

# Key Property Inspection Group

## Property Inspection Report



**KEY**  
**PROPERTY INSPECTION GROUP**



985 El Paso Dr, Los Angeles, CA 90042

Inspection prepared for:

Real Estate Agent: -

Date of Inspection: 6/6/2019 Time: 12:30 PM

Age of Home: 1915 Size: 1646

Weather: Clear

Order ID: 9882

Inspector: Clark Gerdes

Certified CREIA Inspector #166834

17130 Van Buren Blvd., #200, Riverside, CA 92504

Phone: 951-818-8161

Email: [clark@keypropertyinspectiongroup.com](mailto:clark@keypropertyinspectiongroup.com)

[www.Keypropertyinspectiongroup.com](http://www.Keypropertyinspectiongroup.com)

**BY ACCEPTANCE OF OUR INSPECTION REPORT YOU AGREE TO THE TERMS OF THIS AGREEMENT AND TERMS AND CONDITIONS OF THIS REPORT**

- THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT READ CAREFULLY -

Address: \_\_\_\_\_

Client Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email: \_\_\_\_\_

Inspection Fee:\$ \_\_\_\_\_

1.Client requests a limited visual inspection of the residential structure identified at the above address by Key Property Inspection Group, LLC hereinafter referred to as "Company" and Client hereby represents and warrants that all approvals necessary have been secured for Company's entrance on to the property.

2.Client warrants: (a) they have read the following Agreement carefully, (b) they understand they are bound by all the terms of this contract, and (c) they will read the entire inspection report when received and promptly call Company with any questions they may have.

3.Client understands that the inspection and inspection report are performed and prepared for their sole, confidential and exclusive use. Client agrees that they will not transfer or disclose any part of the inspection report to any other person with these exceptions ONLY: (a) one copy may be provided to the current seller(s) of the property but only upon the express condition that the seller(s) covenant to use the inspection report only in connection with the Client's transaction, and agree not to transfer or disclose the report to any persons other than their real estate agent, and (b) one copy may be provided to the real estate agent representing Client and/or a bank or other lender for use in Client's transaction only. Client agrees to indemnify, defend and hold harmless Company from any third party claims relating to this inspection or inspection report.

4.Company agrees to perform a limited visual inspection of the residential structure at the above address and to provide Client with a written opinion as to the apparent general condition of the structure's components and systems, including identification of significant observable deficiencies, as they exist at the time of inspection. The inspection will be performed in a manner consistent with the standards of the California Real Estate Inspection Association.

5.The inspection only includes those systems and components expressly and specifically identified in the inspection report. Any area which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings or any other thing, or those areas/items which have been excluded by the California Real Estate Inspection Association standards and/or by agreement of the parties is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection or exist in any area excluded from inspection by the terms of this agreement. Maintenance and other items may be discussed but will NOT form a part of the inspection report.

**The following areas/items, systems and components are among those NOT included in the inspections:**

- \* Structural stability \* Latent or concealed defects \* Private water or sewage systems
- \* Building value appraisal \* Automatic gates \* Thermostatic or time clock controls

\* Radiant heat systems \* Solar heating systems \* Seismic safety \* Security or fire safety systems \* Proximity to railroad tracks or airplane routes \* Boundaries, easements or rights of way \* Unique/technically complex systems or components \* Adequacy or efficiency of any system or component \* Termites or other wood destroying insects, rodents, or other pests, dry-rot or fungus \* Any adverse condition that may affect the desirability of the property \* Geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing \* Gas appliances such as fire pits, barbecues, heaters and lamps. Main gas shut-off valve. Any gas leaks. \* Asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electro-magnetic fields, underground storage tanks, proximity to toxic waste sites or other environmental or health hazards, mold or mildew. \* System or component installation \* Permits \* Repair cost estimates \* Radio controlled devices \* Elevators, lifts, dumbwaiters \* Water softener or purifiers \* Furnace heat exchanger \* Odors or noise \* Freestanding Appliances \* Personal property \* System or component life expectancy \* Sprinklers, related systems and components \* Code or zoning violations \* Items specifically noted as excluded in the inspection report. If inspection is desired of any of the items, systems or components listed above, then Client shall contact the appropriate professionals. \*

6. The client specifically acknowledges that the property Inspection will not and is not intended to detect, identify, disclose or report on the presence of Chinese Drywall products or the actual or potential environmental concerns or hazards arising out of the existence of these products. Client agrees to hold Company and Inspector harmless for any injury, health risk, or damages of any nature caused or contributed to by these products. Furthermore Client acknowledges that any discussions regarding the actual or potential presence of Chinese Drywall are informative in nature only and that the Property Inspection Company and/or Inspector do not hold the Company or themselves to be experts pertaining to the potential concerns associated with Chinese Drywall.

7. Client understands that the inspection and inspection report do not constitute a guarantee or warranty of merchantability or fitness for a particular purpose, expressed or implied, or insurance policy, nor is it a substitute for real estate transfer disclosures which may be required by law.

8. The written report to be prepared by Company shall be considered the final and exclusive findings of Company of the structure. Client understands and agrees they will not rely on any oral statements made by the Inspector prior to the issuances of the written report. Client further understands and agrees Company reserves the right to modify the inspection report for a period of time that shall not exceed forty-eight (48) hours after the inspection report has been delivered to Client.

9. Client understands and agrees that any claim arising out of or related to any error or omission of Company in connection with the inspection residential structure, as limited herein, shall be made in writing and reported to Company within ten (10) business days of discovery. Client further agrees to allow Company to re-inspect the claimed discrepancy, with the exception of emergency conditions, before Client or Client's agents, employees or independent contractors repair, replace, alters, or modifies the claimed act or omission. Client understands and agrees that any failure to notify Company as states above shall constitute a waiver or any and all claims Client may have against Company.

10. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to this contract or arising out of, from or related to this inspection and inspection report shall be submitted to final and binding Inspection Disputes of Construction Dispute Resolution Services, LLC, Resolute Systems, Inc or, if no such service exists in the county in which the inspection is performed, the matter shall be submitted to the nearest office of the American Arbitration Association. The decision of the Arbitrator appointed thereafter shall be final and binding and judgment on the Award may be entered in any Court of competent jurisdiction. 11. It is understood and agreed by and between the parties hereto that Company is not an insurer, that the payment for the subject inspection is based solely on the value of the service provided by Company in the performance of a limited visual

inspection of the general condition of the structure's systems and components as described in this Agreement and production of a written inspection report, that because of the limited nature of this inspection the inspection can not be expected to uncover all defects or deficiencies within the structure, and that it is impractical and extremely difficult to fix the actual damages, if any, which may result from a failure to perform such services. Thus, Client and Company agree that in the event that Company breaches its obligation or duty to perform such service and Client is thereby damaged, then the liability of Company (including its officers, agents and employees) shall be fixed at the total sum of \$500.00 and this liability shall be exclusive. Client understands that this paragraph has been taken into account in settling the inspection fee, and that Client may decline this paragraph upon payment of additional fees negotiated with the Company.

Client's Initials: \_\_\_\_\_

12. Any legal action or proceeding of any kind, including those sounding in tort or contract, against Company, or its officers, agents or employees, must be brought within one (1) year from the date of the inspection or will be deemed waived and forever barred. Time is expressly of the essence herein.

Client's Initials: \_\_\_\_\_

13. Client understands and agrees that if they are not present at the time of the inspection and therefore do not sign this Agreement that this Agreement will form a part of the inspection report and acceptance of the inspection report by Client and payment therefore will constitute acceptance of the terms and conditions of this Agreement

14. If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in force between the parties.

15. This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement. No change or modification shall be enforceable against any party unless such changes or modification is in writing and signed by the parties.

This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

I have read, understand and agree to all of the terms and conditions of this contract set forth on both the front and back sides of this form and agree to pay the fee listed above.

Client's Signature: \_\_\_\_\_ Date \_\_\_\_\_

Inspector's Signature \_\_\_\_\_ Date \_\_\_\_\_



**The Home Inspector Shall Observe The Following:**

**Exterior:** 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, snow, ice or debris that obstructs access or visibility. Gutters and subsurface drains are not water tested for leakage, blockage.

**Plumbing:** 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 system, 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; 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 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; 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.

**Electrical:** 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 all 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, and operate their test function, if accessible, except when detectors are part of a central system. 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; 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, intercom, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

**Heating System:** Heating equipment; 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: 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. Extinguished pilot lights are not lit by the Inspector.

**Air Conditioner:** Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment 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: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

**Roofing:** 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 home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. 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 leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. 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. This report is an opinion of the general quality and condition of the roof. The Inspector can not, and does not offer an opinion as to whether the roof has leaked in the past or is subject to future leaks.

**Interior:** 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: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

**Mold Evaluation:** This is not a Mold or Fungus inspection. It is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants. It is typical when a building is remodeled or repairs are undertaken that additional problems may surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work/remodel to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some possible hidden issues and it is recommended that additional sums be set aside for this purpose.

**Bathrooms:** Bathroom functions of the following bathroom fixtures: sinks, faucets, drains, toilets, tubs, showers, exhaust fans and heaters, wall ceiling lights and GFCI outlets

**Kitchen:** Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

**Foundation:** 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 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.

Structural comments are of the conditions observed at the time of the inspection are the opinion of the inspector(who is not a structural engineer and or foundation contractor). For expert evaluation of the structure (foundation, walls, framing, anchoring/retrofitting...) we recommend to hire a qualified structural engineer and or foundation contractor/expert.

We may not comment on minor deficiencies such as commonplace settlement cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing. There is no absolute standard for evaluating cracks, but those that are less than 1/4" are generally not regarded as structurally relevant.

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed.

Please be aware the the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase concludes. It is also recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in the inspection report.

**It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.**

## General Information and Comment Key:

A Home inspection is a non-invasive visual examination of a residential dwelling performed for a fee which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing or other essential systems or portions of the home, as identified and agreed to the Client and Inspector prior to the inspection process. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visual and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions. A home inspection will not reveal every concern that exist or could exist, but only those material defects observed on the day of the inspection. A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect. An inspection report shall describe and identify in written format the inspected systems, structures and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals. 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.

### **Please read the entire report - Including photos and related comments for all items.**

**Black Text-** Denotes observations and information regarding the condition of the systems and components of the structure. This includes comments of deficiencies which are less than significant; or comments which further expand on a significant deficiency; or comments of recommendations, routine maintenance, tips, and other relevant resource information.

**Bold Text-** Denotes a comment of a significant defect or finding in components and/or conditions which needs relatively quick attention, repair, or replacement. We recommend to hire a qualified contractor, specialist(s), or technician(s) for further evaluation and repairs for items listed in the report. These comments are also duplicated at the report summary page(s).

### **All Recommendations for further evaluation and repairs must be performed before expiration of your Contingency Period and Before the Close of Escrow.**

## Inspection Details

### 1. Style Of Building

Duplex

### 2. Age Of Building

Over 90 Years

### 3. Client Attendance

- Present

### 4. Other Attendance

Materials:

- Buyers Agent
- Sellers Agent
- Sewer Line Inspector

### 5. Weather

- Clear

### 6. Temperature

- Over 65

### 7. Rain In The Last Three Days

- No

### 8. Resident Status

- House Was Furnished But Vacant at The Time

### 9. Add On/Alterations

- There Were Add-on and/or Alterations made to the property. The buyer should check for all applicable permits.

## Exterior and Grounds

### 1. Driveway and Walkways

Type: Concrete

**Observations:**

1.1. Cracks present at driveway/sidewalk surfaces.

1.2. Evidence of Poor Drainage present at driveway/sidewalk surfaces- seepage Noted at interior wall at front unit at left rear, recommend further evaluation by qualified drainage contractor.



### 2. Vegetation, Grading, and Drainage

**Observations:**

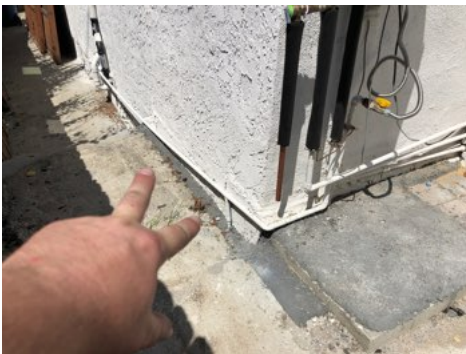
2.1. Slab is high at the foundation (at sill plate and/or weep screed). Water seepage can occur- signs of seepage Noted at front unit interior wall at left rear. Recommend to re-grade. Keep water and vegetation away from structure. Have it checked and necessary corrections made by a qualified drainage contractor. Note: possible hidden damage could be inside the walls. Have it checked by a qualified Mold Inspector.

2.2. House without drainage pipes. Possible water ponding at rear/side elevations noted. Check with the seller for any known defects, repairs. Have it checked by a qualified contractor.

2.3. Added curb wall at exterior of the foundation is indication of attempt to address poor drainage/moisture seepage issue. (FYI)

2.4. Patio slab and/or grading/walkways built high at foundation, covers stucco **drip edge** - Improper, poor workmanship noted. Possible seepage can occur. Have it checked by a qualified contractor.

2.5. House built on hillside grade - In these cases further evaluation by a qualified Structural Engineer and/or Geological evaluation is recommended by this Property Inspection Company. Hillside is not part of this inspection, property lines are not checked - FYI





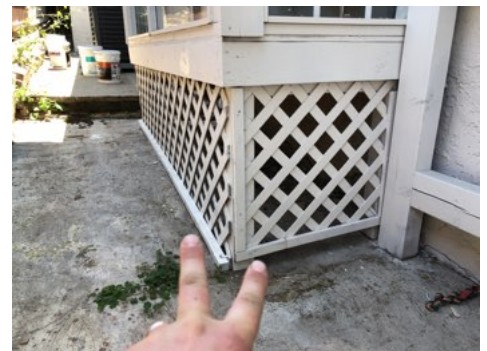
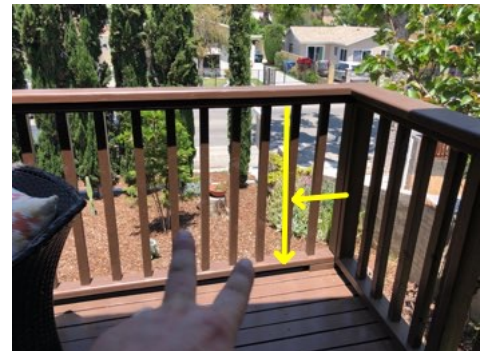
### 3. Porch/Patio, Decks, Steps/Stairs, Railings

Type:

- Wood Deck(s)

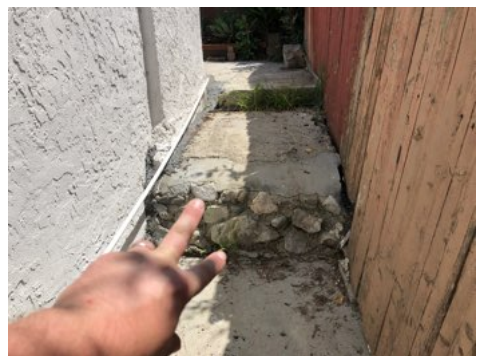
Observations:

- 3.1. Cracks, settlement, uneven present at rear patio area(s)/walkways. Have it checked, any necessary corrections made by a qualified contractor.
- 3.2. Uneven rise was noted at exterior steps- this condition present trip hazards. Recommend to have checked, any necessary corrections made by a qualified contractor.
- 3.3. Due to patio cover and deck construction we recommend you check all applicable permits, records and to have further evaluation by a qualified contractor.
- 3.4. Earth To Wood Contact at support post(s) at many areas at patio cover/decks. Have it checked, corrected by a structural pest specialist.
- 3.5. Post base(s) missing, Recommend to be connected to concrete footings by a post base with a 1" standoff. Have checked, necessary corrections made by qualified specialist.
- 3.6. Newer paint noted at patio covers/decks noted -check the records, with seller any known defects, repairs. Recommend further complete evaluation, necessary corrections made by qualified structural pest specialist.
- 3.7. Metal and/or plastic patio covers Noted. These type of covers prone to leaks, regular periodic maintenance required- holes, gaps/damage noted at patio cover. Have checked, corrections/repairs made by qualified specialist.
- 3.8. Loose handrail(s) noted at step(s)/decking. Have checked, repaired by a qualified contractor.
- 3.9. Riser at steps were over 7/3/4" at some areas- not with today's standards, a trip hazard. Have checked by qualified specialist for necessary correction
- 3.10. Patio slab and/or grading/walkways built high at foundation, covers stucco drip edge - Improper, poor workmanship noted. Possible seepage can occur- seepage Noted at interior wall at front unit at left rear. Have it checked by a qualified contractor.
- 3.11. Wall to deck flashing not visible, covered, and/or missing - Improper. Possible seepage can occur. Have it checked by a qualified specialist.
- 3.12. Recommend further complete evaluation of decks/patio cover, necessary corrections made by a qualified specialist, contractor.



Loose railing/not grippable.







#### 4. Retaining and Garden Walls

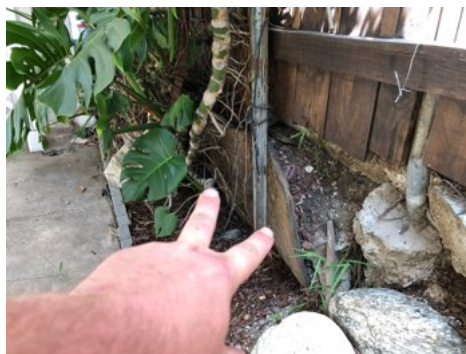
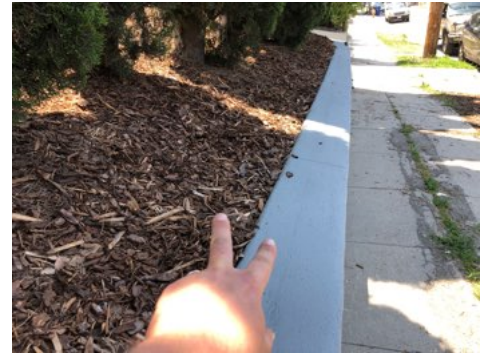
**Observations:**

4.1. Non engineered type retaining walls noted (stone wall type) Noted at left rear. No major cracks/damage found at visual part of the wall(s) at the time. Recommend to monitor.

