Confidential Inspection Report

LOCATED AT: 2468 Somewhere Street
San Diego, California 92111

PREPARED EXCLUSIVELY FOR: Mr. & Mrs. Buyer Seller

INSPECTED ON: Sunday, April 12, 2026

Sunday, April 12, 2026
Mr. & Mrs. Buyer Seller
2468 Somewhere Street
San Diego, California 92111

Dear Mr. & Mrs. Buyer Seller,

I have enclosed the report for the inspection I conducted for you on Sunday, April 12, 2026 at:

2468 Somewhere Street
San Diego, California 92111

My report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like me to explain, or if there is other information you would like, please feel free to call me. I would be happy to answer any questions you may have.

I have inspected the major structural components and mechanical systems for signs of significant non- performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. I can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas may be performed upon arrangement and at an additional cost, after access is provided.

I do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

My recommendations are not intended as criticisms, but as professional opinions regarding conditions present. It is ultimately your responsibility to review the entire report. If you have questions regarding any of the items listed, please contact me for further consultation.

Lower priority conditions contained in the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Photos in this report just a snapshot to help you understand the report. Photos are a representative sample, they are not necessarily all inclusive.

My inspection of items/systems outside the Standards of Practice consists of a limited, courtesy,

safety inspection, the objective of which is to determine if this item presents an immediate and significant hazard to health and safety. While conducting this limited safety inspection, I might observe and report visible deficiencies. Reporting deficiencies does not expand the scope of the inspection. These items/systems do not appear to present an immediate or significant hazard to health and safety unless otherwise specified in this report.

Anywhere in the report that I recommend further evaluation, it is strongly recommended that this be done prior to the end of the contingency period. Anytime I direct you to the services of a third party (plumber, electrician, roofer...), This third party should always be a competent, licensed contractor. This contractor should be able to provide you with a warranty and a receipt for his work. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

Often, following my advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, I am not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, I recommend consultation with your Real Estate Professional for further advice.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

= Hazardous condition that should be corrected as soon as possible.

= Issue that warrants your attention.

I thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Robert Eisenman
Oasis Property Inspections

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General Information

REFERENCE

1: For the purpose of this inspection, all locations are referenced as you are standing in front of the building, facing the main entrance of the building.


Front


Left Side


Right Side


Rear

2: This symbol means: "Hazardous condition that should be corrected, as soon as possible."

3: This symbol means: "Issue that warrants your attention."

4: DIRECTION: For the purpose of this inspection, the front of the building faces to the South.

CURRENT INFORMATION

5: Temperature was between 60-70° and sunny. This is a single family residence that was built around 1960, is approximately 66 years old and is approximately 1,649 sft. This is a single story structure with a built-in 1 car garage. I cannot confirm the age and square footage of this property - ask seller and check the disclosures for information about this.

Current Conditions

6: This building was built around 1960. Structures built prior to or around 1979, may contain lead-based paint and/or asbestos in various building materials such as insulation, exhaust vents, air ducts, siding, floor tiles, ceiling and ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is not included in this inspection. You should consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement contractors for this type of evaluation.

INSPECTION TIME

7: 3:00pm to 5:30pm.

PRESENT FOR THE INSPECTION

8: The seller for the first 15 minutes, listing agent / seller and home inspector.

OCCUPANCY

9: Vacant and unfurnished. Unknown how long it has been vacant. Warning - Vacant properties returned to full service can develop immediate issues including shower pan leaks, plumbing issues, electrical failures, mechanical failures, etc., that cannot be exploited during a property inspection, due to the limited loads and constraints of inspection standards imposed upon a single individual. All properties develop issues along with varying timelines, requiring repairs at various costs. Long-term vacant properties returned to full service can develop immediate problems requiring repairs at a substantial cost, while not having any related observable defects just prior to failure.

UTILITIES
10: Utilities were on (Gas, Water, Electricity).

SCOPE OF INSPECTION
11: Even though this is a Sellers Inspection, I followed the same format that I use for a Buyer's Inspection. I want you to see the same things a Buyer's Inspection Report will say. This way, there will be no surprises when you see the Buyer's Report.

I followed the attached Standards Of Practice to conduct this inspection.

SELLER QUESTIONS
12: Listing agent was present when I arrived. I asked the listing agent my standard series of listing agent questions. The listing agent responded:
13: There were no hidden switches or compartments.
14: That there were no current leaks.
15: That everything works.
16: That I can turn everything on.

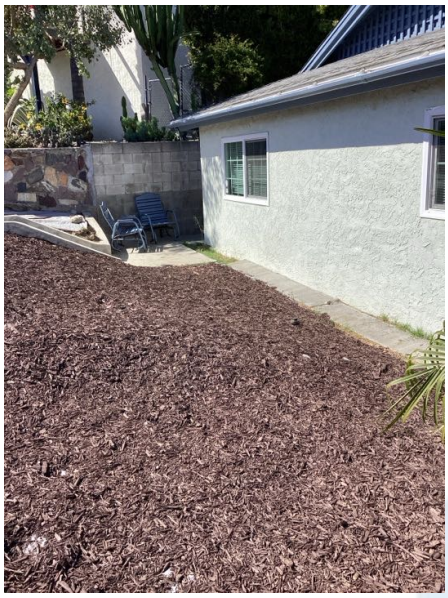
PERMITS
17: Recommend you check with the city for the following permits:
Crawlspace modification,
Attic modification (beam),
gas line repair,
meter/ electrical panel,
deck,
stairway modification,
loft modification,
tankless water heater installation,
electrical wiring in the backyard,
primary bathroom renovation,
carport to garage conversion,
patio to family room conversion,
finished attic,
water heater,
swimming pool removal.
Also ask the seller and check the disclosures for information about this.

GENERAL OBSERVATIONS
18: Although not always required, I always recommend a termite inspection by a branch 3 pest control operator. A termite inspection looks for wood destroying pests and organisms. I am not a pest control operator. If I see damaged or deteriorating wood, I will refer you to the termite report. If there is no termite report, again, I recommend you get one.

Site Conditions

GRADING
19: Building is situated on what appears to be a level pad on a "cut & fill" lot. There is an uphill slope on one side of the building and a downhill slope on another. As geological evaluations are beyond the scope of this report, you are advised to consult a geo-technical engineer if you have concerns with this lot. The soil in this area is considered "expansive" because it expands and contracts with variations in moisture content. This may, in turn, cause movement in the support structure. Walkways, driveways and patios usually have numerous cracks due to this expansive soil. Settlement cracks at the corners of doors and windows are also a common event in this area.

20: House is situated on what appears to be a level pad with a downhill slope at the side. Such slopes will increase the chances for soil movement. Visual indications of such movement might be noted elsewhere, however, I am not a geo-technical engineer or structural specialist, you may wish to have a site evaluation.



STAIRWAY HANDRAIL

21: Handrail missing. This is a safety hazard. Recommend correction by a general contractor.

Exterior

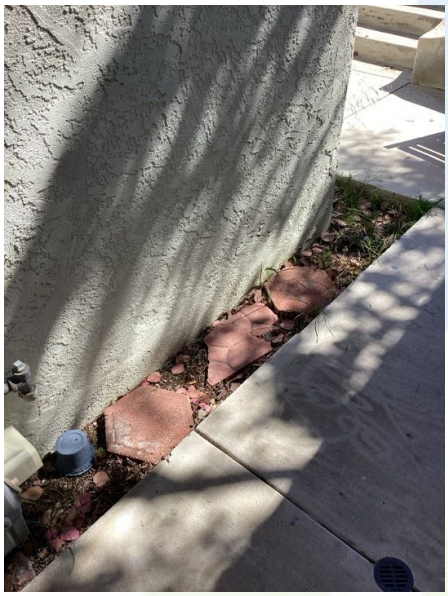
SIDING

22: TYPE: Siding is mostly clad with stucco.

23: CONDITION: Settlement cracks on the siding. These cracks are caused by a slight movement of the structure right after the home was built. Recommend contacting a stucco contractor for further evaluation and / or a stucco contractor for repairs.

Example 1: Front Door

24: CONDITION: Weep screed at the lower portion of the stucco wall is installed to allow water/moisture absorbed by the stucco to drain/weep out and prevent damage to the framing or prevent moisture from entering the interior. The weep screed is less than the present standard distance of 2" to concrete. Recommend correcting around the house by a stucco contractor.



Example 1: Rear

Example 2: Front Garage

25: CONDITION: Hole in siding. Recommend repair of damaged sections to keep moisture and insects from harming structure.

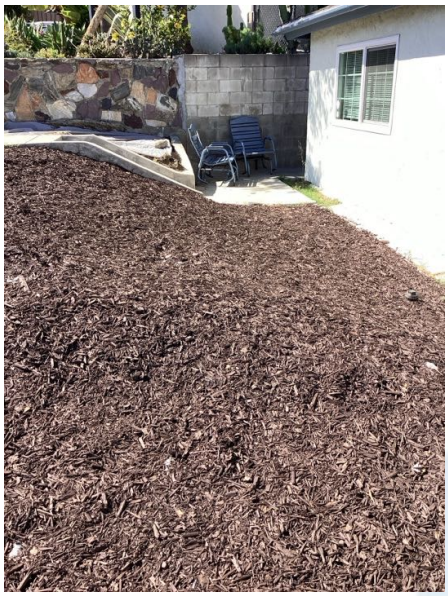
Example 1: Front Door

26: CONDITION: Stucco siding damaged. Recommend repair or replacement of damaged sections to keep moisture and insects from harming structure, by a stucco contractor.

Example 1: Front Door

SURFACE GRADE WITHIN 10'

27: Exterior grading is improperly sloped towards the foundation. Water can intrude into the interior. Recommend creating the proper slope away from the foundation and/or installing drains to allow for proper drainage, by a landscape contractor.



TRIM

28: Trim on the siding was in satisfactory condition.

