

Key Property Inspection Group

Property Inspection Report



KEY

PROPERTY INSPECTION GROUP



1717 S Berendo St, Los Angeles , CA
Inspection prepared for:
Real Estate Agent: -

Date of Inspection: 6/7/2019 Time: 9:30 AM
Age of Home: 1906 Size: 1774 sq. Feet
Weather: Clear
Order ID: 9914

Inspector: Clark Gerdes
Certified CREIA Inspector #166834
17130 Van Buren Blvd., #200, Riverside, CA 92504
Phone: 951-818-8161
Email: clark@keypropertyinspectiongroup.com
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

Single Family Dwelling

2. Age Of Building

Over 100 Years

3. Client Attendance

- Present

4. Other Attendance

Materials:

- Buyers Agent
- Retrofitter

5. Weather

- Cloudy

6. Temperature

- Over 65

7. Rain In The Last Three Days

- No

8. Resident Status

- House Was Occupied 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:

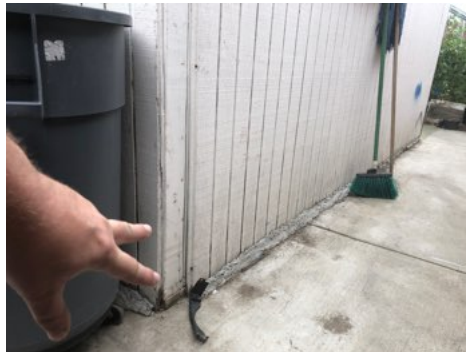
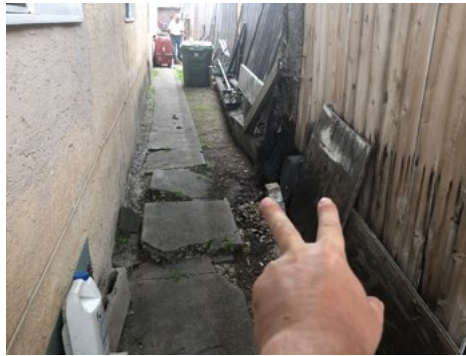
- 1.1. Cracks, settlement present at driveway/sidewalk surfaces. Have checked, necessary repairs made by qualified specialist.
- 1.2. Tree Roots appear to be uplifting the driveway/sidewalk surface causing a trip hazard. Tree removal may be necessary. Have it checked by a qualified specialist.
- 1.3. Evidence of Poor Drainage present at driveway/sidewalk surfaces, recommend further evaluation by qualified contractor.



2. Vegetation, Grading, and Drainage

Observations:

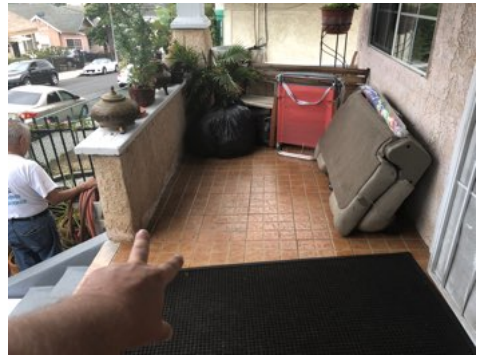
- 2.1. Plants/shrubs touch structure. Recommend to move sprinklers and vegetation minimum 2' away from house/foundation.
- 2.2. Trees noted planted too close to the structure which may require removal in order to prevent damage to the foundation.
- 2.3. Tree limbs that are in contact with roof or hanging near roof should be trimmed away. Recommend to trim away and inspect the roof.
- 2.4. Ab/walkways is high at the foundation (at sill plate and/or weep screed). Water seepage can occur. 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.
- 2.5. 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.
- 2.6. Planter(s) built at the foundation - not recommended. Recommend to remove to prevent water seepage into crawl space/foundation.
- 2.7. Added curb wall at exterior of the foundation at some areas is indication of attempt to address poor drainage/moisture seepage issue. (FYI)



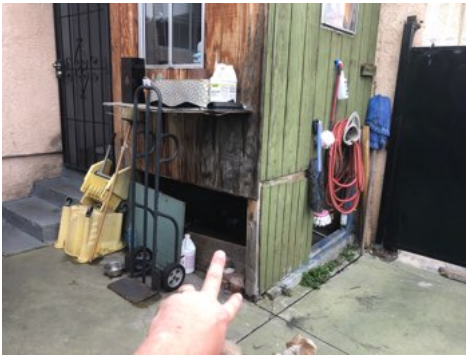
3. Porch/Patio, Decks, Steps/Stairs, Railings

Observations:

- 3.1. Recommend to install proper railing at all exterior steps (safety upgrade). Recommend to install.
- 3.2. Recommend to install non slip strips at steps for safety.
- 3.3. Cracked tiles, settlement noted at porch area and/or walkway(s) at front. Have checked, necessary corrections made by qualified specialist.
- 3.4. Enclosed patio area Noted at a undry area, Recommend to check records/permits-moisture stains/damage at siding, damaged posts noted, missing post base. Recommend further evaluation, repairs/correction made by a qualified specialist, contractor.
- 3.5. Patio cover is improperly attached to the structure: Attached to the eaves, fascia and missing the ledger board with staggered lag bolts. Have it checked, corrected by a qualified contractor.
- 3.6. Due to patio cover construction we recommend you check all applicable permits, records and to have further evaluation by a qualified contractor.
- 3.7. Moisture stains/damage noted at wood posts at laundry area enclosure. Have it checked and fixed by a qualified structural pest specialist.
- 3.8. Moisture stains, damage and signs of seepage, Damaged Wood Present at Patio Cover-roof covering improperly/poorly installed at carport/patio cover. Have it checked, repaired by a qualified structural pest specialist, contractor.
- 3.9. Patio cover shows signs of wear and may be near end of lifespan. Have it checked by a qualified structural pest specialist.
- 3.10. Uneven rise was noted at the exterior steps - This condition can present trip hazards. Recommend to have it corrected by a qualified specialist.
- 3.11. Railing at exterior is not to current safety standards - Openings too wide (this is a safety upgrade).
- 3.12. Loose Handrail(s) Present at Decking, Have it Checked, Repairs/Corrections made by a qualified specialist - This is a Safety hazard
- 3.13. Recommend further complete evaluation, necessary corrections or repairs made by a qualified specialist, contractor.



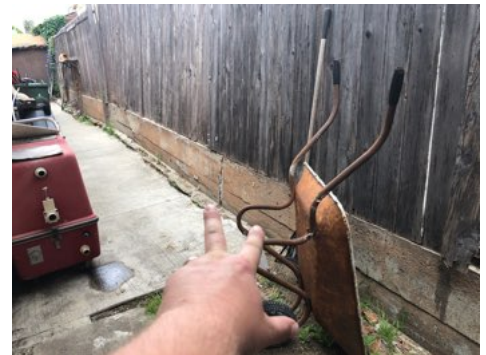
Loose



4. Retaining and Garden Walls

Observations:

- 4.1. Cracks, settlement present at Retaining/Garden Wall(s) at left side exterior at driveway. Recommend to monitor and/or have it checked by a qualified contractor.
- 4.2. Large Cracks, settlement/bowing Present at Retaining Wall(s) at right side. Have it Checked, necessary correction/repairs made by qualified Contractor or geotechnical contractor.
- 4.3. Cracks, leaning noted at garden/retaining walls. Have it checked by a qualified specialist, contractor.



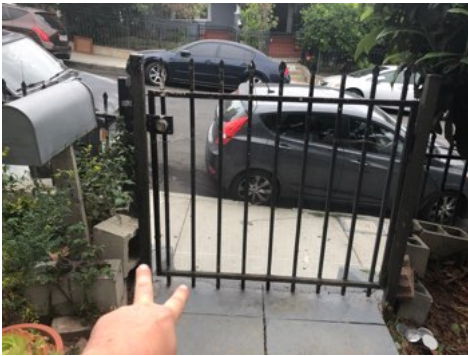
5. Fencing and Gates

Type:

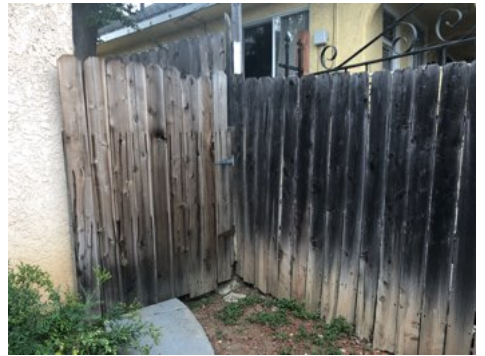
- Wood
- Wrought Iron Gate(s)
- Wood siding
- With Damage/Deterioration
- With Rust & Age Defects
- With Weathering & Age Defects
- With Leaning/Loose Sections

Observations:

- 5.1. Fencing in need of repairs at some areas. Have it checked by a qualified contractor
- 5.2. Gate(s) in need adjustment or repairs noted- tub at ground, loose at hinges. Have checked, fixed by qualified specialist.
- 5.3. Gate not opening Properly, rubs against ground. In need of repair, adjustment/correction made by a qualified specialist.
- 5.4. Old, weathered, fencing noted. Have it checked by a qualified specialist.
- 5.5. Rusted, old fence noted. Monitor and/or Have it checked by qualified specialist.
- 5.6. Fencing was loose/leaning at areas. Recommend Further Evaluation, repairs by qualified specialist.



Rubs at ground



6. Eaves, Soffits, and Fascia

Observations:

6.1. Age defects, peeling paint and/or moisture stains, damage were noted at the eaves and fascia. Recommend further evaluation, repairs by a qualified structural pest inspector and contractor.





7. Wall Cladding, Flashing, and Trim

Type:

- Stucco
- With Common Cracks/ Age Defects
- Siding

Observations:

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

7.2. Moisture stains at base of stucco noted due to lack of gutters. Recommend to install to prevent damage and for proper drainage.

7.3. Prior Patchwork, repairs noted at exterior walls. Check the records, permits.

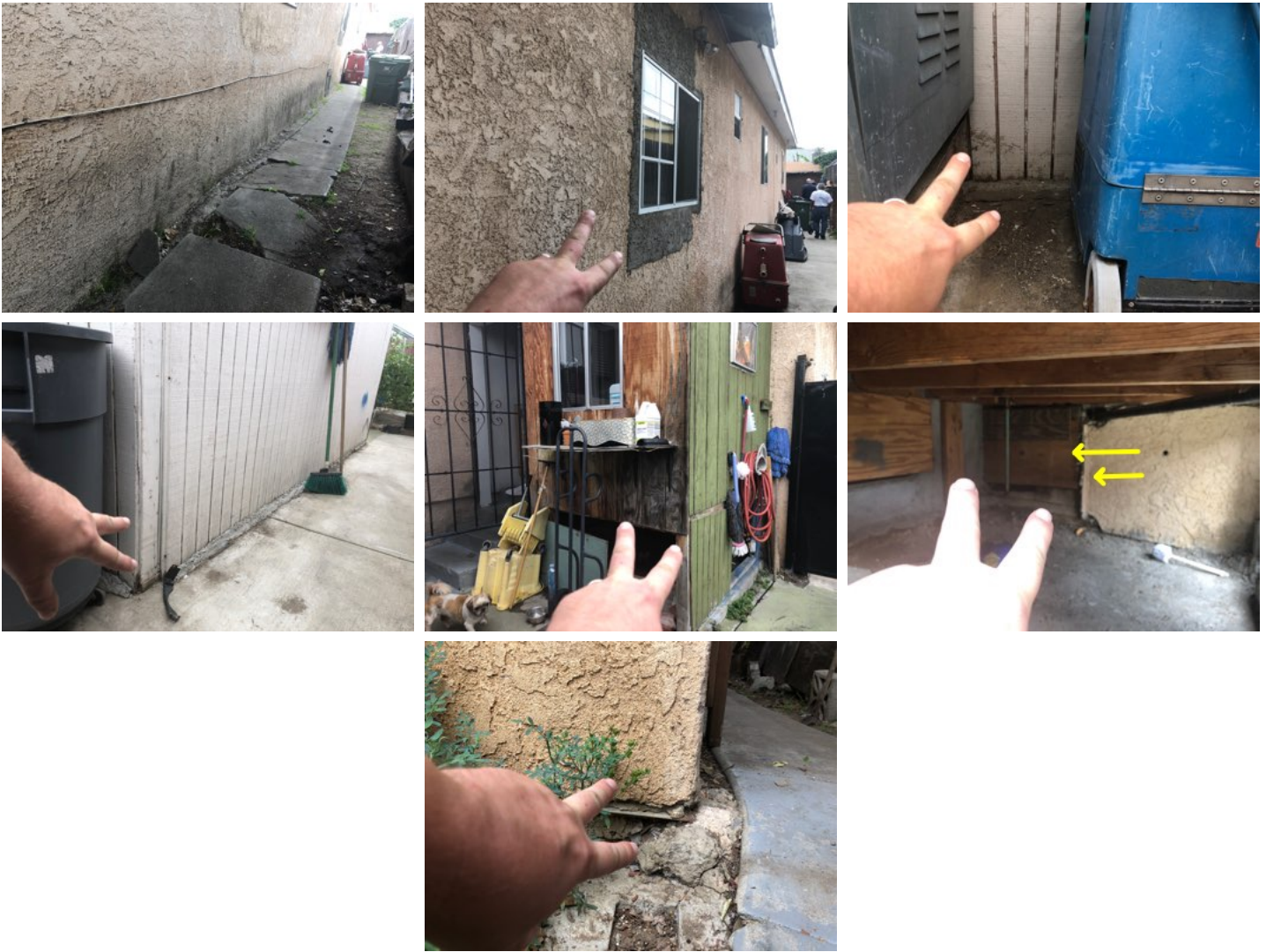
7.4. Cracked, damaged areas noted at stucco or siding wall(s)- In need of patch, paint, Repair. Have it checked by a qualified contractor(s).