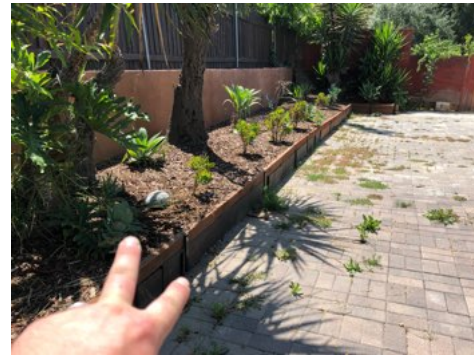
4.2. Missing trench drain/swale at retaining wall at hillside noted at front yard- bowing/leaning noted at wall - Recommend to built to divert hillside water away from wall. Have it checked by a qualified contractor.

4.3. Timber/Wood boards noted at exterior at left side at rear, damage/deterioration/age defects/leaning noted. Recommend to have checked, necessary corrections/repair made by qualified contractor or geotechnical specialist.

4.4. Cracks, leaning noted at garden/retaining walls. Have it checked by a qualified specialist, contractor.







## 5. Fencing and Gates

Type:

- Wood
- Wood frame/stucco type
- With Weathering & Age Defects
- With Leaning/Loose Sections

**Observations:**

**5.1. Age defects noted to fencing. Recommend to have fully evaluated for necessary repairs by qualified contractor.**

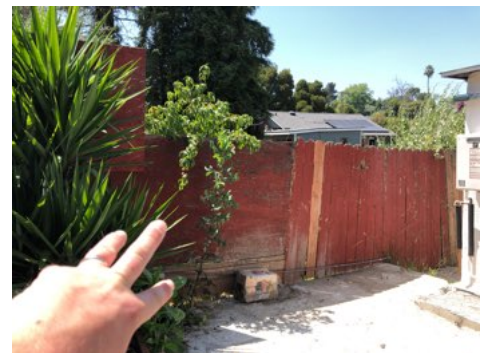
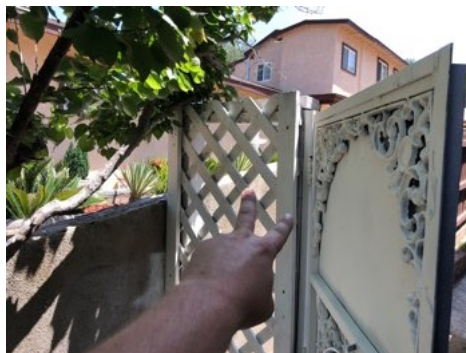
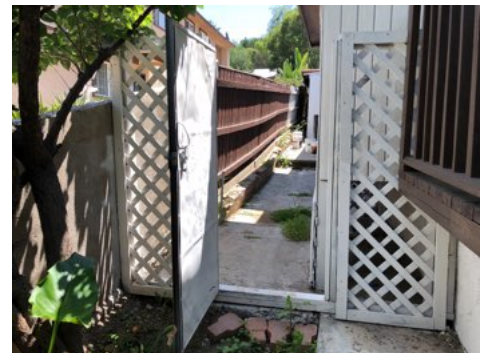
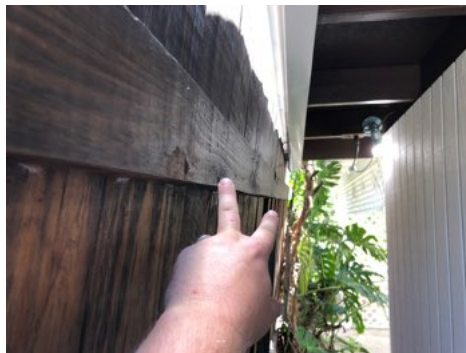
**5.2. Fencing in need of repairs at some areas. Have it checked by a qualified contractor**

**5.3. Gate(s) in need adjustment or repairs noted at left side, loose noted. Have checked, fixed by qualified specialist.**

**5.4. Old, weathered, fencing noted. Have it checked by a qualified specialist.**

**5.5. Fencing was loose/leaning at areas. Recommend Further Evaluation, repairs by qualified specialist.**

**5.6. Loose Wood boards in use as fencing noted at some area(s), missing proper fence. Have checked by qualified specialist for correction.**



Loose





## 6. Eaves, Soffits, and Fascia

### Observations:

6.1. Newer paint noted which may mask older defects. Have it checked by a qualified structural pest inspector.

6.2. Wasp Nest(s) noted at eaves. Recommend to have it checked, removed/cleaned by a qualified Pest specialist.



Wasp nest/activity Noted

## 7. Wall Cladding, Flashing, and Trim

Type:

- Stucco
- Siding

Observations:

7.1. Cracks were noted in the exterior stucco walls. Have checked by paint contractor.

7.2. Cracked, damaged areas noted at stucco wall at several areas noted - In need of patch, paint, Repair. Have it checked by a qualified contractor(s).

7.3. Newer paint noted which may mask older defects. Have it checked by a qualified structural pest inspector.

7.4. Missing flashing at the base of the wood siding- poor clearance noted, siding is embedded in concrete curb- poor workmanship- wood will rot. Have it checked by a qualified specialist for correction.

7.5. Water stains, damage, bubbling at interior wall, moisture detected with meter present at the interior wall(s) at rear living area by laundry, seepage Noted from exterior at siding, caulking noted where walkway/wall meet, missing wall/deck flashing. Recommend further evaluation, repairs by qualified specialist(s).

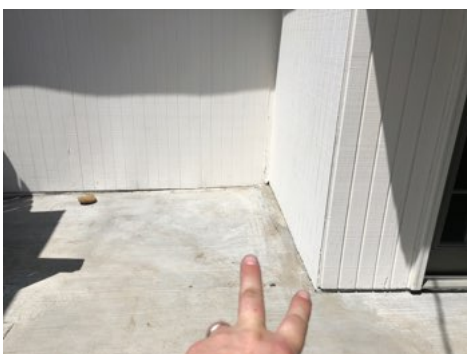
7.6. Cavity/opening at exterior wall at left rear- recommend to correct/seal to prevent water seepage and future damage. Have checked by qualified contractor.



Front by porch steps



Under front porch area have checked







## 8. Window Trim and Sills (Exterior)

Window Type:

- Aluminum
- Vinyl
- Dual Pane
- Single Pane

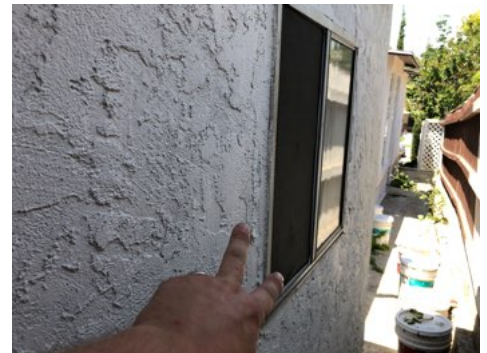
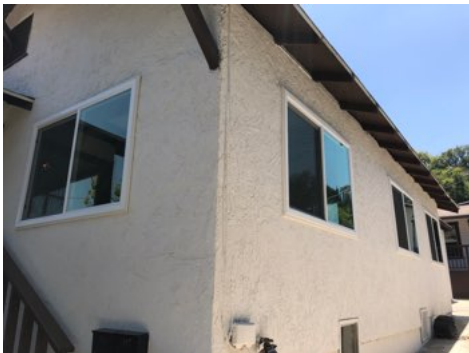
**Observations:**

**8.1. Some Newer replacement vinyl type window(s) noted - Check the records, warranties. Periodic maintenance around the frame, sealant required (to prevent water seepage).**

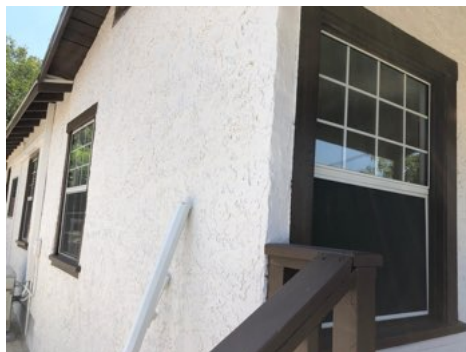
**8.2. Some Dual pane windows noted. It is not always possible to determine fogging of this type of window due to temperature changes, etc. Check with the seller or records for any know defects, repairs.**

**8.3. Newer paint at windows frame noted which may mask older defects. Have it checked by a qualified structural pest inspector.**

**8.4. House with some old aluminum (single pane) windows type. Recommend to upgrade.**



Single pane- laundry





Single pane- master bath rear unit

## 9. Doors (Exterior)

Door Type:

- Wood
- Wood, Glass
- Metal sheeted



## 10. Other/Features

**Observations:**

10.1. Trash bins noted. Check the records, contracts.

10.2. **Recommend to check the building records, permits.**

10.3. **Recommend to check the building records, permits on: additions, alterations, remodel.**

10.4. **House built on hillside grade. In these cases further evaluation by a qualified Structural Engineer and/or Geological evaluation is recommended by this Property Inspection Company. Hillside is not part of this inspection and property lines are not checked or determined at this inspection.**





# Roofing

## 1. Roof Pictures

Materials:

- Flat Roof
- Sloped Roof
- Composition Shingle
- Built Up, Torch Down

Materials:

- Walked Roof

**Observations:**

**1.1. We recommend an annual inspection, service, maintenance of the roofing material and its components to prevent leaks and/or damage. This is a visual inspection - The home inspector cannot warranty the roof to be free from leaks in the past or the future. Check the service records, with seller regarding any known defects or repairs relating to the roof.**

**1.2. Newer roof cover noted - Check records, permits, warranties with seller.**

## 2. Roof Coverings

**Observations:**

**2.1. No major deterioration at roof cover noted at the time. Life span of shingle type roofs are typically between 20 to 30 years from the date of installation. Check the records, warranties. Periodic inspection recommended.**

**2.2. No major deterioration at flat roof cover noted at the time. Check the records, warranties. Life span of this type roofs are 15 to 20 years. Periodic inspection recommended.**

**2.3. Exposed fastener(s), nail(s) noted at area(s) of the roofing which may allow moisture/water penetration. Recommend to seal, have checked, corrections made by qualified specialist.**

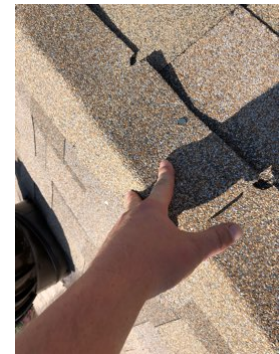
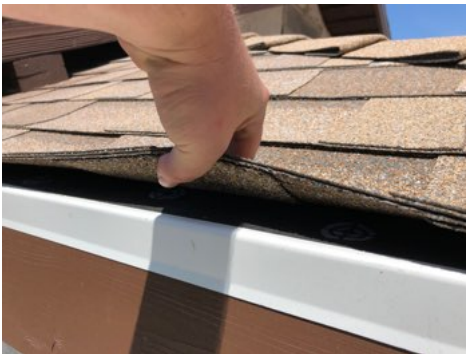
**2.4. Some dips and/or sags/soft spots on roof in areas when walking at front unit roof. This is typical of older construction where possibly rafters were undersized and created sag. Recommend a qualified framing contractor repair as needed.**

**2.5. Newer roof cover noted- this roof was not tested under wet conditions - Check the records, warranties.**

**2.6. Yearly roof service contract with a qualified Roofing Company is recommended.**

**2.7. Moisture stains/damage at some areas noted at front unit attic. Have checked, necessary corrections/repairs made by qualified framing contractor or roofer.**

**2.8. Recommend further complete evaluation of roof system, necessary maintenance and/or corrections performed by a qualified roofer.**

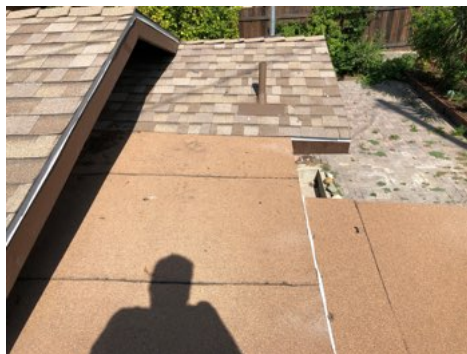


Nails





Nails

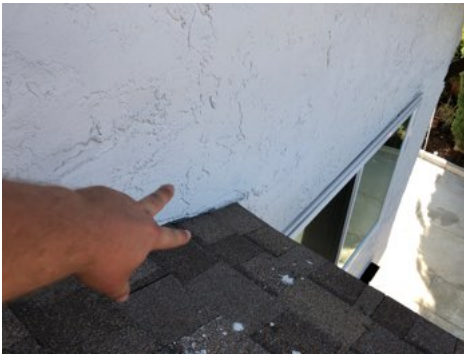




### 3. Flashings

#### Observations:

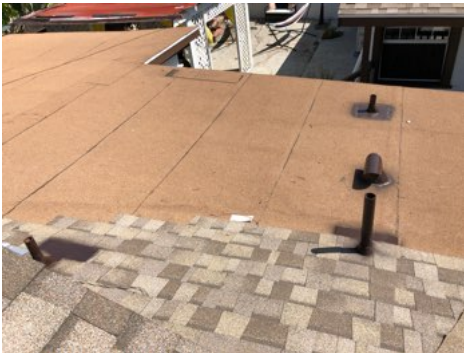
- 3.1. Roof to wall flashing is not visible and/or covered with mastic (Hidden damage may exist). Periodic maintenance is required to prevent leaks. Recommend further evaluation, any necessary corrections by a qualified roofer.
- 3.2. Loose, lifted flashing(s) noted. In need of correction by qualified roofer.
- 3.3. Exposed Wall flashing noted at flat roof - Periodic care, maintenance required at sealed areas (FYI). Have checked by qualified roofer for any necessary corrections.
- 3.4. All roof flashings in need of further complete evaluation, corrections made by a qualified roofer.
- 3.5. Missing collar at vent pipe noted- mastic used to seal- poor workmanship. Have fixed by qualified roofer.
- 3.6. Missing kickout flashing at roof/wall connection(s)- recommend to install to prevent water stains/damage. Have checked by qualified roofer for corrections.



Missing lockout flashing



Missing collar



#### 4. Roof Drainage Systems

Drainage Type:

- None Installed

**Observations:**

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

#### 5. Roof Vents

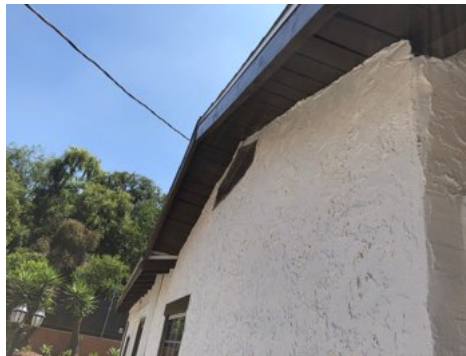
Ventilation Type:

- Gable Vents
- Turbines

**Observations:**

5.1. Turbine type attic vents were noted - This vent type is prone to leaks.

5.2. Bee Hive and/or nesting noted at gable and/or soffit vent(s) at rear unit at rear noted. Recommend to have it checked, removed and necessary corrections made by a qualified Pest specialist.



#### 6. Skylight(s)

**Observations:**

6.1. No major defects and/or damage found at skylight(s) at the time.(FYI)



## 7. Chimney

Number Of Units:

- None

## 8. Other

**Observations:**

**8.1. The roof has been inspected at a time when it was not raining. Since one of the purpose of the roof is to repel water this could not be observed and verified as occurring in all cases. Therefore the roof has not been tested under wet conditions and how it performs in these condition is unknown. No warranty is made that it will not leak when it is under a wet condition.**

**8.2. Recommend further complete evaluation of roof system, necessary corrections or repair performed by a qualified roofer.**

**8.3. Recommend complete system evaluation to determine the cost and scope of work before expiration of your Contingency Period and before the Close of Escrow by a qualified roofer.**



## Garage

### 1. Garage Type

Materials:

- None - Building(s) without Garage, check the records.



## Electrical System

### 1. Service Entrance Conductors

Service Type:

- Overhead Service

Panel Capacity:

- 100 Amp In Each Unit



### 2. Main Panel

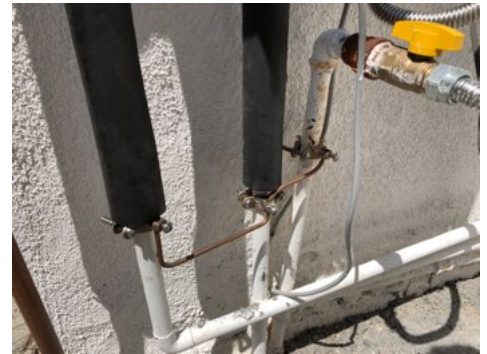
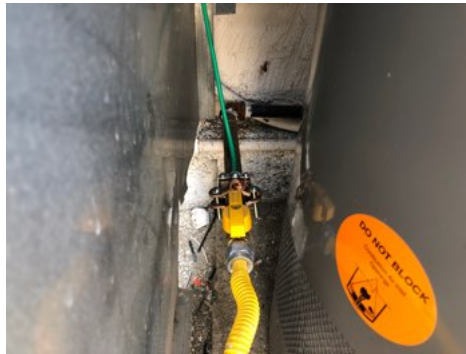
Main Panel Type:

- Circuit Breakers

**Observations:**

**2.1. Ground clamp not visible at the Main water pipe. Recommend to install. Have checked by qualified specialist.**

**2.2. Newer installation or upgraded panel noted. Recommend to check the records, permits.**



### 3. Sub Panels

**Observations:**

**3.1. No major defects noted**



#### 4. Branch Circuit Conductors

Materials:

- Copper
- Non-Metallic Cable
- Conduit
- Not Fully Visible

**Observations:**

**4.1. Most of the electric wiring is enclosed within the walls and ceilings and other parts of the structure. It is not visible and its condition cannot be fully determined. No representation is made as to its status.**

**4.2. Interior grade Flex tubes are used at exterior outlet- Improper. Recommend to have it checked, fixed by a qualified electrician.**

**4.3. Newer wiring, fixtures noted - Check the records, permits.**



Flex/missing cover

#### 5. Exterior Lights, Outlets

**Observations:**

**5.1. Post light(s) did not work at the time. Have it checked, fixed by a qualified Electrician.**

**5.2. Number of outlets with missing, damaged covers noted. Recommend to install new.**

**5.3. Interior grade Flex tubes are used at exterior outlet- Improper. Recommend to have it checked, fixed by a qualified electrician.**





Flex/missing cover

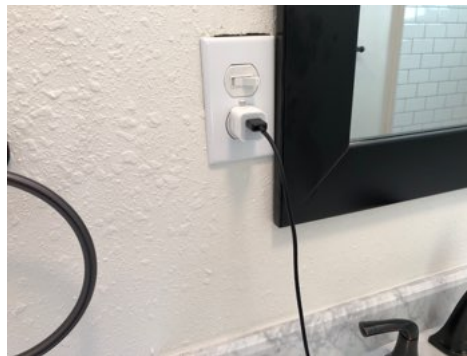


Not working

## 6. Operation of GFCI Outlets

### Observations:

6.1. Recommend to have **GFCI** outlets in all wet locations as a safety upgrade, and to test them periodically. Missing at master bathroom at rear unit. Have checked, fixed by qualified electrician.



