned in this report should be considered before purchase and. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Structural Components

The Home Inspector Shall Observe Structural Components Including: foundations, floors, walls, columns or piers, ceilings and roof.

The Home Inspector Shall Describe: The type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The Home Inspector is Not Required To: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.


Styles & Materials

Method used to observe Crawlspace: Crawled	Columns or Piers: Wood posts Concrete piers	Foundation: Pier / Post Perimeter Foundation Wall
Floor Structure: 2 X 6	Anchor Bolts Provided?: Yes	Wall Structure: Wood 2 X 4 Wood
Floor System Insulation: NONE		

Items

10.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Repair or Replace

 (1) **NOTE: New Foundation Wall.** There were sections of the foundation wall that have been replaced at the backside of the front house (#4548). **This was noted at the rear of the property. It was noted that about 85 percent of the rear wall was replaced.** This is noted for your information.



New Foundation Wall



New Piers/Posts

(2) **NOTE: Expansive Soil?** There were large voids noted in the soil at the underside of the house. Some of these voids extended greater than 12 inches into the earth. It appears that the soil may be expansive at this location. **We are not genetical experts or soils engineers and cannot determine the types of soil present.** This is noted for your information and can be further evaluated if deemed necessary.

(3) **NOTE: Poor Epoxy Noted.**

There were areas patching noted at the perimeter foundation walls at a few of the units. There were areas of epoxy noted at these cracks. **It did not appear that this epoxy was properly injected into the foundation cracks using the proper procedures.** This is noted for your information.



Poor Epoxy Noted

(4) **NOTE: Debris Under Duplex** There was debris at the underside of the duplex. Currently there were abandoned floor furnaces. It is recommended that these abandoned objects be removed from the underside of the house.



(5) **Exposed Footing.** The rear foundation footing was exposed at the rear wall of the duplex. This was mainly noted at the underside of unit #3735. It appears that the soil has heaved causing the footings to become exposed at this location. It is recommended that this be further evaluated by a foundation specialist to determine what actions should be taken to correct this issue.



(6) **Efflorescence Noted.** There were mild levels of efflorescence noted at the foundation walls at the underside of each of the buildings. Efflorescence is a (powder-like substance) of calcium/ and salt which deposit at the exterior of the block as water evaporates. In new construction this may occur through hydration as the block or brick cures. On older block walls, this usually indicates that moisture is in contact with the masonry. Typically in these instances, efflorescence is not a structural concern, but more of an aesthetic issue . **This is noted for your information and should be observed over time.**

(7) **Horizontal Foundation Cracks.** There were moderate sized horizontal foundation cracks noted at the rear of the property. **This was very noticeable at the rear of unit #3741.**

These cracks extended for about about 20 feet in length. Typically these cracks are the result of the rebar having been placed too close to the surface of the wall during the time of the foundation pour. Some of these cracks, located at the exterior of the building are the seams where the foundation meets the sill plates. **It is recommended that this wall be further evaluated by a licensed foundation specialist to determine if repairs are needed at this time.**



(8) **Minor Spalling.** There were a few areas in which there was minor spalling noted at the underside of **unit #3741 and moderate spalling under unit #3739 duplex** . Spalling is when the surface concrete begins to delaminate or flake away from the wall. Eventually this can lead to deterioration and weakening of the foundation. **It is recommended that the spalling of the foundation be checked periodically, and if these areas dramatically worsen over time, that a licensed concrete specialist be called out for further analysis and repair.**



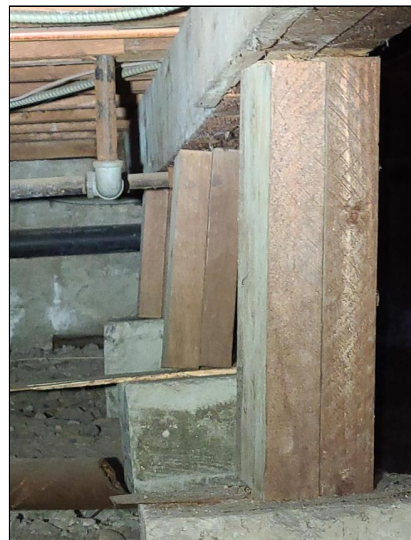


10.1 COLUMNS OR PIERS

Comments: Repair or Replace

(1) **NOTE: Upgrades Made:** It was observed that foundation work had been completed at the underside of the main house (**unit #4548**). There were new piers and posts provided at a few locations. These new posts have been upgraded and provided with strapping. This was not typical for the year in which this house was originally constructed. This is noted for your information.

 (2) **Leaning Posts.** There are a few posts, mostly at the underside of the duplex that were not level and leaning to the side. **There were at least six noted at this location as well as a few at the underside of the front house (#4548).** It is recommend ed that these posts be corrected to an upright position by a licensed contractor.