7.5. Peeling paint, Moisture stains at wood sidings noted. In need of patch, paint, repair by a qualified structural pest specialist.

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

7.7. Rusted and/or damaged weep screed noted at exterior siding. Recommend to have checked, any necessary correction/repair made by qualified specialist(s).





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

8.4. Damaged/poorly installed window at laundry noted. Have checked/fixed/corrections made by qualified contractor.



9. Doors (Exterior)

Door Type:

- Wood, Glass

Observations:

9.1. Missing exterior rated door, metal security door only at laundry exterior. Have checked, corrections made by qualified specialist.



Missing exterior rated door, metal security door only at laundry exterior

10. Other/Features

Observations:

10.1. Recommend to check the building records, permits.

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

10.3. Storage shed(s) noted. Not part of this inspection. Check records, permits or Have checked by qualified structural pest specialist.

10.4. A number of defects found at the time of the inspection - Recommend to hire a qualified contractor for further evaluation, repair

10.5. Recommend to check records/permits of storage shed. Moisture stains, Moisture stains/Damage Noted at interior ceiling, deterioration at exterior siding, poor/improperly installed roof covering noted. In need of complete system evaluation for repair/replacement or removal.



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.



2. Roof Coverings

Observations:

- 2.1. Ridge of the roofing is weathered, damaged, and aging - Replacement of the ridge material is recommended. Have checked by qualified roofer for necessary corrections.
- 2.2. 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.
- 2.3. Granular loss, age defects noted at shingle(s) at roof at ridge at rear. In need of further evaluation, necessary correction/repair performed by a qualified roofer.
- 2.4. Patching and previous repairs noted to various locations/areas of the flat roof areas. Check the records, warranties. in need of complete evaluation, corrections by qualified roofer.
- 2.5. Flat roof areas Missing roof edge metal noted. Recommend to install. Have it checked by a qualified roofer.
- 2.6. Tree limbs and/or shrubbery in contact with roof or hanging near roof should be trimmed away. Recommend to trim away and inspect the roof.
- 2.7. Debris noted at the Roof. May cause future leaks and/or damage. Recommend to clean/remove.
- 2.8. Flat roof (Less than 3/12 slope) noted - Has improper style roof covering (three-tab shingles). It should have either salvage, roll roofing, rubber membrane or an approved covering for a flat roof. The roof may leak in heavy rain. Have checked by qualified roofer.
- 2.9. Flat Roof covering shows puckering, blistering and alligating/damage at some areas- These areas will eventually crack, leak and lead to roof being in need replacing. Have it checked by a qualified roofer.
- 2.10. Aged flat roof cover noted. Recommend to apply roof coating to prolong life of the roof. Have it checked by a qualified roofer.
- 2.11. Water ponding at sections at flat roof area noted- Recommend to have it checked, any necessary corrections made by a qualified Roofer.
- 2.12. Leaking at interior noted at flat roof at patio cover/shed. Have checked, correction/repair made by qualified specialist.
- 2.13. Yearly roof service contract with a qualified Roofing Company is recommended.
- 2.14. Recommend further complete evaluation of roof system, necessary maintenance and/or corrections performed by a qualified roofer.





Nail



Debris build up



word ridge shingles





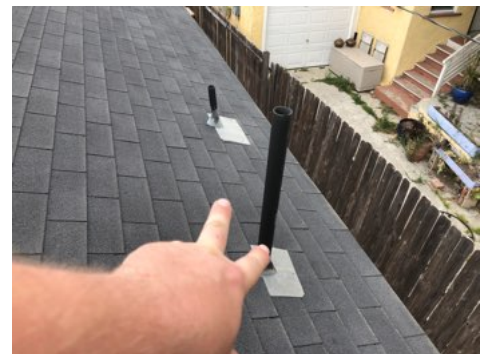
3. Flashings

Observations:

- 3.1. Exposed fasteners/nails noted at the roof flashing(s). Recommend to seal to prevent leaks. Have checked, corrections/maintenance performed by qualified roofer
- 3.2. **ABS** type sewer vent pipes noted at the roof- Pipes were not painted to protect from UV rays. Recommend to paint.
- 3.3. 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.
- 3.4. All roof flashings in need of further complete evaluation, corrections made by a qualified roofer.
- 3.5. Debris noted at the Roof. May cause future leaks and/or damage. Recommend to clean/remove.



Debris build up



4. Roof Drainage Systems

Drainage Type:

- None Installed

Observations:

- 4.1. House without proper full gutter system. Recommend adding gutters and downspout(s) for proper drainage.

5. Roof Vents

Ventilation Type:

- Gable Vents
- Dormer Type

Observations:

5.1. Lack of proper cross ventilation noted in the attic- missing roof vents at rear add on roof area. Recommend to add. Have checked, fully evaluated by qualified contractor

5.2. Recommend complete evaluation/corrections made by qualified roofer or framing contractor.



6. Chimney

Number Of Units:

- None

7. Other

Observations:

7.1. 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.

7.2. Recommend further complete evaluation of roof system, necessary corrections/repair performed by a qualified roofer.

7.3. 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:

- Carport
- None - House without Garage

Electrical System

1. Service Entrance Conductors

Service Type:

- Overhead Service

Panel Capacity:

- 100 Amp Main Service

Observations:

1.1. Service wires too close to the roof - Not with today's standards for safety. Recommend to upgrade. Have checked by qualified Electrician.



2. Main Panel

Main Panel Type:

- Circuit Breakers

Observations:

2.1. Ground rod and clamp not visible at the meter base. Recommend to install. Have it checked by a qualified electrician.

2.2. Gas pipes are not grounded/bonded. Recommend to install. Have it checked, corrections made by a qualified electrician.

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

2.4. House with 100 amp panel type. May not be adequate for this size house. Have it checked by a qualified electrician.

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

2.6. Recommend complete system evaluation, necessary corrections made by a qualified electrician.



3. Branch Circuit Conductors

Materials:

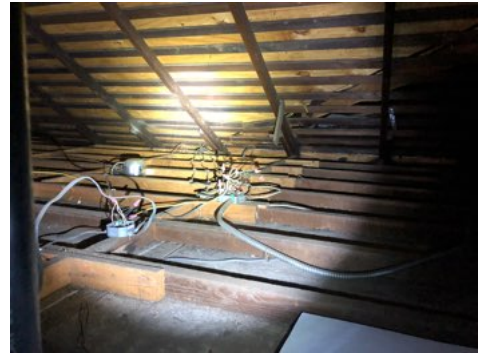
- Copper
- Non-Metallic Cable
- Conduit
- Not Fully Visible

Observations:

3.1. 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.

3.2. Exposed splices, missing box covers... Noted in the attic - A fire hazard/Safety concern. Have it checked, fixed by a qualified Electrician.

3.3. 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 electrician.



4. Exterior Lights, Outlets

Observations:

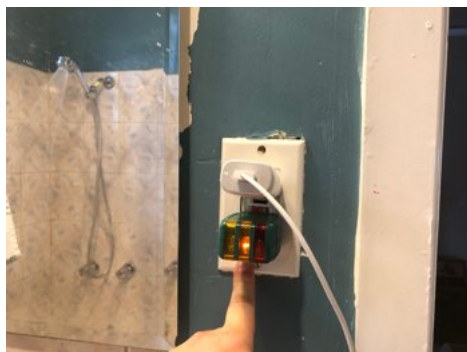
- 4.1. Light(s) not working at the exterior. Have checked, fixed by a qualified electrician.
- 4.2. Some of the lights are not water proofed type and exposed to the rain, may not work. Have it checked by a qualified electrician.
- 4.3. Light Cover is damaged and/or missing at the exterior. Have it replaced.
- 4.4. Building without timer, sensor operated exterior lights. Recommend to install - Safety, Liability concern.
- 4.5. Several material, installation defects, and/or safety considerations were noted with regard to the Electrical System - Further evaluation of the system for repairs, corrections, safety upgrades by qualified Electrical Contractor is recommended.
- 4.6. 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 electrician.



5. Operation of GFCI Outlets

Observations:

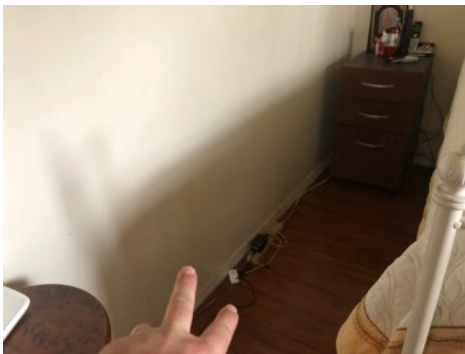
- 5.1. Recommend to have **GFCI** outlets in all wet locations as a safety upgrade, and to test them periodically. Missing at bathroom(s). Have checked, fixed by qualified electrician.
- 5.2. GFCI outlet tested defective and in need of replacement by qualified electrician at: master bath.



6. Interior Fixtures, Outlets

Observations:

- 6.1. 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)
- 6.2. **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.**
- 6.3. House was occupied at the time - Most of the outlets were not visible, accessible at the time to test. Check the records for any known defects, repairs.
- 6.4. Ceiling fans not tested for attachment/safety at this inspection. Recommend to check the records - Make sure it was installed and tested by a qualified specialist.
- 6.5. Ceiling fan not working and/or not responding to switch at wall at rear add on bedroom. Have checked, necessary correction made by qualified specialist.
- 6.6. Lack of outlets noted at bedroom(s) - Recommend to add to prevent overload/fire. Recommend further evaluation, necessary corrections made by qualified electrician.
- 6.7. Lack of outlets noted at Unit(s) - Recommend to add to prevent overload/fire. Recommend further evaluation, necessary corrections made by qualified electrician.
- 6.8. Non grounded outlets noted. Recommend to replace for fire safety. Have checked by qualified electrician.
- 6.9. Coverplates cracked at some areas. Have checked.
- 6.10. Kitchen- Switch at counter at kitchen doesn't control anything, unable to determine operation, Missing cover plate at outlet under stove top. Have fixed.