WINDOWS

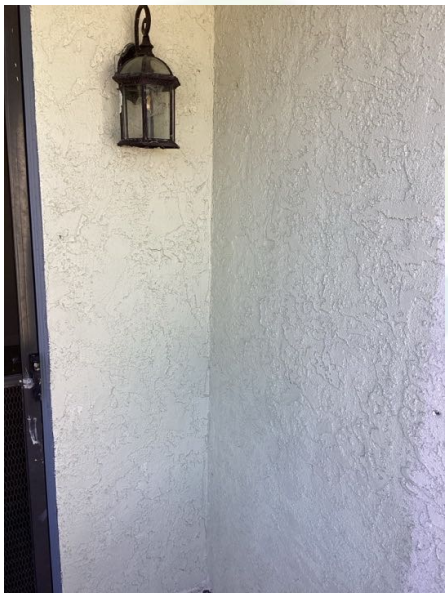
29: WINDOWS: Most, if not all, of the windows appear to be original aluminum framed, single-pane windows.
30: WINDOWS: All or part of the home has dual-glazed windows installed. The space between the panes is factory-sealed. If a seal is broken, which is a common condition, air from the environment may enter the formerly sealed space. This condition may cause condensation or fogging on the inside of the glass panels. If this happens, the only remedy is to replace the window. This condensation or fogging is not always visible, and can appear or disappear depending on lighting, temperature and humidity conditions at the time of the inspection. I cannot assure the seal on each and every window, but will report on the presence of visible condensation, fogging and/or moisture staining noted during the inspection.
31: CONDITION: Exterior windows appear to be in satisfactory condition from the exterior.

DRIVEWAY
32: Driveway was in satisfactory condition.

WALKWAY
33: Walkways were in satisfactory condition.

PORCH
34: CONDITION: Porch is in satisfactory condition.
35: Concrete porch.

FRONT DOORBELL
36: BUTTON: Doorbell button is noted as missing. Recommend repair or replacement by a general contractor.

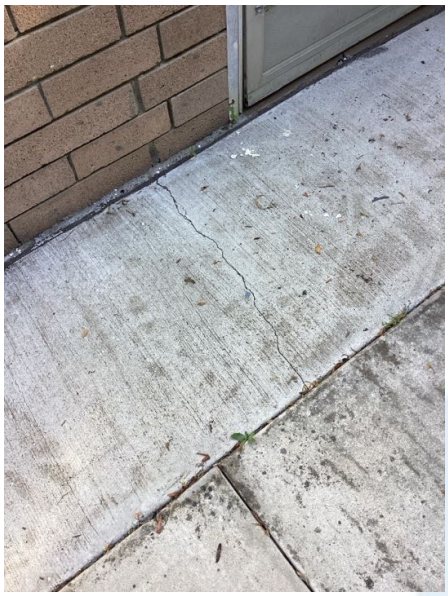


Front Door

GATES ATTACHED TO THE HOUSE
37: Gate was in a safe, operable condition.

PORCH COVERING
38: TYPE: Porch covering is the same as the roof covering the house.

PATIO
39: CONDITION: Minor settlement or "hairline" cracks in the patio. This cracking of the cement is a common occurrence, usually occurs during the drying process.


Example 1: Left Side

40: TYPE: The patio is a sunroom (see sunroom).

STREET NUMBER
41: Street number is visible from the street, for emergency responders to find this house.

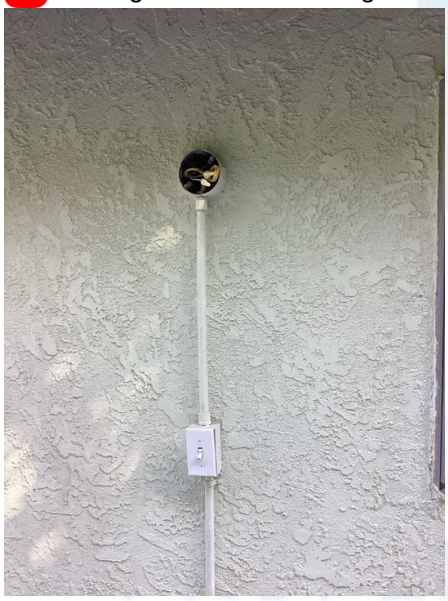
DOORS SIDE DOOR

42: Wood damage noted. Recommend contacting a pest control specialist for further evaluation of all doors.

Rear Garage Entry

ELECTRICAL LIGHTING

43: Light fixture is missing. This is a safety hazard. Recommend replacement by an electrical contractor.



Example 1: Left Side

Patio Cover

44: TYPE: Aluminum deck covering.

Electrical

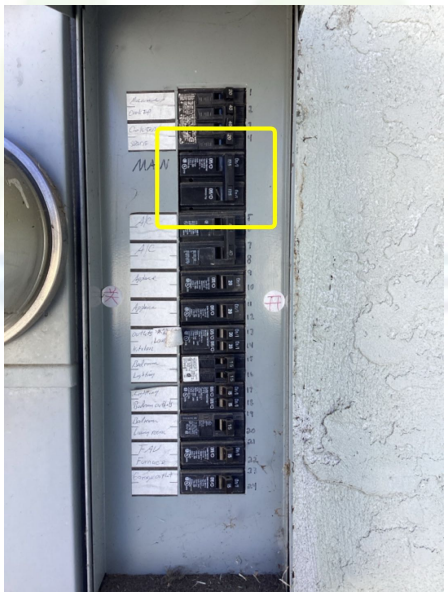
Service Drop

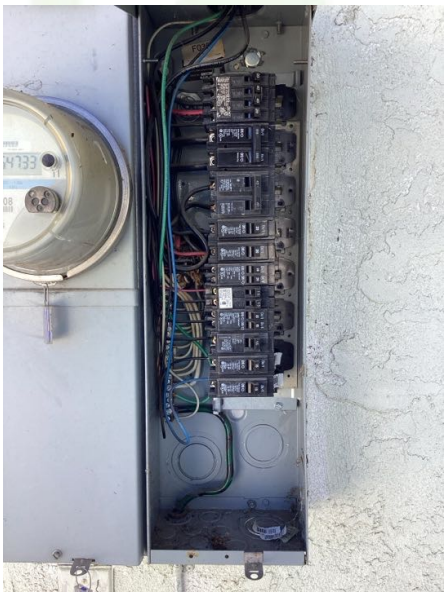
OVERHEAD
45: There is an overhead service drop present. The electricity for this property comes from a transformer on a telephone pole to the roof, as opposed to, from buried underground cables.

Main Electrical Service

MAIN
46: PANEL: Main panel is manufactured by Cutler Hammer. The main disconnect is at the main electric panel. This switch will turn off all power to the home. This switch has a maximum amp capacity of approximately 125 amps/ 240 volts.


Main Breaker: Right Side


Main Breaker Shut Off



47: CONDITION: Deadfront cover screws missing. Deadfront cover should be secured to the panel. This is a shock hazard. These screws should be approved, flat tipped screws. Screws can be purchased at any home-improvement store.

BREAKERS

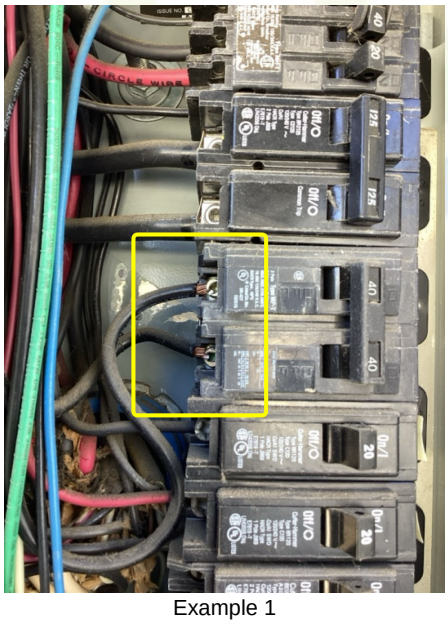
48: No major system safety or function concerns with the circuit breakers, in the main panel.

BRANCH CIRCUITS

49: Branch circuit wiring primarily consists of single, strand wiring.

PANEL WIRING

50: WIRES: Bare wire exposed in the panel. The insulation was improperly trimmed, exposing too much bare wire. This is a shock hazard. Recommend repair or replacement by an electrical contractor.



Example 1

NEUTRAL BAR
51: No major system safety or function concerns with the neutral bar.

GROUNDING
52: Main electrical panel should be grounded to the metal water pipe in the ground (if you have one, most homes around here have pvc pipe underground) or the metal rebar in the slab (called a "Ufer") or to copper grounding rods. The connections for grounding were not visible and I could not verify. Just because I don't see the grounding, doesn't mean that the main panel is not grounded. I recommend you get an electrical contractor verify the grounding is present or have him install the ground.

PANEL INTERIOR
53: Panel is full. No room for future growth. Recommend further evaluation by an electrical contractor.

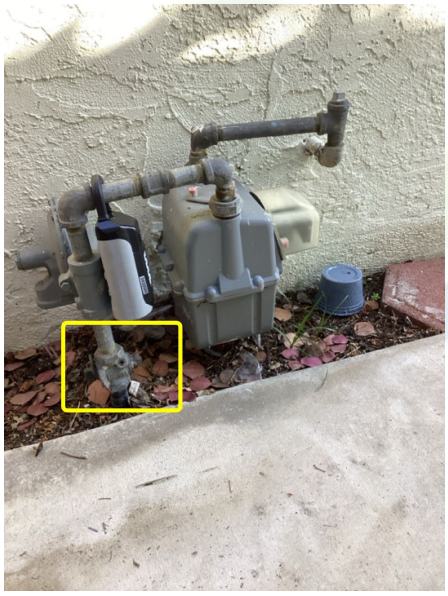
AMPERAGE / VOLTAGE CAPACITY
54: Main Electrical Panel has a maximum Amp capacity of approximately 125 amps/ 240 volts.

Plumbing

The visible areas of the main water line, shut off valves, water supply / drain lines, gas meter and piping are examined to determine their current condition. Areas concealed from view by any means are excluded from this inspection. Leakage or corrosion in underground or concealed piping cannot be detected by a visual examination. A video inspection of drain/waste lines by an appropriate specialist is recommended. Older fixtures or components should be budgeted for replacement. I do not operate shut-off valves as they are prone to leakage.

Gas

GAS METER
55: Main gas shut-off valve is located at the gas meter. Visible portions of the gas pipes are steel and are in acceptable condition.


Gas Meter Main Shut Off

GAS PIPING
56: Gas piping, where visible, is steel.

Water

WATER MAIN
57: HOME SHUT-OFF: House water shut-off valve is located on the side of the house.


Main Water Shut Off: Left Side

SHUT-OFF VALVE
58: Water shut-off valve is present and presumed to be functional. Valve is a recommended "Ball" valve.