(3) **Posts Not Centered** . There are foundation post, at the underside of the house which have shifted and are no longer centered on foundation block. It is recommend that all foundation posts are properly centered and secured to both the foundation blocks as well as the girders.



(4) **Deterioration of Piers**. There are a few piers at the underside of **unit #3741** have some moderate deterioration. It is recommended that a licensed foundation contractor be called out for further evaluation and repair.




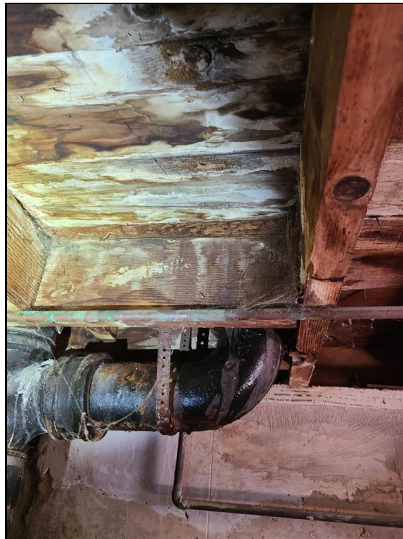
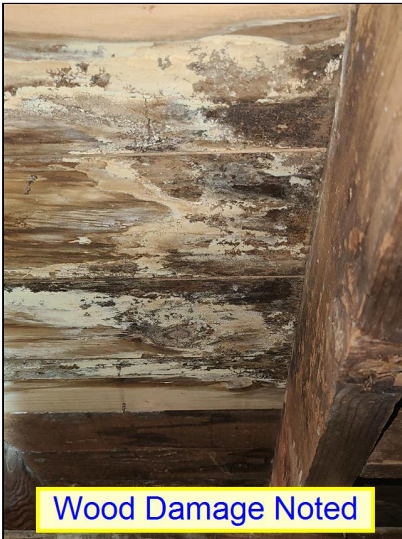
(5) **Floating Post**. There was a post at the underside of the duplex that was not in contact with the pier. The post was "Floating". It is recommended that this be further evaluated and repaired as needed by a licensed foundation specialist.



10.2 FLOORS (Structural)

Comments: Repair or Replace

 **Wood Damage Noted**. There was some wood damage to the flooring members noted at the underside of the units. **Most of this unit occurs at the underside of the bathrooms at each of the units.** There were currently leaks at each of the bathrooms at each of the buildings. It is recommended that a termite specialist be called out for further analysis and that all damaged wood be repaired or replaced by a licensed contractor.





10.3 WALLS (Structural)

Comments: Inspected

NOTE: Unknown Insulation. Most homes and buildings built before 1978 were not provided with insulation within the exterior walls. Because this building was constructed before 1978, it was not known if insulation was provided in the exterior walls. Insulation helps to heat and cool the building more efficiently. You may wish to consider adding insulation to these walls.

10.4 CEILINGS (structural)

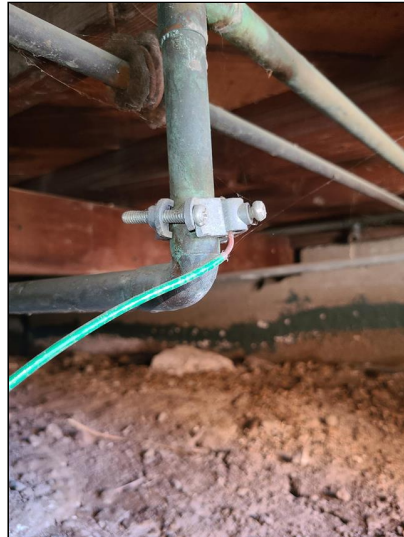
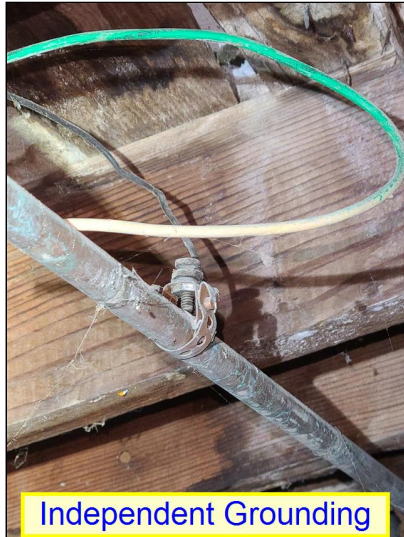
Comments: Inspected