Not working- bedroom



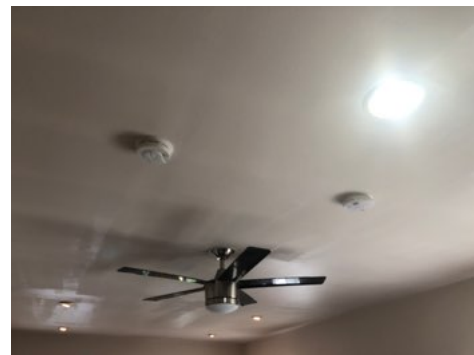
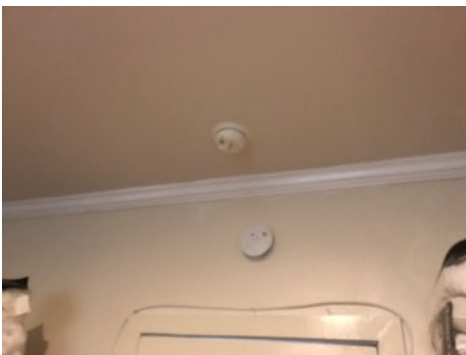
7. Smoke and Carbon Detectors

Observations:

7.1. 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.**

7.2. Recommend to install carbon monoxide detectors per City/Manufacturers requirements and test them periodically. Information regarding placement can be found on the State Fire Marshall website at <http://osfm.fire.ca.gov>

7.3. Missing smoke detectors at bedrooms and/or hallway. Recommend to Install and test periodically for fire safety. Have checked by qualified retrofitter.



8. Door Bell

Observations:

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

9. Low Voltage Systems

Observations:

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



10. Other

Observations:

10.1. Several material, installation defects and/or safety considerations were noted with regard to the Electrical System - Further evaluation of the system for determined scope of repairs, corrections, safety upgrades by qualified Electrical Contractor is recommended.

10.2. 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 electrician.

11. Fire Sprinklers

Observations:

11.1. Unit(s) without sprinkler system type and/or extinguishers. Recommend to check city requirements.

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 exterior yard not found noted - Recommend to check service records, with seller or have checked by qualified plumber.

1.4. House with some old, rusted/aged cast iron sewer pipes type- no leak(s) found at time of inspection. Periodic inspection recommended, **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 possible replacement and/or necessary upgrade(s) of the pipes.

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

1.6. Newer work and remodel noted at kitchen and/or bathrooms. Recommend to check the records and permits.

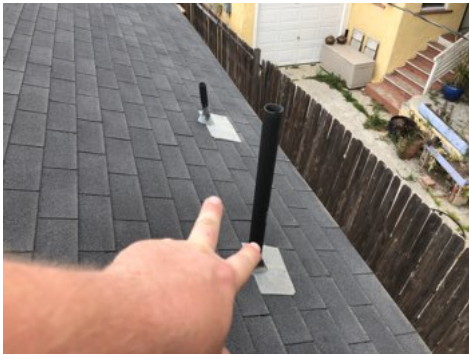
1.7. Metal type straps were used at ABS pipes - Improper, poor workmanship noted (should be approved vinyl type straps). Have it checked by a qualified specialist for necessary corrections.

1.8. 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.

1.9. 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.

1.10. ABS type sewer vent pipes noted at the roof and/or exterior - Pipes were not painted to protect from sun damage (UV rays). Recommend to seal/paint to prevent damage. Have checked by qualified specialist.

1.11. 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.





2. Water Main Line

Type & Location:

- Not Visible
- Main shut off at Meter

Water Pressure (PSI):

- Water pressure was below 80 psi (FYI)

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

2.4. Could not locate the main shut-off for water, main line not fully visible, unable to determine type. Please ask the current owners for the location. Otherwise, you will need to use a water key at the street meter or have a plumber install one.

2.5. Recommend further, complete evaluation, repairs by a qualified plumber.



80 psi



3. Interior Water Supply and Distribution

Supply Line Type(s):

- Copper
- Not Fully Visible

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 re-piping and scope of re-piping.

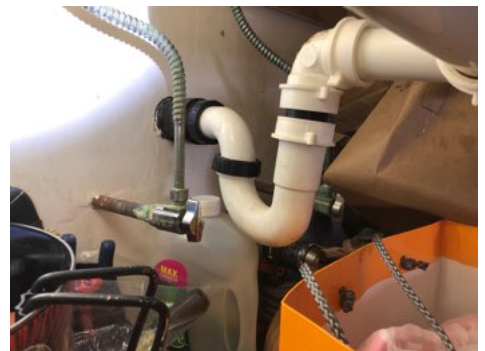
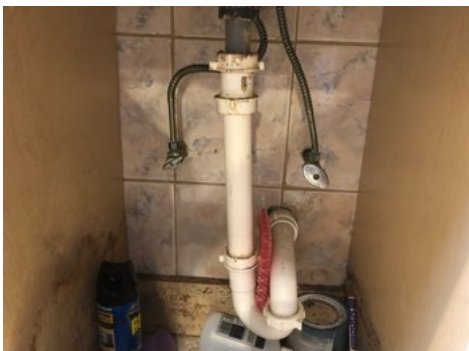
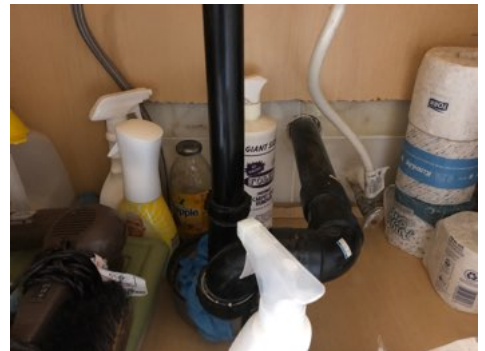
3.4. Leaking Noted at some lines at crawlspace. Oxidation at copper pipe solder joints noted in crawl space, this can result in future leaks - recommend to fix. Have it checked, cleaned, fixed by a qualified plumber.

3.5. Some of the pipes were not properly secured/strapped in crawl space. Have it corrected by qualified specialist.

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

3.7. Old supply shut off valve(s)/angle stops noted at/under sinks- These type of valves are prone to leaks. Recommend to upgrade/replace by qualified specialist, plumber.

3.8. Recommend further, complete evaluation, repairs by a qualified plumber.





Lacks support



Leaking



Leaking



4. Fuel System

Observations:

4.1. 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 its 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.

4.2. Gas meter(s) - Seismic shut off was not present at the time of inspection. Recommend to install. Have it checked by a qualified plumber.

4.3. Gas meter is located in crawlspace, poor location - Recommend to relocate to exterior. Check with The Gas Co.



5. Water Heater(s)

Type and Size:

- Gas
- 48 GAL

Age:

- 9 Years Old

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. Unit is near end of life due to age (Life span of this type units are 10 to 12 years). Recommend to monitor/replace and retrofit to today's safety standards.

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

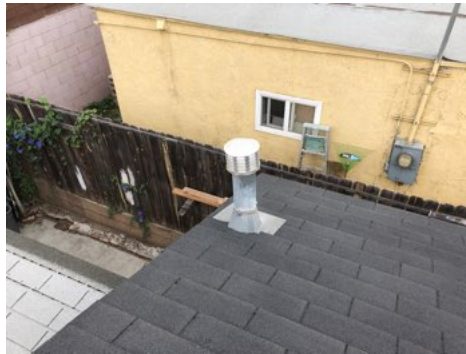
5.5. Recommend water heater(s) installation meet all current safety standards.

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

5.7. **TPR valve** line terminates unsafely. Recommend to extend outside into a safe location.

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





6. Yard Sprinkler System

Observations:

6.1. House 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.

7.3. A number of plumbing defects found at inspected property. Recommend further and complete evaluation or plumbing systems, necessary corrections by a qualified plumber.

7.4. Recommend further, complete evaluation, necessary corrections/repairs performed by a qualified plumber.

7.5. 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 plumber

Heating & Cooling System

1. Heating System Operation

Heating Type and # of Units:

- Missing
- None

Observations:

1.1. Missing heat unit, no functioning heat at property. Recommend complete evaluation, necessary corrections made by a qualified HVAC specialist.

2. A/C Type, Size, & Age

A/C Type, Size, & Age:

- Window/Wall AC Unit(s) - Not Tested By This Company.
- Older Unit(s) Type (Life span of these type units are 15 to 20 years)

Power Source & Number Of Units:

- One

3. A/C Compressor

Observations:

3.1. 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.

3.2. Wall and/or Window A/C noted. No dedicated electric outlet noted for wall A/C - Recommend to install to prevent circuit overload, fire. Wall and Window A/C unit(s) are not tested at this inspection. Check the service, maintenance records or with seller regarding operation or known defects.



4. Thermostat(s)

Observations:

4.1. No thermostat is present for the unit(s) - On-board controls only noted at window AC. FYI

5. Other

Observations:

5.1. 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.

5.2. Missing functional heat system at property. Recommend further evaluation of the property, necessary corrections made by a qualified HVAC contractor.

5.3. 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

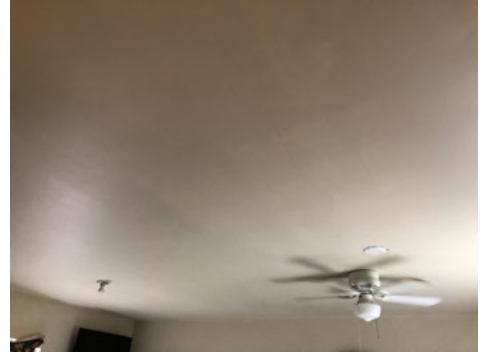
1. Ceilings

Ceiling Type(s):

- Sheetrock
- Plaster

Observations:

1.1. Common cracks were noted at the ceilings.



2. Walls

Wall Type(s):

- Sheetrock
- Plaster

Observations:

2.1. Common cracks and/or anchor holes were noted at the interior walls.

2.2. House was occupied 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. Damaged/Missing baseboards present at interior of home. Have it checked, fixed by a qualified specialist.

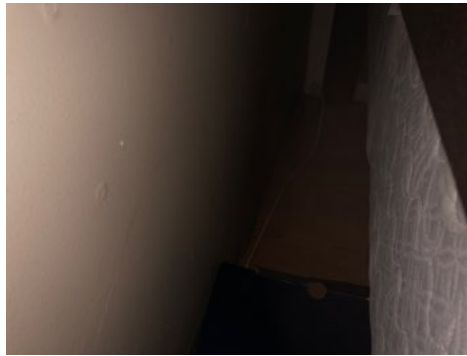
2.4. Damage at interior wall above closet at front bedroom. Have checked, patched/repainted by qualified specialist

2.5. Possible Acoustic spray at bedroom wall above closet noted. Acoustic spray may be asbestos containing type - Recommend further testing for possible abatement as a safety upgrade.



Bedroom





3. Floors

Floor Type(s):

- Carpet
- Tile
- Engineered "Wood" Material
- With Common Age Defects and Wear

Observations:

3.1. House was occupied at the time of the inspection - Floors were not fully visible.

Recommend to check the records for any known defects and/or previous repairs.

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.

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).

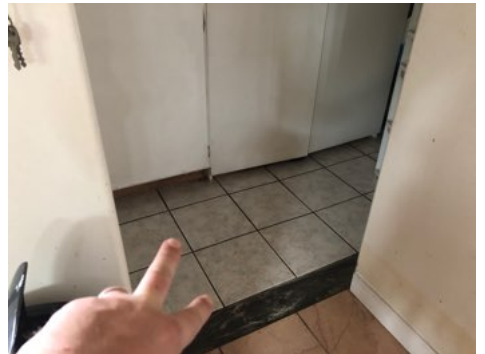
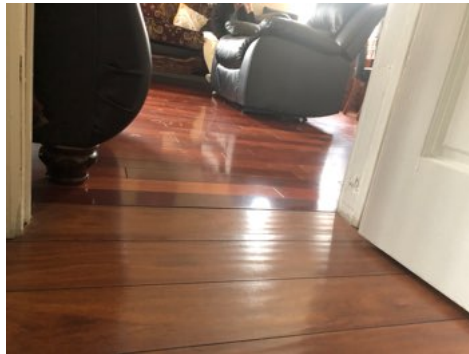
3.5. Worn, aged flooring materials, scratches/scuff marks noted at floor(s) of the inspected property. May need repair/replacement. Have checked by qualified specialist.