WATER PRESSURE
59: Water pressure is greater than 80 psi (112psi). This pressure is too high. The water pressure should be between 40 - 80 psi. Fittings and hoses could fail at this high of a setting. Recommend repairing or replacing the current pressure regulator by a plumbing contractor.

WATER PIPING
60: TYPE: Water piping, where visible, is copper.
61: CONDITION: Visible portions of the water supply piping appears to have no major system safety or function concerns noted, at time of inspection.

FUNCTIONAL FLOW / FUNCTIONAL DRAINAGE
62: Functional flow of water and the functional drainage at this property appears to be adequate.

FAUCETS AND FIXTURES
63: All faucets and fixtures in the home are functional.

Drain, Waste And Venting

DRAIN PIPING
64: TYPE: I observed ABS (Acrylonitrile Butadiene Styrene) plastic pipe used for the visible portions of the drain pipe.

WASTE PIPING
65: TYPE: I observed ABS (Acrylonitrile Butadiene Styrene) plastic pipe used for the visible portions of the waste pipe.

WASTE PIPE CONDITION

66: During the limited testing of your drainage system, all drains were tested. This limited inspection will not replicate day to day usage. A large portion of the systems are not fully observable. Portions are in walls, in ceilings, blocked by framing and underground, etc... The unobservable portions are excluded from this inspection. Drains have been known to block at any time, whether new construction, older properties or properties with either new and/or mature tree growth. As a sewer scope inspection is not within the scope of a home inspection, I recommend having a video camera test performed on the drainage system prior to close of the inspection contingency period.

Because I can't confirm if sewer is public or septic, I recommend you ask the seller and check the disclosures for information about this.

WASTE CLEANOUT

67: Cleanout not seen. Ask seller and check the disclosures for information about this.

VENTING PIPING

68: TYPE: I observed ABS (Acrylonitrile Butadiene Styrene) plastic pipe used for the visible portions of the vent pipe.

Water Heater

Gas

40 gallon, electric, water heater, manufactured by Rheem .

DETAILS

69: MANUFACTURER: 40 gallon, gas, water heater, manufactured by AO Smith.

AGE

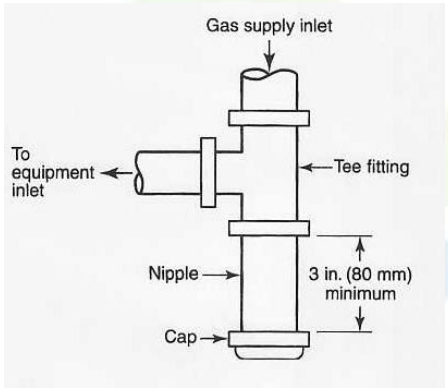
70: Water heater is approximately 6 years old. The average life of a water heater is 12 years in Southern California.

BASE

71: PROTECTION: Water heater is elevated and therefore protected from inadvertent vehicle damage.
72: PROTECTION: Water heater is safely out of the normal path of vehicles.
73: WORKING SPACE: Water heater has the 30" x 30" minimum required working space in front of the water heater.

GAS SUPPLY

74: LINE: No sediment trap installed on the gas line, at the water heater. A sediment trap catches debris or sediment that can otherwise clog the gas orifice. Recommend the installation of a proper sediment trap by a plumbing contractor.



COMBUSTION

75: No major system safety or function concerns noted with the combustion compartment.

VENTING
76: TYPE: Both metal double wall and single wall chimney vent pipe present.

77: TYPE: Transite tube vent pipe noted. This tube most likely contains asbestos. An asbestos testing lab should be consulted for further review, regarding future actions.

DRIP PAN OVERFLOW LINE
78: No major system safety or function concerns with the drip pan overflow line noted at time of inspection.

TPR VALVE
79: Temperature Pressure Release Valve (TPRV) appears to be functional and in satisfactory condition. Opening or testing of this valve is beyond the scope of this inspection.

TPRV DISCHARGE TUBE
80: No major system safety or function concerns noted with the Temperature Pressure Release Valve (TPRV) discharge tube.

COLD WATER SHUT-OFF VALVE
81: Cold water shut-off valve, on the cold water supply line, is present and presumed to be functional. Valve is a recommended "Ball" valve.

SUPPLY PIPING
82: No deficiencies observed at the visible portions of the supply piping.

THERMAL EXPANSION TANK
83: No expansion tank installed on the water distribution system. This is a moisture intrusion hazard. Thermal expansion created by the water heater generates additional pressure on your supply lines. Recommend correction by a plumbing contractor, to mitigate the additional pressure caused by thermal expansion.

STRAPPING
84: Although the water heater is strapped, it is not braced. This is a safety hazard. Recommend correction by a plumbing contractor.

LOCATION
85: The water heater is located in the garage.

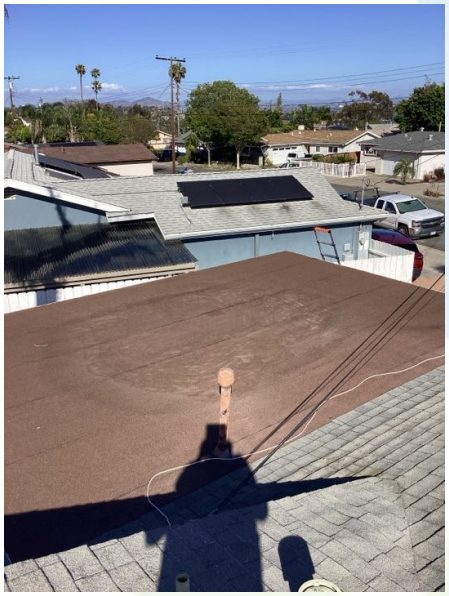
Foundation

Type

SLAB-ON-GRADE
86: I could not find any defects or distress in the concrete slab foundation. I could only see a very small sample of the foundation slab (visible edges of the foundation side wall, from the exterior of the house). As this is a slab foundation, there is no man made insulation associated with this type of foundation. Due to the walls being sheathed or covered, I could not view or confirm the presence of anchor bolts. Also, I did not see any wood framing to soil contact.
87: VISUAL: I could only see a very small sample of the foundation slab (visible edges of the foundation side wall, from the exterior of the house). There were no visible cracks.

Roof

DETAILS
88: Roof has been reroofed. Ask seller and check the disclosures and warranties for information about this.
89: I inspected the roof by walking on the roof. Some areas of roof were obscured from my view. This is a limited review and a roofing contractor should be contacted if a more detailed report is desired.





90: CONDITION: Roof is near the end of its useful life. This is a moisture intrusion hazard. Recommend replacement by a roofing contractor.

AGE

91: I estimate this roof to be over 10 years old. However, this is just an estimate. I always recommend that any roof over 10 years old be further evaluated by a roofing contractor.

COVERING

92: MATERIAL: The roof covering consists of fiberglass composite shingles.

93: CONDITION: Shingles losing their granules. This typically indicates either an old roof or inferior covering. Granules protect the roofing material from UV damage. Recommend correction by a roofing contractor.

94: CONDITION: Roofing deteriorating. This is a moisture intrusion hazard. Recommend repair / replacement of the roof by a roofing contractor.

ROOF FLASHING
95: Roof flashing appears to be functional and in satisfactory condition.

DRAINAGE
96: Structure appears to have functional gutters.

PENETRATIONS EXHAUST VENTS
97: Roof, exhaust vents were functional and in satisfactory condition.

PENETRATIONS DRY VENTS
98: Roof, dry vents were functional and in satisfactory condition.

PENETRATIONS SKYLIGHTS
99: ROOF: No skylights at this property.

PENETRATIONS ELECTRICAL SERVICE MAST
100: Service mast had proper seal , and in satisfactory condition on the roof.

FACIA
101: Facia appears to be in satisfactory condition.

EAVES
102: Eaves were in satisfactory condition.

VALLEYS
103: Valleys were open and in satisfactory condition. Water flows freely through the valley.

Fireplace / Chimney

Fireplace

MASONRY FIREPLACE

104: FIREBOX INTERIOR: This fireplace is currently configured to only burn wood.

105: FIREBOX INTERIOR: Creosote type buildup was noted in the firebox/flue. I could not fully evaluate the fireplace. Over 1/8" buildup justifies cleaning and further evaluation by a chimney/fireplace specialist.

Chimney

MASONRY CHIMNEY

106: The masonry chimney review is limited to visible accessible components only.

107: SPARK ARRESTOR: Spark arrestor screen is missing; this screen prevents sparks from escaping and stops animals/birds from entering chimney. This is a fire hazard. Recommend replacement by a chimney/fireplace specialist.

Missing Spark Arrestor

108: EXTERIOR SURFACE: Minor crack on the exterior observed. Recommend further evaluation and/or repairs or replacement by a chimney / fireplace specialist.

Example 1

Example 2

109: EXTERIOR SURFACE: Ash clean-out door is damaged. Recommend repair or replacement by a chimney/fireplace specialist.

110: SEISMIC REINFORCEMENT: Unable to observe seismic reinforcing in the attic. If this concerns you, I recommend further evaluation by a chimney specialist.

111: FLUE LINER: The flue liner is made of clay.

112: RAIN CAP: Rain cap missing; this will allow water entry. Recommend installing a rain cap by a chimney/fireplace specialist.

Missing Rain Cap

113: LINTEL: Lintel above the fireplace opening is present and in good working order.

Air Conditioning

Split System

OUTSIDE COMPRESSOR UNIT

114: MANUFACTURER: The outside air conditioning compressor unit was manufactured by Goodman.

115: REFRIGERANT: Air conditioning system currently uses R410A refrigerant.
116: SIZE: Approximately "3.5 Tons."
117: MAX FUSE: Manufacturer recommends that the circuit breaker, in the main electrical service panel, be no larger than 40 amps.
118: AGE: A/C compressor unit is approximately 2 years old. The average life expectancy of an compressor unit, in Southern California, is approximately 15 years.

119: CONDITION: A/C compressor unit is not at least 3" above the surrounding surface. Recommend correction by an HVAC contractor.

OUTSIDE REFRIGERANT LINES OUTSIDE

120: No deficiencies observed at the visible portions of the exterior refrigerant lines.

OUTSIDE DISCONNECT

121: DISCONNECT: The compressor unit, switched, disconnect is safe and functional.