## 7. Interior Fixtures, Outlets

### Observations:

7.1. No defects were found with regard to dimmer switches at the time of inspection, but these devices are known to be unreliable and may require future replacement. (FYI)

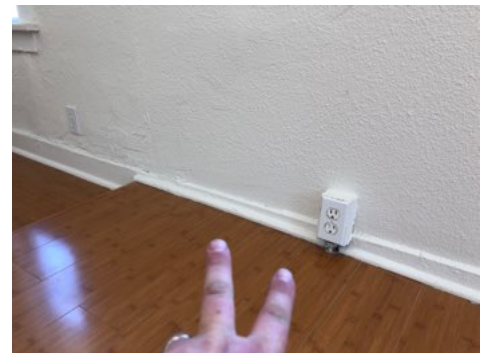
7.2. **Electrical covers (switch, outlets, junction boxes, etc) not removed as part of this inspection - Inspection of the wiring is limited to Main panel. For a more in depth inspection recommend to hire a qualified Electrician.**

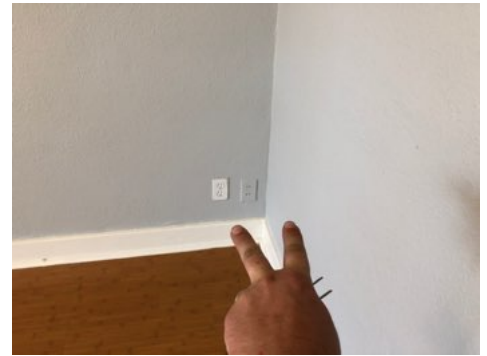
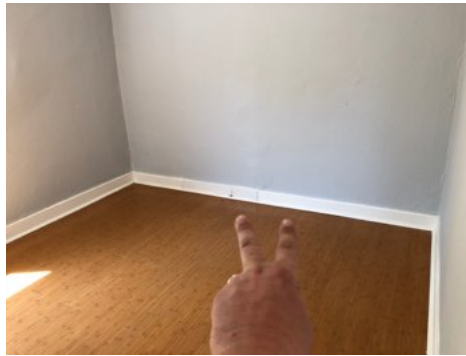
7.3. House was furnished but vacant at the time - Some of the outlets were not visible, accessible at the time to test. Check the records for any known defects, repairs.

7.4. Lack of outlets noted at bedroom(s) - Recommend to add to prevent overload/fire. Recommend further evaluation, necessary corrections made by qualified electrician.

7.5. Painted outlets, switches noted. Recommend to replace for fire safety.

7.6. Newer fixtures noted. Recommend to check the records, permits.





Rear unit bedroom



## 8. Smoke and Carbon Detectors

### Observations:

8.1. Smoke detectors in bedrooms and/or hallway noted - Recommend to test them periodically

8.2. Carbon monoxide detector noted - Recommend to test it periodically.

**8.3. Smoke and Carbon Monoxide detectors, fire alarms/systems not inspected. Beyond the scope of this inspection. Recommend to install smoke and carbon monoxide detectors per City/Manufacturers requirements and test them periodically - Recommend to have checked by a qualified retrofitter. THIS IS A HEALTH/SAFETY CONCERN.**

**8.4. Recommend to install carbon monoxide detectors per City/Manufacturers requirements and test them periodically- should be within 10 feet from each bedroom. Information regarding placement can be found on the State Fire Marshall website at <http://osfm.fire.ca.gov>**





## 9. Door Bell

### Observations:

9.1. Door Bell(s) missing. Recommend to install. Have checked by qualified specialist.

## 10. Low Voltage Systems

### Observations:

10.1. Low Voltage systems (phone, cable, security, intercom, sound... ) not part of this inspection. Check with the seller.

## Plumbing

### 1. Interior Drain, Waste, and Vent Systems

Drain Line Type(s):

- Cast Iron (Old)
- **ABS**
- Not Fully Visible

**Observations:**

1.1. All tested plumbing fixtures drained properly at the time of inspection. FYI

1.2. **This is a limited visual inspection of the readily visible areas of the plumbing systems. Most of the vent pipes are installed in the walls and are not readily visible at this type inspection. Very often when a house, building is remodeled and/or altered vent pipes/clean outs/systems are not properly installed and/or missing. Recommend to check the records, permits and/or Have it Checked by a Qualified Plumber. Most of the plumbing pipes not visible at this inspection. Check the records for any known defects and/or repairs.**

**This is not a code inspection and we do not look for plumbing clean outs. No comments are made regarding the presence or absence or location of clean outs.**

**The waste lines that go out to the sewer system are installed underground and are not visible. Their condition is unknown. The only way to determine their current condition is to have them fully inspected and scoped with a camera by a qualified Plumber/Video Sewer Inspection Specialist to determine their true condition and any necessary repairs.**

**We can not determine if building is on a public sewer system or on a septic system. Recommend to check the records with the seller/builder and or check the public records.**

**Video inspection of the Sewer/Waste pipes is required to determine condition and life expectancy of the Sewer System. No warranty or evaluation is conducted by this inspection company. FAILURE TO CONDUCT A SEWER LINE INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.**

1.3. Sewer clean out at driveway noted - Recommend to check service records.

1.4. House with some old/rusted cast iron sewer waste pipes type - In need of repair/replacement. **LIMITED LIFE EXPECTANCY** - In most cases cast iron sewer pipes should last 50-75 years in a residential application Recommend to hire a qualified plumber for further evaluation for any necessary repair, replacement.

1.5. Newer ABS type waste pipes noted - Recommend to check the records, permits.

1.6. Support method of the ABS waste pipes in the crawl space are considered to be inadequate - Lacks rigid support. Have checked, properly secured and any necessary corrections made by a qualified specialist.

1.7. Combination of newer ABS pipes and old cast iron pipes noted at sewer line under house. Check records and permits for plumbing work previously completed. This indicates original pipes were failing due to age and further upgrades and replacement may be required. Periodic inspection and complete evaluation recommended by qualified plumber.

1.8. Most of the Sewer, Waste pipes are located underground not fully visible/accessible and not part of this inspection. A sewer video inspection must be completed prior to close of escrow by a qualified plumber in order to determine the true condition of the Sewer, Waste line.

1.9. Sewer vent pipe(s) terminates terminates under eaves and below roof line - Improper, should vent above roof and be painted/sealed. In need of further evaluation, necessary corrections/repair made by a qualified plumber.





terminates under roof







## 2. Water Main Line

Type & Location:

- Copper
- Main shut off valve at the right side

Water Pressure (PSI):

- Water pressure was over 80 psi

### Observations:

**2.1. Water main;** Most of the water piping is located under ground - Not visible to comment. Check the records for any known defects, repairs. This is a limited visual inspection we do not perform leak tests on plumbing pipes. Recommend to check the records with the seller for any known issues, repairs with water pipes and or have it checked, tested by a qualified plumber.

**Hose Bibs:** Missing anti-siphon valve at hose bibs (An anti-siphon (or, anti-siphon) valve is a device that prevents liquid from returning to the line from which it came if a siphon action occurs). Recommend to install.

**2.2. Hose Bibs:** Missing anti-siphon valve at hose bibs (A anti-siphon valve is a device that prevents liquid from returning to the line from which it came if a siphon action occurs). Recommend to have checked and installed by a qualified specialist.

**2.3. Main copper water pipe** was not protected from concrete to prevent oxidation.

**2.4. Water pressure** is too high, measured at - 100 PSI - Recommend installation of the regulator and adjust pressure to below 80 PSI.

**2.5. Missing pressure relief valve** at Main water line noted. Recommend to install.

**2.6. Recommend further, complete evaluation, repairs** by a qualified plumber.



100 psi

### 3. Interior Water Supply and Distribution

Supply Line Type(s):

- Copper
- PEX

Observations:

3.1. The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status. Check the records for any known defects and/or repairs.

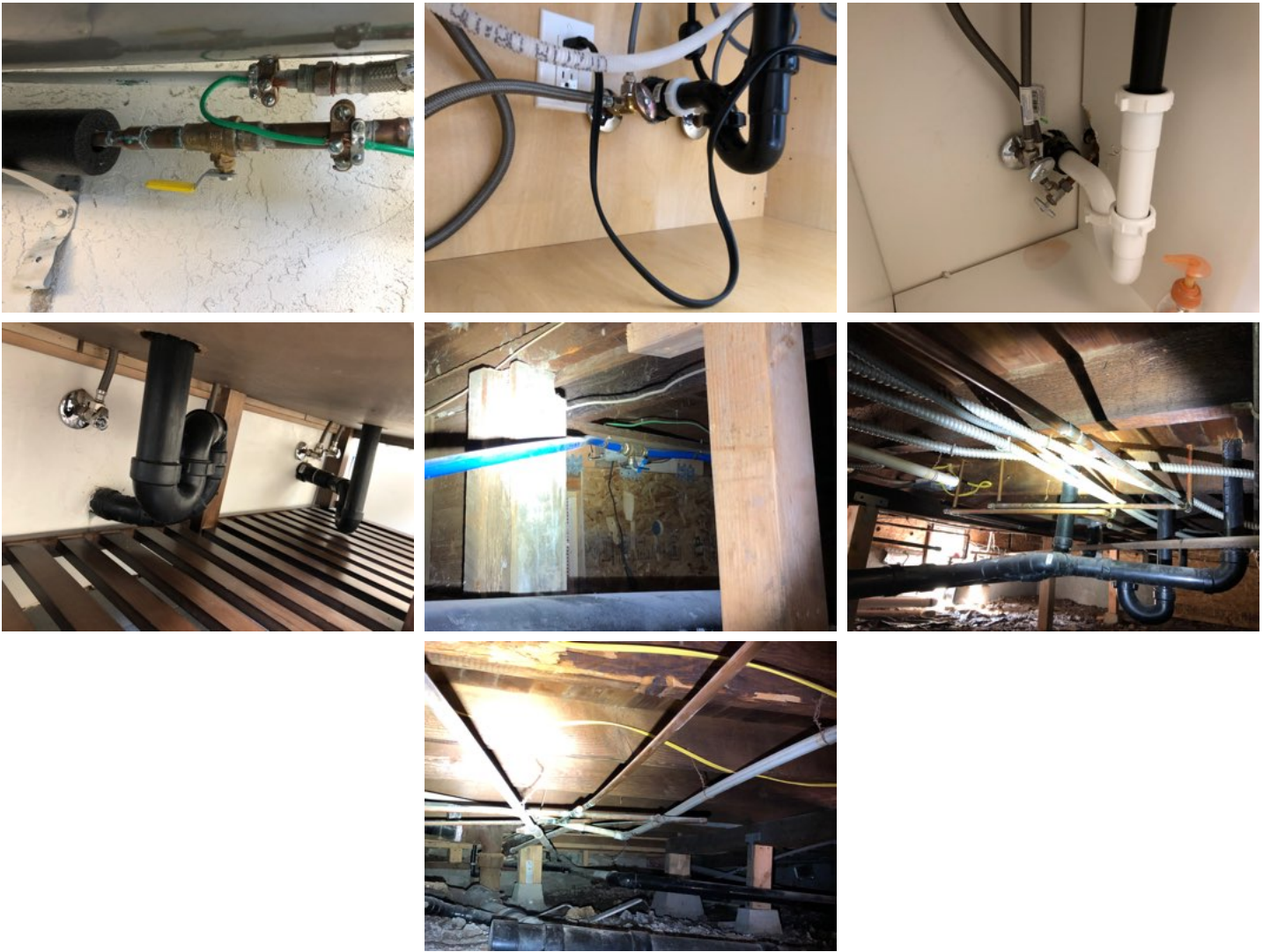
3.2. As of January 1, 2017, The building standards and state law require that flow rates for fixtures in the home not exceed 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. Refer to seller and or have it checked by a qualified retrofitter specialist.

3.3. Recommend to check the records, permits on copper/PEX re-piping and scope of re-piping.

3.4. Most of the plumbing pipes were not visible at this inspection. Check the records for any known defects, repairs.







#### 4. Fuel System

##### Observations:

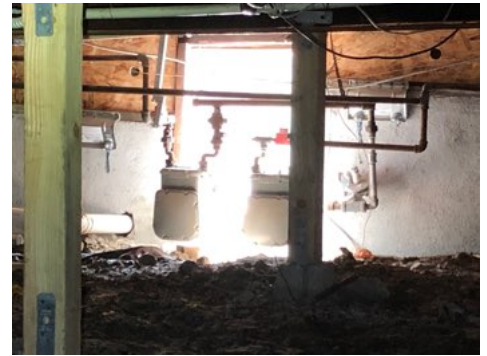
4.1. Gas meter(s) - seismic shut off was present at the time of inspection. (FYI) Not tested at this inspection check the records. Most of the plumbing pipes not visible at this inspection. Check the records for any known defects, repairs.

4.2. **This is a limited visual inspection of the gas system. We have partial access to burn chambers and other interior appliance parts only, and no way to inspect underground/interior wall pipes. Check records, permits for any known issues or repairs - Gas leaks and pipe testing is not part of this inspection The Gas Company has it's own testing methods, which are more intensive, and updated periodically. Recommend contacting the Gas Company for a complete inspection of the gas system and associated appliances before close of escrow.**

4.3. Underground gas pipe noted (type unknown). Have it checked for possible gas leak. Gas leaks or pipe testing not part of this inspection. Recommend to check the building records, permits for any known issues or repairs regarding gas pipes, fuel systems and/or have it tested by the Gas Co. and/or a qualified plumber.

4.4. Gas meter is located in crawl space, poor location - Recommend to relocate to exterior. Check with The Gas Co.

4.5. Old gas valve(s) noted at interior - Recommend to remove and cap the pipe(s)



## 5. Water Heater(s)

Type and Size:

- Gas
- Tankless
- 40 GAL

Age:

- 1 Year Old
- 6 Years Old- tankless

### Observations:

**5.1.** The adequacy or efficiency of the hot water heater cannot be determined in a limited time visual inspection. It is not known how hot the water will get or how long it will last (this is many times a matter of personal preference).

**5.2.** Gas line at water heater without drip leg/sediment trap, these serve as a collection area for sediment to reduce the chance of clogging gas valves and burners, dirt and scale can enter the gas valve and possibly cause malfunctions and may void any remaining appliance warranty (this type installation is common for the area/age) - Check with your Home Warranty provider. Have checked, installed by qualified plumber.

**5.3.** Newly installed tankless water heater noted - To determine the proper size gas line is used for this application/installation is beyond the scope of the Home Inspection. Recommend to check the permits for water heater installation and/or have it checked by a qualified Plumber.

**5.4.** Tankless water heater life expectancy is estimated at around 20 years. Recommend to monitor.

**5.5.** Water heater is a newer installation - recommended to check the records, permits/warranties.

**5.6.** A number of Water Heater installation defects were noted. Further evaluation and necessary corrections by a qualified Plumbing Contractor are recommended.

**5.7.** Recommend water heater(s) installation meet all current safety standards.

**5.8.** Vent pipe improperly installed in need of complete evaluation, necessary correction made by qualified plumber. Have checked prior to close of escrow.

**5.9.** Vent pipe lack screws - Improper. Recommend to correct by qualified specialist.

**5.10.** **IPR valve** line terminates unsafely. Recommend to extend outside into a safe location.

**5.11.** Copper tube was used on condensate pipe without Condensate Neutralizer at tankless water heater. Recommend to replace with **PVC** type drain pipe and install a Condensate Neutralizer. Have it checked and repaired by a qualified plumber.

**5.12.** Water heater lacks a catch pan with exterior routed line. Recommend to install.





## 6. Yard Sprinkler System

### Observations:

6.1. Units without yard sprinkler system. FYI

## 7. Other

### Observations:

7.1. The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status.

7.2. As of January 1, 2017, The building standards and state law require that flow rates for fixtures in the home not exceed 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. Refer to seller and or have it checked by a qualified retrofitter specialist.



## Heating & Cooling System

### 1. Heating System Operation

Heating Type and # of Units:

- Forced Air Gas- front unit
- Wall Air Conditioner(s)/heatpump - rear unit
- One Forced air has
- Two wall units

Heating Size/ Age

- 80.000 BTU
- 1 year old
- 1 Year old
- Unable to determine Size Of The wall Unit(s)

#### Observations:

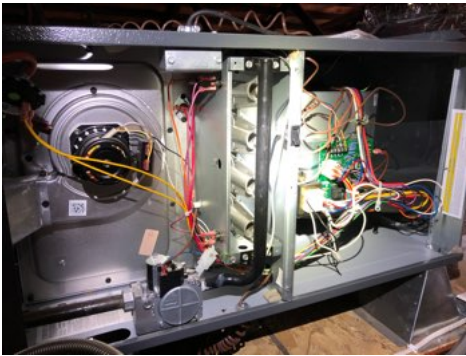
1.1. Unit(s) operated at heat mode at the time.

1.2. Recommend to check the service history with the Seller and to have the unit(s) serviced by a qualified HVAC Contractor if not performed in the past year. Air flow is not a part of this inspection. Recommend to check the disclosures regarding day to day functionality. No service tags noted. This is a limited Visual Inspection - Recommend to have the unit(s) evaluated by a qualified HVAC Contractor. Annual service, evaluation and maintenance is recommended with gas fired furnaces.

1.3. Typical Lifespan of heat unit(s) are 15 to 20 years. Recommend to have a qualified HVAC specialist to inspect and/or evaluate the entire system to have a better understanding and expected life span of the HVAC system.