10.5 ELECTRICAL WIRING (Under Floor Space)

Comments: Repair or Replace

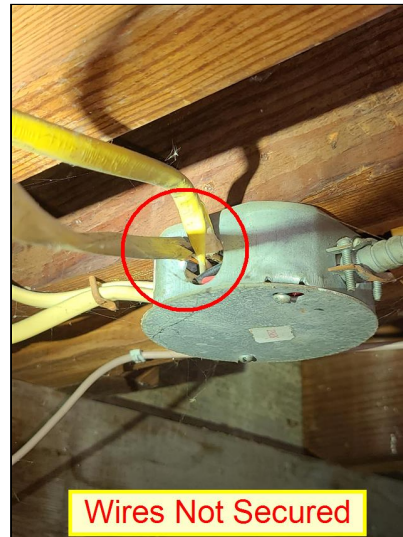
📍 (1) **Missing Covers on Junction Box.** There are some missing covers at the junction boxes in the crawl space of **unit #4548**. Junction boxes are used to conceal wire connections, protecting them from damage and decreasing the risk of fire. **Recommend installation of cover plates on all outlet boxes.**

(2) **Independent Grounding.** There was some independent grounding of the outlets to the cold water line. This is no longer an approved method of grounding. **It is recommended that this be further evaluated and repaired as needed by a licensed electrician.**



(3) **Wires Not Secured to Boxes.**

There are junction boxes in which the wires are not secured to the boxes at the underside of **unit #4548**. All junction boxes should have the wires secured to the box via bushings or wire clamps. Not having secured wires can cause the wires to become loose or damaged causing increased risk of damage or injury. **It is recommended that a licensed electrician be called out to repair these boxes.**



10.6 INSULATION UNDER FLOOR SYSTEM

Comments: Not Present

NOTE: No Insulation. The floor system for the house is not insulated. Heat loss can occur more on this home than one that is properly insulated. This is noted for your information.

10.7 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Not Present

10.8 VENTILATION OF FOUNDATION AREA (crawlspcace or basement)

Comments: Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



Nation Wide Inspections

6275 Lorca Dr.
San Diego, CA 92115


Customer
Michael Sugich

Address
3735- 3741 Madison Ave.
San Diego California 92116

1. Exterior


1.0 DRIVEWAY

Repair or Replace

-  **Unlevel Surfaces- Trip Hazards.** There were areas at the driveways which had unlevel and some cracks and raised surfaces noted. **Some of these cracks were offset and may pose as trip hazards.** It is recommended that adjustments be made to create a smooth walking surface at these locations.


1.1 WALKWAYS AND PATHS

Repair or Replace

-  (1) **NOTE: Cracks at Hardscape.** There was some cracking of the exterior hardscape (Walkways, driveways, patios). Cracking of concrete is normal at these locations. There did not appear to be any problems at the time of the inspection. This is noted for your information and can be patched or sealed at your convenience.


1.2 STEPS AND STAIRS

Repair or Replace

-  **Improper Slope.** The slope, of the right side stoop, of unit #3435 was improper. The stoop sloped towards the unit. This will allow for water to run toward and pool against the structure. It is recommended that this be corrected as needed.

1.3 VEGETATION, GRADING, AND DRAINAGE

Repair or Replace

-  **Improper Drainage and Slopes.** There are areas around the house where the drainage is poor. There are areas that have no directional slope as well as areas that direct water towards the house. There were no visible surface drains noted at these locations. It is important that all water shed away from the house and foundation. Ideally there should be a minimum slope of 6 inches within the first 10 feet of the house. It is recommended that swales, french drains or other means of drainage be provided to keep water away from house and foundation.

1.4 EXTERIOR WALLS, FLASHING AND TRIM**Repair or Replace**

(2) **NOTE: Stucco Cracks.** There were several areas of stucco with common cracking. Some of these cracks are small and others are larger. These cracks appear to be cosmetic due to house settlement and or concrete shrinkage. There does not appear to be any evidence of structural issues. This is noted for your information and can be further evaluated if you deem necessary. For more information about stucco cracks please read the following link: <http://ezinearticles.com/?Stucco-Cracks-and-Their-Remedies&id=6239712>

NOTE: Patching Noted. It was noted that there were areas of patchwork as some areas of these buildings. The reason for this patchwork could not be determined. There were currently no problems with these areas at the time of inspection and this is noted for your information only.

1.5 EAVES, SOFFITS AND FASCIAS**Repair or Replace**

(1) **NOTE: Enclosed Eaves.** The eaves were enclosed and the rafter tails were not visible at time of inspection and were not inspected. It was noted that there was adequate venting provided at these locations.

1.8 DOORS (Exterior)**Repair or Replace**

(2) **Damaged Threshold.** There was some wood damage to the threshold at the right side of the building at **units #4548 and unit #3741**. It was noted that at least one threshold had some wood damage. **It is recommended that all damaged or unfinished wood be repaired or replaced as needed by a licensed contractor.**

1.9 DECKS AND BALCONIES**Repair or Replace**

(1) **NOTE: Railing Height.** The height of guard rails has recently changed during the last code cycle from 36 inches to 42 inches. **Although these railings were properly constructed at the time of the construction, they fall short for today's standards.** If replaced- these railings will need to be raised to 42 inches. This is noted for your information.