OUTSIDE AGE DATA

122: A/C compressor unit is approximately 2 years old. The average life expectancy of an compressor unit, in Southern California, is approximately 15 years.

INSIDE LOCATION

123: The evaporator coil is in the attic.

INSIDE PRIMARY CONDENSATE LINE

124: There is both a primary and a secondary condensate removal line present.

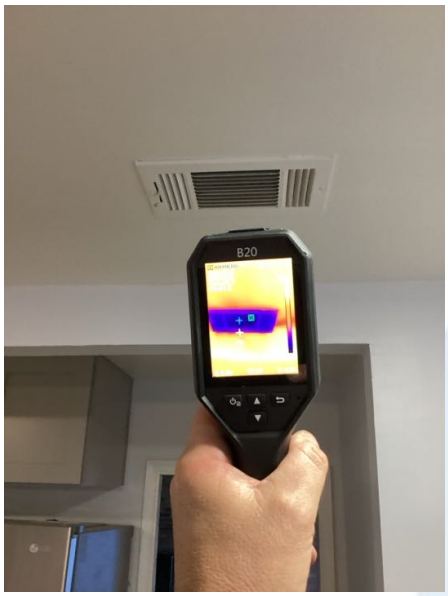
125: TERMINATION LOCATION: Unable to determine the point at which the primary condensate line discharges. It is commonly located at an interior location. However, because I was unable to locate it, I recommend it be traced, by an HVAC contractor, to ensure it is functional and discharges to an approved location.

INSIDE SECONDARY CONDENSATE LINE

126: TERMINATION LOCATION: Secondary condensate line empties into a condensate pump.

INSIDE DRIP PAN
127: No deficiencies observed at the visible portions of the drip pan.

INSIDE DIFFERENTIAL TEMPERATURES
128: A/C responded and achieved a differential temperature split (between the air temperature entering the system at the return and temperature of the air coming out of a register) of 16 - 22°. This just tells me that the A/C system is functioning. For a more definitive analysis of the efficiency of your air conditioning system, contact an HVAC contractor.



Heating

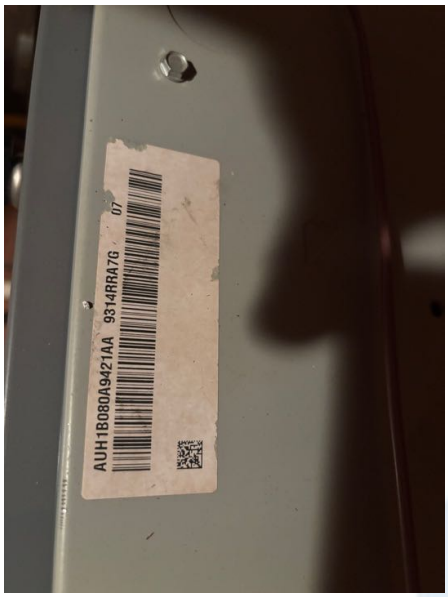
Forced Air / Gas

CONDITION
129: MANUFACTURER: Furnace is manufactured by American Standard.

130: WORKING SPACE: Furnace has the 30" x 30" minimum required working space in front of the furnace.
131: CONDITION: Furnace is functional.

AGE

132: Furnace is approximately 12 years old. The average life expectancy of a furnace in Southern California, is 25 years.



COMBUSTION AIR

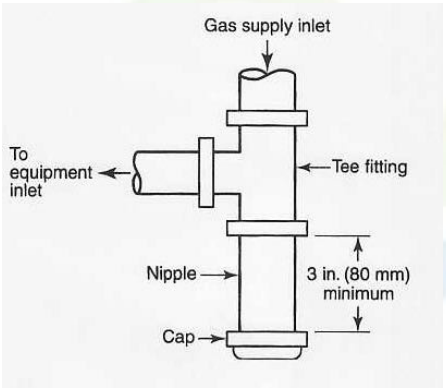
133: Indoor air source (combustion air) is sufficient for the furnace operation.

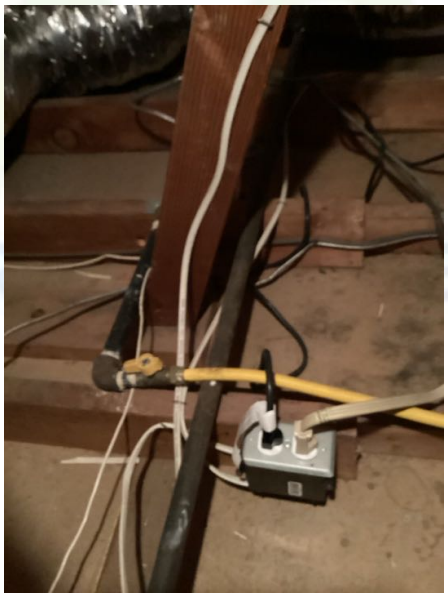
ELECTRICAL CONNECTION

134: No major system safety or function concerns with the electrical connection at the furnace.

GAS LINE

135: LINE: No sediment trap installed on the gas line, at the furnace. A sediment trap catches debris or sediment that can otherwise clog the gas orifice. Recommend the installation of a proper sediment trap by a plumber.





VENTING

136: EXHAUST VENT: Visible portions of the exhaust, vent pipe appeared functional.

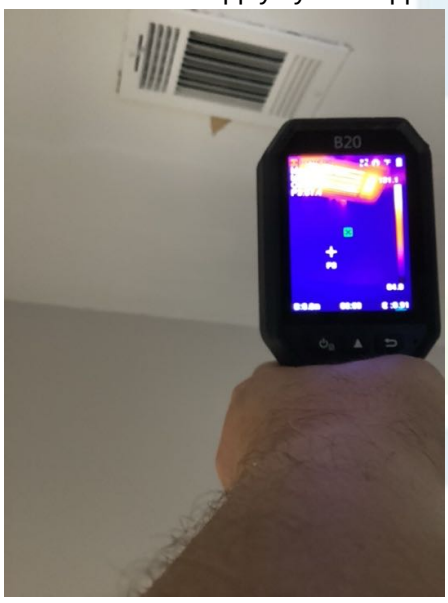
137: TYPE: PVC, direct vent pipe noted.

THERMOSTAT
138: LOCATION: Thermostat is located in Laundry Room.

139: Thermostat was functional.

AIR SUPPLY
140: Air supply system appears to be functional.

AIR RETURN
141: Return air supply system appears to be functional.



FILTERS
142: LOCATION: Located in a filter grill in the ceiling.

143: CONDITION: Filter is damaged. Filters clean the air before it passes through the blower, heat exchanger and evaporator coil. This helps to keep these components working efficiently. Filters also help clean the house air, making the environment more pleasant. Recommend installing a new filter.

DIFFERENTIAL TEMPERATURE
144: Furnace responded and achieved a differential temperature split (between the air temperature entering the system at the return and the temperature of the warm air coming out of a register) of 22°. This just tells me that the furnace is functioning. For a more definitive analysis of the efficiency of your furnace, contact an HVAC contractor.

LOCATION
145: Furnace is located in the attic.

CONDENSATE PUMP
146: TERMINATION LOCATION: Condensate pump drain line properly terminates at the exterior of the house.

Interior

My review of the interior includes inspection of the walls, ceilings, floors, doors, windows, steps, lights, switches, receptacles, ceiling fans, stairways and the common areas. Some of these components may not be visible/accessible because of furnishings, floor coverings and/or storage. In such cases, these items are not inspected. Efficiency testing of any appliances is beyond the scope of this inspection. If concerned, you should seek further review by qualified appliance technician. I also recommend you purchase new smoke alarms and carbon monoxide detectors - this way you know how old they are and that they are good for the next 10 years!

Room

Entry

Family Room Interior

ROOM SUMMARY

147: No deficiencies noted in this room. Ceiling, walls, permanently installed cabinets, flooring, doors, windows, outlets, lights and switches were all satisfactory.

Front Entry

DOORS FRONT DOOR

148: Hardware needs adjustment. Recommend repair or replacement by a general contractor.

Hardware Sticks

Living Room Interior

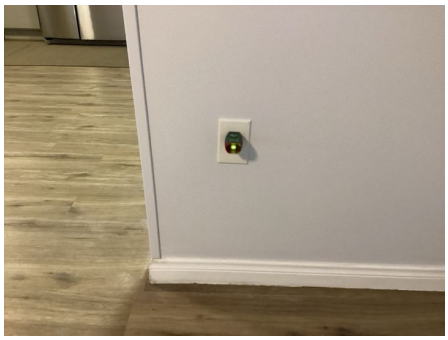
ROOM SUMMARY

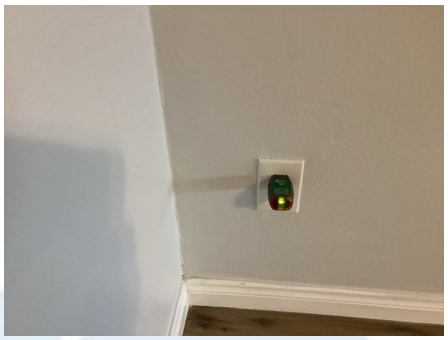
149: No deficiencies noted in this room. Ceiling, walls, permanently installed cabinets, flooring, doors, windows, outlets, lights and switches were all satisfactory.

Dining Room Interior

ELECTRICAL OUTLETS / RECEPTACLES

150: Receptacle displays an open ground. This is a shock hazard. Recommend further evaluation by an electrical contractor.


Example 1


Example 2

ROOM SUMMARY

151: Other than the above deficiency, I observed the ceiling, ceiling fan, walls, permanently installed cabinets, flooring, doors, windows, outlets, lights and switches were all satisfactory.

Patio Room Interior

ROOM SUMMARY

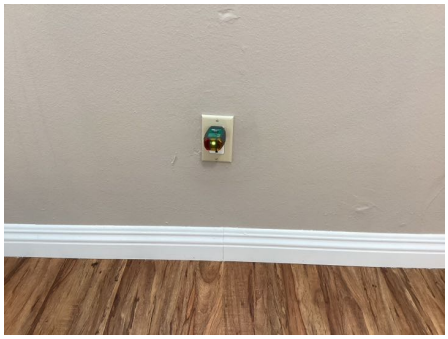
152: No deficiencies noted in this room. Ceiling, walls, permanently installed cabinets, flooring, doors, windows, outlets, lights and switches were all satisfactory.

