

# Key Property Inspection Group

## Property Inspection Report



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



43802 Kirkland Ave, Lancaster, CA 93535  
Inspection prepared for: Maria Rodriguez  
Real Estate Agent: Francisco Lopez - Titan Realty & Investments

Date of Inspection: 3/16/2019 Time: 3:30 PM  
Age of Home: 1957 Size: 1225 sq. Feet  
Weather: Clear  
Order ID: 9204

Inspector: Clark Gerdes  
Certified CREIA Inspector #166834  
17130 Van Buren Blvd., #200, Riverside, CA 92504  
Phone: 951-818-8161  
Email: [clark@keypropertyinspectiongroup.com](mailto:clark@keypropertyinspectiongroup.com)  
[www.Keypropertyinspectiongroup.com](http://www.Keypropertyinspectiongroup.com)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Exterior:** Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility. Gutters and subsurface drains are not water tested for leakage, blockage.

**Plumbing:** Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; supply piping, venting, and supports; leaks. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

**Electrical:** Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercom, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

**Heating System:** Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to

the various rooms. Extinguished pilot lights are not lit by the Inspector.

**Air Conditioner:** Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

**Roofing:** Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. This report is an opinion of the general quality and condition of the roof. The Inspector can not, and does not offer an opinion as to whether the roof has leaked in the past or is subject to future leaks.

**Interior:** Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

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

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

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

**Foundation:** Observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

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

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

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

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

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

## General Information and Comment Key:

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

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

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

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

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



## Inspection Details

### 1. Style Of Building

Single Family Dwelling

### 2. Age Of Building

Over 60 years

### 3. Client Attendance

- Present

### 4. Weather

- Clear

### 5. Temperature

- Over 65

### 6. Rain In The Last Three Days

- No

### 7. Resident Status

- House Was Vacant at The Time

### 8. 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, Asphalt

**Observations:**

- 1.1. Large Cracks, settlement present at driveway/sidewalk surfaces. Have checked, necessary repairs made by qualified specialist.
- 1.2. Evidence of Poor Drainage present at driveway/sidewalk surfaces, recommend further evaluation by qualified contractor.
- 1.3. Worn, cracked, damaged asphalt noted. Have it checked by a qualified paving contractor.



### 2. Vegetation, Grading, and Drainage

**Observations:**

- 2.1. Sprinklers are set too close to the house, gutter(s) terminate at foundation - Keep water/vegetation away from structure(s). Recommend to correct by a qualified drainage contractor.

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

**Observations:**

- 3.1. Common Cracks present at porch/patio area.
- 3.2. Earth To Wood Contact at support post(s). Have it checked, corrected by a structural pest specialist.
- 3.3. Post base(s) missing, Recommend to be connected to concrete footings by a post base with a 1" standoff. Have checked, necessary corrections made by qualified specialist.
- 3.4. Peeling paint/wear at patio cover. Recommend to have checked by qualified structural pest specialist for any necessary corrections.



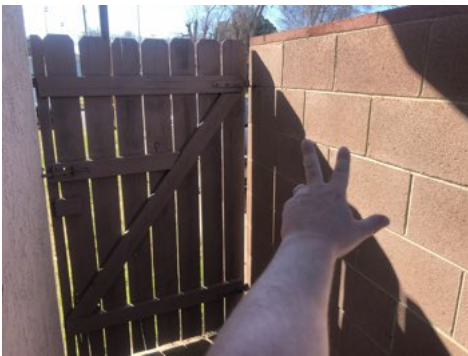
## 4. Fencing and Gates

Type:

- Wrought Iron
- Masonry / Block Wall
- Wood Gate(s)
- With Weathering & Age Defects
- With Cracks and Age Defects

Observations:

- 4.1. Common age defects noted to fencing. Recommend to monitor the condition.
- 4.2. Fencing in need of repairs at some areas. Have it checked by a qualified contractor
- 4.3. Gate(s) in need adjustment or repairs noted- tub at wall/ground noted. Have checked, fixed by qualified specialist.
- 4.4. Cracks were noted, some movement noted to the masonry fencing- Have it checked, fixed by a qualified contractor.