1.4. Unit(s) are newer/upgraded installation - Recommend to check the records, permits, warranties.





#### 4. Air Filter

Filter Type:

- Disposable Air Filter(s)
- Washable Air Filter(s)- Wall Units

**Observations:**

**4.1. Air filters should be changed or cleaned regularly according to Manufacturer's instructions (seasonally and/or every 3-4 months recommended). Air flow, balance is not a part of this inspection. Recommend to check with the seller about air comfort and distribution.**

**4.2. The Filter(s) are dirty and in need of replacement. Have checked, service/maintenance performed by qualified HVAC specialist.**



14x30x1

#### 5. Distribution Systems

Distribution Type:

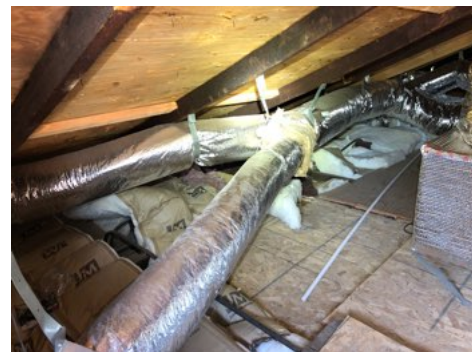
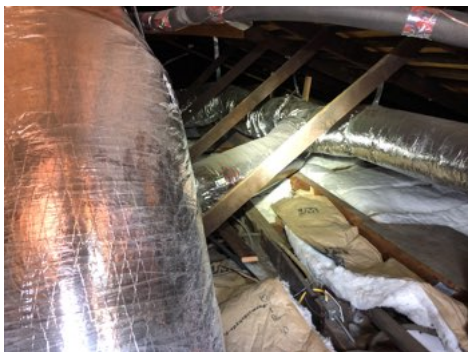
- Insulated Vinyl Air Ducts

**Observations:**

**5.1. We conduct a limited visual inspection of the distribution system components and comment on any defects found. Air flow, distribution, duct sizing and comfort is not a part of this inspection, these require testing by a Qualified HVAC Technician. Temperature is checked at the registers to determine heating/cooling function. Check with the seller for any known defects, issues with air flow and distribution and or have it checked by a Qualified Technician.**

**5.2. Newer air ducts noted- Recommend to check the records, permits.**

**5.3. Newer HVAC installations (After October 1, 2005, Title 24 of the Building Energy Efficiency Standards) require (Home Energy Rating System rating) testing of the ducts for leaks and Refrigerant charge verification. Ducts that leak 15% or more require repair, replacement. This can only be done by a qualified specialist and is beyond the scope of this inspection. (Property inspection does not include HERS efficiency testing of the ducts or Refrigerant charge verification testing - more information can be found at: <https://www.energy.ca.gov/HERS/>)**





## 6. A/C Type, Size, & Age

A/C Type, Size, & Age:

- Split System Central AC
- Window/Wall AC Unit(s) - Not Tested By This Company.
- 1.5 Ton
- 4 Ton
- 1 Year Old
- 1 Year Old

Power Source & Number Of Units:

- One For Each Unit

## 7. A/C Compressor

**Observations:**

7.1. Unit(s) operated at Cool mode at the time. (FYI)

7.2. Recommend to check the service history with the Seller and to have the unit serviced by qualified HVAC Contractor if not performed in the past year. No service tags noted at the unit. Air flow/balance is not a part of this inspection. Recommend to check the disclosures regarding day to day functionality.

7.3. Ambient air test was performed by using thermometers on air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates unit is cooling as intended. The range in Temperature drop was normal at the time of the inspection (FYI).

7.4. Unit(s) appear to be a newer installation- Recommend to check the records/permits/warranties.



## 8. Refrigerant Line



## 9. Evaporator Coil

### Observations:

9.1. Evaporator Coil at FAU is not visible at time of the inspection to comment. Periodic care, maintenance recommended, check the service records.

## 10. A/C Condensation Line

### Observations:

10.1. Primary and Secondary condensation pipe(s) connected together, missing safe T switch- Improper. Recommend to separate. Have checked by a qualified HVAC specialist for any necessary corrections.

10.2. **A/C** condensation lines drain and terminate at sewer vent(s) at attic space- Poor location - Improper (It is possible to get sewer gases inside the house). Recommend to correct. Have checked, corrections made by qualified HVAC specialist.



## 11. Thermostat(s)

### Observations:

11.1. Thermostat(s) operational at the time of inspection. (FYI)

11.2. No thermostat is present for the unit(s) - On-board controls/remote only noted. Only one remote for both wall Units Noted- FYI



## 12. Other

### Observations:

12.1. This is a limited visual inspection of the HVAC SYSTEM. For more detailed inspection of the components: such as air flow, sizing, refrigerant lines, pressure, high temp switches, HERS efficiency testing of the ducts or Refrigerant charge verification testing etc.

Recommend to hire a qualified specialist for further more detailed inspection, evaluation.

12.2. Recommend further evaluation of the HVAC unit(s), any necessary corrections made by a qualified HVAC contractor.

12.3. Recommend complete system evaluation to determine the cost and scope of work before expiration of your Contingency Period and before the Close of Escrow by a qualified HVAC specialist



## Interior

### 1. Ceilings

Ceiling Type(s):

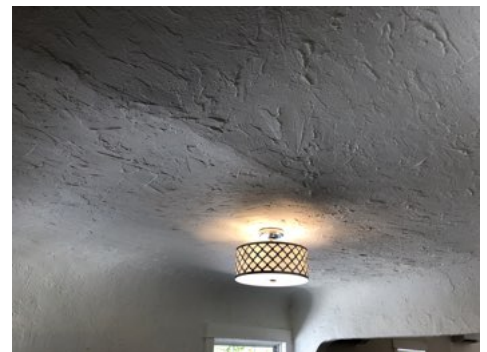
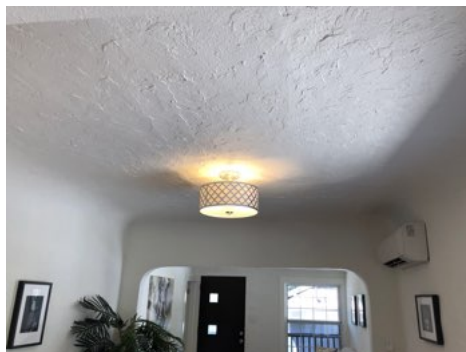
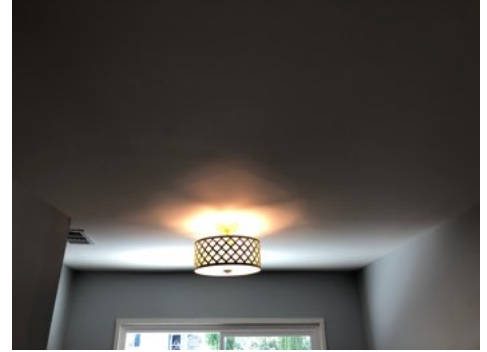
- Sheetrock
- Plaster

**Observations:**

**1.1. Common cracks were noted at the ceilings.**

**1.2. Newer paint job noted - Check the records for any known defects and/or repairs.**

**1.3. Previous Patches, repairs noted at ceiling- Check the records, with seller of any known defects or repairs.**



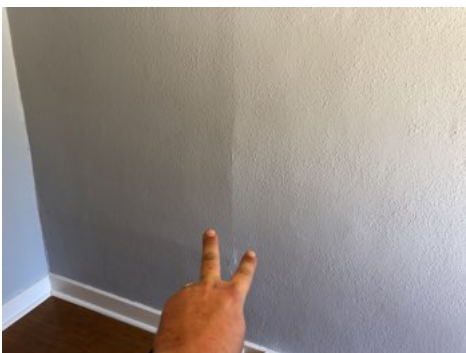
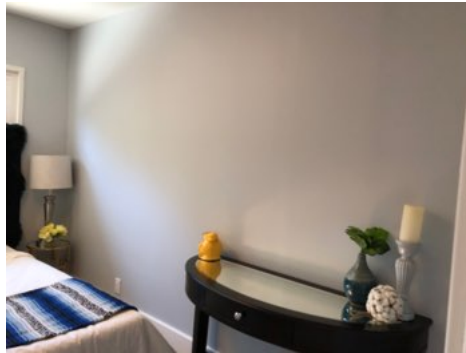
## 2. Walls

Wall Type(s):

- Sheetrock
- Plaster

Observations:

- 2.1. cracks and/or anchor holes were noted at the interior walls. Have checked by qualified paint contractor any necessary correction.
- 2.2. House was furnished but vacant at the time of the inspection (walls were not fully visible)- Recommend to check the records for any known defects and/or repairs.
- 2.3. Newer Paint noted - Check the records for any known defects and/or repairs.
- 2.4. Water stains, damage, bubbling at wall, moisture detected with meter present at the interior wall(s) at rear living area by laundry, seepage Noted from exterior. Recommend further evaluation, repairs by qualified specialist(s).
- 2.5. Signs of Mold like substance present on walls at wall by laundry where bubbling, damage at wall is, seepage Noted from exterior. We did not inspect, test or determine if this is Mold or if this Mold like substance is or is not a health hazard. Recommend you contact a qualified Mold inspector or expert for investigation and/or correction if needed.
- 2.6. Prior patchwork noted at interior wall(s). Check the records, permits and/or with seller of known defects/repairs.





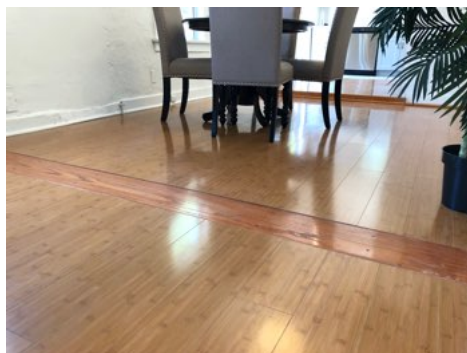
### 3. Floors

Floor Type(s):

- Tile
- Engineered "Wood" Material

**Observations:**

- 3.1. House was furnished but vacant at the time of the inspection - Floors were not fully visible. Recommend to check the records for any known defects and/or repairs.
- 3.2. Floor squeaks are present at the interior of the home (common for this type structures). Have it checked by a qualified flooring contractor.
- 3.3. Area rug(s) noted at inspected property. Rug(s) are not removed or moved at time of inspection, may mask or hide hidden defects. Check with seller for any known defects. Recommend to have checked prior to close of escrow.
- 3.4. Uneven areas, sloping was noted at various areas of the flooring. Check the records for any known defects, repairs and/or have it checked by a qualified specialist(s).
- 3.5. Trip hazards noted due to differing flooring material heights. FYI
- 3.6. Some expanded gaps noted at flooring material joints. In need of further evaluation, corrections by a qualified floor specialist.
- 3.7. Cracked grout, Chipped Engineered wood floor noted at interior at kitchen of rear unit. Recommend further evaluation, corrections made by qualified specialist(s).







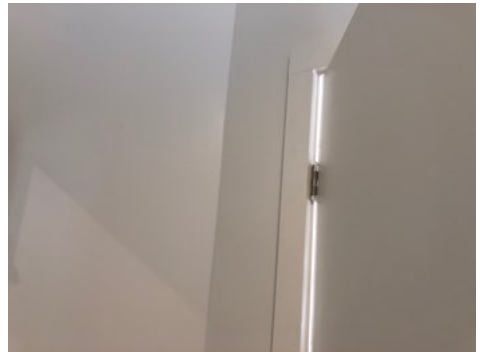
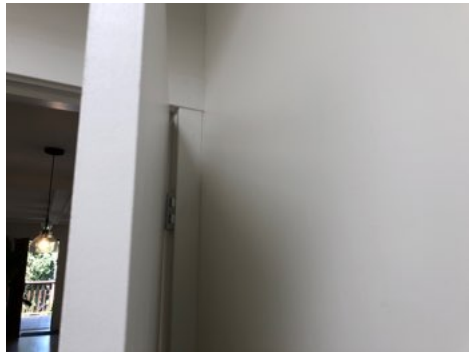
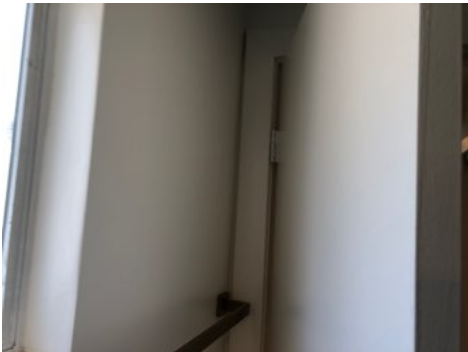
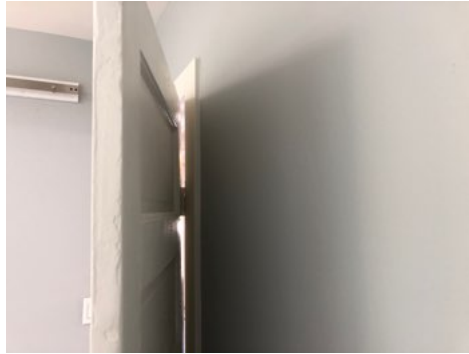
#### 4. Interior Doors

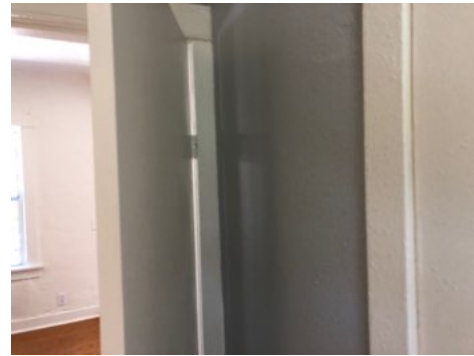
Door Type(s):

- Wood
- Hollow Core
- Wood, Glass

**Observations:**

**4.1. Recommend to install door stops to prevent wall damage.**





## 5. Interior Windows

### Observations:

5.1. No major water stains or seepage/damage found at windows and frames at the time of inspection.

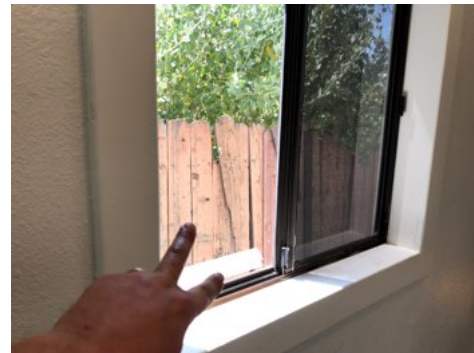
5.2. Dual pane windows noted. It is not always possible to determine fogging of this type of window due to temperature changes, etc - (This company does not inspect or check hermetic seal of windows - FYI). Check with the seller for any know defects, repairs.

5.3. Some Newer replacement vinyl windows noted - no leak tests performed at this inspection. Check the records, warranties.

5.4. House with some old aluminum (single pane) windows type at Add on Noted. Recommend to upgrade.



Single pane- laundry



Single pane- master bath rear unit

## 6. Fireplace

Number Of Fireplaces:

- None

Type Of Unit:

- None

## 7. Laundry Service

Dryer Type:

- Gas Dryer Type
- No 220V Electrical Outlet noted (not tested at this inspection)

Drain Size:

- 2" Diameter

**Observations:**

**7.1. View behind the equipment was limited due to equipment location, space restrictions. Appliances are not removed at this type of inspection. There can be damage, defects not visible as a result. We recommend to check the records, with seller regarding any known defects/issues. Laundry machines and drainage are not part of this inspection. Machines area not tested at this inspection. We inspect and report installation defects. Check with the seller about functionality of the machines. Water pipes and drainage is not tested at this inspection. Check with the seller and or have it tested.**

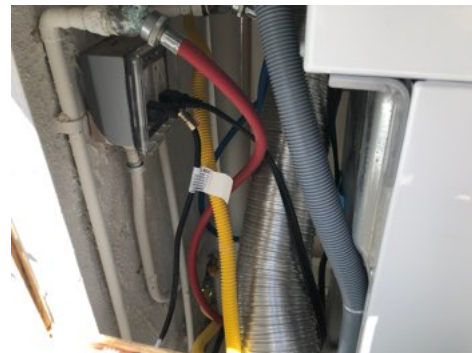
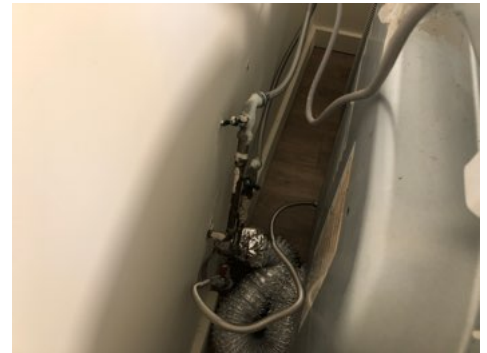
**7.2. Recommend to check the Contracts. warranties on laundry machines.**

**7.3. Water supply pipes, drains not tested at this inspection. Check the records and/or have it tested by a qualified plumber.**

**7.4. Washing machine, laundry area without catch pan and/or drainage pipes. Recommend to install if possible to prevent damage when machines leak.**

**7.5. 20 GFCI Amp outlet is recommended at laundry as a safety upgrade. Have checked by a qualified specialist for correction.**

**7.6. Recommend to check the records/permits for rear laundry area/laundry enclosure. Have checked by qualified contractor any necessary corrections.**





## 8. Other

### Observations:

8.1. This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants. It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report.

This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose. **FAILURE TO CONDUCT A MOLD SPECIALIST CAN RESULT IN EXPENSIVE AND COSTLY REPAIRS.**

8.2. Remodel and/or addition(s) noted to inspected property. Recommend to check the records, permits on remodel, improvements and/or addition(s).

8.3. It is typical when a building is remodeled and/or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.

8.4. Recommend further evaluation by a qualified structural pest specialist.

## Kitchen

### 1. Kitchen General Comments

#### General Pictures

1.1. Appliances are not removed at this type of inspection. There can be damage, defects not visible as a result. We recommend to check the records, seller regarding any known defects/issues.

1.2. It is typical to have hidden defects and or damage inside/under the cabinets, inside the walls where moisture and water can be trapped and Mold growth will occur. Home inspection is a limited, non invasive inspection of readily visible areas. We recommend to hire a Qualified MOLD Inspector for further and complete evaluation to determine the presence or absence of any Mold that may affect the health or safety of the occupants.

1.3. Kitchen(s) remodeled at the time- Recommend to check the records/permits.

1.4. This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants. It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report.

This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose. **FAILURE TO CONDUCT A MOLD SPECIALIST CAN RESULT IN EXPENSIVE AND REPAIRS.**

1.5. New Appliances noted. Check warranties.



Rear unit kitchen

### 2. Cabinets and Counter Tops

Cabinets Type:

- Wood





### 3. Sinks

#### Observations:

3.1. Sink faucet(s) functional at time of inspection.

3.2. Old supply valves/tubes(angle stops) noted- these type of valves are prone to leaks. Recommend to upgrade, have checked by a qualified specialist, plumber.