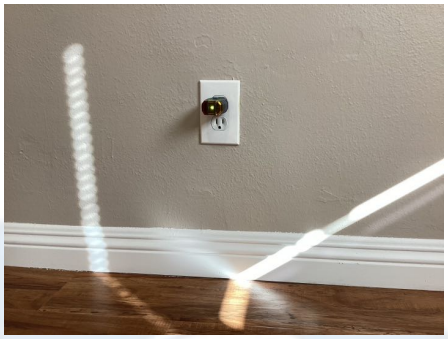
Bedroom

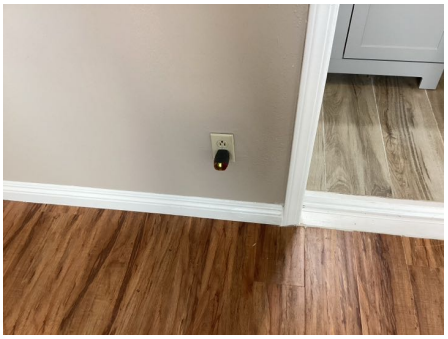
Right Bedroom Interior

ELECTRICAL OUTLETS / RECEPTACLES

153: Receptacle displays an open ground. This is a shock hazard. Recommend further evaluation by an electrical contractor.

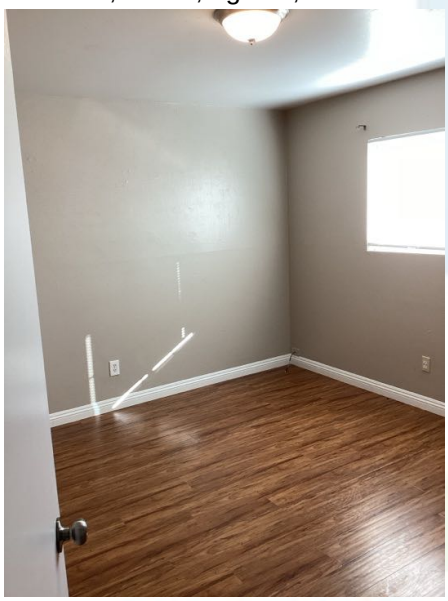

Example 1:Primary Bedroom


Example 2: Primary Bedroom


Example 3 Primary Badroom

BEDROOM SUMMARY

154: Other than the above deficiency, I observed the ceiling, walls, permanently installed cabinets, flooring, doors, windows, closet, egress, smoke detector, outlets, lights and switches were all satisfactory.

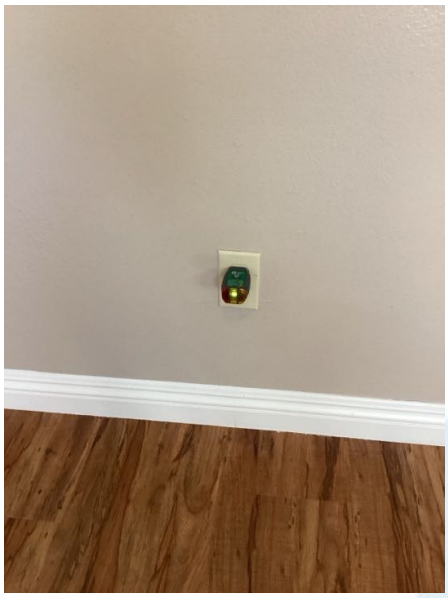

Primary Bedroom

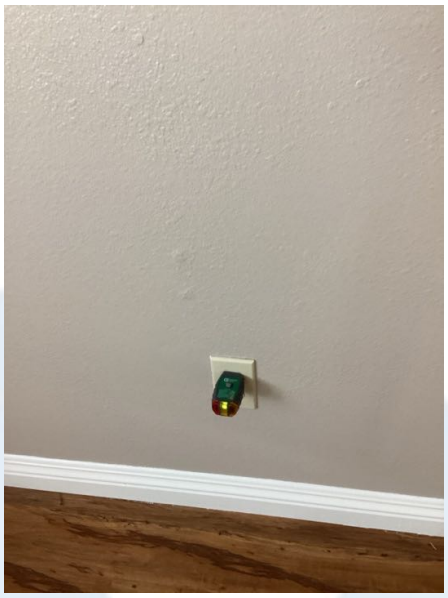

Primary Bedroom

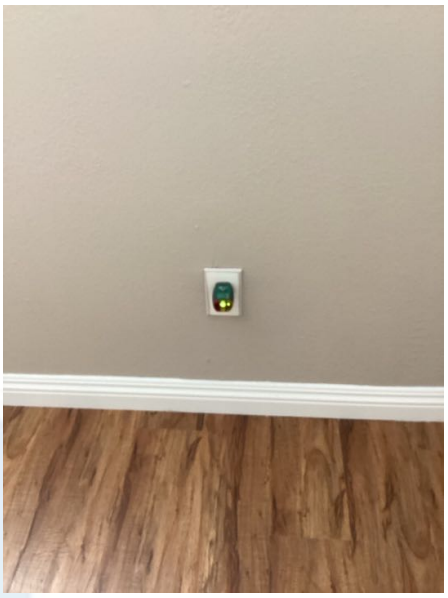
Center Bedroom Interior

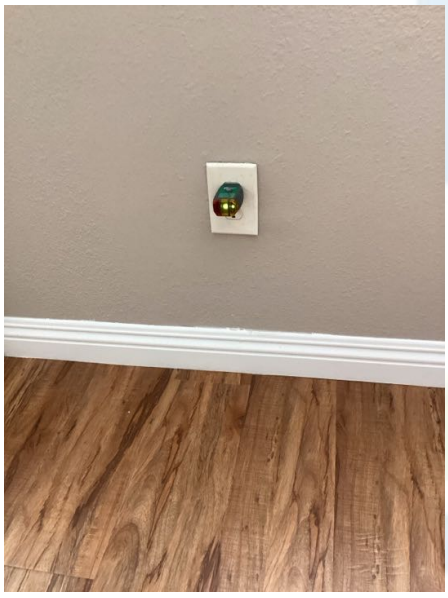
ELECTRICAL OUTLETS / RECEPTACLES

155: Receptacle displays an open ground. This is a shock hazard. Recommend further evaluation by an electrical contractor.


Example 1: Bedroom 2

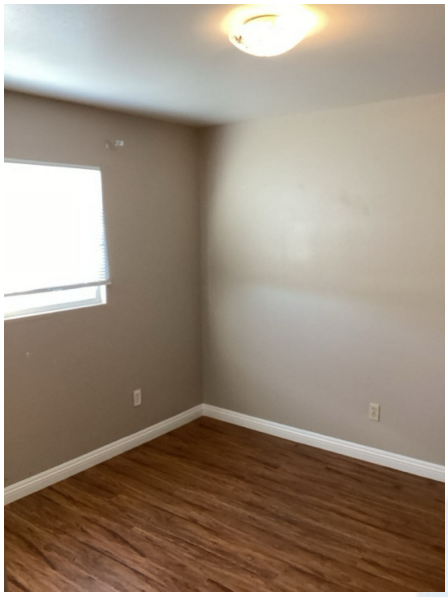

Example 2: Bedroom 2


Example 3: Bedroom 2

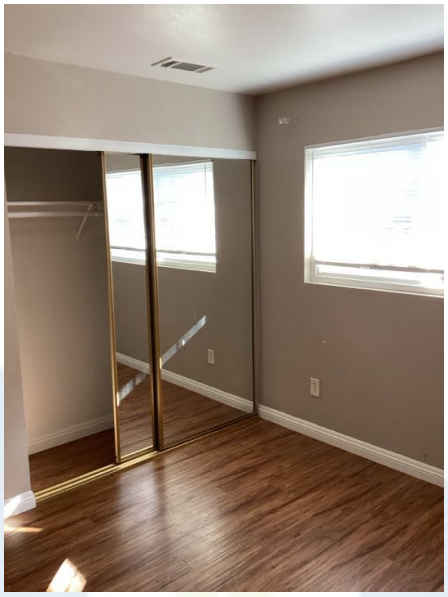

Example 4: Bedroom 2

BEDROOM SUMMARY

156: Other than the above deficiency, I observed the ceiling, walls, permanently installed cabinets, flooring, doors, windows, closet, egress, smoke detector, outlets, lights and switches were all satisfactory.



Bedroom 2



Bedroom 2

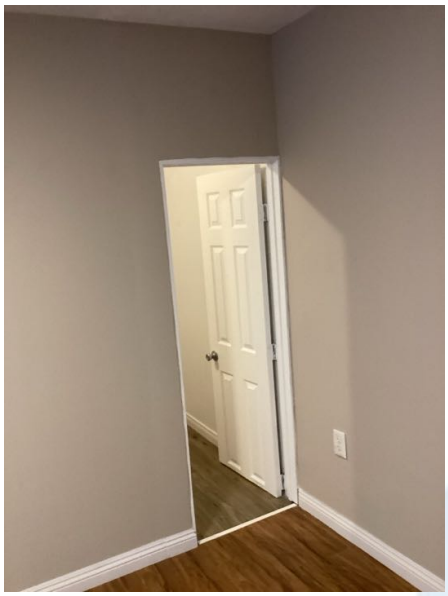
Front Bedroom Interior

ROOM COMPONENTS CEILINGS

157: CONDITION: Ceiling damaged at connection. Recommend repair or replacement by a general contractor.

ROOM COMPONENTS DOORS

158: Closet door height is lower than a typical door. This is a safety hazard. Recommend replacement by a general contractor.



Bedroom 3 Closet Door

BEDROOM SUMMARY

159: Other than the above deficiency, I observed the ceiling, walls, permanently installed cabinets, flooring, doors, windows, closet, egress, smoke detector, outlets, lights and switches were all satisfactory.

Bathroom

Main Bathroom Interior

BATHROOM VENTILATION

160: Bath fan and window present for ventilation.

ROOM COMPONENTS CEILINGS

161: CONDITION: Ceiling damaged. Recommend repair or replacement by a licensed general contractor.

ELECTRICAL OUTLETS / RECEPTACLES

162: Receptacle displays an open ground. This is a shock hazard. Recommend correction by an electrical contractor.