## 5. Eaves, Soffits, and Fascia

Observations:

- 5.1. 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.



## 6. Wall Cladding, Flashing, and Trim

Type:

- Stucco

Observations:

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

6.2. Missing exterior cover at exhaust vent. Recommend to install.



## 7. Window Trim and Sills (Exterior)

Window Type:

- Aluminum
- Dual Pane

Observations:

7.1. 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 known defects, repairs.



## 8. Doors (Exterior)

Door Type:

- Wood, Glass
- Aluminum Slide

Observations:

8.1. Old, worn, weathered finish at exterior doors noted. Peeling paint at frames. Have checked, any necessary corrections made by qualified specialist.

8.2. Slider doors noted installed backward - It is possible to remove the doors from the tracks from exterior even if locked - A security concern.

8.3. Missing screen door(s) at exterior sliding door(s). Have checked, fixed by qualified specialist.





## 9. Other/Features

### Observations:

- 9.1. Trash bins noted. Check the records, contracts.
- 9.2. **Recommend to check the building records, permits.**
- 9.3. **Recommend to check the building records, permits on: additions, alterations, remodel.**
- 9.4. **Storage shed(s) noted. Not part of this inspection. Damaged doors noted.**



# Roofing

## 1. Roof Pictures

Materials:

- Sloped Roof
- Composition Shingle

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. Some damaged, torn shingles noted. Recommend further evaluation, repairs by qualified Roofer.**

**2.2. Felt paper is installed under the edge metal at down pitch edges of the roofing (common installation defect)- Improper method which can lead to moisture trapping and damage to eaves.**

**2.3. No felt paper present (unable to see) between roofing layers- Substandard installation.**

**2.4. 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.**

**2.5. Exposed Staples noted as fasteners at the roof. Considered substandard method of shingle attachment. Have checked, any necessary corrections performed by qualified roofer**

**2.6. Weathering, aging and cracks were noted to the roofing material. Roofing material appears to be nearing end of its useful life. Have it checked by a qualified roofer.**

**2.7. Old wood shake roofing noted still in place as 1st layer of two identifiable layers. Three layers of roofing is the maximum allowable number of layers- After which, roof replacement will require total tear off and sheathing. Recommend further evaluation by qualified roofer**

**2.8. Multiple layers of roofing noted - Three layers is the maximum allowable number of layers - Next roof replacement may require total tear off and possible sheathing. Have it checked by a qualified roofer.**

**2.9. Recommend further complete evaluation, necessary maintenance and/or corrections performed by a qualified roofer.**