3.6. Trip hazards noted due to differing flooring material heights. FYI

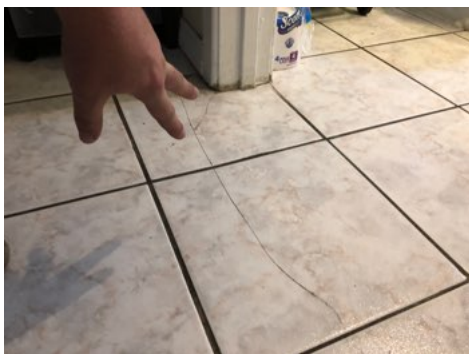
3.7. Worn, stained carpeting noted. Recommend further evaluation for any necessary correction, upgrade/replacement by qualified specialist(s).

3.8. Some expanded gaps noted at flooring material joints. In need of further evaluation, corrections by a qualified floor specialist.

3.9. Cracked, Damaged Tile(s) noted. Recommend further evaluation, repairs made by qualified specialist(s).



Cracked/loose tiles



4. Interior Doors

Door Type(s):

- Hollow Core

Observations:

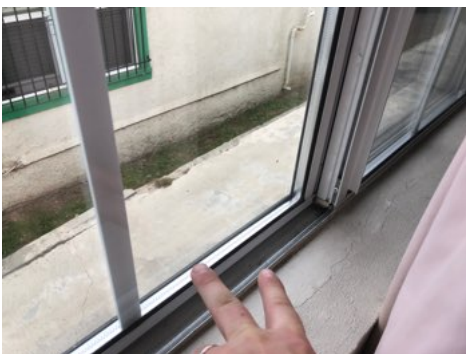
- 4.1. Recommend to install door stops to prevent wall damage.
- 4.2. Door frames are not square, some rub at frames and/or not closing, latching properly - An indication of settlement or movement. Further evaluation and corrections by a qualified Contractor is recommended.
- 4.3. Exposed framing noted at bedroom window. Have checked, fixed by qualified contractor.



5. Interior Windows

Observations:

- 5.1. Some 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.
- 5.2. Some Newer replacement vinyl windows noted - no leak tests performed at this inspection. Check the records, warranties.
- 5.3. Not all windows were accessible for testing at the time of inspection due to presence of furnishings.
- 5.4. Worn window roller(s) noted - Have it checked, necessary corrections made by a qualified specialist.
- 5.5. House with some old aluminum (single pane) windows type at Add on Noted. Recommend to upgrade.
- 5.6. Common age defects were noted to windows at the time of inspection.
- 5.7. Damaged/poorly installed window at laundry noted. Have checked/fixed/corrections made by qualified contractor.



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.

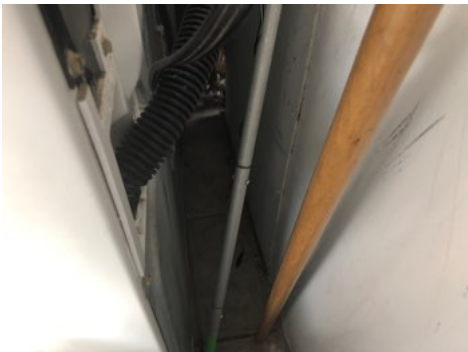
7.4. Washing machine, laundry area without catch pan and/or drainage pipes. Recommend to install if possible to prevent damage when machines leak.

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 records/permits of laundry add on area or have checked by qualified contractor for any necessary corrections.

7.7. Improper/damaged dryer vent noted- recommend to upgrade.

7.8. Only one laundry unit at front unit at add on. FYI



8. Interior Features



9. Other

Observations:

9.1. 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.**

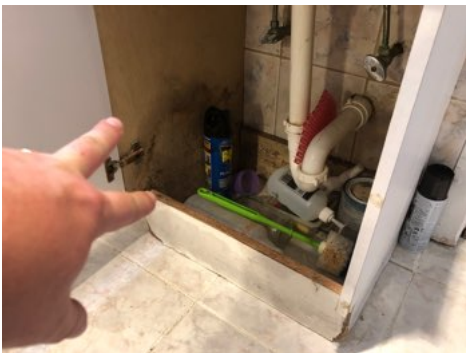
9.2. Remodel and/or addition(s) noted to inspected property. Recommend to check the records, permits on remodel, improvements and/or addition(s).

9.3. 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.

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

9.5. Multiple defects noted at interior and finishings. Recommend further complete evaluation, necessary corrections/repairs made by qualified contractor(s).

9.6. Missing closet(s) at several rooms. Check records permits relating to bedrooms. Have checked by qualified contractor for any necessary corrections.



Pest activity

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.**



Kitchenette- Add On

2. Cabinets and Counter Tops

Cabinets Type:

- Wood

Counter Top Type:

- Laminate
- Granite

Observations:

2.1. View under sink cabinets was restricted due to belongings.

2.2. **Some cabinets, drawers are in need of adjustment, repair. Have them checked by a qualified specialist.**

2.3. **Wear and general age defects were noted to counter, cabinets at the time of inspection.**

2.4. **Cracked grout noted at counter//sink/splash. Recommend to have it sealed by a qualified specialist.**



3. Sinks

Observations:

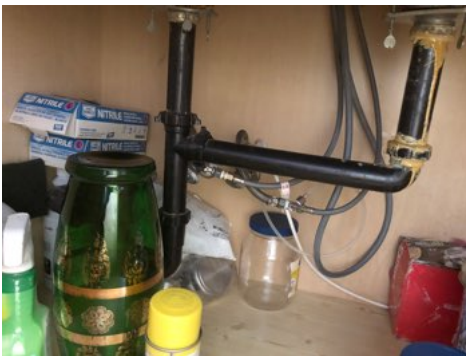
- 3.1. Sink faucet(s) functional at time of inspection.
- 3.2. View under sink cabinets was restricted due to belongings.
- 3.3. **Old supply valves/tubes(angle stops) noted- these type of valves are prone to leaks. Recommend to upgrade, have checked by a qualified specialist, plumber.**
- 3.4. **Cracked and/or dirty caulking noted at sink/counter connection. Recommend to clean, re seal and correct by specialist to prevent seepage.**



4. Food Waste Disposer

Observations:

4.1. No Disposer noted at main kitchen and kitchenette at rear.



5. Dishwasher

Observations:

5.1. No dishwasher noted at kitchen or kitchenette - FYI



6. Ranges/Oven/Cook Tops

Oven & Cook Top Type:

- Gas Cook Top
- Gas Oven- rear unit
- Electric Oven

Observations:

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

6.2. Older model noted - Was operational at the time of inspection but does show wear and age defects.

6.3. Igniter(s) did not work at all burner(s) at front kitchen and front right at rear unit kitchenette. Have them all checked, fixed or replaced by a qualified specialist.



Igniters not working



7. Range Hood

Range Hood Type:

- Vented
- Recirculate Type- rear unit

Observations:

7.1. Operational at the time. (FYI)

7.2. Dirty filter(s) noted at the time of inspection. Recommend to replace.

7.3. Recirculate type vent noted at rear unit- recommend to upgrade to vented type system to exterior. Have checked by specialist for upgrade



8. Microwave



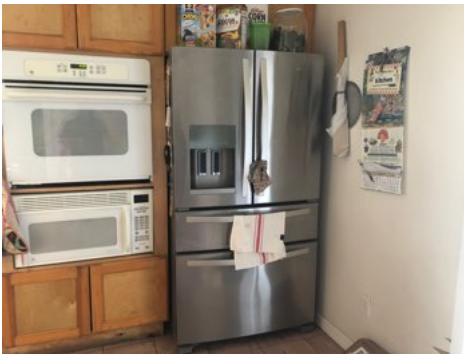
9. Kitchen Features

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. Recommend to install GFCI type outlets in the kitchen as a safety upgrade. Missing at kitchen at front unit. Recommend to install

10.2. Switch at counter not working/testing properly, unable to determine operation noted. Have it checked, fixed by a qualified electrician.

10.3. 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.

10.4. Missing cover plate at outlet under stove top. Have fixed.



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. 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

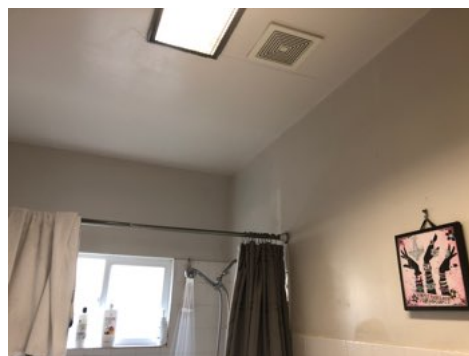
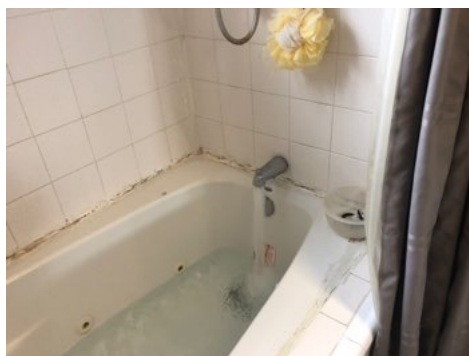
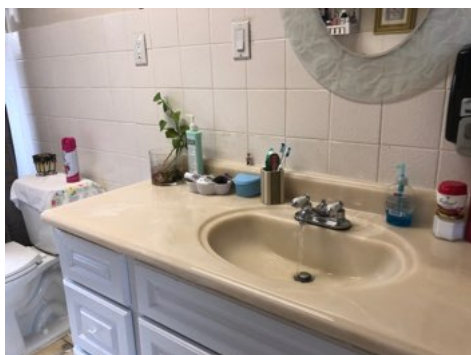
1. Bathroom # 1

Location:

- Guest Bathroom

Fixtures:

- Toilet, Sink
- Exhaust Fan
- Jet Tub



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. Cabinets, Floors

Observations:

3.1. Worn tiles noted



4. Bathtub

Observations:

- 4.1. Defective tub stopper noted. Have it checked, fixed by a qualified specialist.
- 4.2. Defective diverter valve noted- shower and tub run at same time- improper. In need of repair, replacement.
- 4.3. Cracked, dirty caulking noted at tub enclosure. Recommend to re-caulk at tub tiles and enclosure.
- 4.4. The flexible sealants (caulking) is missing, failing and/or gaps noted at the fixtures valve(s) or along the base of the walls and should be re sealed, caulked to prevent water seepage, damage. Have checked, fixed by qualified specialist.
- 4.5. Leaking at downspout noted at shower mode due to defective diverter. Have it checked, repaired, replaced.
- 4.6. Window was set too low at tub/shower head. Recommend to install curtain to prevent water seepage, damage.
- 4.7. Wall tiles are installed at tub ledge. Unable to determine if proper flashing was used at tub to wall to prevent water seepage, damage. These type of tubs are not designed to be used as shower. No access was installed to check under the tub area. Inspection was limited. Have corrections made by qualified specialist.
- 4.8. Jet tub pump access not found and/or installed - Unable to check the installation. Recommend to install and check equipment for proper installation, grounding.
- 4.9. Debris noted when running jets- **air gap**/adjustment knob hard to rotate. Have checked by qualified specialist for any necessary correction.



Difficult to turn

5. Electrical

Observations:

- 5.1. Recommend to install GFCI type outlet at Bathroom(s) and to test periodically. This is a safety upgrade. Have fixed by electrician.

6. Exhaust Fan, Heater

Observations:

- 6.1. Dirty exhaust fan(s) noted. Recommend to clean, service.
- 6.2. Noisy exhaust fan noted - Recommend to upgrade.



7. Other

Observations:

- 7.1. A number of defects found at Bathroom and/or fixtures. Have it checked, necessary repairs made by qualified contractor(s).