ELECTRICAL GFCI

163: Faulty GFCI. This is a safety hazard. Recommend repair or replacement by an electrical contractor immediately.

BATHROOM SUMMARY

164: Other than the above deficiency, I observed the ceiling, walls, flooring, doors, permanently installed cabinets, sink, toilet, tub, shower, window, fan, outlets, lights and switches were all satisfactory.

Hallway Bathroom

Primary Bathroom Interior

BATHROOM SHOWER

165: FAUCETS: Hot and cold water supplies are reversed. This is not a functional problem but to someone who is not familiar with this condition unexpected hot water could scald them. I suggest contacting a plumbing contractor to correct.

Primary Bathroom

BATHROOM VENTILATION

166: Bath fan and window present for ventilation.

ROOM COMPONENTS BUILT-IN CABINETS

167: Cabinets appeared functional and in satisfactory condition, at time of inspection.

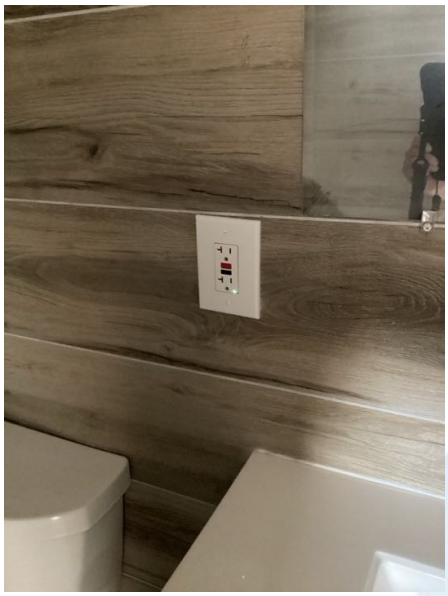
ELECTRICAL OUTLETS / RECEPTACLES

168: Receptacle displays an open ground. This is a shock hazard. Recommend correction by an electrical contractor.

Primary Bathroom

ELECTRICAL GFCI

169: Ungrounded GFCI receptacle not marked as so. All ungrounded receptacles must be marked as ungrounded to let the user know there is no ground. This is a safety hazard. Recommend further evaluation / repair or replacement by an electrical contractor.



ELECTRICAL LIGHTING

170: Light is an exposed bulb. Someone could bump this bulb with their head. This is a safety hazard. Recommend having an electrician replace with a proper protected lighting fixture.

BATHROOM SUMMARY

171: Other than the above deficiency, I observed the ceiling, walls, flooring, doors, permanently installed cabinets, countertop, sink, toilet, tub, shower, fan, outlets, lights and switches were all satisfactory.

Primary Bathroom

Primary Bathroom

Hallway

ROOM COMPONENTS CEILINGS

172: CONDITION: Small settlement cracks noted on the ceiling. If these cracks concerns you, I recommend contacting a general contractor for further evaluation and / or repairs.

Example 1: Hallway

ELECTRICAL OUTLETS / RECEPTACLES

173: Receptacle displays an open ground. This is a shock hazard. Recommend further evaluation by an electrical contractor.

HALLWAY SUMMARY
174: Other than the above deficiency, I observed the ceiling, smoke detector, CO alarm, walls, permanently installed cabinets, flooring, doors, outlets, lights and switches were all satisfactory.

Kitchen

KITCHEN GARBAGE DISPOSAL
175: Garbage disposal was tested using normal operating controls and appeared to be functional.

KITCHEN DISHWASHER
176: Dishwasher was tested using normal operating controls and appeared to be functional.

KITCHEN MICROWAVE
177: Did not test, installation is incomplete.

KITCHEN RANGE

178: Range is functional. The stovetop, oven, and gas valve are functional and the range is equipped with a required anti-tip device. Range was tested using normal operating controls and appeared to be serviceable.

KITCHEN COOKTOP

179: TYPE: Gas cooktop present.

180: CONDITION: All burners operated properly when tested.

KITCHEN BUILT-IN OVEN

181: TYPE: No oven present.

KITCHEN COOKTOP EXHAUST

182: TYPE: Exterior vented, cooktop exhaust hood present. Cooktop exhaust hood was tested using normal operating controls and appeared to be serviceable. Lights and fan were both operational.
183: FAN: Exhaust fan is operable.
184: FILTER: Removable filter is clean and serviceable.
185: LIGHT: Light on the exhaust hood is functional.

ROOM COMPONENTS BUILT-IN CABINETS
186: Cabinets appeared functional and in satisfactory condition.

187: Door hits refrigerator. Recommend correction by a general contractor.

KITCHEN SUMMARY
188: Other than the above deficiency, I observed the ceiling, walls, permanently installed cabinets, flooring, doors, outlets, lights and switches were all satisfactory.

Laundry Room

LAUNDRY ROOM SUMMARY
189: No deficiencies noted in this room. Ceiling, walls, permanently installed cabinets, flooring, doors, outlets, lights and switches were all satisfactory.

LAUNDRY ROOM APPLIANCES
190: Washer and dryer present. Not inspected, beyond the scope of this inspection. If these appliances convey with the property, I recommend you have the seller demonstrate at the final walk-through.

LAUNDRY ROOM VENTILATION
191: No fans or window observed. Recommend an exhaust fan be installed in laundry room for proper ventilation and moisture control by an HVAC contractor.

Attic

ATTIC ACCESS
192: INSPECTION METHOD: I visually inspected the attic from inside the attic. Some areas of attic were obscured from my view. This is a limited review and a roofing contractor or pest control specialist should be contacted if a more detailed report is desired.

ROOF FRAMING
193: FRAMING: Attic is framed with conventional framing methods. Framing has no visible evidence of defects or distress.
Plywood sheathing present.

ATTIC VENTILATION
194: Attic ventilation is adequate. Gable vents present.
195: SCREENS: Vent screens are intact and functional.

ATTIC INSULATION
196: TYPE: Insulation is missing. Expect high heating and cooling energy costs. Recommend having the home professionally insulated to reduce energy expenses, by an HVAC contractor.

EXHAUST VENTS
197: Visible portions of the exhaust vents, in the attic, were functional.

PLUMBING VENTS
198: No visible deficiencies seen in the plastic plumbing vent piping, in the attic.

DUCTING
199: AIR DUCTS: Visible portions of the air ducting appears functional.

ATTIC SUMMARY
200: Overall the attics were in satisfactory condition. No major system safety or function concerns with the attic. Although, I recommend sealing the adjoining walls and insulating the water lines.

Parking Structure

Garage

ROOF STRUCTURE
201: Sheathing, framing and rafters, in the garage, appear to be functional.
202: SHEATHING TYPE: Plywood sheathing noted in the roofing structure.

ATTIC SEPARATION WALL
203: Separation wall between garage and home attic present.

GARAGE VENTILATION
204: Garage ventilation is functional.

WALLS
205: CONDITION: No major safety or function concerns with the walls.

SIDE DOOR
206: Garage side door was functioning and in good condition.

MAN DOOR INTERIOR
207: Door between the garage and house appears not to be a proper 20 minute fire-rated door. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses. Recommend correction by a general contractor familiar with doors in the garage.

208: SELF-CLOSING: No self-closing device on the door from the house leading to the garage. This is a fire/carbon monoxide hazard. Recommend that one be installed by a general contractor, in order to protect the residence against garage originated fires/carbon monoxide.

GARAGE FLOORS
209: CONDITION: No major system safety or function concerns with the garage flooring.

GARAGE SUMMARY
210: Garage was in satisfactory condition. No major system safety or function concerns with the garage.

Garage Vehicle Door

DOOR
211: TYPE: Roll up, garage, vehicle door present.
212: CONDITION: Garage door is properly balanced and functional.

OPENER
213: Garage door opener is functional. There should be, at least, one remote for the garage door opener. Ask the seller for the remote at walk-through.

DOOR / OPENER
214: Roll up garage door is properly balanced and functional. Garage door opener is functional. There should be, at least, one remote for the garage door opener. Ask the seller for the remote at walk-through.

Conclusion

SELLERS INSPECTION
215: Good luck in your preparation to sell this house!

I am proud of my service, and trust that you will be happy with the quality of my report. I made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, I may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because I am not a specialist or because my inspection is essentially visual, latent defects could exist. Therefore, you should not regard my inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have a home protection policy, read it carefully. Such policies may only cover insignificant costs, such as that of rooter service, and the representatives of some insurance companies may deny coverage on the grounds that a given condition was preexisting or not covered because of a code violation or manufacturer's defect. Therefore, you should read such policies very carefully, and depend upon my company for any consultation that you may need.

Thank you for taking the time to read this report, and call me if you have any questions or observations at all. I am always attempting to improve the quality of my service and my report, and I will continue to adhere to the highest standards of the industry and to treat everyone with kindness, courtesy, and respect.

Thank you,
Robert Eisenman, CPI
Certified Professional Inspector, InterNACHI
Oasis Property Inspections

Standard Of Practice

SOP
216: RESIDENTIAL HOME INSPECTION STANDARDS OF PRACTICE - Four or Fewer Units

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

A. A home inspection is a noninvasive, visual survey and basic operation of the systems and components of a home which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s) to assist client in determining what corrections or further evaluations the Client should have corrected, evaluated or obtained estimates for repair prior to the release of contingencies.

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

C. All corrections or further evaluations need to be provided by an appropriate, competent, licensed and/or certified professional as stated in the CA Business and Professions Code 7195(c).