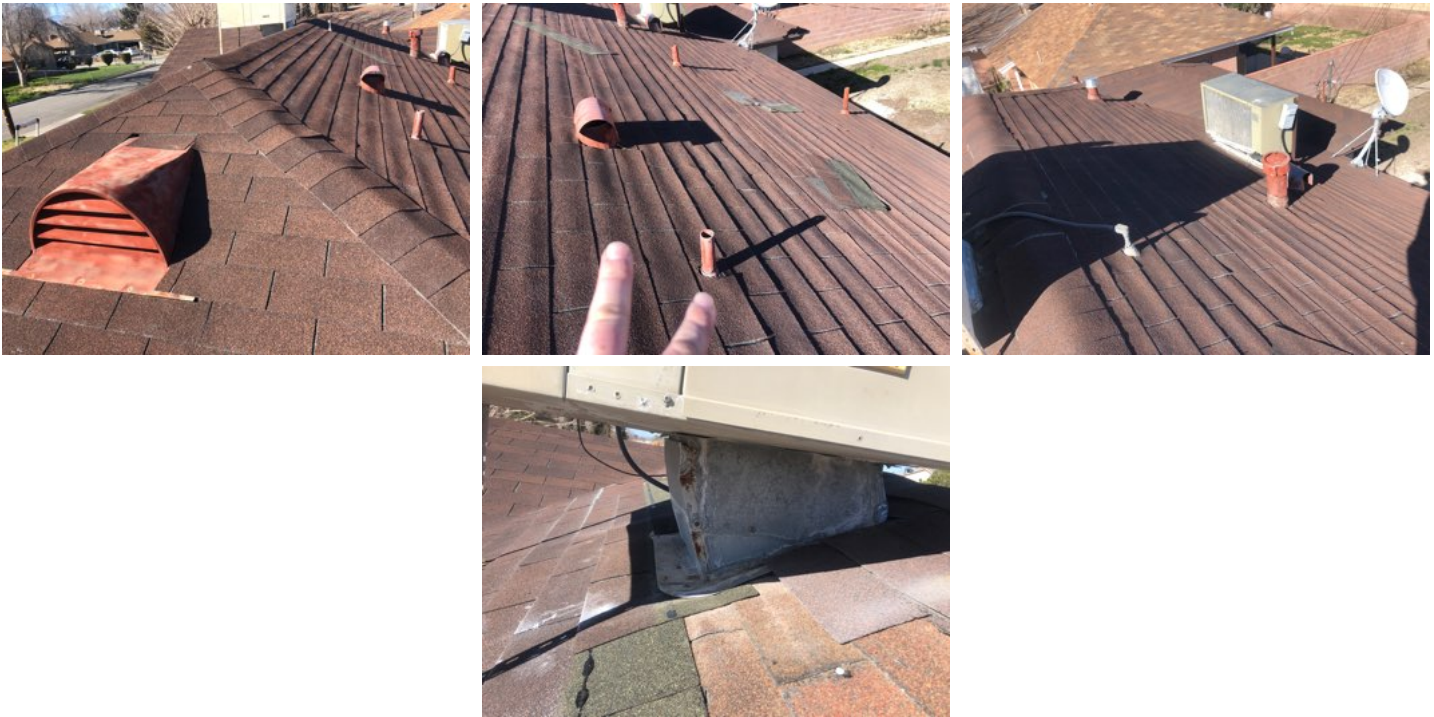


### 3. Flashings

#### 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. Cracked, worn mastic at flashing(s) noted. Recommend to re-seal to prevent leaks. Have checked by qualified roofer.
- 3.3. No visible flashing present at the vent pipes/roof penetrations. Are mastic covered which must be regularly maintained in order to prevent moisture penetration/leaks. Have it checked by qualified Roofer.
- 3.4. All roof flashings in need of further complete evaluation, corrections made by a qualified roofer.





#### 4. Roof Drainage Systems

Drainage Type:

- None Installed

**Observations:**

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

#### 5. Roof Vents

Ventilation Type:

- Gable Vents
- Eave/Soffit Vents
- Dormer Type

#### 6. Chimney

Number Of Units:

- One

Chimney Type:

- Brick

**Observations:**

**6.1. Chimney/flue(s) are not fully visible at this inspection. Video inspection of the chimney/flue by qualified Chimney Inspector is a Must. This is a limited inspection at readily visible areas of the chimney. For more detailed inspection Recommend to Hire a qualified Chimney Inspector. This is a Safety/Fire Hazard concern.**

**6.2. Cracks at chimney cap noted - Have it checked, sealed by a qualified specialist.**

**6.3. Missing proper flashing/cricket at chimney. A cricket is a ridge structure designed to divert water on a roof. Have it checked, installed by a qualified roofer.**

**6.4. Recommend complete evaluation, any necessary corrections made by a qualified chimney inspector.**





## 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, necessary corrections/repair performed by a qualified roofer.

## Garage

### 1. Garage Type

- Materials:
- Detached

### 2. Garage Vehicle Door(s)/Reverse Sensors

Garage Door Type:

- Metal
- Roll Up Type
- Manual Operated Type

Auto Reverse Sensors:

- N/A - No Automatic Opener

**Observations:**

- 2.1. No automatic opener present - Manual vehicle door type. (FYI)



### 3. Floors



### 4. Walls/Firewall

**Observations:**

- 4.1. Not fully visible due to belongings. Recommend further evaluation by a qualified structural pest specialist.