### 4. Food Waste Disposer

#### Observations:

4.1. Unit operated at the time. (FYI)





## 5. Dishwasher

### Observations:

5.1. Dishwasher operated at the time. (Appliances are not removed at this type of inspection. There can be damage, defects not visible as a result). We recommend to check the records, with seller regarding any known defects or issues.



## 6. Ranges/Oven/Cook Tops

Oven & Cook Top Tyoe:

- Gas Cook Top/oven

### Observations:

6.1. Oven(s) and stove top operational at the time. (FYI)

**6.2. Missing Anti-Tip Device at the freestanding range - Recommend to add for safety concerns. Consult a licensed specialist for proper installation.**



## 7. Range Hood

Range Hood Type:

- Vented- rear unit
- Recirculate Type- front unit

**Observations:**

7.1. Operational at the time. (FYI)

7.2. Recirculate type vent noted at kitchen- recommend to upgrade to vented type system to exterior for upgrade. Have checked by qualified specialist/contractor.



## 8. Microwave

**Observations:**

8.1. Microwave noted - Not part of this inspection. Check with the seller. Proper operation and/or microwave leak is not part of this inspection. We turn the unit on and off and check for visual damage.



## 9. Kitchen Features

Features Type:

- Refrigerator

Observations:

**9.1. Refrigerators are not part of this inspection. Recommend to check the records with the seller for any known defects, repairs. Appliances are not removed at this type of inspection. There can be damage/defects not visible as a result. We recommend to check the records, with seller regarding any known defects/issues.**



## 10. Other

Observations:

**10.1. GFCI type outlets at kitchen noted(FYI). Recommend to test them periodically.**

**10.2. This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants. It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report.**

**This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose. FAILURE TO CONDUCT A MOLD SPECIALIST CAN RESULT IN EXPENSIVE AND REPAIRS.**





## Bathroom General Comments

### 1. Bathroom General

#### Observations:

1.1. This is true to all bathrooms: It is typical to have hidden defects and or damage inside/under the cabinets, inside the walls where moisture and water can be trapped and Mold growth will occur. Home inspection is a limited, non invasive Inspection of readily visible areas. We recommend to hire a Qualified MOLD Inspector for further and complete evaluation to determine the presence or absence of any Mold that may affect the health or safety of the occupants.

Supply valves/angle stops not tested at this inspection(this type valves not reliable and may leak if turned on and off). Check the records with the seller for any known issues/repairs regarding the supply valves.

1.2. Recommend to re-caulk at fixtures, trims, enclosures as routine maintenance.

1.3. Bathroom(s) remodeled at the time - Recommend to check the records, permits.

1.4. This is true to all the bathrooms: This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants.

It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.

**FAILURE TO CONDUCT A MOLD INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.**

## Bathroom #1

### 1. Bathroom # 1

Location:

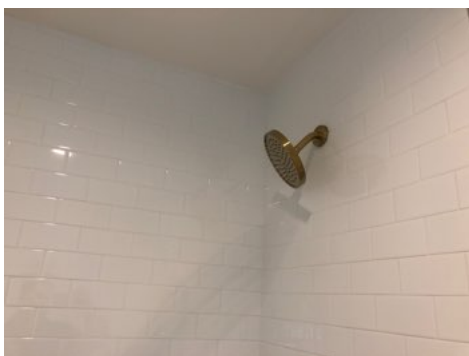
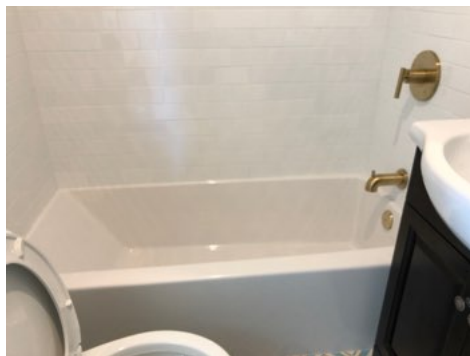
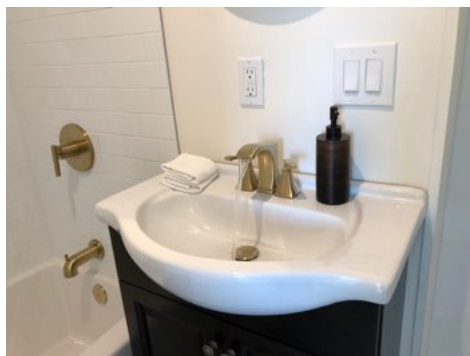
- Jack and Jill Bathroom

Fixtures:

- Toilet, Sink(s), Tub
- Exhaust Fan

**Observations:**

1.1. No major defects noted at the time to report.



### 2. Sink(s), Faucets

**Observations:**

2.1. Sink faucet(s) functional at time of inspection.

2.2. Missing proper backsplash at sink noted. Recommend to install to prevent water damage.





### 3. Electrical

**Observations:**

3.1. GFCI type outlet(s) noted. Recommend to test periodically.

## Bathroom #2

### 1. Bathroom # 2

Location:

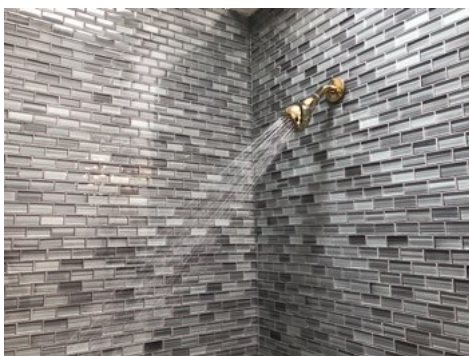
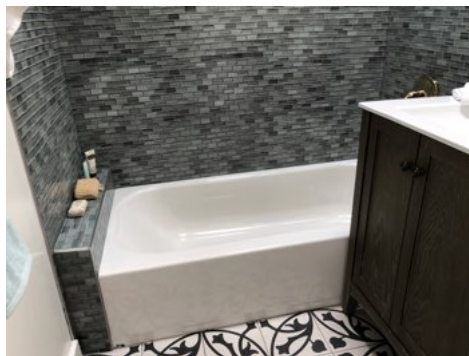
- Guest Bathroom

Fixtures:

- Toilet, Sink(s), Tub
- Exhaust Fan

**Observations:**

1.1. No major defects noted at the time to report.



### 2. Sink(s), Faucets

**Observations:**

2.1. Sink faucet(s) functional at time of inspection.

2.2. Missing proper backsplash at sink noted. Recommend to install to prevent water damage.

2.3. Old supply valves/tubes(angle stops) noted- these type of valves are prone to leaks. Recommend to replace/upgrade by a qualified specialist, plumber.



### 3. Bathtub

#### Observations:

3.1. Missing shower curtain noted- FYI

### 4. Electrical

#### Observations:

4.1. GFCI type outlet(s) noted. Recommend to test periodically.

### 5. Exhaust Fan, Heater

#### Observations:

5.1. Dirty exhaust fan(s) noted. Recommend to clean, service.

5.2. Improper cover at vent fan noted- have checked- not removable  
To clean, service.





## Bathroom #3

### 1. Bathroom # 3

Location:

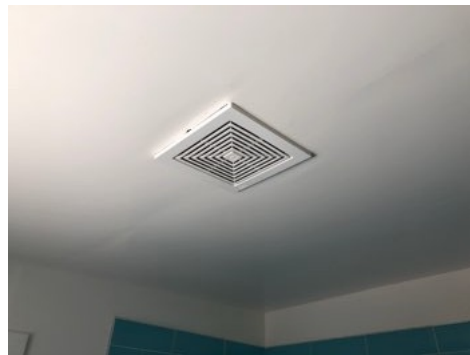
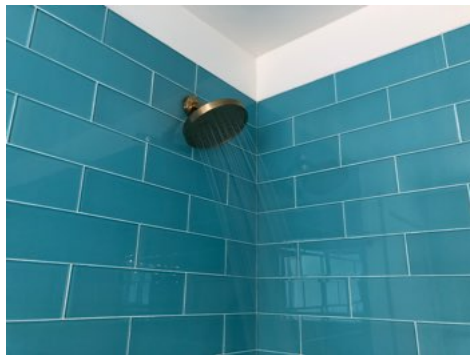
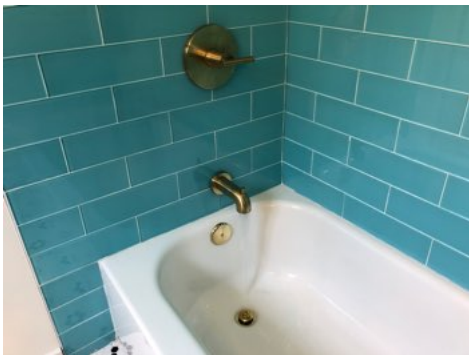
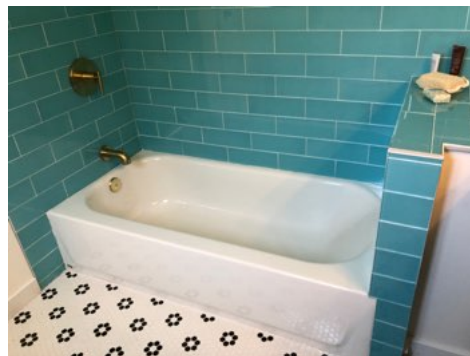
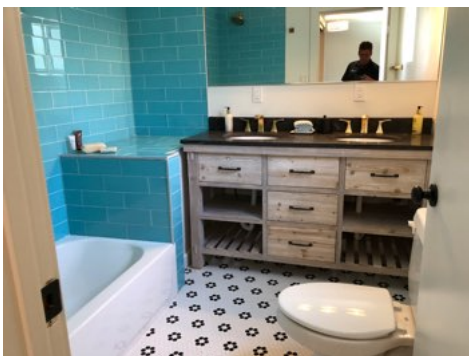
- Master Bathroom

Fixtures:

- Toilet, Sink(s), Tub
- Exhaust Fan

**Observations:**

1.1. No major defects noted at the time to report.



### 2. Sink(s), Faucets

**Observations:**

2.1. Sink faucet(s) functional at time of inspection.

2.2. Old supply valves/tubes(angle stops) noted- these type of valves are prone to leaks. Recommend to replace/upgrade by a qualified specialist, plumber.



### 3. Bathtub

**Observations:**

3.1. Missing shower curtain - FYI

### 4. Electrical

**Observations:**

4.1. GFCI type outlet(s) noted. Recommend to test periodically.

## Bathroom #4

### 1. Bathroom # 4

Location:

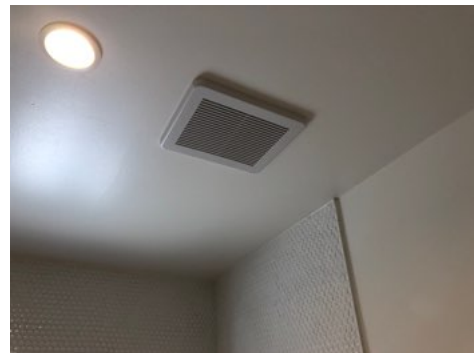
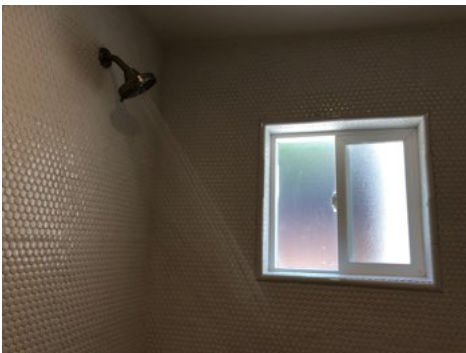
- Rear unit Guest Bathroom

Fixtures:

- Toilet, Sink(s), Tub
- Exhaust Fan

**Observations:**

- 1.1. No major defects noted at the time to report.



### 2. Sink(s), Faucets

**Observations:**

- 2.1. Sink faucet(s) functional at time of inspection.
- 2.2. Missing proper backsplash at sink noted. Recommend to install to prevent water damage.
- 2.3. Old water stains noted under sink cabinet. No active leak noted at the time.
- 2.4. Old supply valves/tubes(angle stops) noted- these type of valves are prone to leaks. Recommend to replace/upgrade by a qualified specialist, plumber.



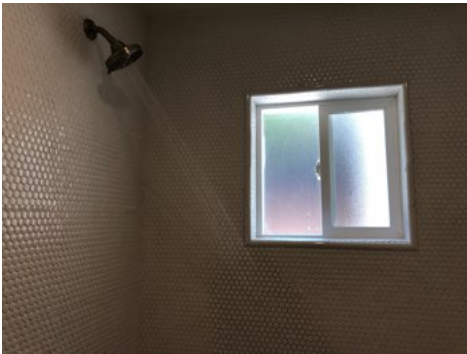


### 3. Bathtub

#### Observations:

3.1. Leaking at downspout noted at shower mode due to defective diverter. Have it checked, repaired, replaced.

3.2. Window was set too low at tub/shower head. Recommend to install curtain to prevent water seepage, damage.



### 4. Electrical

#### Observations:

4.1. GFCI type outlet(s) noted. Recommend to test periodically.

## Bathroom #5

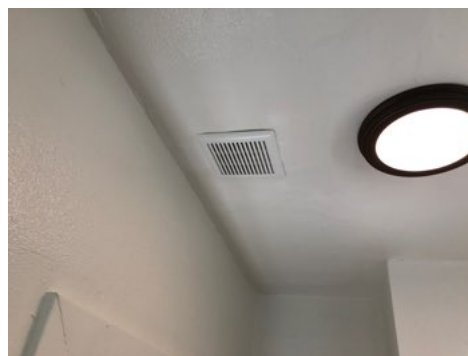
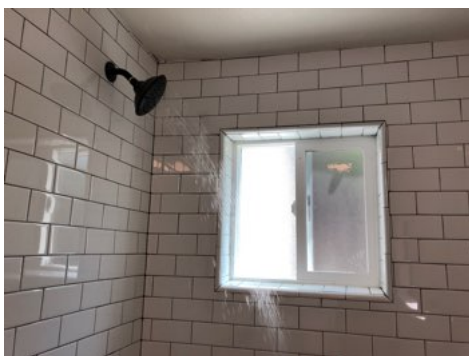
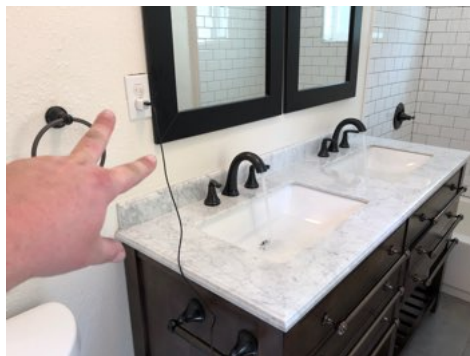
### 1. Bathroom # 5

Location:

- Master Bathroom

Fixtures:

- Toilet, Sink(s), Tub
- Exhaust Fan



### 2. Sink(s), Faucets

Observations:

- 2.1. Sink faucet(s) functional at time of inspection.

### 3. Bathtub

Observations:

- 3.1. Window was set too low at tub/shower head. Recommend to install curtain to prevent water seepage, damage.



#### 4. Electrical

##### Observations:

4.1. Recommend to install GFCI type outlet at Bathroom(s) and to test periodically. This is a safety upgrade. Missing GFCI outlet at bathroom. Recommend to install GFCI type outlet by qualified electrician



#### 5. Exhaust Fan, Heater

##### Observations:

5.1. Noisy exhaust fan noted - Recommend to upgrade.





## Attic

### 1. Attic Access Location

Observation Method:

- From Entry- rear unit
- Crawled- front unit

Attic Info:

- Scuttle Hole- rear unit
- Missing Attic Access at interior of front unit
- Gable vents

**Observations:**

**1.1. Attic access is missing and/or not installed at front unit, scuttle hole screwed shut/sealed at rear unit- gable Vents used to access attic space . Recommend to correct.**



Sealed shut- bedroom closet- rear unit

### 2. Roof Structure and Attic

Roof Type:

- Rafters/Ridge Board

Ceiling Type:

- Ceiling Joists

**Observations:**

**2.1. Ceiling joists were not fully visible to comment due to insulation. Check the records for any known defects, repairs.**

**2.2. Water staining was noted to the structure at both units at the time of inspection. Unable to determine if leak is present and/or has been previously fixed. Check with the seller for any known roof leaks or repairs and/or have it checked by a qualified roofer to make sure roof is free of leaks.**

**2.3. Attic at rear unit was inspected from opening due to limited clearance. Inspection was limited. Check the records for any known defects, repairs.**

**2.4. Old Roof Debris noted in the attic. Removal recommended.**

**2.5. Some dips and/or sags on roof in areas. This is typical of older construction where possibly rafters were undersized and created sag. Recommend a qualified framing contractor repair as needed.**

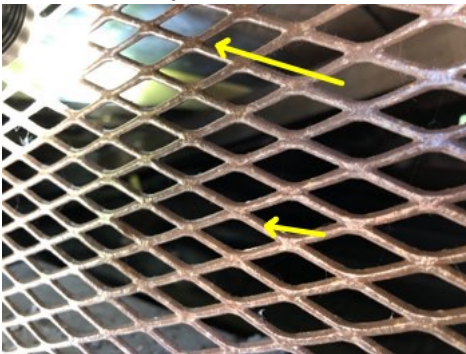
**2.6. Newer work, Alterations noted at attic framing. Recommend to check the records, permits.**

**2.7. Missing ridge board at framing noted- common for this age- recommend further evaluation by qualified framing contractor for any necessary corrections.**

**2.8. Moisture stains/damage at some areas noted at front unit attic. Have checked, necessary corrections/repairs made by qualified framing contractor or roofer.**



Damage at framing- soft spots noted when walking roof- in need of repair



### 3. Insulation

Insulation Type:

- Fiberglass

Observations:

- 3.1. No insulation at some areas present in the attic of the inspected property at rear unit. Recommend to install approved insulation material in the attic.
- 3.2. Inadequate insulation, poor coverage of insulation was noted - Correction recommended.
- 3.3. Some loose and/or missing insulation noted at attic space. Have it checked, fixed.
- 3.4. Insulation in attic covers or is too close to recessed light fixtures. This is a fire hazard, correction is recommended.
- 3.5. Insulation in attic is installed wrong side up (upside down). Have it checked, fixed by a qualified specialist.