D. Client should consider all available information when negotiating regarding the Property.

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

F. Cosmetic and aesthetic conditions shall not be considered.

217: Part II. Standards of Practice
A home inspection includes the readily accessible systems and components, or a representative number of multiple similar components listed in Sections 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

Section 1 - Foundation and Under-floor Areas - Items to be inspected/reported:
1. Foundation
2. Floor framing
3. Under-floor ventilation
4. Foundation anchoring
5. Cripple wall bracing
6. Wood separation from soil
7. Insulation

Section 2 - Exterior - Items to be inspected/reported:
1.Surface grade directly adjacent to the building
2. Doors and windows
3. Attached decks, porch, and balconies
4.Stairways that are attached to the building, attached decks or porch
5. Wall cladding and trim
6. Portions of patios, walkways and driveways that are adjacent to the buildings
7. Pool/spa drowning prevention safety features, for the sole purpose of identifying which, if any, are present
8.Pool/spa drowning prevention safety features, for the sole purpose of identifying if less than two are present

Section 3 - Roof - Items to be inspected/reported:
1. Covering
2. Drainage
3. Flashings
4. Penetrations
5. Skylights

Section 4 - Attic Areas and Roof Framing - Items to be inspected/reported:
1. Framing
2. Ventilation
3. Insulation

Section 5 - Plumbing - Items to be inspected/reported:
1. Water supply piping
2. Drain, waste, and vent piping
3. Faucets, toilets, sinks, tubs, and showers
4. Fuel gas piping
6. Water heaters

Section 6 - Electrical - Items to be inspected/reported:
1. Service equipment
2. Electrical panels
3. Circuit wiring
4. Switches, receptacles, outlets, and lighting fixtures

Section 7 - HVAC - Items to be inspected/reported:
1. Heating equipment
2. Central cooling equipment
3. Energy source and connections
4. Combustion air

5. Exhaust vents
6. Condensate drainage
7. Conditioned air distribution systems

Section 8 - Interior - Items to be inspected/reported:
1. Walls, ceilings, and floors
2. Doors and windows
3. Stairways
4. Permanently installed cabinets
5. Permanently installed cook-tops
6. Ovens
7. Cooktop exhaust vents
8. Dishwashers
9. Food waste disposals
10. Absence of smoke and carbon monoxide alarms
11. Vehicle doors and openers

Section 9 - Fireplaces and Chimneys - Items to be inspected/reported:
1. Chimney exterior
2. Spark arrestor
3. Firebox
4. Damper
5. Hearth extension

218: Part III. Limitations, Exceptions, and Exclusions
A. The following are excluded from a home inspection:

1. Determine size, spacing, location, or adequacy of foundation bolting or bracing components or reinforcing systems
2. Determine the composition or energy rating of insulation materials.
3. Inspect door or window screens, shutters, awnings, or security bars
4. Inspect fences or gates or automated door or gate openers or their safety devices, except as required by applicable law
5. Use a ladder to inspect systems or components
6. Walk on the roof if in the opinion of the Inspector there is risk of damage or a hazard to the Inspector
7. Warrant or certify that roof systems, coverings, or components are free from leakage
8. Inspect mechanical attic ventilation systems or components
9. Fill any fixture with water, inspect overflow drains or drain stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts
10. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components
11. Inspect whirlpool baths, steam showers, or sauna systems or components
12. Inspect fuel tanks or determine if the fuel gas system is free of leaks
13. Inspect wells, private water supply or water treatment systems
14. Operate circuit breakers
15. Inspect de-icing systems or components
16. Inspect onsite electrical generation or storage or emergency electrical supply systems or components
17. Inspect heat exchangers or electric heating elements
18. Inspect non-central air conditioning units or evaporative coolers
19. Inspect radiant, solar, hydronic, or geothermal systems or components
20. Determine volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system
21. Inspect electronic air filtering or humidity control systems or components
22. Determine whether a building is secure from unauthorized entry
23. Operate, test or determine the type of smoke or carbon monoxide alarms
24. Inspect chimney interiors, fireplace inserts, seals, or gaskets. Operate any fireplace or determine if a fireplace can be safely used
25. Test vehicle door safety impact reversing devices
26. Inspect systems or components of a building, or portions thereof, which are not readily accessible, not permanently installed, or not inspected due to circumstances beyond the control of the Inspector or which the Client has agreed are not to be inspected
27. Inspect site improvements or amenities (i.e., accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains, landscape stairs...)
28. Inspect auxiliary features of appliances beyond the appliance's basic function
29. Inspect systems or components, or portions thereof, which are under ground, under water, or where the Inspector must come into contact with water
30. Inspect common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit systems or components located in common areas
31. Determine compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, easements, setbacks, covenants, or other restrictions
32. Determine adequacy, efficiency, suitability, quality, age, marketability or advisability of purchase or remaining life of any building, system, or component.
33. Conduct structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
34. Evaluate acoustical or other nuisance characteristics of any system or component of a building, complex, adjoining property, or neighborhood
35. Report Wood Destroying Organisms (WDO) including termites or any insect, as well as rot or any fungus, that

damage wood.
36. Inspect or identification for the presence of animals or animal activity
37 Evaluate risks associated with events or conditions of nature including (i.e., geological, seismic, wildfire, flood...)
38. Conduct any water testing or determine leakage in any body of water (i.e., shower pans, water features...)
39. Determine the integrity of hermetic seals or reflective coatings at multi-pane glazing
40. Differentiate between original construction or subsequent additions or modifications
41. Review or interpret information or reports from any third-party (i.e., permits, disclosures, product defects, construction documents, litigation concerning the Property, recalls, insurance requirements...)
42. Specify correction procedures or estimating cost to correct
43. Inspect communication, computer, security, or low-voltage, timer, sensor, or similarly controlled systems or components
44. Evaluate fire extinguishing and suppression systems and components or determine fire resistive qualities of materials or assemblies
45. Inspect elevators, lifts, and dumbwaiters
46. Lighting pilot lights or activating or operate any system, component, or appliance that is shut down, unsafe to operate, or does not respond to normal user controls
47. Operate shutoff valves or shutting down any system or component
48. Dismantle any system, structure or component or removing cover plates or access panels other than those provided for homeowner maintenance
49. Test, operate or determine if any drowning prevention safety feature is installed properly or is adequate, effective or meets ASTM standards

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

1. Inspect any building, system, component, appliance, or improvement not included or otherwise excluded by these Standards of Practice, as a courtesy to the Client, which may include an additional fee. Any such inspection shall comply with all other provisions of these Standards, as applicable.
2. Include photographs in the written report or take photographs for Inspector's reference without inclusion in the written report. Photographs may not be used in lieu of written documentation of conditions found in the report.

219: IV. Home Glossary of Terms
Note: All definitions apply to derivatives of these terms when italicized in the text.

Appears: When the Inspector observes an item or defect but, cannot determine the state or cause of the item or defect, when analysis or procedures are out of the scope of the Standard of Practice, or it is beyond the Inspectors' expertise
Appliance: An item such as an oven, dishwasher, heater, etc. which performs a specific function
Building: The subject of the inspection and its primary parking structure
Component: A part of a system, appliance, fixture, or device
Condition: Conspicuous state of being
Correction: The appropriate corrective action taken by the appropriate, competent, licensed and/or certified person (i.e., repair, replace, remove...)
Determine: Arrive at an opinion or conclusion
Device: A component designed to perform a particular task or function
Drowning Prevention Safety Features (as per CA Health and Safety Code 115992):
1 - Isolation barrier
2 - Mesh barrier
3 - Pool/spa cover
4 - Home exit alarms
5 - Self-closing and self-latching home doors
6 - Pool/spa alarm
Equipment: An appliance, fixture, or device
Evaluate: form an idea of the amount, number, or value of; assess
Fixture: A plumbing or electrical component with a fixed position and function
Function: The normal and characteristic purpose or action of a system, component, or device
Further Evaluation: a recommendation when the Inspector can not determine the state or cause, when analysis or procedures are out of the scope of the Standard of Practice, or it is beyond the Inspectors' expertise
Home Inspection: Refer to Part I, 'Definitions and Scope', Paragraph A
Inspect: Refer to Part I, 'Definition and Scope', Paragraph A
Inspector: One who performs a home inspection
Isolation Barrier: The barrier around the pool area that isolates the pool area from the house
Mesh Barrier: The barrier around the pool area that isolates the pool area from the house of which any portion is made of mesh Natural Barrier: A portion of the barrier that is not man-made (cliff, lake, boulder...)
Normal User Control: Switch or other device that activates a system or component and is provided for use by an occupant of a building
Operate: Cause a system, appliance, fixture, or device to function using normal user controls
Permanently Installed: Fixed in place, e.g. screwed, bolted, nailed, or glued
Primary Building: A building that an Inspector has agreed to inspect
Primary Parking Structure: A building for the purpose of vehicle storage associated with the primary building, which may be attached or detached. Only one primary parking structure may be designated as primary.
Readily Accessible: Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property
Representative Number: Example, an average of one component per area for multiple similar components such as windows, doors, and electrical outlets
Safety Hazard: A condition that could result in significant physical injury
Shut Down: Disconnected or turned off in a way so as not to respond to normal user controls
System: An assemblage of various components designed to function as a whole
Technically Exhaustive: Examination beyond the scope of a home inspection, which may require disassembly, specialized knowledge, specialized equipment, measuring, calculating, quantifying, specialized testing, exploratory probing, research, or analysis

Executive Summary

.This is just a summary of the findings for your convenience, you must read the entire report.

GENERAL INFORMATION REFERENCE

s-2: This symbol means: "Hazardous condition that should be corrected, as soon as possible."

s-3: This symbol means: "Issue that warrants your attention."

GENERAL INFORMATION OCCUPANCY

s-9: Vacant and unfurnished. Unknown how long it has been vacant. Warning - Vacant properties returned to full service can develop immediate issues including shower pan leaks, plumbing issues, electrical failures, mechanical failures, etc., that cannot be exploited during a property inspection, due to the limited loads and constraints of inspection standards imposed upon a single individual. All properties develop issues along with varying timelines, requiring repairs at various costs. Long-term vacant properties returned to full service can develop immediate problems requiring repairs at a substantial cost, while not having any related observable defects just prior to failure.

GENERAL INFORMATION PERMITS

s-17: Recommend you check with the city for the following permits:
Crawlspace modification,
Attic modification (beam),
gas line repair,
meter/ electrical panel,
deck,
stairway modification,
loft modification,
tankless water heater installation,
electrical wiring in the backyard,
primary bathroom renovation,
carport to garage conversion,
patio to family room conversion,
finished attic,
water heater,
swimming pool removal.
Also ask the seller and check the disclosures for information about this.

SITE CONDITIONS STAIRWAY HANDRAIL

s-21: Handrail missing. This is a safety hazard. Recommend correction by a general contractor.