Bathroom #2

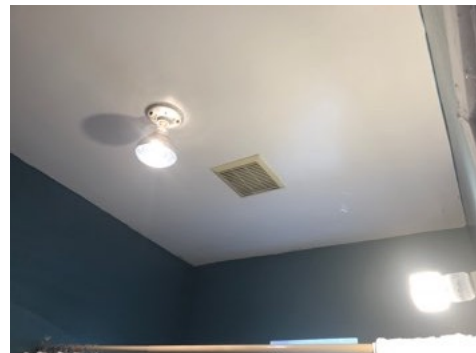
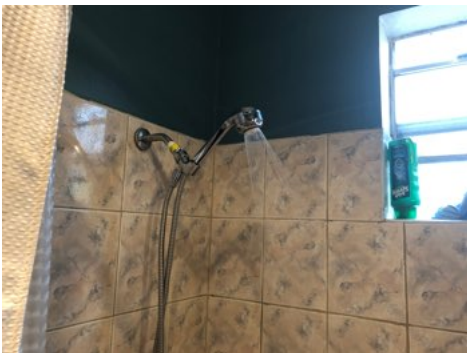
1. Bathroom # 2

Location:

- Master Bathroom

Fixtures:

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



2. Sink(s), Faucets

Observations:

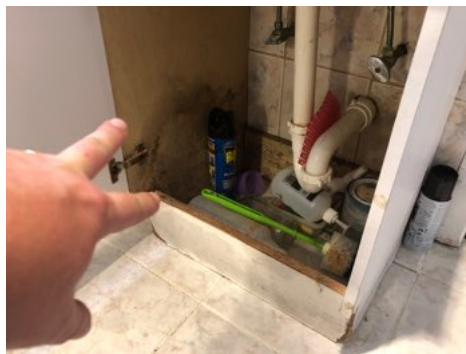
- 2.1. Sink faucet(s) functional at time of inspection.
- 2.2. Defective sink stopper noted. Have it checked, fixed by a qualified plumber.
- 2.3. Moisture stains, damage under sink cabinet noted. Recommend to have it checked, repairs made by a qualified specialist.
- 2.4. Signs of Mold like substance present under sink(s): at cabinets and/or walls. 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 Mold inspector or expert for investigation or correction if needed.
- 2.5. Old supply valves/tubes(angle stops) noted- these type of valves are prone to leaks. Recommend to replace/upgrade by a qualified specialist, plumber.
- 2.6. Cracks noted at sink finish and under sink. Have it checked, fixed, replaced, by a qualified specialist.



3. Cabinets, Floors

Observations:

- 3.1. Moisture stains, damage noted at cabinets. Have it checked, repairs made by a qualified specialist.
- 3.2. Signs of Mold like substance present under sink(s): at cabinets and/or walls. 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 Mold inspector or expert for investigation or correction if needed.



4. Toilet, Bidet

Observations:

- 4.1. Toilet is old and may not be a low flow type toilet- recommend to upgrade. Have checked by qualified specialist.

5. Bathtub

Observations:

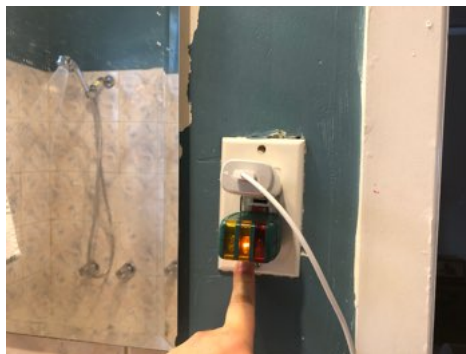
- 5.1. Cracked, dirty caulking noted at tub enclosure. Recommend to re-caulk at tub tiles and enclosure.
- 5.2. The flexible sealants (caulking) is missing, failing and/or gaps noted at the fixtures valve(s) or along the base of the walls and should be re sealed, caulked to prevent water seepage, damage.
- 5.3. Leaking at downspout noted at shower mode due to defective diverter. Have it checked, repaired, replaced.
- 5.4. Window was set too low at tub/shower head. Recommend to install curtain to prevent water seepage, damage.



6. Electrical

Observations:

- 6.1. Defective GFCI outlet and/or wiring noted. Have it checked, fixed by a qualified electrician.



7. Exhaust Fan, Heater

Observations:

- 7.1. Dirty exhaust fan(s) noted. Recommend to clean, service.
- 7.2. Noisy exhaust fan noted - Recommend to upgrade.

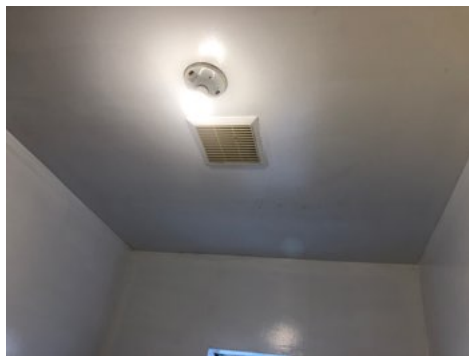
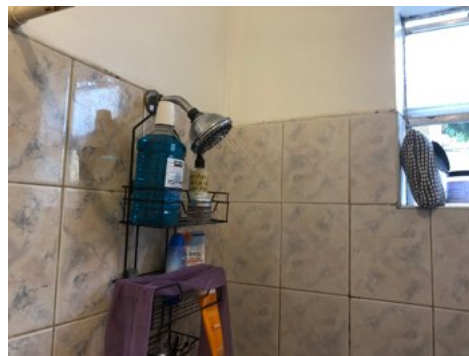


Bathroom #3

1. Bathroom # 3

Location:

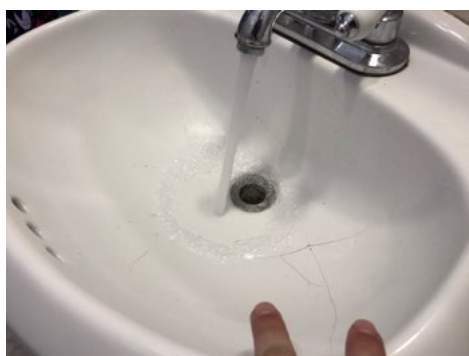
- Add On Bathroom



2. Sink(s), Faucets

Observations:

- 2.1. Defective sink stoppers noted. Have it checked, fixed by a qualified plumber.
- 2.2. Cracks noted at sink - Did not leak at the time. Have it checked by a qualified specialist.



3. Cabinets, Floors

Observations:

3.1. Cracked tiles noted at flooring. Have it checked, fixed, replaced by a qualified specialist.

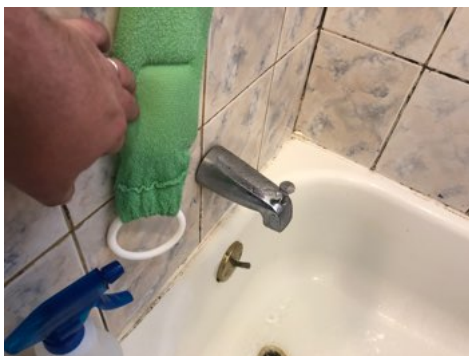


4. Bathtub

Observations:

4.1. Cracked, dirty grout noted at tub enclosure. Recommend to re-grout at tub tiles and enclosure.

4.2. The flexible sealants (caulking) is missing, failing and/or gaps noted at the fixtures valve(s) or along the base of the walls and should be re sealed, caulked to prevent water seepage, damage.



5. Electrical

Observations:

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



6. Exhaust Fan, Heater

Observations:

- 6.1. Dirty exhaust fan(s) noted. Recommend to clean, service.
- 6.2. Noisy exhaust fan noted - Recommend to upgrade.



Attic

1. Attic Access Location

Observation Method:

- From Entry

Attic Info:

- Scuttle Hole

Observations:

1.1. Attic access is located in the bathroom and rear unit ceiling



2. Roof Structure and Attic

Roof Type:

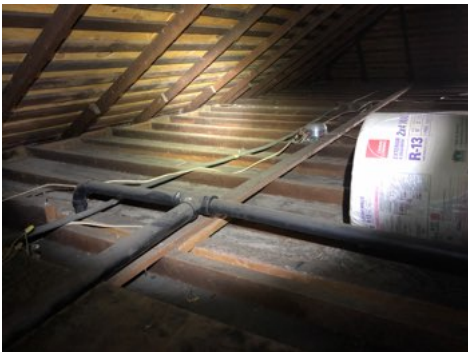
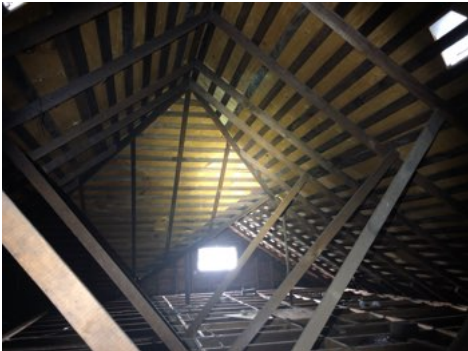
- Rafters/Ridge Board

Ceiling Type:

- Ceiling Joists

Observations:

2.1. Water staining was noted to the structure 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.



3. Insulation

Insulation Type:

- Fiberglass- rear add on only
- None

Observations:

3.1. No insulation was present in the attic of the inspected property At main structure.

Recommend to install approved insulation material in the attic.

3.2. Some loose and/or missing insulation noted at attic space. Have it checked, fixed.



4. Venting

Venting Type:

- Gable Vents
- Limited/Minimal
- Dormer Type
- None found at rear add on roof

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. Lack of proper cross ventilation noted in the attic- missing roof vents at rear add on roof area. Recommend to add. Have checked, fully evaluated by qualified roofing or framing contractor for correction.



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. Added curb wall at exterior of the foundation is indication of attempt to address poor drainage, moisture seepage issue. Have it checked by a qualified specialist.

1.8. Construction debris/belongings noted in the crawl space which should be removed.

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





2. Walls

Walls Type:

- Concrete
- 2 x 4 Wood Cripple Walls

Anchor Bolts:

- Noted At Sill Plate at add On only
- Not Found
- Recommend Retrofitting At The Foundation

Observations:

2.1. Efflorescence was noted present on the foundation wall. Recommend to keep moisture around the inspected property to a minimum.

2.2. Anchor bolts from time of construction were noted at the foundation wall at add on only. (FYI) Bolt size not with today's standards, recommend to retrofit.

2.3. Non reinforced cripple walls noted. Sill plate is not anchored to the foundation - Common for the age/type of the construction. Recommend further evaluation for seismic retrofit by qualified foundation contractor, engineer.

2.4. Missing shear panels at cripple walls noted. Recommend to have checked, corrections made by a qualified foundations specialist.

2.5. Sill plate is not anchored to the foundation - Common for the age/type of the construction. Recommend to retrofit for seismic safety. Have it checked by qualified foundation contractor.

2.6. Recommend further, complete evaluation by a qualified foundation specialist.



3. Columns or Piers

Type:

- Wood Posts
- Concrete Piers
- Wood 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. Earth to wood contact noted in crawl space. Have it checked by a qualified termite inspector for repairs.

3.3. Wood support posts are missing T strap connectors at some areas. Recommend to have checked, installed by a qualified specialist.