#### 4. Venting

Venting Type:

- Gable Vents
- Turbines

**Observations:**

4.1. To calculate if proper size and type of attic vents are installed is beyond the scope of this inspection. You may need to hire a qualified contractor to calculate the attic space and determine if existing vents are adequate for proper ventilation.

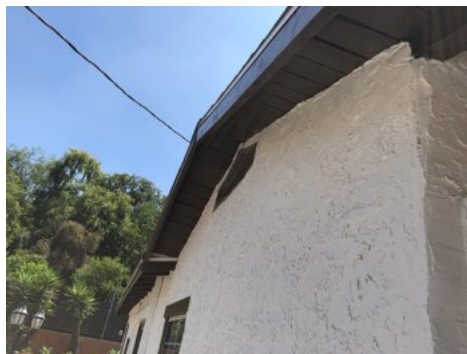
4.2. Turbine type attic vents were noted - This vent type is prone to leaks.

4.3. Heater vent pipe touching roof in the attic. A 1" clearance required for fire safety.

Recommend to correct

4.4. Bee Hive and/or nesting noted at gable and/or soffit vent(s) at rear unit at rear.

Recommend to have it checked, removed and necessary corrections made by a qualified Pest specialist.



#### 5. Other

**Observations:**

5.1. This is not a structural pest control (termite) inspection - Recommend to hire a qualified Structural Pest inspector for complete building inspection.



# Foundation

## 1. Foundation

Observation Method:

- Crawled

Foundation Type:

- Raised

**Observations:**

**1.1. This is an Old raised Foundation type structure. Structural comments are of the conditions observed at the time of the inspection are the opinion of the inspector(who is not a structural engineer and or a foundation contractor). For expert evaluation of the structure (foundation, walls, framing, anchoring/retrofitting...) we recommend to hire a qualified structural engineer and or foundation contractor/expert.**

**We may not comment on minor deficiencies such as commonplace settlement cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing. There is no absolute standard for evaluating cracks, but those that are less than 1/4" are generally not regarded as structurally relevant. Further evaluation of foundation walls and framing by a qualified foundation contractor/inspector is recommended by This Inspection Co.**

**1.2. This is an Old raised Foundation type structure. Further evaluation of foundation walls and framing by a qualified foundation contractor, inspector is recommended by This Inspection Co.**

**1.3. This is not a structural pest control(termite) inspection - Recommend to hire a qualified Structural Pest inspector for complete building inspection.**

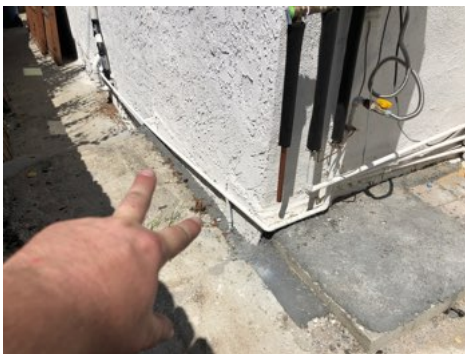
**1.4. Newer work, alterations noted at crawlspace. Recommend to check the records, permits.**

**1.5. Efflorescence was noted present on the foundation walls. Recommend to keep moisture around the inspected property to a minimum.**

**1.6. Foundation vents were set low at exterior soil, water seepage into the crawl space noted. Recommend to built a curb to prevent water intrusion.**

**1.7. Moisture stains, dampness noted at grading and/or scaling stains noted at grading at crawlspace at both units - check with seller of known defects, repairs. Recommend complete evaluation and to have checked, necessary corrections made by qualified foundation and/or drainage specialist.**

**1.8. Recommend further complete evaluation, necessary corrections made by qualified foundation specialist.**





Dampness/scaling

Dampness/scaling





## 2. Walls

Walls Type:

- Concrete
- 2 x 4 Wood Cripple Walls

Anchor Bolts:

- Newer Bolts Noted at Exterior Walls - Check The Records

**Observations:**

- 2.1. Efflorescence was noted present on the foundation wall. Recommend to keep moisture around the inspected property to a minimum.**
- 2.2. Newer foundation bolts, anchors, straps noted. Check the records, permits.**
- 2.3. Newer work, alterations noted. Recommend to check the records, permits.**
- 2.4. Moisture stains, dampness noted at grading and/or scaling stains noted at grading at crawlspace at both units - check with seller of known defects, repairs. Recommend complete evaluation and to have checked, necessary corrections made by qualified foundation and/or drainage specialist.**
- 2.5. Recommend further, complete evaluation by a qualified foundation specialist.**



## 3. Columns or Piers

Type:

- Wood Posts
- Concrete Piers

**Observations:**

- 3.1. This is an Old raised Foundation type structure. Further evaluation of foundation walls and framing by a qualified foundation contractor, inspector is recommended by This Inspection Co.**
- 3.2. Wood support posts are have newer T strap connectors. Recommend to have checked records, permits.**
- 3.3. Newer work, alterations noted. Recommend to check the records, permits.**





Damp/scaling

#### 4. Floors

Floors Type:

- Wood Floor Joists

**Observations:**

**4.1. moisture staining was present at the floor structure in the crawl space. Recommend further evaluation, necessary corrections by a qualified structural pest inspector.**

**4.2. Floor system is not insulated. Heat loss can occur more on this home than one that is properly insulated.**

#### 5. Foundation Ventilation

**Observations:**

**5.1. Foundation vent(s) are below ground level at exterior soil/slab, which appears to be allowing water to enter crawlspace. Recommend to re-grade and/or install proper flashing, curb to prevent water seepage.**





## 6. Other

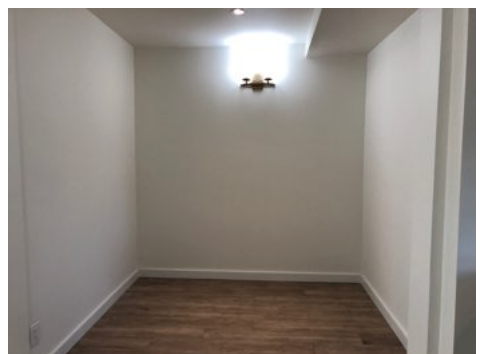
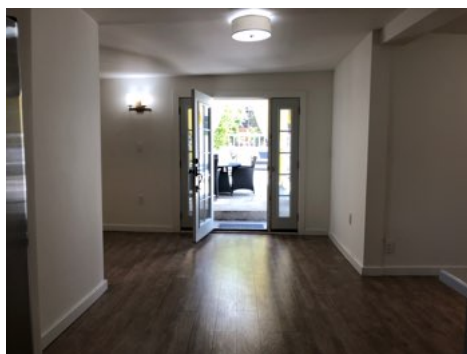
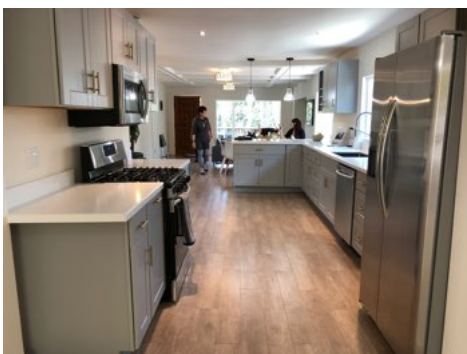
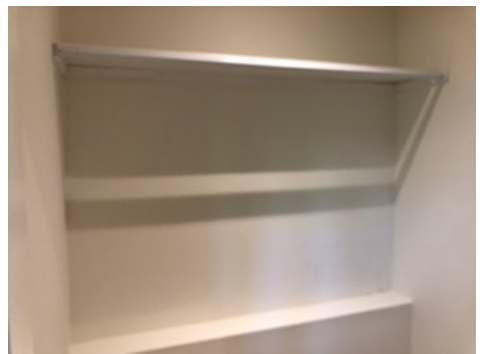
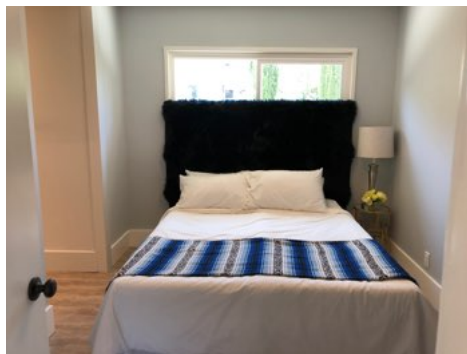
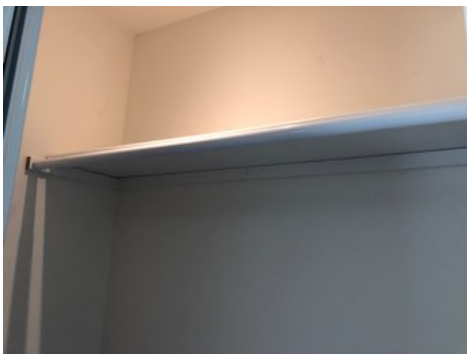
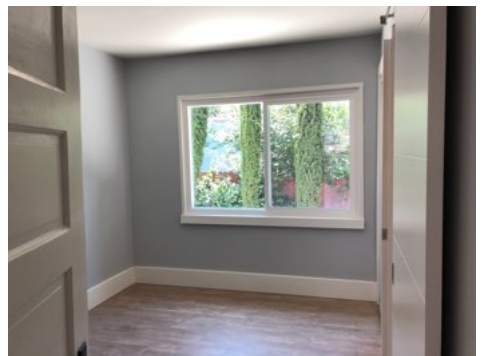
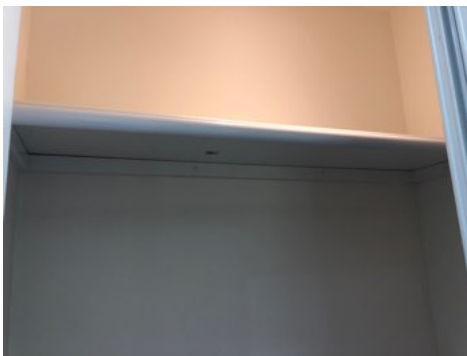
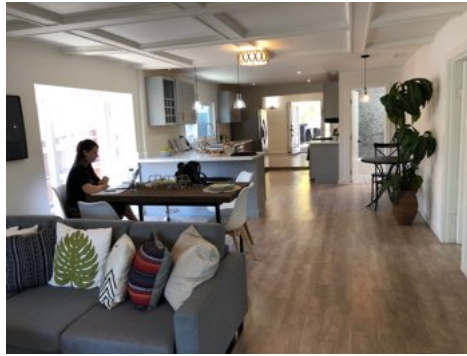
### Observations:

- 6.1. Recommend to check the Building Records and Permits on additions, alterations.
- 6.2. Recommend to check the Building Records and Permits.
- 6.3. This is not a structural pest control(termite) inspection - Recommend to hire a qualified Structural Pest inspector for complete building inspection.
- 6.4. House built on hillside grade. In these cases further evaluation by a qualified Structural Engineer and/or Geological evaluation is recommended by this Property Inspection Company. Hillside is not part of this inspection and property lines are not checked or determined at this inspection.

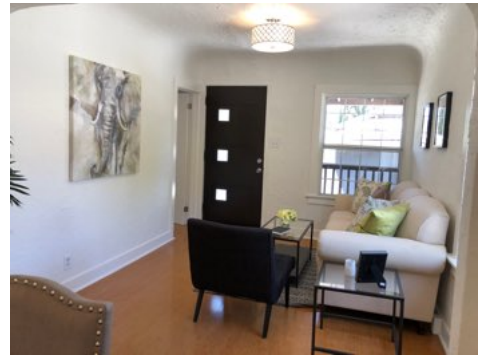


## Additional Photos

### 1. Interior Photos







Rear unit

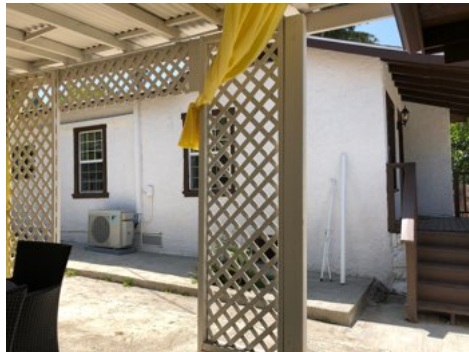


Rear unit kitchen

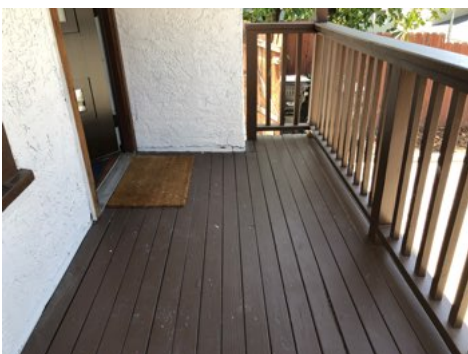


## 2. Exterior Photos





Loose- not grippable







## Invoice

### 1. Inspection Fee:

Materials:

- Inspection Fee: \$525

Materials:

- Credit Card

## Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves

## Report Summary

<b>Exterior and Grounds</b>		
<b>Page 9 Item: 1</b>	<b>Driveway and Walkways</b>	<p>1.1. Cracks present at driveway/sidewalk surfaces.</p> <p>1.2. Evidence of Poor Drainage present at driveway/sidewalk surfaces- seepage Noted at interior wall at front unit at left rear, recommend further evaluation by qualified drainage contractor.</p>
<b>Page 9 Item: 2</b>	<b>Vegetation, Grading, and Drainage</b>	<p>2.1. Slab is high at the foundation (at sill plate and/or weep screed). Water seepage can occur- signs of seepage Noted at front unit interior wall at left rear. Recommend to re-grade. Keep water and vegetation away from structure. Have it checked and necessary corrections made by a qualified drainage contractor. Note: possible hidden damage could be inside the walls. Have it checked by a qualified Mold Inspector.</p> <p>2.2. House without drainage pipes. Possible water ponding at rear/side elevations noted. Check with the seller for any known defects, repairs. Have it checked by a qualified contractor.</p> <p>2.3. Added curb wall at exterior of the foundation is indication of attempt to address poor drainage/moisture seepage issue. (FYI)</p> <p>2.4. Patio slab and/or grading/walkways built high at foundation, covers stucco <b>drip edge</b> - Improper, poor workmanship noted. Possible seepage can occur. Have it checked by a qualified contractor.</p> <p>2.5. House built on hillside grade - In these cases further evaluation by a qualified Structural Engineer and/or Geological evaluation is recommended by this Property Inspection Company. Hillside is not part of this inspection, property lines are not checked - FYI</p>



Page 10 Item: 3	Porch/Patio, Decks, Steps/Stairs, Railings	<p>3.1. Cracks, settlement, uneven present at rear patio area(s)/walkways. Have it checked, any necessary corrections made by a qualified contractor.</p> <p>3.2. Uneven rise was noted at exterior steps- this condition present trip hazards. Recommend to have checked, any necessary corrections made by a qualified contractor.</p> <p>3.3. Due to patio cover and deck construction we recommend you check all applicable permits, records and to have further evaluation by a qualified contractor.</p> <p>3.4. Earth To Wood Contact at support post(s) at many areas at patio cover/decks. Have it checked, corrected by a structural pest specialist.</p> <p>3.5. Post base(s) missing, Recommend to be connected to concrete footings by a post base with a 1" standoff. Have checked, necessary corrections made by qualified specialist.</p> <p>3.6. Newer paint noted at patio covers/decks noted - check the records, with seller any known defects, repairs. Recommend further complete evaluation, necessary corrections made by qualified structural pest specialist.</p> <p>3.7. Metal and/or plastic patio covers Noted. These type of covers prone to leaks, regular periodic maintenance required- holes, gaps/damage noted at patio cover. Have checked, corrections/repairs made by qualified specialist.</p> <p>3.8. Loose handrail(s) noted at step(s)/decking. Have checked, repaired by a qualified contractor.</p> <p>3.9. Riser at steps were over 7/3/4" at some areas- not with today's standards, a trip hazard. Have checked by qualified specialist for necessary correction</p> <p>3.10. Patio slab and/or grading/walkways built high at foundation, covers stucco drip edge - Improper, poor workmanship noted. Possible seepage can occur- seepage Noted at interior wall at front unit at left rear. Have it checked by a qualified contractor.</p> <p>3.11. Wall to deck flashing not visible, covered, and/or missing - Improper. Possible seepage can occur. Have it checked by a qualified specialist.</p> <p>3.12. Recommend further complete evaluation of decks/patio cover, necessary corrections made by a qualified specialist, contractor.</p>
Page 12 Item: 4	Retaining and Garden Walls	<p>4.2. Missing trench drain/swale at retaining wall at hillside noted at front yard- bowing/leaning noted at wall - Recommend to built to divert hillside water away from wall. Have it checked by a qualified contractor.</p> <p>4.3. Timber/Wood boards noted at exterior at left side at rear, damage/deterioration/age defects/leaning noted. Recommend to have checked, necessary corrections/repair made by qualified contractor or geotechnical specialist.</p> <p>4.4. Cracks, leaning noted at garden/retaining walls. Have it checked by a qualified specialist, contractor.</p>

Page 13 Item: 5	Fencing and Gates	<p>5.1. Age defects noted to fencing. Recommend to have fully evaluated for necessary repairs by qualified contractor.</p> <p>5.2. Fencing in need of repairs at some areas. Have it checked by a qualified contractor</p> <p>5.3. Gate(s) in need adjustment or repairs noted at left side, loose noted. Have checked, fixed by qualified specialist.</p> <p>5.4. Old, weathered, fencing noted. Have it checked by a qualified specialist.</p> <p>5.5. Fencing was loose/leaning at areas. Recommend Further Evaluation, repairs by qualified specialist.</p> <p>5.6. Loose Wood boards in use as fencing noted at some area(s), missing proper fence. Have checked by qualified specialist for correction.</p>
Page 14 Item: 6	Eaves, Soffits, and Fascia	<p>6.1. Newer paint noted which may mask older defects. Have it checked by a qualified structural pest inspector.</p> <p>6.2. Wasp Nest(s) noted at eaves. Recommend to have it checked, removed/cleaned by a qualified Pest specialist.</p>
Page 15 Item: 7	Wall Cladding, Flashing, and Trim	<p>7.1. Cracks were noted in the exterior stucco walls. Have checked by paint contractor.</p> <p>7.2. Cracked, damaged areas noted at stucco wall at several areas noted - In need of patch, paint, Repair. Have it checked by a qualified contractor(s).</p> <p>7.3. Newer paint noted which may mask older defects. Have it checked by a qualified structural pest inspector.</p> <p>7.4. Missing flashing at the base of the wood siding- poor clearance noted, siding is embedded in concrete curb- poor workmanship- wood will rot. Have it checked by a qualified specialist for correction.</p> <p>7.5. Water stains, damage, bubbling at interior wall, moisture detected with meter present at the interior wall(s) at rear living area by laundry, seepage Noted from exterior at siding, caulking noted where walkway/wall meet, missing wall/deck flashing. Recommend further evaluation, repairs by qualified specialist(s).</p> <p>7.6. Cavity/opening at exterior wall at left rear- recommend to correct/seal to prevent water seepage and future damage. Have checked by qualified contractor.</p>
Page 16 Item: 8	Window Trim and Sills (Exterior)	<p>8.1. Some Newer replacement vinyl type window(s) noted - Check the records, warranties. Periodic maintenance around the frame, sealant required (to prevent water seepage).</p> <p>8.2. Some Dual pane windows noted. It is not always possible to determine fogging of this type of window due to temperature changes, etc. Check with the seller or records for any know defects, repairs.</p> <p>8.3. Newer paint at windows frame noted which may mask older defects. Have it checked by a qualified structural pest inspector.</p> <p>8.4. House with some old aluminum (single pane) windows type. Recommend to upgrade.</p>