## 5. Ceiling and Framing

### Observations:

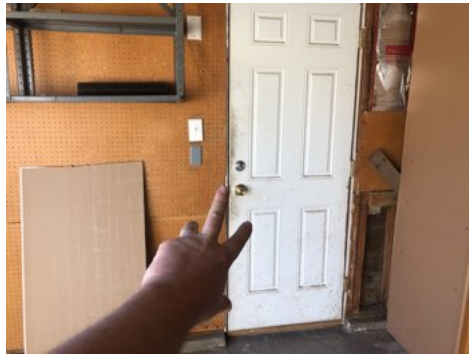
5.1. Dry Water stains at garage ceiling noted - Check the records and/or have it checked by a qualified specialist.



## 6. Garage To Exterior Door

### Observations:

6.1. Exterior door not closing/latching properly. In need of adjustment/correction by qualified specialist.





### 7. Garage Electric

**Observations:**

- 7.1. Recommend **GFCI** protected electrical outlets as a safety upgrade.
- 7.2. Exposed "Romex" type wires noted in the garage - Improper, subject to damage. Recommend to have checked, fixed by a qualified electrician.
- 7.3. Electrical Service drop from the main structure to the garage is too low and connections appear improper - Corrections by qualified Electrical Contractor are recommended for safety.
- 7.4. Service wire connections do not appear to have been done by a service provider, exposed wires at life Noted- improper. Recommend to check the records, permits and have it checked by a qualified electrician.



### 8. Garage Feature

**Feature Type:**

- Garage Sink

**Observations:**

- 8.1. Garage sink was functional at the time. FYI
- 8.2. Poor slope/taping Noted at drain pipe at garage/laundry sink- improper. Have checked, fixed by qualified specialist.
- 8.3. Missing screen at vent at exterior wall. Have fixed



# Electrical System

## 1. Service Entrance Conductors

Service Type:

- Overhead Service

Panel Capacity:

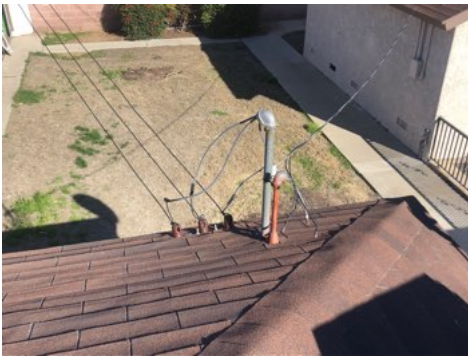
- 100 Amp Main Service

**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.**

**1.2. Garage service wires running low at ground. Recommend to upgrade for safety. Have checked by qualified electrician.**

**1.3. Service wire connections do not appear to have been done by a service provider, exposed wires at life Noted- improper. Recommend to check the records, permits and have it checked by a qualified electrician.**



## 2. Main Panel

Main Panel Type:

- Circuit Breakers

**Observations:**

**2.1. Breakers are not properly labeled for emergency identification.**

**2.2. Panel is a Zinsco brand panel - An older brand which is known by industry professionals to be problematic in certain cases. Recommend further evaluation, upgrade for safety by a qualified Electrical Contractor.**

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

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

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

**2.6. Older model electric panel(s) noted - life span of electric panels are 40 to 50 years. Recommend to hire a qualified electrician for complete system evaluation and possible replacement of the panel(s).**

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





### 3. Sub Panels

**Observations:**

**3.1. Breakers are not properly labeled for emergency identification.**



### 4. Branch Circuit Conductors

**Materials:**

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

**Observations:**

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

**4.2. Exposed Romex type wiring noted in the Garage. Require protection of conduit. Have the condition corrected for safety by a qualified Electrician.**

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



## 5. Operation of GFCI Outlets

### Observations:

5.1. GFCI type outlets at exterior, kitchen, bathrooms noted at the time. Recommend to test them periodically.

## 6. Interior Fixtures, Outlets

### Observations:

6.1. 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.