EXTERIOR SIDING

s-23: CONDITION: Settlement cracks on the siding. These cracks are caused by a slight movement of the structure right after the home was built. Recommend contacting a stucco contractor for further evaluation and / or a stucco contractor for repairs.

s-24: CONDITION: Weep screed at the lower portion of the stucco wall is installed to allow water/moisture absorbed by the stucco to drain/weep out and prevent damage to the framing or prevent moisture from entering the interior. The weep screed is less than the present standard distance of 2" to concrete. Recommend correcting around the house by a stucco contractor.

s-25: CONDITION: Hole in siding. Recommend repair of damaged sections to keep moisture and insects from harming structure.

s-26: CONDITION: Stucco siding damaged. Recommend repair or replacement of damaged sections to keep moisture and insects from harming structure, by a stucco contractor.

EXTERIOR SURFACE GRADE WITHIN 10'

s-27: Exterior grading is improperly sloped towards the foundation. Water can intrude into the interior. Recommend creating the proper slope away from the foundation and/or installing drains to allow for proper drainage, by a landscape contractor.

EXTERIOR FRONT DOORBELL

s-36: BUTTON: Doorbell button is noted as missing. Recommend repair or replacement by a general contractor.

EXTERIOR DOORS SIDE DOOR

s-42: Wood damage noted. Recommend contacting a pest control specialist for further evaluation of all doors.

EXTERIOR ELECTRICAL LIGHTING

s-43: Light fixture is missing. This is a safety hazard. Recommend replacement by an electrical contractor.

MAIN ELECTRICAL SERVICE ELECTRICAL MAIN

s-47: CONDITION: Deadfront cover screws missing. Deadfront cover should be secured to the panel. This is a shock hazard. These screws should be approved, flat tipped screws. Screws can be purchased at any home-improvement store.

MAIN ELECTRICAL SERVICE ELECTRICAL PANEL WIRING

s-50: WIRES: Bare wire exposed in the panel. The insulation was improperly trimmed, exposing too much bare wire. This is a shock hazard. Recommend repair or replacement by an electrical contractor.

MAIN ELECTRICAL SERVICE ELECTRICAL PANEL INTERIOR

s-53: Panel is full. No room for future growth. Recommend further evaluation by an electrical contractor.

WATER PLUMBING WATER PRESSURE

s-59: Water pressure is greater than 80 psi (112psi). This pressure is too high. The water pressure should be between 40 - 80 psi. Fittings and hoses could fail at this high of a setting. Recommend repairing or replacing the current pressure regulator by a plumbing contractor.

DRAIN, WASTE AND VENTING PLUMBING WASTE PIPE CONDITION

s-66: During the limited testing of your drainage system, all drains were tested. This limited inspection will not replicate day to day usage. A large portion of the systems are not fully observable. Portions are in walls, in ceilings, blocked by framing and underground, etc... The unobservable portions are excluded from this inspection. Drains have been known to block at any time, whether new construction, older properties or properties with either new and/or mature tree growth. As a sewer scope inspection is not within the scope of a home inspection, I recommend having a video camera test performed on the drainage system prior to close of the inspection contingency period.

Because I can't confirm if sewer is public or septic, I recommend you ask the seller and check the disclosures for information about this.

DRAIN, WASTE AND VENTING PLUMBING WASTE CLEANOUT

s-67: Cleanout not seen. Ask seller and check the disclosures for information about this.

GAS WATER HEATER GAS SUPPLY

s-74: LINE: No sediment trap installed on the gas line, at the water heater. A sediment trap catches debris or sediment that can otherwise clog the gas orifice. Recommend the installation of a proper sediment trap by a plumbing contractor.

GAS WATER HEATER VENTING

s-77: TYPE: Transite tube vent pipe noted. This tube most likely contains asbestos. An asbestos testing lab should be consulted for further review, regarding future actions.

GAS WATER HEATER THERMAL EXPANSION TANK

s-83: No expansion tank installed on the water distribution system. This is a moisture intrusion hazard. Thermal expansion created by the water heater generates additional pressure on your supply lines. Recommend correction by a plumbing contractor, to mitigate the additional pressure caused by thermal expansion.

GAS WATER HEATER STRAPPING

s-84: Although the water heater is strapped, it is not braced. This is a safety hazard. Recommend correction by a plumbing contractor.

ROOF DETAILS

s-90: CONDITION: Roof is near the end of its useful life. This is a moisture intrusion hazard. Recommend replacement by a roofing contractor.

ROOF COVERING

s-93: CONDITION: Shingles losing their granules. This typically indicates either an old roof or inferior covering. Granules protect the roofing material from UV damage. Recommend correction by a roofing contractor.

s-94: CONDITION: Roofing deteriorating. This is a moisture intrusion hazard. Recommend repair / replacement of the roof by a roofing contractor.

FIREPLACE / CHIMNEY MASONRY FIREPLACE

s-105: FIREBOX INTERIOR: Creosote type buildup was noted in the firebox/flue. I could not fully evaluate the fireplace. Over 1/8" buildup justifies cleaning and further evaluation by a chimney/fireplace specialist.

CHIMNEY FIREPLACE / CHIMNEY MASONRY CHIMNEY

s-107: SPARK ARRESTOR: Spark arrestor screen is missing; this screen prevents sparks from escaping and stops animals/birds from entering chimney. This is a fire hazard. Recommend replacement by a chimney/fireplace specialist.

s-108: EXTERIOR SURFACE: Minor crack on the exterior observed. Recommend further evaluation and/or repairs or replacement by a chimney / fireplace specialist.

s-109: EXTERIOR SURFACE: Ash clean-out door is damaged. Recommend repair or replacement by a chimney/fireplace specialist.

s-112: RAIN CAP: Rain cap missing; this will allow water entry. Recommend installing a rain cap by a chimney/fireplace specialist.

SPLIT SYSTEM AIR CONDITIONING OUTSIDE COMPRESSOR UNIT

s-119: CONDITION: A/C compressor unit is not at least 3" above the surrounding surface. Recommend correction by an HVAC contractor.

SPLIT SYSTEM AIR CONDITIONING INSIDE PRIMARY CONDENSATE LINE

s-125: TERMINATION LOCATION: Unable to determine the point at which the primary condensate line discharges. It is commonly located at an interior location. However, because I was unable to locate it, I recommend it be traced, by an HVAC contractor, to ensure it is functional and discharges to an approved location.

FORCED AIR / GAS HEATING GAS LINE

s-135: LINE: No sediment trap installed on the gas line, at the furnace. A sediment trap catches debris or sediment that can otherwise clog the gas orifice. Recommend the installation of a proper sediment trap by a plumber.

FORCED AIR / GAS HEATING FILTERS

s-143: CONDITION: Filter is damaged. Filters clean the air before it passes through the blower, heat exchanger and evaporator coil. This helps to keep these components working efficiently. Filters also help clean the house air, making the environment more pleasant. Recommend installing a new filter.

FAMILY ROOM INTERIOR DOORS FRONT DOOR

s-148: Hardware needs adjustment. Recommend repair or replacement by a general contractor.

DINING ROOM INTERIOR ELECTRICAL OUTLETS / RECEPTACLES

s-150: Receptacle displays an open ground. This is a shock hazard. Recommend further evaluation by an electrical contractor.

RIGHT BEDROOM INTERIOR ELECTRICAL OUTLETS / RECEPTACLES

s-153: Receptacle displays an open ground. This is a shock hazard. Recommend further evaluation by an electrical contractor.

CENTER BEDROOM INTERIOR ELECTRICAL OUTLETS / RECEPTACLES

s-155: Receptacle displays an open ground. This is a shock hazard. Recommend further evaluation by an electrical contractor.

FRONT BEDROOM INTERIOR ROOM COMPONENTS CEILINGS

s-157: CONDITION: Ceiling damaged at connection. Recommend repair or replacement by a general contractor.

FRONT BEDROOM INTERIOR ROOM COMPONENTS DOORS

s-158: Closet door height is lower than a typical door. This is a safety hazard. Recommend replacement by a general contractor.

MAIN BATHROOM INTERIOR ROOM COMPONENTS CEILINGS

s-161: CONDITION: Ceiling damaged. Recommend repair or replacement by a licensed general contractor.

MAIN BATHROOM INTERIOR ELECTRICAL OUTLETS / RECEPTACLES

s-162: Receptacle displays an open ground. This is a shock hazard. Recommend correction by an electrical contractor.

MAIN BATHROOM INTERIOR ELECTRICAL GFCI

s-163: Faulty GFCI. This is a safety hazard. Recommend repair or replacement by an electrical contractor immediately.

PRIMARY BATHROOM INTERIOR BATHROOM SHOWER

s-165: FAUCETS: Hot and cold water supplies are reversed. This is not a functional problem but to someone who is not familiar with this condition unexpected hot water could scald them. I suggest contacting a plumbing contractor to correct.

PRIMARY BATHROOM INTERIOR ELECTRICAL OUTLETS / RECEPTACLES

s-168: Receptacle displays an open ground. This is a shock hazard. Recommend correction by an electrical contractor.

PRIMARY BATHROOM INTERIOR ELECTRICAL GFCI

s-169: Ungrounded GFCI receptacle not marked as so. All ungrounded receptacles must be marked as ungrounded to let the user know there is no ground. This is a safety hazard. Recommend further evaluation / repair or replacement by an electrical contractor.

PRIMARY BATHROOM INTERIOR ELECTRICAL LIGHTING

s-170: Light is an exposed bulb. Someone could bump this bulb with their head. This is a safety hazard. Recommend having an electrician replace with a proper protected lighting fixture.

HALLWAY INTERIOR ELECTRICAL OUTLETS / RECEPTACLES

s-173: Receptacle displays an open ground. This is a shock hazard. Recommend further evaluation by an electrical contractor.

KITCHEN INTERIOR KITCHEN MICROWAVE

s-177: Did not test, installation is incomplete.

KITCHEN INTERIOR ROOM COMPONENTS BUILT-IN CABINETS

s-187: Door hits refrigerator. Recommend correction by a general contractor.

ATTIC INSULATION

s-196: TYPE: Insulation is missing. Expect high heating and cooling energy costs. Recommend having the home professionally insulated to reduce energy expenses, by an HVAC contractor.

GARAGE PARKING STRUCTURE MAN DOOR INTERIOR

s-207: Door between the garage and house appears not to be a proper 20 minute fire-rated door. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses. Recommend correction by a general contractor familiar with doors in the garage.

s-208: SELF-CLOSING: No self-closing device on the door from the house leading to the garage. This is a fire/carbon monoxide hazard. Recommend that one be installed by a general contractor, in order to protect the residence against garage originated fires/carbon monoxide.