1.11 PLUMBING WATER FAUCETS (hose bibs)**Repair or Replace**

(1) **No Vacuum Breakers.** The exterior hose bibs were not provided with vacuum breakers. **Although this was not a requirement for when this house was constructed, it is recommended that vacuum breakers be installed at all exterior hose bibs.** These are designed to prevent contamination should there be a pressure drop in the city system. Vacuum breakers will prevent water from being siphoned backwards potentially contaminating the public drinking water. **Recommend installation of these devices.**

1.12 EXTERIOR LIGHT FIXTURES AND OUTLETS**Repair or Replace**

(1) **NOTE: Exterior Outlets:** Due to the natural elements and exterior moisture it is recommended all exterior outlets be listed for outdoor use (with covers) and be GFCI protected. GFCI's are a safety device built into an outlet to "trip" the circuit if it detects that electricity is unbalanced, or if it detects improper connections of the neutral. This is noted for your information.

1.13 Screens and Vents**Repair or Replace**

(1) **Damaged Screens- Crawlspace.** There were a few vent screens that are damaged or torn at the crawlspaces. The vent screens are designed to allow air into the crawlspace to help circulate the airflow in this area, yet keep out unwanted insects and pests. **It is recommended that this screen be repaired or replaced so unwanted wasps, hornets and bees rodents and animals do not enter this crawl space.**

2. Electrical System

2.2 MAIN DISTRIBUTION PANELS AND GROUNDING

Repair or Replace

(1) **NOTE: Grounding Rods.** For today's standards, homes and all detached buildings (with electrical panels) should be provided with 2 grounding rods. Previously, before 2016, only one rod was required. Grounding rods are metal electrode (rods) placed within the soil to ground the house to the earth. This is mentioned only for your information and this properly may or may not comply or need to comply with these new standards.

2.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE**Repair or Replace**

(1) **NOTE: Older Cloth Sheathed Wiring.** Due to the age of this house, some locations still have the **original UNGROUNDED** (cloth sheathed wiring). This wiring is not provided with a source of grounding. There were no visible defects found with this wiring. **Due to the age of this wiring, it is considered to have reached the end of its useful life.** It is recommended that an electrician be called out to further evaluate the system and discuss the costs and benefits of a newer electrical system.

2.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**Repair or Replace**

NOTE: Missing areas of grounding and or GFCI protection. All Outlets, within six feet of a water source should be grounded or GFCI protected. This is an acceptable alternative to grounding. This is noted for your information.

2.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**Repair or Replace**

NOTE: GFCI Locations. Although this unit may not have required GFCI outlets (Ground Fault Circuit Interrupters) at all the listed locations at the time of construction, they are recommended for all outlets in the kitchen, at exterior outlets, in all bathrooms, the laundry room and in the garage. GFCI's are a safety device built into an outlet to "trip" the circuit if it detects that electricity is unbalanced, or if it detects improper connections of the neutral. It is recommend in these locations, that outlets be GFCI protected.

3. Interior Rooms

3.0 FLOORS**Repair or Replace**

(1) **Patching Noted.** It appears that there was some patching of the wood floors in a few of these units. The floor heaters were removed and plywood has been installed. There was a color difference noted at the flooring in the family room. The cause or reason for this was not able to be determined at the time of the inspection. This is noted for your information and it is recommended that you ask the current owner about this area.


3.2 DOORS (REPRESENTATIVE NUMBER)**Repair or Replace**

(1) **Gaps at Doors.** There was a gap at the underside of the door of the main entry of **units #3741 and #4548.** This allows the door to draft and is not energy efficient. **It is recommended that the doors be properly sealed with weather stripping to help alleviate drafting at these locations.**

3.4 WINDOWS (REPRESENTATIVE NUMBER)**Repair or Replace**


NOTE: Not Egress Windows. The interior room conversion, in unit #3735 was not provided with a window for emergency egress. **Today's standards require bedroom windows to have a sill height not greater than 44 inches from the floor, have a minimum opening width of 20 inches and a minimum height of 24 inches.** These measurements are set to ensure that all occupants can exit the bedrooms in case of an emergency, and that firefighters can easily enter the bedrooms from the exterior of the house. It is recommended that if these windows are replaced, that they be increased in size to accommodate today's standards.