6.2. 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.

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

6.4. Missing cover plate at HVAC closet. Recommend to install.



HVAC closet

## 7. Smoke and Carbon Detectors

### Observations:

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

7.2. **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.**

7.3. Recommend to have operational smoke detectors in bedrooms and hallways and to test them periodically.

7.4. 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) functional at the time. (FYI)



## 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.



## Plumbing

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

Drain Line Type(s):

- **ABS**
- Galvanized
- 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. **Active galvanized water drain pipe(s) were noted servicing property - Type is considered to be at and/or near end of life, of limited remaining life. Recommend to upgrade, re-pipe. Have checked and evaluated by a qualified plumber.**

1.5. **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:

- Copper
- Main shut off valve at front elevation

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.**



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



#### 4. Fuel System

##### Observations:

4.1. 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 - Seismic shut off was not present at the time of inspection, recommend to install - May not be required in the City of Location - Recommend to check the local regulations.









## 6. Yard Sprinkler System

### Observations:

6.1. Sprinkler systems, automatic timers are not tested and are not a part of this inspection. Check with the seller for operation or any known issues, service/maintenance.

6.2. Sprinklers are set too close to the building/structure. Recommend moving minimum 2' away from structure - Recommended to keep water/vegetation away from structure/foundation. Have checked by qualified specialist for any necessary correction.

6.3. Water ponding near valves at rear. Have checked, any necessary repairs made by qualified specialist.



## 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.

## Heating & Cooling System

### 1. Heating System Operation

Heating Type and # of Units:

- Forced Air Gas
- One

Heating Size/ Age

- 80,000 BTU
- Old Unit Type - Limited Life Left

#### Observations:

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

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

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



### 2. Venting

#### Observations:

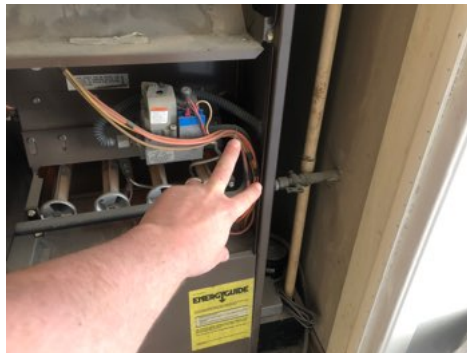
2.1. Vent pipe is not fully visible at this inspection to comment. Check the records for any known defects, repairs.



### 3. Gas Pipe, Closet

#### Observations:

- 3.1. Gas line at heater(s) without drip leg/sediment trap, these serve as a collection area for sediment to reduce the chance of clogging gas valves and burners, dirt and scale can enter the gas valve and possibly cause malfunctions and may void any remaining appliance warranty (this type installation is common for the area/age) - Check with your Home Warranty provider. Have checked by a qualified plumber for correction.
- 3.2. Flex type gas line runs in the body of the FAU/Furnace - Improper - Subject to damage. Recommend to install rigid type pipe extension.
- 3.3. Recommend to install Weatherstripping on closet door to prevent return air and **combustion air** mixing.



### 4. Air Filter

#### Filter Type:

- Washable Air Filter(s)

#### Observations:

- 4.1. Air filters should be changed or cleaned regularly according to Manufacturer's instructions (seasonally and/or every 3-4 months recommended). Air flow, balance is not a part of this inspection. Recommend to check with the seller about air comfort and distribution.
- 4.2. The Filter(s) are dirty and in need of replacement. Have checked, service/maintenance performed by qualified HVAC specialist.
- 4.3. Air filter is not properly installed, lacks filter hold down in unit, recommend to correct - Unit is not properly filtering return air. I do not know how long unit in present condition - Recommend to have coils to be checked, cleaned and serviced if necessary by HVAC specialist.