Page 17 Item: 10	Other/Features	<p>10.2. Recommend to check the building records, permits.</p> <p>10.3. Recommend to check the building records, permits on: additions, alterations, remodel.</p> <p>10.4. House built on hillside grade. In these cases further evaluation by a qualified Structural Engineer and/or Geological evaluation is recommended by this Property Inspection Company. Hillside is not part of this inspection and property lines are not checked or determined at this inspection.</p>
<b>Roofing</b>		
Page 19 Item: 1	Roof Pictures	<p>1.1. We recommend an annual inspection, service, maintenance of the roofing material and its components to prevent leaks and/or damage. This is a visual inspection - The home inspector cannot warranty the roof to be free from leaks in the past or the future. Check the service records, with seller regarding any known defects or repairs relating to the roof.</p> <p>1.2. Newer roof cover noted - Check records, permits, warranties with seller.</p>
Page 19 Item: 2	Roof Coverings	<p>2.3. Exposed fastener(s), nail(s) noted at area(s) of the roofing which may allow moisture/water penetration. Recommend to seal, have checked, corrections made by qualified specialist.</p> <p>2.4. Some dips and/or sags/soft spots on roof in areas when walking at front unit roof. This is typical of older construction where possibly rafters were undersized and created sag. Recommend a qualified framing contractor repair as needed.</p> <p>2.5. Newer roof cover noted- this roof was not tested under wet conditions - Check the records, warranties.</p> <p>2.6. Yearly roof service contract with a qualified Roofing Company is recommended.</p> <p>2.7. Moisture stains/damage at some areas noted at front unit attic. Have checked, necessary corrections/repairs made by qualified framing contractor or roofer.</p> <p>2.8. Recommend further complete evaluation of roof system, necessary maintenance and/or corrections performed by a qualified roofer.</p>
Page 21 Item: 3	Flashings	<p>3.1. Roof to wall flashing is not visible and/or covered with mastic (Hidden damage may exist). Periodic maintenance is required to prevent leaks. Recommend further evaluation, any necessary corrections by a qualified roofer.</p> <p>3.2. Loose, lifted flashing(s) noted. In need of correction by qualified roofer.</p> <p>3.3. Exposed Wall flashing noted at flat roof - Periodic care, maintenance required at sealed areas (FYI). Have checked by qualified roofer for any necessary corrections.</p> <p>3.4. All roof flashings in need of further complete evaluation, corrections made by a qualified roofer.</p> <p>3.5. Missing collar at vent pipe noted- mastic used to seal- poor workmanship. Have fixed by qualified roofer.</p> <p>3.6. Missing kickout flashing at roof/wall connection(s)- recommend to install to prevent water stains/damage. Have checked by qualified roofer for corrections.</p>



Page 22 Item: 4	Roof Drainage Systems	4.1. Gutters appear intact but due to the lack of recent rain, I am unable to determine if gutters leak at seams or spills water.
Page 22 Item: 5	Roof Vents	5.1. Turbine type attic vents were noted - This vent type is prone to leaks. 5.2. Bee Hive and/or nesting noted at gable and/or soffit vent(s) at rear unit at rear noted. Recommend to have it checked, removed and necessary corrections made by a qualified Pest specialist.
Page 23 Item: 8	Other	8.1. The roof has been inspected at a time when it was not raining. Since one of the purpose of the roof is to repel water this could not be observed and verified as occurring in all cases. Therefore the roof has not been tested under wet conditions and how it performs in these condition is unknown. No warranty is made that it will not leak when it is under a wet condition. 8.2. Recommend further complete evaluation of roof system, necessary corrections or repair performed by a qualified roofer. 8.3. Recommend complete system evaluation to determine the cost and scope of work before expiration of your Contingency Period and before the Close of Escrow by a qualified roofer.

### Electrical System

Page 25 Item: 2	Main Panel	2.1. Ground clamp not visible at the Main water pipe. Recommend to install. Have checked by qualified specialist. 2.2. Newer installation or upgraded panel noted. Recommend to check the records, permits.
Page 26 Item: 4	Branch Circuit Conductors	4.1. Most of the electric wiring is enclosed within the walls and ceilings and other parts of the structure. It is not visible and its condition cannot be fully determined. No representation is made as to its status. 4.2. Interior grade Flex tubes are used at exterior outlet-Improper. Recommend to have it checked, fixed by a qualified electrician. 4.3. Newer wiring, fixtures noted - Check the records, permits.
Page 27 Item: 5	Exterior Lights, Outlets	5.1. Post light(s) did not work at the time. Have it checked, fixed by a qualified Electrician. 5.2. Number of outlets with missing, damaged covers noted. Recommend to install new. 5.3. Interior grade Flex tubes are used at exterior outlet-Improper. Recommend to have it checked, fixed by a qualified electrician.
Page 27 Item: 6	Operation of GFCI Outlets	6.1. Recommend to have <b>GFCI</b> outlets in all wet locations as a safety upgrade, and to test them periodically. Missing at master bathroom at rear unit. Have checked, fixed by qualified electrician.

Page 27 Item: 7	Interior Fixtures, Outlets	<p>7.2. Electrical covers (switch, outlets, junction boxes, etc) not removed as part of this inspection - Inspection of the wiring is limited to Main panel. For a more in depth inspection recommend to hire a qualified Electrician.</p> <p>7.3. House was furnished but vacant at the time - Some of the outlets were not visible, accessible at the time to test. Check the records for any known defects, repairs.</p> <p>7.4. Lack of outlets noted at bedroom(s) - Recommend to add to prevent overload/fire. Recommend further evaluation, necessary corrections made by qualified electrician.</p> <p>7.5. Painted outlets, switches noted. Recommend to replace for fire safety.</p> <p>7.6. Newer fixtures noted. Recommend to check the records, permits.</p>
Page 28 Item: 8	Smoke and Carbon Detectors	<p>8.3. Smoke and Carbon Monoxide detectors, fire alarms/systems not inspected. Beyond the scope of this inspection. Recommend to install smoke and carbon monoxide detectors per City/Manufacturers requirements and test them periodically - Recommend to have checked by a qualified retrofitter. THIS IS A HEALTH/SAFETY CONCERN.</p> <p>8.4. Recommend to install carbon monoxide detectors per City/Manufacturers requirements and test them periodically- should be within 10 feet from each bedroom. Information regarding placement can be found on the State Fire Marshall website at <a href="http://osfm.fire.ca.gov">http://osfm.fire.ca.gov</a></p>
Page 29 Item: 9	Door Bell	9.1. Door Bell(s) missing. Recommend to install. Have checked by qualified specialist.
Page 29 Item: 10	Low Voltage Systems	10.1. Low Voltage systems (phone, cable, security, intercom, sound... ) not part of this inspection. Check with the seller.

## Plumbing

<b>Page 30 Item: 1</b>	<b>Interior Drain, Waste, and Vent Systems</b>	<p><b>1.2. This is a limited visual inspection of the readily visible areas of the plumbing systems. Most of the vent pipes are installed in the walls and are not readily visible at this type inspection. Very often when a house, building is remodeled and/or altered vent pipes/clean outs/systems are not properly installed and/or missing. Recommend to check the records, permits and/or Have it Checked by a Qualified Plumber. Most of the plumbing pipes not visible at this inspection. Check the records for any known defects and/or repairs.</b></p> <p><b>This is not a code inspection and we do not look for plumbing clean outs. No comments are made regarding the presence or absence or location of clean outs.</b></p> <p><b>The waste lines that go out to the sewer system are installed underground and are not visible. Their condition is unknown. The only way to determine their current condition is to have them fully inspected and scoped with a camera by a qualified Plumber/Video Sewer Inspection Specialist to determine their true condition and any necessary repairs.</b></p> <p><b>We can not determine if building is on a public sewer system or on a septic system. Recommend to check the records with the seller/builder and or check the public records.</b></p> <p><b>Video inspection of the Sewer/Waste pipes is required to determine condition and life expectancy of the Sewer System. No warranty or evaluation is conducted by this inspection company. FAILURE TO CONDUCT A SEWER LINE INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.</b></p> <p><b>1.3. Sewer clean out at driveway noted - Recommend to check service records.</b></p> <p><b>1.4. House with some old/rusted cast iron sewer waste pipes type - In need of repair/replacement. LIMITED LIFE EXPECTANCY - In most cases cast iron sewer pipes should last 50-75 years in a residential application Recommend to hire a qualified plumber for further evaluation for any necessary repair, replacement.</b></p> <p><b>1.5. Newer <b>ABS</b> type waste pipes noted - Recommend to check the records, permits.</b></p> <p><b>1.6. Support method of the ABS waste pipes in the crawl space are considered to be inadequate - Lacks rigid support. Have checked, properly secured and any necessary corrections made by a qualified specialist.</b></p> <p><b>1.7. Combination of newer ABS pipes and old cast iron pipes noted at sewer line under house. Check records and permits for plumbing work previously completed. This indicates original pipes were failing due to age and further upgrades and replacement may be required. Periodic inspection and complete evaluation recommended by qualified plumber.</b></p> <p><b>1.8. Most of the Sewer, Waste pipes are located underground not fully visible/accessible and not part of</b></p>
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		<p>this inspection. A sewer video inspection must be completed prior to close of escrow by a qualified plumber in order to determine the true condition of the Sewer, Waste line.</p> <p>1.9. Sewer vent pipe(s) terminates under eaves and below roof line - Improper, should vent above roof and be painted/sealed. In need of further evaluation, necessary corrections/repair made by a qualified plumber.</p>
Page 32 Item: 2	Water Main Line	<p>2.1. Water main; Most of the water piping is located under ground - Not visible to comment. Check the records for any known defects, repairs. This is a limited visual inspection we do not perform leak tests on plumbing pipes. Recommend to check the records with the seller for any known issues, repairs with water pipes and or have it checked, tested by a qualified plumber.</p> <p>Hose Bibs: Missing anti-siphon valve at hose bibs (An anti-siphon (or, anti-siphon) valve is a device that prevents liquid from returning to the line from which it came if a siphon action occurs). Recommend to install.</p> <p>2.2. Hose Bibs: Missing anti-siphon valve at hose bibs (A anti-siphon valve is a device that prevents liquid from returning to the line from which it came if a siphon action occurs). Recommend to have checked and installed by a qualified specialist.</p> <p>2.3. Main copper water pipe was not protected from concrete to prevent oxidation.</p> <p>2.4. Water pressure is too high, measured at - 100 PSI - Recommend installation of the regulator and adjust pressure to below 80 PSI.</p> <p>2.5. Missing pressure relief valve at Main water line noted. Recommend to install.</p> <p>2.6. Recommend further, complete evaluation, repairs by a qualified plumber.</p>
Page 33 Item: 3	Interior Water Supply and Distribution	<p>3.1. The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status. Check the records for any known defects and/or repairs.</p> <p>3.2. As of January 1, 2017, The building standards and state law require that flow rates for fixtures in the home not exceed 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. Refer to seller and or have it checked by a qualified retrofitter specialist.</p> <p>3.3. Recommend to check the records, permits on copper/PEX re-piping and scope of re-piping.</p> <p>3.4. Most of the plumbing pipes were not visible at this inspection. Check the records for any known defects, repairs.</p>

Page 34 Item: 4	Fuel System	<p>4.2. This is a limited visual inspection of the gas system. We have partial access to burn chambers and other interior appliance parts only, and no way to inspect underground/interior wall pipes. Check records, permits for any known issues or repairs - Gas leaks and pipe testing is not part of this inspection The Gas Company has it's own testing methods, which are more intensive, and updated periodically. Recommend contacting the Gas Company for a complete inspection of the gas system and associated appliances before close of escrow.</p> <p>4.3. Underground gas pipe noted (type unknown). Have it checked for possible gas leak. Gas leaks or pipe testing not part of this inspection. Recommend to check the building records, permits for any known issues or repairs regarding gas pipes, fuel systems and/or have it tested by the Gas Co. and/or a qualified plumber.</p> <p>4.4. Gas meter is located in crawl space, poor location - Recommend to relocate to exterior. Check with The Gas Co.</p> <p>4.5. Old gas valve(s) noted at interior - Recommend to remove and cap the pipe(s)</p>
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Page 35 Item: 5	Water Heater(s)	<p>5.1. The adequacy or efficiency of the hot water heater cannot be determined in a limited time visual inspection. It is not known how hot the water will get or how long it will last (this is many times a matter of personal preference).</p> <p>5.2. Gas line at water heater without drip leg/sediment trap, these serve as a collection area for sediment to reduce the chance of clogging gas valves and burners, dirt and scale can enter the gas valve and possibly cause malfunctions and may void any remaining appliance warranty (this type installation is common for the area/age) - Check with your Home Warranty provider. Have checked, installed by qualified plumber.</p> <p>5.3. Newly installed tankless water heater noted - To determine the proper size gas line is used for this application/installation is beyond the scope of the Home Inspection. Recommend to check the permits for water heater installation and/or have it checked by a qualified Plumber.</p> <p>5.4. Tankless water heater life expectancy is estimated at around 20 years. Recommend to monitor.</p> <p>5.5. Water heater is a newer installation - recommended to check the records, permits/warranties.</p> <p>5.6. A number of Water Heater installation defects were noted. Further evaluation and necessary corrections by a qualified Plumbing Contractor are recommended.</p> <p>5.7. Recommend water heater(s) installation meet all current safety standards.</p> <p>5.8. Vent pipe improperly installed in need of complete evaluation, necessary correction made by qualified plumber. Have checked prior to close of escrow.</p> <p>5.9. Vent pipe lack screws - Improper. Recommend to correct by qualified specialist.</p> <p>5.10. <b>TPR valve</b> line terminates unsafely. Recommend to extend outside into a safe location.</p> <p>5.11. Copper tube was used on condensate pipe without Condensate Neutralizer at tankless water heater. Recommend to replace with <b>PVC</b> type drain pipe and install a Condensate Neutralizer. Have it checked and repaired by a qualified plumber.</p> <p>5.12. Water heater lacks a catch pan with exterior routed line. Recommend to install.</p>
Page 36 Item: 6	Yard Sprinkler System	6.1. Units without yard sprinkler system. FYI
Page 37 Item: 7	Other	<p>7.1. The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status.</p> <p>7.2. As of January 1, 2017, The building standards and state law require that flow rates for fixtures in the home not exceed 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. Refer to seller and or have it checked by a qualified retrofitter specialist.</p>



**Heating & Cooling System**

Page 38 Item: 1	Heating System Operation	<p>1.2. Recommend to check the service history with the Seller and to have the unit(s) serviced by a qualified HVAC Contractor if not performed in the past year. Air flow is not a part of this inspection. Recommend to check the disclosures regarding day to day functionality. No service tags noted. This is a limited Visual Inspection - Recommend to have the unit(s) evaluated by a qualified HVAC Contractor. Annual service, evaluation and maintenance is recommended with gas fired furnaces.</p> <p>1.3. Typical Lifespan of heat unit(s) are 15 to 20 years. Recommend to have a qualified HVAC specialist to inspect and/or evaluate the entire system to have a better understanding and expected life span of the HVAC system.</p> <p>1.4. Unit(s) are newer/upgraded installation - Recommend to check the records, permits, warranties.</p>
Page 39 Item: 2	Venting	<p>2.1. Vent pipe touches roof frame - Improper/Fire hazard. Minimum 1" clearance from combustibles required. Have it fixed for fire safety.</p>
Page 39 Item: 3	Gas Pipe, Closet	<p>3.1. Gas line at heater(s) without drip leg/sediment trap, these serve as a collection area for sediment to reduce the chance of clogging gas valves and burners, dirt and scale can enter the gas valve and possibly cause malfunctions and may void any remaining appliance warranty (this type installation is common for the area/age) - Check with your Home Warranty provider. Have checked by a qualified plumber for correction.</p>
Page 40 Item: 4	Air Filter	<p>4.1. Air filters should be changed or cleaned regularly according to Manufacturer's instructions (seasonally and/or every 3-4 months recommended). Air flow, balance is not a part of this inspection. Recommend to check with the seller about air comfort and distribution.</p> <p>4.2. The Filter(s) are dirty and in need of replacement. Have checked, service/maintenance performed by qualified HVAC specialist.</p>