3.5 OUTLETS SWITCHES AND FIXTURES**Repair or Replace**

-  (4) **Missing Light Cover.** The light in the hallway of **unit #3735** was not provided with a globe or cover. **It is recommended that the fixture have a cover provided.**

3.6 SMOKE DETECTORS

Repair or Replace

-  (1) **NOTE: Smoke detectors are recommended in the following locations:** In each bedroom, at each floor level and at a point centrally located in the hallway (or area giving access to each separate bedroom). **It is recommended that there are working smoke detectors at each of these locations and that the units are tested upon moving in to home and every 6 months thereafter.**

Smoke Detectors Observed-Not Tested. In compliance with our standards of practice, smoke detectors are verified as being present, under 10 years old, and located at the proper locations. **The units are not physically tested. All smoke detectors should have the batteries replaced upon moving in or be replaced.**


NOTE: Smoke Detector Types. The two most commonly recognized smoke detection technologies are ionization smoke detection and photoelectric smoke detection: Ionization type smoke detectors are the most common because they are the cheapest, but can be more prone to false (nuisance) alarms than photoelectric smoke detectors. This can cause people to remove the batteries from the units, causing a home to no longer have a working smoke alarm.

For more information about smoke alarms please visit the following sites:

https://www.usfa.fema.gov/prevention/technology/smoke_fire_alarms.html

3.7 CARBON MONOXIDE DETECTORS


Repair or Replace

-  (1) **NOTE: Carbon Monoxide Detectors.** It is recommended that the carbon monoxide tester be tested upon moving in and the batteries be changed (if applicable). The location and placement of these devices vary widely depending on Manufactures recommendations. Typically these are suppose to be installed outside the sleeping areas at eye level. It is recommended that that you read and follow the manufactures recommendation as to the proper location of these devices. Batteries should be changed every 6 months or when indicated by device or manufactures recommendations.

Carbon Monoxide Detector Testing. **As part of our inspection, carbon monoxide detectors are verified as being present at required locations, but are not tested.** **It is recommended that all detectors be verified as being in working condition before moving in, and have the batteries replaced.**

3.8 OTHER


Repair or Replace

-  **Verify Permits.** There was an interior room in **unit #3735** which was not provided with natural ventilation, natural light or a means of egress. All habitable rooms should have a source of natural light (minimum of 1/10th of the floor area) , and natural ventilation (opening of at least 1/20 of the floor area) and a means of egress. It was noted that this room had none of the following. **It is recommended that it be verified that permits were pulled and that the finals were signed for any additions made to this house.**

4. Bathrooms and Components


4.2 FLOORS

Repair or Replace

-  **Loose Tiles/ Cracked Grout.** There were some loose tiles and cracked grout noted at the floor of **unit #4548.** **This is common in homes with raised foundations or second stories when a backer board is not present.** **It is recommended that these tiles be further evaluated and repaired as needed.**


4.5 WINDOWS/ MIRRORS

Repair or Replace

-  (2) **Chipped Medicine Cabinet**. The mirror of the medicine was damaged in **unit #3735**. For safety purposes it is recommended that this be replaced by a qualified person.


4.6 Shower/ Tub enclosure.

Repair or Replace

-  (1) **NOTE: Shower Enclosures**. Shower enclosures are visually inspected for visible problems or defects. **How the waterproofing, setup and framing are conducted behind the surface is considered beyond the scope of the inspection.** Due to the waterproofing being installed behind the tile or finished material, improperly waterproofed enclosures can leak without having visible defects. Properly waterproofed and sealed enclosures should not leak even when there are cracked or damaged tiles/ grout. We will not be held accountable for leaks that do not have visible defects or those that do not show evidence of past leaks or issues. **If this is a newer enclosure, it is recommended that the contractual paperwork be collected to have the warranty and or installer's information and contractor number.**


4.7 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

-  (1) **Tarnishing of Faucet**. There is some corrosion and tarnishing at the sink faucet in **units #3735, #3739**. This is noted for your information.


4.8 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

-  (1) **Missing Drain Plugs**. The drain plugs for both the sinks and the shower fixture were missing in several of the fixtures. Recommend replacement for proper water retention.


4.9 OUTLETS SWITCHES AND FIXTURES

Repair or Replace

-  (2) **No Counter Outlet**. There are currently no electrical outlet provided for the counter in the bathroom of **unit #3735**. It is recommended that each bathroom be provided with a minimum of one GFCI protected outlet at the counter. It is recommend that a GFCI protected outlet be installed in this bathroom by a licensed electrician.

4.10 TOILET FIXTURE


Repair or Replace

-  (2) **Loose Toilet**. The toilet fixture in the bathroom of **unit #3735** is loose at the floor. This could cause the wax ring to become dislodged and your toilet to leak water onto the floor. It is recommended that this toilet have the wax ring replaced and the toilet secured to the floor (to ensure a proper seal), and caulking be applied to the base of the toilet. **(WARNING) Over tightening will cause the porcelain to crack and the need for replacement of the toilet.**

5. Kitchen Components and Appliances


5.4 CEILINGS

Repair or Replace

-  **PLASTER NOTE:** There were several cracks noted in the ceilings in these units. The most severe of these was **unit #3739**. These cracks are typical in plaster walls and do not necessarily indicate a structural problem.