3.4. Newer work, alterations noted. Recommend to check the records, permits.

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





4. Floors

Floors Type:

- Wood Floor Joists
- Not Visible - Covered with insulation (FYI)

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. Most of Floor system is not insulated. Heat loss can occur more on this home than one that is properly insulated.**
- 4.3. Newer work, alterations noted. Recommend to check the records, permits.**
- 4.4. Floor joists were not fully visible due to insulation at add on. Inspection was limited. Check the records for any known defects, repairs.**
- 4.5. Recommend further complete evaluation, necessary corrections made by qualified foundation specialist.**



5. Foundation Ventilation

Observations:

- 5.1. Some vent screens noted damaged/loose. Repairs, replacement of damaged screens is recommended.**
- 5.2. Foundation vent(s) are below ground level at exterior soil/slab, which can allow water to enter crawlspace. Recommend to re-grade and/or install proper flashing, curb to prevent water seepage.**



6. Other

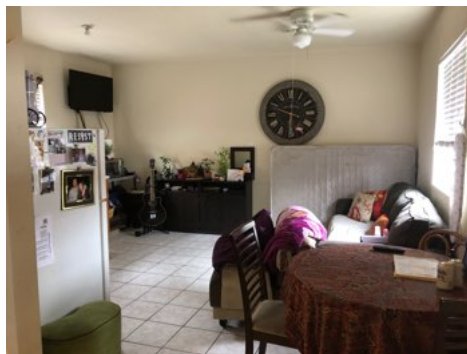
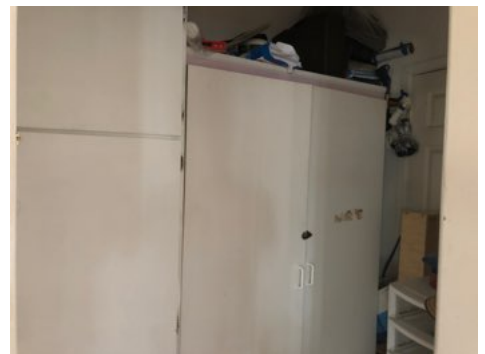
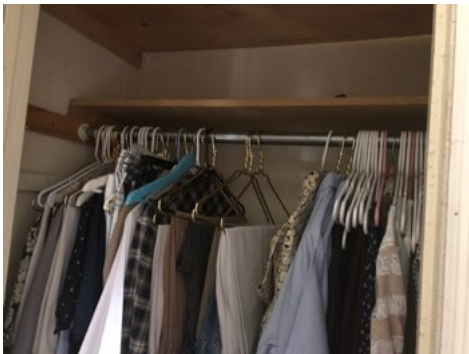
Observations:

- 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.

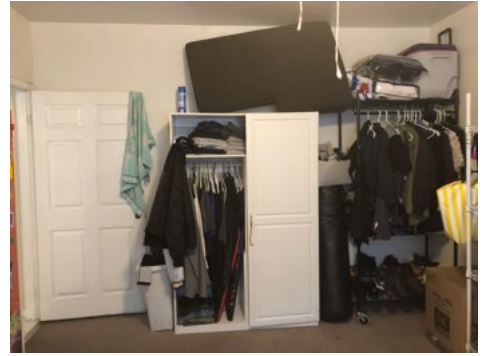
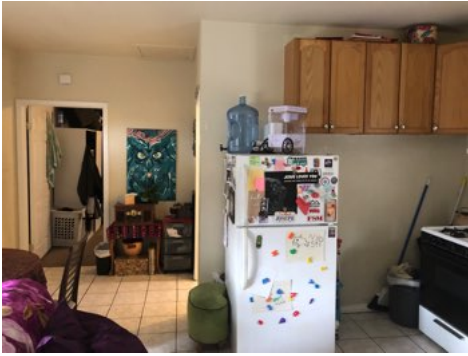


Additional Photos

1. Interior Photos



Kitchenette- Add On



2. Exterior Photos



Invoice

1. Inspection Fee:

Materials:

- Inspection Fee: \$555

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.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
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.
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

Exterior and Grounds		
Page 9 Item: 1	Driveway and Walkways	<p>1.1. Cracks, settlement present at driveway/sidewalk surfaces. Have checked, necessary repairs made by qualified specialist.</p> <p>1.2. Tree Roots appear to be uplifting the driveway/sidewalk surface causing a trip hazard. Tree removal may be necessary. Have it checked by a qualified specialist.</p> <p>1.3. Evidence of Poor Drainage present at driveway/sidewalk surfaces, recommend further evaluation by qualified contractor.</p>
Page 10 Item: 2	Vegetation, Grading, and Drainage	<p>2.1. Plants/shrubs touch structure. Recommend to move sprinklers and vegetation minimum 2' away from house/foundation.</p> <p>2.2. Trees noted planted too close to the structure which may require removal in order to prevent damage to the foundation.</p> <p>2.3. Tree limbs that are in contact with roof or hanging near roof should be trimmed away. Recommend to trim away and inspect the roof.</p> <p>2.4. Ab/walkways is high at the foundation (at sill plate and/or weep screed). Water seepage can occur. 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>2.5. 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>2.6. Planter(s) built at the foundation - not recommended. Recommend to remove to prevent water seepage into crawl space/foundation.</p> <p>2.7. Added curb wall at exterior of the foundation at some areas is indication of attempt to address poor drainage/moisture seepage issue. (FYI)</p>

Page 10 Item: 3	Porch/Patio, Decks, Steps/Stairs, Railings	<p>3.1. Recommend to install proper railing at all exterior steps (safety upgrade). Recommend to install.</p> <p>3.2. Recommend to install non slip strips at steps for safety.</p> <p>3.3. Cracked tiles, settlement noted at porch area and/or walkway(s) at front. Have checked, necessary corrections made by qualified specialist.</p> <p>3.4. Enclosed patio area Noted at a undey area, Recommend to check records/permits- moisture stains/damage at siding, damaged posts noted, missing post base. Recommend further evaluation, repairs/correction made by a qualified specialist, contractor.</p> <p>3.5. Patio cover is improperly attached to the structure: Attached to the eaves, fascia and missing the ledger board with staggered lag bolts. Have it checked, corrected by a qualified contractor.</p> <p>3.6. Due to patio cover construction we recommend you check all applicable permits, records and to have further evaluation by a qualified contractor.</p> <p>3.7. Moisture stains/damage noted at wood posts at laundry area enclosure. Have it checked and fixed by a qualified structural pest specialist.</p> <p>3.8. Moisture stains, damage and signs of seepage, Damaged Wood Present at Patio Cover- roof covering improperly/poorly installed at carport/patio cover. Have it checked, repaired by a qualified structural pest specialist, contractor.</p> <p>3.9. Patio cover shows signs of wear and may be near end of lifespan. Have it checked by a qualified structural pest specialist.</p> <p>3.10. Uneven rise was noted at the exterior steps - This condition can present trip hazards. Recommend to have it corrected by a qualified specialist.</p> <p>3.11. Railing at exterior is not to current safety standards - Openings too wide (this is a safety upgrade).</p> <p>3.12. Loose Handrail(s) Present at Decking, Have it Checked, Repairs/Corrections made by a qualified specialist - This is a Safety hazard</p> <p>3.13. Recommend further complete evaluation, necessary corrections or repairs made by a qualified specialist, contractor.</p>
Page 12 Item: 4	Retaining and Garden Walls	<p>4.1. Cracks, settlement present at Retaining/Garden Wall(s) at left side exterior at driveway. Recommend to monitor and/or have it checked by a qualified contractor.</p> <p>4.2. Large Cracks, settlement/bowing Present at Retaining Wall(s) at right side. Have it Checked, necessary correction/repairs made by qualified Contractor or geotechnical contractor.</p> <p>4.3. Cracks, leaning noted at garden/retaining walls. Have it checked by a qualified specialist, contractor.</p>

Page 12 Item: 5	Fencing and Gates	<p>5.1. Fencing in need of repairs at some areas. Have it checked by a qualified contractor</p> <p>5.2. Gate(s) in need adjustment or repairs noted- tub at ground, loose at hinges. Have checked, fixed by qualified specialist.</p> <p>5.3. Gate not opening Properly, rubs against ground. In need of repair, adjustment/correction made by a qualified specialist.</p> <p>5.4. Old, weathered, fencing noted. Have it checked by a qualified specialist.</p> <p>5.5. Rusted, old fence noted. Monitor and/or Have it checked by qualified specialist.</p> <p>5.6. Fencing was loose/leaning at areas. Recommend Further Evaluation, repairs by qualified specialist.</p>
Page 13 Item: 6	Eaves, Soffits, and Fascia	<p>6.1. Age defects, peeling paint and/or moisture stains, damage were noted at the eaves and fascia. Recommend further evaluation, repairs by a qualified structural pest inspector and contractor.</p>
Page 14 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. Moisture stains at base of stucco noted due to lack of gutters. Recommend to install to prevent damage and for proper drainage.</p> <p>7.3. Prior Patchwork, repairs noted at exterior walls. Check the records, permits.</p> <p>7.4. Cracked, damaged areas noted at stucco or siding wall(s)- In need of patch, paint, Repair. Have it checked by a qualified contractor(s).</p> <p>7.5. Peeling paint, Moisture stains at wood sidings noted. In need of patch, paint, repair by a qualified structural pest specialist.</p> <p>7.6. Missing flashing at the base of the wood siding, siding is embedded in concrete curb- poor workmanship- wood will rot. Have it checked by a qualified specialist for correction.</p> <p>7.7. Rusted and/or damaged weep screed noted at exterior siding. Recommend to have checked, any necessary correction/repair made by qualified specialist(s).</p>
Page 15 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. House with some old aluminum (single pane) windows type. Recommend to upgrade.</p> <p>8.4. Damaged/poorly installed window at laundry noted. Have checked/fixed/corrections made by qualified contractor.</p>
Page 16 Item: 9	Doors (Exterior)	<p>9.1. Missing exterior rated door, metal security door only at laundry exterior. Have checked, corrections made by qualified specialist.</p>

Page 17 Item: 10	Other/Features	<p>10.1. Recommend to check the building records, permits.</p> <p>10.2. Recommend to check the building records, permits on: additions, alterations, remodel.</p> <p>10.3. Storage shed(s) noted. Not part of this inspection. Check records, permits or Have checked by qualified structural pest specialist.</p> <p>10.4. A number of defects found at the time of the inspection - Recommend to hire a qualified contractor for further evaluation, repair</p> <p>10.5. Recommend to check records/permits of storage shed. Moisture stains, Moisture stains/Damage Noted at interior ceiling, deterioration at exterior siding, poor/improperly installed roof covering noted. In need of complete system evaluation for repair/replacement or removal.</p>
Roofing		
Page 18 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>

Page 19 Item: 2	Roof Coverings	<p>2.1. Ridge of the roofing is weathered, damaged, and aging - Replacement of the ridge material is recommended. Have checked by qualified roofer for necessary corrections.</p> <p>2.2. 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>2.3. Granular loss, age defects noted at shingle(s) at roof at ridge at rear. In need of further evaluation, necessary correction/repair performed by a qualified roofer.</p> <p>2.4. Patching and previous repairs noted to various locations/areas of the flat roof areas. Check the records, warranties. in need of complete evaluation, corrections by qualified roofer.</p> <p>2.5. Flat roof areas Missing roof edge metal noted. Recommend to install. Have it checked by a qualified roofer.</p> <p>2.6. Tree limbs and/or shrubbery in contact with roof or hanging near roof should be trimmed away. Recommend to trim away and inspect the roof.</p> <p>2.7. Debris noted at the Roof. May cause future leaks and/or damage. Recommend to clean/remove.</p> <p>2.8. Flat roof (Less than 3/12 slope) noted - Has improper style roof covering (three-tab shingles). It should have either selvage, roll roofing, rubber membrane or an approved covering for a flat roof. The roof may leak in heavy rain. Have checked by qualified roofer.</p> <p>2.9. Flat Roof covering shows puckering, blistering and alligatoring/damage at some areas- These areas will eventually crack, leak and lead to roof being in need replacing. Have it checked by a qualified roofer.</p> <p>2.10. Aged flat roof cover noted. Recommend to apply roof coating to prolong life of the roof. Have it checked by a qualified roofer.</p> <p>2.11. Water ponding at sections at flat roof area noted- Recommend to have it checked, any necessary corrections made by a qualified Roofer.</p> <p>2.12. Leaking at interior noted at flat roof at patio cover/shed. Have checked, correction/repair made by qualified specialist.</p> <p>2.13. Yearly roof service contract with a qualified Roofing Company is recommended.</p> <p>2.14. Recommend further complete evaluation of roof system, necessary maintenance and/or corrections performed by a qualified roofer.</p>
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Page 21 Item: 3	Flashings	<p>3.1. Exposed fasteners/nails noted at the roof flashing(s). Recommend to seal to prevent leaks. Have checked, corrections/maintenance performed by qualified roofer</p> <p>3.2. ABS type sewer vent pipes noted at the roof- Pipes were not painted to protect from UV rays. Recommend to paint.</p> <p>3.3. 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>3.4. All roof flashings in need of further complete evaluation, corrections made by a qualified roofer.</p> <p>3.5. Debris noted at the Roof. May cause future leaks and/or damage. Recommend to clean/remove.</p>
Page 22 Item: 4	Roof Drainage Systems	<p>4.1. House without proper full gutter system. Recommend adding gutters and downspout(s) for proper drainage.</p>
Page 22 Item: 5	Roof Vents	<p>5.1. Lack of proper cross ventilation noted in the attic-missing roof vents at rear add on roof area. Recommend to add. Have checked, fully evaluated by qualified contractor</p> <p>5.2. Recommend complete evaluation/corrections made by qualified roofer or framing contractor.</p>
Page 22 Item: 7	Other	<p>7.1. 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.</p> <p>7.2. Recommend further complete evaluation of roof system, necessary corrections/repair performed by a qualified roofer.</p> <p>7.3. 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.</p>
Electrical System		
Page 24 Item: 1	Service Entrance Conductors	<p>1.1. Service wires too close to the roof - Not with today's standards for safety. Recommend to upgrade. Have checked by qualified Electrician.</p>