Page 40 Item: 5	Distribution Systems	<p>5.1. We conduct a limited visual inspection of the distribution system components and comment on any defects found. Air flow, distribution, duct sizing and comfort is not a part of this inspection, these require testing by a Qualified HVAC Technician. Temperature is checked at the registers to determine heating/cooling function. Check with the seller for any known defects, issues with air flow and distribution and or have it checked by a Qualified Technician.</p> <p>5.2. Newer air ducts noted- Recommend to check the records, permits.</p> <p>5.3. Newer HVAC installations (After October 1, 2005, Title 24 of the Building Energy Efficiency Standards) require (Home Energy Rating System rating) testing of the ducts for leaks and Refrigerant charge verification. Ducts that leak 15% or more require repair, replacement. This can only be done by a qualified specialist and is beyond the scope of this inspection. (Property inspection does not include HERS efficiency testing of the ducts or Refrigerant charge verification testing - more information can be found at: <a href="https://www.energy.ca.gov/HERS/">https://www.energy.ca.gov/HERS/</a>)</p>
Page 41 Item: 7	A/C Compressor	<p>7.2. Recommend to check the service history with the Seller and to have the unit serviced by qualified HVAC Contractor if not performed in the past year. No service tags noted at the unit. Air flow/balance is not a part of this inspection. Recommend to check the disclosures regarding day to day functionality.</p> <p>7.3. Ambient air test was performed by using thermometers on air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates unit is cooling as intended. The range in Temperature drop was normal at the time of the inspection (FYI).</p> <p>7.4. Unit(s) appear to be a newer installation- Recommend to check the records/permits/warranties.</p>
Page 42 Item: 9	Evaporator Coil	<p>9.1. Evaporator Coil at FAU is not visible at time of the inspection to comment. Periodic care, maintenance recommended, check the service records.</p>
Page 42 Item: 10	A/C Condensation Line	<p>10.1. Primary and Secondary condensation pipe(s) connected together, missing safe T switch- Improper. Recommend to separate. Have checked by a qualified HVAC specialist for any necessary corrections.</p> <p>10.2. A/C condensation lines drain and terminate at sewer vent(s) at attic space- Poor location - Improper (It is possible to get sewer gases inside the house). Recommend to correct. Have checked, corrections made by qualified HVAC specialist.</p>
Page 42 Item: 11	Thermostat(s)	<p>11.2. No thermostat is present for the unit(s) - On-board controls/remote only noted. Only one remote for both wall Units Noted- FYI</p>

Page 43 Item: 12	Other	<p>12.1. This is a limited visual inspection of the HVAC SYSTEM. For more detailed inspection of the components: such as air flow, sizing, refrigerant lines, pressure, high temp switches, HERS efficiency testing of the ducts or Refrigerant charge verification testing etc. Recommend to hire a qualified specialist for further more detailed inspection, evaluation.</p> <p>12.2. Recommend further evaluation of the HVAC unit(s), any necessary corrections made by a qualified HVAC contractor.</p> <p>12.3. Recommend complete system evaluation to determine the cost and scope of work before expiration of your Contingency Period and before the Close of Escrow by a qualified HVAC specialist</p>
<b>Interior</b>		
Page 44 Item: 1	Ceilings	<p>1.1. Common cracks were noted at the ceilings.</p> <p>1.2. Newer paint job noted - Check the records for any known defects and/or repairs.</p> <p>1.3. Previous Patches, repairs noted at ceiling- Check the records, with seller of any known defects or repairs.</p>
Page 45 Item: 2	Walls	<p>2.1. cracks and/or anchor holes were noted at the interior walls. Have checked by qualified paint contractor any necessary correction.</p> <p>2.2. House was furnished but vacant at the time of the inspection (walls were not fully visible)- Recommend to check the records for any known defects and/or repairs.</p> <p>2.3. Newer Paint noted - Check the records for any known defects and/or repairs.</p> <p>2.4. Water stains, damage, bubbling at wall, moisture detected with meter present at the interior wall(s) at rear living area by laundry, seepage Noted from exterior. Recommend further evaluation, repairs by qualified specialist(s).</p> <p>2.5. Signs of Mold like substance present on walls at wall by laundry where bubbling, damage at wall is, seepage Noted from exterior. We did not inspect, test or determine if this is Mold or if this Mold like substance is or is not a health hazard. Recommend you contact a qualified Mold inspector or expert for investigation and/or correction if needed.</p> <p>2.6. Prior patchwork noted at interior wall(s). Check the records, permits and/or with seller of known defects/repairs.</p>



Page 46 Item: 3	Floors	<p>3.1. House was furnished but vacant at the time of the inspection - Floors were not fully visible. Recommend to check the records for any known defects and/or repairs.</p> <p>3.2. Floor squeaks are present at the interior of the home (common for his type structures). Have it checked by a qualified flooring contractor.</p> <p>3.3. Area rug(s) noted at inspected property. Rug(s) are not removed or moved at time of inspection, may mask or hide hidden defects. Check with seller for any known defects. Recommend to have checked prior to close of escrow.</p> <p>3.4. Uneven areas, sloping was noted at various areas of the flooring. Check the records for any known defects, repairs and/or have it checked by a qualified specialist(s).</p> <p>3.5. Trip hazards noted due to differing flooring material heights. FYI</p> <p>3.6. Some expanded gaps noted at flooring material joints. In need of further evaluation, corrections by a qualified floor specialist.</p> <p>3.7. Cracked grout, Chipped Engineered wood floor noted at interior at kitchen of rear unit. Recommend further evaluation, corrections made by qualified specialist(s).</p>
Page 47 Item: 4	Interior Doors	<p>4.1. Recommend to install door stops to prevent wall damage.</p>
Page 48 Item: 5	Interior Windows	<p>5.2. Dual pane windows noted. It is not always possible to determine fogging of this type of window due to temperature changes, etc - (This company does not inspect or check hermetic seal of windows - FYI). Check with the seller for any known defects, repairs.</p> <p>5.3. Some Newer replacement vinyl windows noted - no leak tests performed at this inspection. Check the records, warranties.</p> <p>5.4. House with some old aluminum (single pane) windows type at Add on Noted. Recommend to upgrade.</p>

Page 49 Item: 7	Laundry Service	<p>7.1. View behind the equipment was limited due to equipment location, space restrictions. Appliances are not removed at this type of inspection. There can be damage, defects not visible as a result. We recommend to check the records, with seller regarding any known defects/issues. Laundry machines and drainage are not part of this inspection. Machines area not tested at this inspection. We inspect and report installation defects. Check with the seller about functionality of the machines. Water pipes and drainage is not tested at this inspection. Check with the seller and or have it tested.</p> <p>7.2. Recommend to check the Contracts. warranties on laundry machines.</p> <p>7.3. Water supply pipes, drains not tested at this inspection. Check the records and/or have it tested by a qualified plumber.</p> <p>7.4. Washing machine, laundry area without catch pan and/or drainage pipes. Recommend to install if possible to prevent damage when machines leak.</p> <p>7.5. 20 GFCI Amp outlet is recommended at laundry as a safety upgrade. Have checked by a qualified specialist for correction.</p> <p>7.6. Recommend to check the records/permits for rear laundry area/laundry enclosure. Have checked by qualified contractor any necessary corrections.</p>
Page 50 Item: 8	Other	<p>8.1. This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants. It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report.</p> <p>This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose. <b>FAILURE TO CONDUCT A MOLD SPECIALIST CAN RESULT IN EXPENSIVE AND COSTLY REPAIRS.</b></p> <p>8.2. Remodel and/or addition(s) noted to inspected property. Recommend to check the records, permits on remodel, improvements and/or addition(s).</p> <p>8.3. It is typical when a building is remodeled and/or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.</p> <p>8.4. Recommend further evaluation by a qualified structural pest specialist.</p>

**Kitchen**

Page 51 Item: 1	Kitchen General Comments	<p>1.1. Appliances are not removed at this type of inspection. There can be damage, defects not visible as a result. We recommend to check the records, seller regarding any known defects/issues.</p> <p>1.2. It is typical to have hidden defects and or damage inside/under the cabinets, inside the walls where moisture and water can be trapped and Mold growth will occur. Home inspection is a limited, non invasive inspection of readily visible areas. We recommend to hire a Qualified MOLD Inspector for further and complete evaluation to determine the presence or absence of any Mold that may affect the health or safety of the occupants.</p> <p>1.3. Kitchen(s) remodeled at the time- Recommend to check the records/permits.</p> <p>1.4. This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants. It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report.</p> <p>This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose. FAILURE TO CONDUCT A MOLD SPECIALIST CAN RESULT IN EXPENSIVE AND REPAIRS.</p> <p>1.5. New Appliances noted. Check warranties.</p>
Page 52 Item: 3	Sinks	3.2. Old supply valves/tubes(angle stops) noted- these type of valves are prone to leaks. Recommend to upgrade, have checked by a qualified specialist, plumber.
Page 53 Item: 6	Ranges/Oven/Cook Tops	6.2. Missing Anti-Tip Device at the freestanding range - Recommend to add for safety concerns. Consult a licensed specialist for proper installation.
Page 54 Item: 7	Range Hood	7.2. Recirculate type vent noted at kitchen- recommend to upgrade to vented type system to exterior for upgrade. Have checked by qualified specialist/contractor.
Page 54 Item: 8	Microwave	8.1. Microwave noted - Not part of this inspection. Check with the seller. Proper operation and/or microwave leak is not part of this inspection. We turn the unit on and off and check for visual damage.
Page 55 Item: 9	Kitchen Features	9.1. Refrigerators are not part of this inspection. Recommend to check the records with the seller for any known defects, repairs. Appliances are not removed at this type of inspection. There can be damage/defects not visible as a result. We recommend to check the records, with seller regarding any known defects/issues.



Page 55 Item: 10	Other	<p>10.2. This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants. It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report.</p> <p>This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose. <b>FAILURE TO CONDUCT A MOLD SPECIALIST CAN RESULT IN EXPENSIVE AND REPAIRS.</b></p>
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### Bathroom General Comments

Page 57 Item: 1	Bathroom General	<p>1.1. This is true to all bathrooms: It is typical to have hidden defects and or damage inside/under the cabinets, inside the walls where moisture and water can be trapped and Mold growth will occur. Home inspection is a limited, non invasive Inspection of readily visible areas. We recommend to hire a Qualified MOLD Inspector for further and complete evaluation to determine the presence or absence of any Mold that may affect the health or safety of the occupants.</p> <p>Supply valves/angle stops not tested at this inspection(this type valves not reliable and may leak if turned on and off). Check the records with the seller for any known issues/repairs regarding the supply valves.</p> <p>1.2. Recommend to re-caulk at fixtures, trims, enclosures as routine maintenance.</p> <p>1.3. Bathroom(s) remodeled at the time - Recommend to check the records, permits.</p> <p>1.4. This is true to all the bathrooms: This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants.</p> <p>It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose. <b>FAILURE TO CONDUCT A MOLD INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.</b></p>
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### Bathroom #1

Page 58 Item: 2	Sink(s), Faucets	2.2. Missing proper backsplash at sink noted. Recommend to install to prevent water damage.
<b>Bathroom #2</b>		
Page 60 Item: 2	Sink(s), Faucets	2.2. Missing proper backsplash at sink noted. Recommend to install to prevent water damage. 2.3. Old supply valves/tubes(angle stops) noted- these type of valves are prone to leaks. Recommend to replace/upgrade by a qualified specialist, plumber.
Page 61 Item: 5	Exhaust Fan, Heater	5.1. Dirty exhaust fan(s) noted. Recommend to clean, service. 5.2. Improper cover at vent fan noted- have checked- not removable To clean, service.
<b>Bathroom #3</b>		
Page 62 Item: 2	Sink(s), Faucets	2.2. Old supply valves/tubes(angle stops) noted- these type of valves are prone to leaks. Recommend to replace/upgrade by a qualified specialist, plumber.
<b>Bathroom #4</b>		
Page 64 Item: 2	Sink(s), Faucets	2.2. Missing proper backsplash at sink noted. Recommend to install to prevent water damage. 2.3. Old water stains noted under sink cabinet. No active leak noted at the time. 2.4. Old supply valves/tubes(angle stops) noted- these type of valves are prone to leaks. Recommend to replace/upgrade by a qualified specialist, plumber.
Page 65 Item: 3	Bathtub	3.1. Leaking at downspout noted at shower mode due to defective diverter. Have it checked, repaired, replaced. 3.2. Window was set too low at tub/shower head. Recommend to install curtain to prevent water seepage, damage.
<b>Bathroom #5</b>		
Page 66 Item: 3	Bathtub	3.1. Window was set too low at tub/shower head. Recommend to install curtain to prevent water seepage, damage.
Page 67 Item: 4	Electrical	4.1. Recommend to install GFCI type outlet at Bathroom(s) and to test periodically. This is a safety upgrade. Missing GFCI outlet at bathroom. Recommend to install GFCI type outlet by qualified electrician
Page 67 Item: 5	Exhaust Fan, Heater	5.1. Noisy exhaust fan noted - Recommend to upgrade.
<b>Attic</b>		
Page 68 Item: 1	Attic Access Location	1.1. Attic access is missing and/or not installed at front unit, scuttle hole screwed shut/sealed at rear unit- gable Vents used to access attic space . Recommend to correct.

Page 68 Item: 2	Roof Structure and Attic	<p>2.1. Ceiling joists were not fully visible to comment due to insulation. Check the records for any known defects, repairs.</p> <p>2.2. Water staining was noted to the structure at both units at the time of inspection. Unable to determine if leak is present and/or has been previously fixed. Check with the seller for any known roof leaks or repairs and/or have it checked by a qualified roofer to make sure roof is free of leaks.</p> <p>2.3. Attic at rear unit was inspected from opening due to limited clearance. Inspection was limited. Check the records for any known defects, repairs.</p> <p>2.4. Old Roof Debris noted in the attic. Removal recommended.</p> <p>2.5. Some dips and/or sags on roof in areas. This is typical of older construction where possibly rafters were undersized and created sag. Recommend a qualified framing contractor repair as needed.</p> <p>2.6. Newer work, Alterations noted at attic framing. Recommend to check the records, permits.</p> <p>2.7. Missing ridge board at framing noted- common for this age- recommend further evaluation by qualified framing contractor for any necessary corrections.</p> <p>2.8. Moisture stains/damage at some areas noted at front unit attic. Have checked, necessary corrections/repairs made by qualified framing contractor or roofer.</p>
Page 69 Item: 3	Insulation	<p>3.1. No insulation at some areas present in the attic of the inspected property at rear unit. Recommend to install approved insulation material in the attic.</p> <p>3.2. Inadequate insulation, poor coverage of insulation was noted - Correction recommended.</p> <p>3.3. Some loose and/or missing insulation noted at attic space. Have it checked, fixed.</p> <p>3.4. Insulation in attic covers or is too close to recessed light fixtures. This is a fire hazard, correction is recommended.</p> <p>3.5. Insulation in attic is installed wrong side up (upside down). Have it checked, fixed by a qualified specialist.</p>
Page 70 Item: 4	Venting	<p>4.1. To calculate if proper size and type of attic vents are installed is beyond the scope of this inspection. You may need to hire a qualified contractor to calculate the attic space and determine if existing vents are adequate for proper ventilation.</p> <p>4.2. Turbine type attic vents were noted - This vent type is prone to leaks.</p> <p>4.3. Heater vent pipe touching roof in the attic. A 1" clearance required for fire safety. Recommend to correct</p> <p>4.4. Bee Hive and/or nesting noted at gable and/or soffit vent(s) at rear unit at rear. Recommend to have it checked, removed and necessary corrections made by a qualified Pest specialist.</p>
Page 71 Item: 5	Other	<p>5.1. This is not a structural pest control (termite) inspection - Recommend to hire a qualified Structural Pest inspector for complete building inspection.</p>



Page 71 Item: 1	Foundation	<p>1.1. This is an Old raised Foundation type structure. Structural comments are of the conditions observed at the time of the inspection are the opinion of the inspector(who is not a structural engineer and or a foundation contractor). For expert evaluation of the structure (foundation, walls, framing, anchoring/retrofitting...) we recommend to hire a qualified structural engineer and or foundation contractor/expert. We may not comment on minor deficiencies such as commonplace settlement cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing. There is no absolute standard for evaluating cracks, but those that are less than 1/4" are generally not regarded as structurally relevant. Further evaluation of foundation walls and framing by a qualified foundation contractor/inspector is recommended by This Inspection Co.</p> <p>1.2. This is an Old raised Foundation type structure. Further evaluation of foundation walls and framing by a qualified foundation contractor, inspector is recommended by This Inspection Co.</p> <p>1.3. This is not a structural pest control(termite) inspection - Recommend to hire a qualified Structural Pest inspector for complete building inspection.</p> <p>1.4. Newer work, alterations noted at crawlspace. Recommend to check the records, permits.</p> <p>1.5. Efflorescence was noted present on the foundation walls. Recommend to keep moisture around the inspected property to a minimum.</p> <p>1.6. Foundation vents were set low at exterior soil, water seepage into the crawl space noted. Recommend to built a curb to prevent water intrusion.</p> <p>1.7. Moisture stains, dampness noted at grading and/or scaling stains noted at grading at crawlspace at both units - check with seller of known defects, repairs. Recommend complete evaluation and to have checked, necessary corrections made by qualified foundation and/or drainage specialist.</p> <p>1.8. Recommend further complete evaluation, necessary corrections made by qualified foundation specialist.</p>
Page 73 Item: 2	Walls	<p>2.1. Efflorescence was noted present on the foundation wall. Recommend to keep moisture around the inspected property to a minimum.</p> <p>2.2. Newer foundation bolts, anchors, straps noted. Check the records, permits.</p> <p>2.3. Newer work, alterations noted. Recommend to check the records, permits.</p> <p>2.4. Moisture stains, dampness noted at grading and/or scaling stains noted at grading at crawlspace at both units - check with seller of known defects, repairs. Recommend complete evaluation and to have checked, necessary corrections made by qualified foundation and/or drainage specialist.</p> <p>2.5. Recommend further, complete evaluation by a qualified foundation specialist.</p>

Page 73 Item: 3	Columns or Piers	<p>3.1. This is an Old raised Foundation type structure. Further evaluation of foundation walls and framing by a qualified foundation contractor, inspector is recommended by This Inspection Co.</p> <p>3.2. Wood support posts are have newer T strap connectors. Recommend to have checked records, permits.</p> <p>3.3. Newer work, alterations noted. Recommend to check the records, permits.</p>
Page 74 Item: 4	Floors	<p>4.1. moisture staining was present at the floor structure in the crawl space. Recommend further evaluation, necessary corrections by a qualified structural pest inspector.</p> <p>4.2. Floor system is not insulated. Heat loss can occur more on this home than one that is properly insulated.</p>
Page 74 Item: 5	Foundation Ventilation	<p>5.1. Foundation vent(s) are below ground level at exterior soil/slab, which appears to be allowing water to enter crawlspace. Recommend to re-grade and/or install proper flashing, curb to prevent water seepage.</p>
Page 75 Item: 6	Other	<p>6.1. Recommend to check the Building Records and Permits on additions, alterations.</p> <p>6.2. Recommend to check the Building Records and Permits.</p> <p>6.3. This is not a structural pest control(termite) inspection - Recommend to hire a qualified Structural Pest inspector for complete building inspection.</p> <p>6.4. House built on hillside grade. In these cases further evaluation by a qualified Structural Engineer and/or Geological evaluation is recommended by this Property Inspection Company. Hillside is not part of this inspection and property lines are not checked or determined at this inspection.</p>