5.6 DOORS

Repair or Replace

-  **Pocket Door Sticks**. The pocket door to the kitchen of unit #4548 catches and did not properly function. **The door was stuck in the wall and did not function.** It is recommended that this door be further evaluated and repaired as needed by a licensed contractor.


5.8 RANGES/OVENS/COOKTOPS

Repair or Replace

-  (1) **No Safety Straps on Ovens.** Ovens come with a child safety strap (Anti-tip strap) to prevent the oven from tipping and falling if children use the oven door as a step. **It is recommended, especially if children are present, that this oven be equipped with a safety strap.**


5.11 GARBAGE DISPOSER

Repair or Replace

-  **Inoperative Garbage Disposer.** The Garbage disposer in **unit #3735** did not work at time of inspection. The unit did not function or make a noise when turned "ON". It is possible that the rotors were locked, It was not determined at the time of the inspection if this unit can be corrected or will need to be replaced . **It is recommended that this be repaired or replaced by a licensed professional.**

5.14 OUTLETS WALL SWITCHES and FIXTURES


Repair or Replace

-  (1) **Missing Outlet Cover.** There was an outlet under the sink of **unit #3739** that does not have a faceplate. Missing faceplates expose electrical parts of receptacle outlets, and switches creating a potential shock hazard. **For safety reasons all outlets and switches should have secure covers to reduce the chance of electric shock.**

6. Garage or Carport


6.0 GARAGE FLOOR

Repair or Replace

-  (1) **Possible Water Intrusion.** It appears that water may enter two of the garage from the underside of the garage doors. There was evidence suggesting this. **These were noted at the rear garage access door of unit #4548, and the far right garage located in the alley.** There was dirt and water staining noted at these locations. **This is noted for your information and should be corrected.**

6.3 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)


Repair or Replace

-  (3) **Penetrations in Fire Wall.** The Garage wall of **unit #4548**, which connects to the house is a fire rated assembly. **Any penetrations to this wall must have proper protection to guard against the spread of fire and spread of carbon monoxide.** **Recommend that this wall be properly repaired by a licensed contractor.**

7. Heating / Central Air Conditioning

7.1 HEATING EQUIPMENT

Repair or Replace

-  (1) **NOTE: Gas Furnace- Limited Inspection.** The Scope of this inspection does not include a thorough analysis of the inner components of the furnace. This includes but is not limited to cracks in the heat exchanger and areas of the heater that are not accessible. The average live expectancy for gas fired furnaces is typically considered to be about 15-20 years depending on use. **It is recommended that all heaters be thoroughly evaluated by a licensed HVAC specialist every year to ensure proper working conditions.**

8. Plumbing System


8.0 MAIN WATER SHUT-OFF DEVICE (Describe location)

Repair or Replace

-  (1) **FYI: The main Water Shut Off is Located:** Outside at the front of the house/ building.

8.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

-  (1) **NOTE: Low Flow Fixture Information.** As part of this inspection, **we do NOT test the flow rates of the house fixtures for compliance.** With the exception of toilets, the flow rates are not printed or listed on the fixtures. **This is**

considered beyond the scope of the inspection. For your information: beginning January 1, 2014, all Single Family Homes, built before January 1, 1994, require water saving plumbing fixtures be installed throughout the home (as a condition of building permits applied for after January 1, 2014).

As of January 1, 2017 all single-family homes built prior to January 1, 1994 must comply with these requirements (**permit or no permit**) and homeowners are required to install water saving fixtures, if the current fixtures are out of compliance. (This law will not affect commercial or multi-family properties until January 1, 2019).

Sellers: If you are selling your home after January 1, 2017, you are required to replace non-compliant fixtures or disclose what fixtures are non-compliant.

As Stated Per The California Civil Code Section 1101.1-1101.8

1101.4. (a) On and after January 1, 2014, for all building alterations or improvements to single-family residential real property, as a condition for issuance of a certificate of final completion and occupancy or final permit approval by the local building department, the permit applicant shall replace all noncompliant plumbing fixtures with water-conserving plumbing fixtures.

(b) On or before January 1, 2017, noncompliant plumbing fixtures in any single-family residential real property shall be replaced by the property owner with water-conserving plumbing fixtures.

(c) On and after January 1, 2017, a seller or transferor of single-family residential real property shall disclose in writing to the prospective purchaser or transferee the requirements of subdivision (b) and whether the real property includes any noncompliant plumbing fixtures.

NOTE: Angle Stops/Valves. The water shut off valves, for all fixtures, should be replaced every 10 or so years. These valves are not tested during the inspection. If these valves are more than 10-15 years old, it is possible that these valves may leak or not properly function when needed. **It is recommended that you consider changing these valves to a newer type upon possession.**



(2) **NOTE: Galvanized to Copper.** This house appears to have originally been plumbed with galvanized supply lines. It was noted that the plumbing in this house appears to have all been replaced with copper lines. This is noted for your information.