Page 24 Item: 2	Main Panel	<p>2.1. Ground rod and clamp not visible at the meter base. Recommend to install. Have it checked by a qualified electrician.</p> <p>2.2. Gas pipes are not grounded/bonded. Recommend to install. Have it checked, corrections made by a qualified electrician.</p> <p>2.3. Ground clamp not visible at the Main water pipe. Recommend to install. Have checked by qualified specialist.</p> <p>2.4. House with 100 amp panel type. May not be adequate for this size house. Have it checked by a qualified electrician.</p> <p>2.5. Newer installation or upgraded panel noted. Recommend to check the records, permits.</p> <p>2.6. Recommend complete system evaluation, necessary corrections made by a qualified electrician.</p>
Page 25 Item: 3	Branch Circuit Conductors	<p>3.1. 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.</p> <p>3.2. Exposed splices, missing box covers... Noted in the attic - A fire hazard/Safety concern. Have it checked, fixed by a qualified Electrician.</p> <p>3.3. 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 electrician.</p>
Page 26 Item: 4	Exterior Lights, Outlets	<p>4.1. Light(s) not working at the exterior. Have checked, fixed by a qualified electrician.</p> <p>4.2. Some of the lights are not water proofed type and exposed to the rain, may not work. Have it checked by a qualified electrician.</p> <p>4.3. Light Cover is damaged and/or missing at the exterior. Have it replaced.</p> <p>4.4. Building without timer, sensor operated exterior lights. Recommend to install - Safety, Liability concern.</p> <p>4.5. Several material, installation defects, and/or safety considerations were noted with regard to the Electrical System - Further evaluation of the system for repairs, corrections, safety upgrades by qualified Electrical Contractor is recommended.</p> <p>4.6. 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 electrician.</p>
Page 26 Item: 5	Operation of GFCI Outlets	<p>5.1. Recommend to have GFCI outlets in all wet locations as a safety upgrade, and to test them periodically. Missing at bathroom(s). Have checked, fixed by qualified electrician.</p> <p>5.2. GFCI outlet tested defective and in need of replacement by qualified electrician at: master bath.</p>

Page 27 Item: 6	Interior Fixtures, Outlets	<p>6.2. 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>6.3. House was occupied at the time - Most of the outlets were not visible, accessible at the time to test. Check the records for any known defects, repairs.</p> <p>6.4. Ceiling fans not tested for attachment/safety at this inspection. Recommend to check the records - Make sure it was installed and tested by a qualified specialist.</p> <p>6.5. Ceiling fan not working and/or not responding to switch at wall at rear add on bedroom. Have checked, necessary correction made by qualified specialist.</p> <p>6.6. 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>6.7. Lack of outlets noted at Unit(s) - Recommend to add to prevent overload/fire. Recommend further evaluation, necessary corrections made by qualified electrician.</p> <p>6.8. Non grounded outlets noted. Recommend to replace for fire safety. Have checked by qualified electrician.</p> <p>6.9. Coverplates cracked at some areas. Have checked.</p> <p>6.10. Kitchen- Switch at counter at kitchen doesn't control anything, unable to determine operation, Missing cover plate at outlet under stove top. Have fixed.</p>
Page 28 Item: 7	Smoke and Carbon Detectors	<p>7.1. 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>7.2. Recommend to install carbon monoxide detectors per City/Manufacturers requirements and test them periodically. Information regarding placement can be found on the State Fire Marshall website at http://osfm.fire.ca.gov</p> <p>7.3. Missing smoke detectors at bedrooms and/or hallway. Recommend to Install and test periodically for fire safety. Have checked by qualified retrofitter.</p>
Page 28 Item: 8	Door Bell	8.1. Door Bell(s) missing. Recommend to install. Have checked by qualified specialist.
Page 29 Item: 9	Low Voltage Systems	9.1. Low Voltage systems (phone, cable, security, intercom, sound...) not part of this inspection. Check with the seller.
Page 29 Item: 10	Other	<p>10.1. Several material, installation defects and/or safety considerations were noted with regard to the Electrical System - Further evaluation of the system for determined scope of repairs, corrections, safety upgrades by qualified Electrical Contractor is recommended.</p> <p>10.2. 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 electrician.</p>

Page 29 Item: 11	Fire Sprinklers	11.1. Unit(s) without sprinkler system type and/or extinguishers. Recommend to check city requirements.
Plumbing		

Page 32 Item: 1	Interior Drain, Waste, and Vent Systems	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>1.3. Sewer clean out at exterior yard not found noted - Recommend to check service records, with seller or have checked by qualified plumber.</p> <p>1.4. House with some old, rusted/aged cast iron sewer pipes type- no leak(s) found at time of inspection. Periodic inspection recommended, 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 possible replacement and/or necessary upgrade(s) of the pipes.</p> <p>1.5. Newer ABS type waste pipes noted - Recommend to check the records, permits.</p> <p>1.6. Newer work and remodel noted at kitchen and/or bathrooms. Recommend to check the records and permits.</p> <p>1.7. Metal type straps were used at ABS pipes - Improper, poor workmanship noted (should be approved vinyl type straps). Have it checked by a qualified specialist for necessary corrections.</p> <p>1.8. 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</p>
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		<p>necessary corrections made by a qualified specialist.</p> <p>1.9. 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.</p> <p>1.10. ABS type sewer vent pipes noted at the roof and/or exterior - Pipes were not painted to protect from sun damage (UV rays). Recommend to seal/paint to prevent damage. Have checked by qualified specialist.</p> <p>1.11. 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.</p>
Page 33 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. Missing pressure relief valve at Main water line noted. Recommend to install.</p> <p>2.4. Could not locate the main shut-off for water, main line not fully visible, unable to determine type. Please ask the current owners for the location. Otherwise, you will need to use a water key at the street meter or have a plumber install one.</p> <p>2.5. Recommend further, complete evaluation, repairs by a qualified plumber.</p>

Page 34 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 re-piping and scope of re-piping.</p> <p>3.4. Leaking Noted at some lines at crawlspace. Oxidation at copper pipe solder joints noted in crawl space, this can result in future leaks - recommend to fix. Have it checked, cleaned, fixed by a qualified plumber.</p> <p>3.5. Some of the pipes were not properly secured/strapped in crawl space. Have it corrected by qualified specialist.</p> <p>3.6. Most of the plumbing pipes were not visible at this inspection. Check the records for any known defects, repairs.</p> <p>3.7. Old supply shut off valve(s)/angle stops noted at/under sinks- These type of valves are prone to leaks. Recommend to upgrade/replace by qualified specialist, plumber.</p> <p>3.8. Recommend further, complete evaluation, repairs by a qualified plumber.</p>
Page 35 Item: 4	Fuel System	<p>4.1. 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>4.2. Gas meter(s) - Seismic shut off was not present at the time of inspection. Recommend to install. Have it checked by a qualified plumber.</p> <p>4.3. Gas meter is located in crawl space, poor location - Recommend to relocate to exterior. Check with The Gas Co.</p>

Page 36 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. Unit is near end of life due to age (Life span of this type units are 10 to 12 years). Recommend to monitor/replace and retrofit to today's safety standards.</p> <p>5.4. A number of Water Heater installation defects were noted. Further evaluation and necessary corrections by a qualified Plumbing Contractor are recommended.</p> <p>5.5. Recommend water heater(s) installation meet all current safety standards.</p> <p>5.6. Vent pipe lack screws - Improper. Recommend to correct by qualified specialist.</p> <p>5.7. IPR valve line terminates unsafely. Recommend to extend outside into a safe location.</p> <p>5.8. Water heater lacks a catch pan with exterior routed line. Recommend to install.</p>
Page 37 Item: 6	Yard Sprinkler System	6.1. House 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> <p>7.3. A number of plumbing defects found at inspected property. Recommend further and complete evaluation or plumbing systems, necessary corrections by a qualified plumber.</p> <p>7.4. Recommend further, complete evaluation, necessary corrections/repairs performed by a qualified plumber.</p> <p>7.5. 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 plumber</p>
Heating & Cooling System		
Page 38 Item: 1	Heating System Operation	1.1. Missing heat unit, no functioning heat at property. Recommend complete evaluation, necessary corrections made by a qualified HVAC specialist.

Page 38 Item: 3	A/C Compressor	<p>3.1. 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>3.2. Wall and/or Window A/C noted. No dedicated electric outlet noted for wall A/C - Recommend to install to prevent circuit overload, fire. Wall and Window A/C unit(s) are not tested at this inspection. Check the service, maintenance records or with seller regarding operation or known defects.</p>
Page 38 Item: 4	Thermostat(s)	4.1. No thermostat is present for the unit(s) - On-board controls only noted at window AC. FYI
Page 39 Item: 5	Other	<p>5.1. 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>5.2. Missing functional heat system at property. Recommend further evaluation of the property, necessary corrections made by a qualified HVAC contractor.</p> <p>5.3. 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>
Interior		
Page 40 Item: 1	Ceilings	1.1. Common cracks were noted at the ceilings.
Page 40 Item: 2	Walls	<p>2.1. Common cracks and/or anchor holes were noted at the interior walls.</p> <p>2.2. House was occupied 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. Damaged/Missing baseboards present at interior of home. Have it checked, fixed by a qualified specialist.</p> <p>2.4. Damage at interior wall above closet at front bedroom. Have checked, patched/repared by qualified specialist</p> <p>2.5. Possible Acoustic spray at bedroom wall above closet noted. Acoustic spray may be asbestos containing type - Recommend further testing for possible abatement as a safety upgrade.</p>

Page 41 Item: 3	Floors	<p>3.1. House was occupied at the time of the inspection - Floors were not fully visible. Recommend to check the records for any known defects and/or previous 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. Worn, aged flooring materials, scratches/scuff marks noted at floor(s) of the inspected property. May need repair/replacement. Have checked by qualified specialist.</p> <p>3.6. Trip hazards noted due to differing flooring material heights. FYI</p> <p>3.7. Worn, stained carpeting noted. Recommend further evaluation for any necessary correction, upgrade/replacement by qualified specialist(s).</p> <p>3.8. Some expanded gaps noted at flooring material joints. In need of further evaluation, corrections by a qualified floor specialist.</p> <p>3.9. Cracked, Damaged Tile(s) noted. Recommend further evaluation, repairs made by qualified specialist(s).</p>
Page 43 Item: 4	Interior Doors	<p>4.1. Recommend to install door stops to prevent wall damage.</p> <p>4.2. Door frames are not square, some rub at frames and/or not closing, latching properly - An indication of settlement or movement. Further evaluation and corrections by a qualified Contractor is recommended.</p> <p>4.3. Exposed framing noted at bedroom window. Have checked, fixed by qualified contractor.</p>
Page 43 Item: 5	Interior Windows	<p>5.1. Some 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>5.2. Some Newer replacement vinyl windows noted - no leak tests performed at this inspection. Check the records, warranties.</p> <p>5.3. Not all windows were accessible for testing at the time of inspection due to presence of furnishings.</p> <p>5.4. Worn window roller(s) noted - Have it checked, necessary corrections made by a qualified specialist.</p> <p>5.5. House with some old aluminum (single pane) windows type at Add on Noted. Recommend to upgrade.</p> <p>5.6. Common age defects were noted to windows at the time of inspection.</p> <p>5.7. Damaged/poorly installed window at laundry noted. Have checked/fixed/corrections made by qualified contractor.</p>