8.2 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace



(1) **Recommend Line Scope.** As part of this inspection, the waste lines have water flushed through the lines to ensure proper draining. The running of water ensures that there are no visible leaks, or blocks in the branch lines. We do not run water long enough to determine if there are blocks in the main line. **Main line blocks or partial blocks, within the branch lines, can occur without indication.** As a precaution, it is recommended that all waste lines be scoped with a camera by a licensed plumber or plumbing inspector. There are several issues that can arise within the waste lines; both with older Cast Iron as well as newer ABS. Cast iron lines are typically very old and generally at the end of their anticipated life. These lines deteriorate from the interior out, reducing the interior diameter of the pipe as it ages. These pipes can also incur cracks, breaks, pipe separation, root intrusion and improper slopes. ABS plumbing, although newer, can also incur some of these issues. **Due to our inability to see within these pipes, it is highly recommended that the waste lines of this property be scoped with a camera by a qualified professional.**

NOTE: Older Construction- Scope Lines. The waste lines for this property were originally constructed with cast iron. The waste lines are not visible all the way to the city connection. **Due to the year of this property, it is recommended that the waste lines be further evaluated.** Often times the replacement of the waste lines does not extend all the way to the city connection and problems can exist that we cannot see. **It is highly recommended that a plumber, equipped with a camera, be called out to scope the interior of the waste lines before the end of the contingency period.** This will help to determine the type of materials present as well as the true condition of the waste lines from the house to the city connection.

8.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

(1) **Water Heater Note:** On Average water heaters typically have a 10 to 15 year life expectancy. **Currently these water heaters were the following ages:**

Unit #3739- Ruud (40 gal)- 2010 (Old Unit)

Unit #3741-GE (40 gal)- 2010 (Old Unit)

Unit #3735- A. O Smith (30 gal)- 2023

Unit #4548- Rheem (40 gal)- 2015 (Older Unit)



(2) **NOTE: Old Valve Type.** Shut off valves are verified but not inspected/ tested for proper working order. Currently this valve is an older type valve which may not properly function. It is recommended that this shut off valve be replaced with a newer type "Ball" type valve.

NOTE: Transite Vent Pipe. It was noted that the water heaters provided for this property have Transite vent pipes. Transite has a high probability of containing asbestos, a material that if damaged or disturbed can cause serious health risks. For more information about this material please read the provided links found in **Section 1.13.** of this report.



(3) **NOTE: Older Water Heaters.** It is noted that this water heater is over 10 years old and is about at it's life expectancy. (Water heaters typically last 10 to 15 years- but have also been known to last longer). This heater may need replacement soon.



(4) **Missing Insulation.** The water supply lines at two of the units were not insulated. **The first 5 feet of hot and cold water pipes are required to be insulated if they are exposed in unconditioned space. These were noted in units #3741 and #3739** It is recommended that these lines be properly insulated.



(5) **No Expansion Tank.** The newer water heater, provided for this property, was not provided with an expansion tank. Water heaters installed on a closed system (with a water pressure regulator or backflow preventer) are typically required to have expansion tanks installed **depending on the municipality.** This is the help reduce stress in the pipes from water expansion. When water is heated it can increase by about 2% volume causing pressure to build in the plumbing system, when a faucet is opened in the home it causes a rapid drop in pressure and can result in deterioration of the plumbing system in the home, fixtures and the water heater. **Typically a 2 gallon expansion tank is suggested for 40-50 gallon water heaters.** It is recommended that you check with the municipality to determine if an expansion tank should have been installed on this system.



(6) **No Sediment Traps.** There was currently no sediment traps on the gas lines leading into the hot water heaters. It is recommended by the manufacturer that a sediment trap be installed at this heater. It is recommended that a trap be installed by a licensed plumber.



(7) **Corrosion at Valves.** The water shut off valve at the water heater of **unit #3789** has some minor corrosion and the garage water heater in **unit #4548** has severe corrosion. **We do not test these shut off devises.** There is a chance that these shut off valves may leak or not properly function when turned. It is recommended that these valves be further evaluated and repaired as needed.



(8) **Duct Tape at Vent Connection.** There was duct tape used at the vent connection for the water heater in the garage of **unit #4548.** **Duct tape is not an approved material for this application.** It is recommended that this be corrected as needed by a licensed HVAC technician or plumber. .




(9) **Improper TPR Valve Drain Line Material.** TPR valves are a Temperature, Pressure Relief Valve which are designed to open if the temperature exceeds 210 degrees or builds a pressure exceeding 150 PSI. These lines should be made with that material allowed for water distribution and should terminate outside within 6-24 inches from the ground. Currently the water heater of **units: #4548 and #3735** uses PVC fittings which is not permitted. CPVC, copper, galvanized or other listed material are allowed to be used. **Recommend that a licensed plumber fix this connection.**

9. Roofing / Chimneys / Roof Structure and Attic


9.0 ROOF DRAINAGE SYSTEMS (gutters and downspouts)

Repair or Replace

-  **Missing Downspout.** There was currently a missing downspout. Downspouts carry the water from the roof gutters to the ground and should direct the water away from the house and foundation. **It is recommended that downspouts be provided at the provided gutters.**

9.1 ROOF COVERINGS


Repair or Replace

-  (1) **NOTE: Limited Inspection.** The roof inspection is a general overview of the roof's current condition. We are not roofing specialists. We cannot always accurately determine if there are active roof leaks. Often times a roof can leak due to problems or issues that are not visible at the time of the inspection. We will not be held liable for roof leaks that do not have visible issues at the time of the inspection. This includes patching of a roof. Visible evidence includes: physical damage, visible water staining at the interior ceilings, visible roof defects, improper roofing material or improper application of visible materials, worn areas, or improper and missing materials or flashings. Please understand that we do our best to determine and analyze the true condition of your roof and it's components. We try and report everything as accurately as we can. If you are concerned about any areas of this property, you are always encouraged to further evaluate any areas you have concerns about through a licensed specialist.

NOTE: Single Roof Layer. Currently the roof has one layer of roofing; When this roof is expired it is possible to re-roof over this existing layer. This is noted for your information only.


9.2 FLASHINGS

Repair or Replace

-  **Improper Flashing Application.** It appears that the counter flashing at the roof/ wall connection was improperly installed. This flashing should be embedded into the wall at this location. Currently the flashing is caulked or sealed to the exterior. **This increases the risk of water intrusion as the caulking breaks down, or begins to pull away from the chimney.** **It is recommended that the flashing at this location be further evaluated and repaired as needed.**


9.3 SKYLIGHTS AND VENT TERMINATIONS

Repair or Replace

-  (1) **Missing Vent Cap.** There was a vent termination at the roof that did not have a vent cap. This was noted on a transite pipe extending from the roof of **unit #3741**. Vent caps are metal fittings which extend over the vents of gas fired appliances. This inhibits water from entering the vent stack which could cause damage to the equipment in which it serves. This vent goes to an unknown or abandoned appliance. **It is recommended that this vent either be properly capped, or be removed by a licensed contractor of roofer.**


9.5 ROOF STRUCTURE AND ATTIC (Report leak signs or condensation)

Repair or Replace

-  (1) **NOTE:** In accordance with industry standards, we will not enter an attic that has less than thirty-six inches (three feet) of headroom, is restricted by ducts, or in which access is hazardous or limited. During the inspection of the attic we do not move or disturb any portion of the insulation: This may limit the inspection of the water lines, electrical conduit (wires), junction boxes, exhaust fans, and other components which may be covered or obstructed by the insulation. We will do our best to observe all components found in this area and report any issues we find to the best of our abilities but will not be held liable for items not readily visible or accessible. This is noted for your information.

9.8 VISIBLE ELECTRIC WIRING IN ATTIC


Repair or Replace

-  **Missing Covers on Junction Boxes.** There are at least 2 missing covers at the junction boxes in the attic of **unit #4548**. Junction boxes are used to conceal wire connections, protecting them from damage and decreasing the risk of fire and shock. **Recommend installation of cover plates on all outlet boxes.**

10. Structural Components


10.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace

-  (1) **NOTE: New Foundation Wall.** There were sections of the foundation wall that have been replaced at the backside of the front house (#4548). **This was noted at the rear of the property. It was noted that about 85 percent of the rear wall was replaced.** This is noted for your information.


10.1 COLUMNS OR PIERS

Repair or Replace

-  (2) **Leaning Posts.** There are a few posts, mostly at the underside of the duplex that were not level and leaning to the side. **There were at least six noted at this location as well as a few at the underside of the front house (#4548).** **It is recommended that these posts be corrected to an upright position by a licensed contractor.**


10.2 FLOORS (Structural)

Repair or Replace

-  **Wood Damage Noted.** There was some wood damage to the flooring members noted at the underside of the units. **Most of this unit occurs at the underside of the bathrooms at each of the units.** There were currently leaks at each of the bathrooms at each of the buildings. **It is recommended that a termite specialist be called out for further analysis and that all damaged wood be repaired or replaced by a licensed contractor.**

10.5 ELECTRICAL WIRING (Under Floor Space)

Repair or Replace

-  (1) **Missing Covers on Junction Box.** There are some missing covers at the junction boxes in the crawl space of **unit #4548.** Junction boxes are used to conceal wire connections, protecting them from damage and decreasing the risk of fire. **Recommend installation of cover plates on all outlet boxes.**

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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