Page 44 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 records/permits of laundry add on area or have checked by qualified contractor for any necessary corrections.</p> <p>7.7. Improper/damaged dryer vent noted- recommend to upgrade.</p> <p>7.8. Only one laundry unit at front unit at add on. FYI</p>
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Page 45 Item: 9	Other	<p>9.1. 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. FAILURE TO CONDUCT A MOLD SPECIALIST CAN RESULT IN EXPENSIVE AND COSTLY REPAIRS.</p> <p>9.2. Remodel and/or addition(s) noted to inspected property. Recommend to check the records, permits on remodel, improvements and/or addition(s).</p> <p>9.3. 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>9.4. Recommend further evaluation by a qualified structural pest specialist.</p> <p>9.5. Multiple defects noted at interior and finishings. Recommend further complete evaluation, necessary corrections/repairs made by qualified contractor(s).</p> <p>9.6. Missing closet(s) at several rooms. Check records permits relating to bedrooms. Have checked by qualified contractor for any necessary corrections.</p>
Kitchen		

Page 46 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>
Page 46 Item: 2	Cabinets and Counter Tops	<p>2.2. Some cabinets, drawers are in need of adjustment, repair. Have them checked by a qualified specialist.</p> <p>2.3. Wear and general age defects were noted to counter, cabinets at the time of inspection.</p> <p>2.4. Cracked grout noted at counter//sink/splash. Recommend to have it sealed by a qualified specialist.</p>
Page 47 Item: 3	Sinks	<p>3.3. 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.</p> <p>3.4. Cracked and/or dirty caulking noted at sink/counter connection. Recommend to clean, re seal and correct by specialist to prevent seepage.</p>
Page 48 Item: 4	Food Waste Disposer	4.1. No Disposer noted at main kitchen and kitchenette at rear.
Page 48 Item: 5	Dishwasher	5.1. No dishwasher noted at kitchen or kitchenette - FYI
Page 49 Item: 6	Ranges/Oven/Cook Tops	<p>6.2. Older model noted - Was operational at the time of inspection but does show wear and age defects.</p> <p>6.3. Igniter(s) did not work at all burner(s) at front kitchen and front right at rear unit kitchenette. Have them all checked, fixed or replaced by a qualified specialist.</p>

Page 49 Item: 7	Range Hood	<p>7.2. Dirty filter(s) noted at the time of inspection. Recommend to replace.</p> <p>7.3. Recirculate type vent noted at rear unit- recommend to upgrade to vented type system to exterior. Have checked by specialist for upgrade</p>
Page 50 Item: 9	Kitchen Features	<p>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.</p>
Page 50 Item: 10	Other	<p>10.1. Recommend to install GFCI type outlets in the kitchen as a safety upgrade. Missing at kitchen at front unit. Recommend to install</p> <p>10.2. Switch at counter not working/testing properly, unable to determine operation noted. Have it checked, fixed by a qualified electrician.</p> <p>10.3. 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>10.4. Missing cover plate at outlet under stove top. Have fixed.</p>

Bathroom General Comments

Page 52 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. 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.</p> <p>FAILURE TO CONDUCT A MOLD INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.</p>
Bathroom #1		
Page 53 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.
Page 53 Item: 3	Cabinets, Floors	3.1. Worn tiles noted

Page 54 Item: 4	Bathtub	<p>4.1. Defective tub stopper noted. Have it checked, fixed by a qualified specialist.</p> <p>4.2. Defective diverter valve noted- shower and tub run at same time- improper. In need of repair, replacement.</p> <p>4.3. Cracked, dirty caulking noted at tub enclosure. Recommend to re-caulk at tub tiles and enclosure.</p> <p>4.4. The flexible sealants (caulking) is missing, failing and/or gaps noted at the fixtures valve(s) or along the base of the walls and should be re sealed, caulked to prevent water seepage, damage. Have checked, fixed by qualified specialist.</p> <p>4.5. Leaking at downspout noted at shower mode due to defective diverter. Have it checked, repaired, replaced.</p> <p>4.6. Window was set too low at tub/shower head. Recommend to install curtain to prevent water seepage, damage.</p> <p>4.7. Wall tiles are installed at tub ledge. Unable to determine if proper flashing was used at tub to wall to prevent water seepage, damage. These type of tubs are not designed to be used as shower. No access was installed to check under the tub area. Inspection was limited. Have corrections made by qualified specialist.</p> <p>4.8. Jet tub pump access not found and/or installed - Unable to check the installation. Recommend to install and check equipment for proper installation, grounding.</p> <p>4.9. Debris noted when running jets- air gap/adjustment knob hard to rotate. Have checked by qualified specialist for any necessary correction.</p>
Page 54 Item: 5	Electrical	<p>5.1. Recommend to install GFCI type outlet at Bathroom(s) and to test periodically. This is a safety upgrade. Have fixed by electrician.</p>
Page 55 Item: 6	Exhaust Fan, Heater	<p>6.1. Dirty exhaust fan(s) noted. Recommend to clean, service.</p> <p>6.2. Noisy exhaust fan noted - Recommend to upgrade.</p>
Page 55 Item: 7	Other	<p>7.1. A number of defects found at Bathroom and/or fixtures. Have it checked, necessary repairs made by qualified contractor(s).</p>
Bathroom #2		
Page 57 Item: 2	Sink(s), Faucets	<p>2.2. Defective sink stopper noted. Have it checked, fixed by a qualified plumber.</p> <p>2.3. Moisture stains, damage under sink cabinet noted. Recommend to have it checked, repairs made by a qualified specialist.</p> <p>2.4. Signs of Mold like substance present under sink(s): at cabinets and/or walls. 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 Mold inspector or expert for investigation or correction if needed.</p> <p>2.5. Old supply valves/tubes(angle stops) noted- these type of valves are prone to leaks. Recommend to replace/upgrade by a qualified specialist, plumber.</p> <p>2.6. Cracks noted at sink finish and under sink. Have it checked, fixed, replaced, by a qualified specialist.</p>

Page 57 Item: 3	Cabinets, Floors	3.1. Moisture stains, damage noted at cabinets. Have it checked, repairs made by a qualified specialist. 3.2. Signs of Mold like substance present under sink(s): at cabinets and/or walls. 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 Mold inspector or expert for investigation or correction if needed.
Page 57 Item: 4	Toilet, Bidet	4.1. Toilet is old and may not be a low flow type toilet-recommend to upgrade. Have checked by qualified specialist.
Page 58 Item: 5	Bathtub	5.1. Cracked, dirty caulking noted at tub enclosure. Recommend to re-caulk at tub tiles and enclosure. 5.2. The flexible sealants (caulking) is missing, failing and/or gaps noted at the fixtures valve(s) or along the base of the walls and should be re sealed, caulked to prevent water seepage, damage. 5.3. Leaking at downspout noted at shower mode due to defective diverter. Have it checked, repaired, replaced. 5.4. Window was set too low at tub/shower head. Recommend to install curtain to prevent water seepage, damage.
Page 58 Item: 6	Electrical	6.1. Defective GFCI outlet and/or wiring noted. Have it checked, fixed by a qualified electrician.
Page 58 Item: 7	Exhaust Fan, Heater	7.1. Dirty exhaust fan(s) noted. Recommend to clean, service. 7.2. Noisy exhaust fan noted - Recommend to upgrade.
Bathroom #3		
Page 60 Item: 2	Sink(s), Faucets	2.1. Defective sink stoppers noted. Have it checked, fixed by a qualified plumber. 2.2. Cracks noted at sink - Did not leak at the time. Have it checked by a qualified specialist.
Page 61 Item: 3	Cabinets, Floors	3.1. Cracked tiles noted at flooring. Have it checked, fixed, replaced by a qualified specialist.
Page 61 Item: 4	Bathtub	4.1. Cracked, dirty grout noted at tub enclosure. Recommend to re-grout at tub tiles and enclosure. 4.2. The flexible sealants (caulking) is missing, failing and/or gaps noted at the fixtures valve(s) or along the base of the walls and should be re sealed, caulked to prevent water seepage, damage.
Page 62 Item: 6	Exhaust Fan, Heater	6.1. Dirty exhaust fan(s) noted. Recommend to clean, service. 6.2. Noisy exhaust fan noted - Recommend to upgrade.
Attic		
Page 63 Item: 2	Roof Structure and Attic	2.1. Water staining was noted to the structure 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.

Page 64 Item: 3	Insulation	<p>3.1. No insulation was present in the attic of the inspected property At main structure. Recommend to install approved insulation material in the attic.</p> <p>3.2. Some loose and/or missing insulation noted at attic space. Have it checked, fixed.</p>
Page 64 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. Lack of proper cross ventilation noted in the attic-missing roof vents at rear add on roof area. Recommend to add. Have checked, fully evaluated by qualified roofing or framing contractor for correction.</p>
Page 65 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>
Foundation		

Page 66 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. Added curb wall at exterior of the foundation is indication of attempt to address poor drainage, moisture seepage issue. Have it checked by a qualified specialist.</p> <p>1.8. Construction debris/belongings noted in the crawl space which should be removed.</p> <p>1.9. Recommend further complete evaluation, necessary corrections made by qualified foundation specialist.</p>
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Page 68 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. Anchor bolts from time of construction were noted at the foundation wall at add on only. (FYI) Bolt size not with today's standards, recommend to retrofit.</p> <p>2.3. Non reinforced cripple walls noted. Sill plate is not anchored to the foundation - Common for the age/type of the construction. Recommend further evaluation for seismic retrofit by qualified foundation contractor, engineer.</p> <p>2.4. Missing shear panels at cripple walls noted. Recommend to have checked, corrections made by a qualified foundations specialist.</p> <p>2.5. Sill plate is not anchored to the foundation - Common for the age/type of the construction. Recommend to retrofit for seismic safety. Have it checked by qualified foundation contractor.</p> <p>2.6. Recommend further, complete evaluation by a qualified foundation specialist.</p>
Page 68 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. Earth to wood contact noted in crawl space. Have it checked by a qualified termite inspector for repairs.</p> <p>3.3. Wood support posts are missing T strap connectors at some areas. Recommend to have checked, installed by a qualified specialist.</p> <p>3.4. Newer work, alterations noted. Recommend to check the records, permits.</p> <p>3.5. Recommend further complete evaluation, necessary corrections made by qualified foundation specialist.</p>
Page 69 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. Most of Floor system is not insulated. Heat loss can occur more on this home than one that is properly insulated.</p> <p>4.3. Newer work, alterations noted. Recommend to check the records, permits.</p> <p>4.4. Floor joists were not fully visible due to insulation at add on. Inspection was limited. Check the records for any known defects, repairs.</p> <p>4.5. Recommend further complete evaluation, necessary corrections made by qualified foundation specialist.</p>
Page 69 Item: 5	Foundation Ventilation	<p>5.1. Some vent screens noted damaged/loose. Repairs, replacement of damaged screens is recommended.</p> <p>5.2. Foundation vent(s) are below ground level at exterior soil/slab, which can allow water to enter crawlspace. Recommend to re-grade and/or install proper flashing, curb to prevent water seepage.</p>

Page 70 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>
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