## 5. Distribution Systems

Distribution Type:

- Insulated Vinyl Air Ducts
- Metal Ducts Covered With Insulation Type

**Observations:**

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

**5.2. Damaged insulation wrap noted at ducting in the attic. Have it checked, necessary corrections made by qualified HVAC specialist.**

**5.3. House with original installation metal ducts type covered with fiberglass type insulation. Check the maintenance records. Recommend to have it cleaned, sanitized.**

**5.4. Dark marks and/or dirt noted at air grill(s)- Indicates dirty ducts, dirty coil, and filter. Have it checked, cleaned, and serviced by qualified HVAC specialist.**

**5.5. Return air plenum is wood frame box- not with today's standards. Recommend to upgrade with an approved insulated box. Have it checked, necessary corrections made by a qualified HVAC technician, contractor.**

**5.6. Return air plenum is dirty and in need of cleaning, service. Recommend to have it checked, necessary corrections and service, maintenance performed by a qualified HVAC technician, contractor.**

**5.7. Old ducting system noted, recommend to upgrade. Have checked, necessary corrections made by qualified HVAC contractor.**

**5.8. Leak noted at swamp cooler vent/roof. Have fixed by qualified specialist.**







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

A/C Type, Size, & Age:

- Split System Central AC
- Evaporative Cooler
- Unable To Determine The Size And Age Of The Unit(s)
- Older Unit(s) Type (Life span of these type units are 15 to 20 years)

Power Source & Number Of Units:

- One AC unit
- One Swamp Cooler

## 7. A/C Compressor

**Observations:**

**7.1. 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.**

**7.2. NEW FREON LAWS AND WHEN THEY TAKE EFFECT: The EPA regulations governing the Freon used in air conditioning and heating systems have changed. In 2010, Freon 22, the freon that most consumers are familiar with, began being phased out due to the laws and regulations set forth by the EPA and the Federal Government. All manufacturers of air conditioning and heating equipment were required by law, to only produce HVAC equipment that used the new, environmentally friendly, R-410A Freon. In other words, manufacturers were outlawed from even manufacturing equipment that uses R-22.**

**Freon Manufacturers still produce R-22 for servicing and repairs, and will continue until 2020. At that point, R-22 will become completely obsolete and extinct which may result in need for upgrade/replacement of current system.**

**7.3. AC unit is using R - 22 refrigerant. After 2020 contractors may not be able to purchase R - 22 refrigerant for servicing this type AC units. Recommend to consult with a qualified HVAC contractor for possible upgrade/replacement of the HVAC system.**

**7.4. AC Unit did not operate at the time of the inspection. Recommend to have it checked, necessary corrections made by a qualified specialist (HVAC contractor).**

**7.5. Compressor(s) outside (AC unit) old and may last a few years more, but maybe not-limited life expectancy. Possible unit(s) could fail after a home inspection during seasonal change from mild to hot weather. I cannot determine how long your AC will last before a replacement is necessary and life expectancy is not determined at this inspection. Check service records or have tested by a qualified HVAC specialist, Contractor.**

**7.6. Old Evaporative Coil (Swamp cooler noted, not tested at this inspection, signs of leaking at swamp cooler duct at attic/roof. Recommend further evaluation, necessary corrections made by a qualified HVAC specialist.**

**7.7. Recommend complete System evaluation, any necessary corrections, repair/replacement made by a qualified HVAC Contractor.**



### 8. Refrigerant Line

**Observations:**

8.1. Damaged insulation at refrigerant line at exterior noted at AC unit. Recommend to upgrade, correct. Have checked by a qualified HVAC specialist.

8.2. Exposed refrigerant line noted- Subject to damage. Recommend to install proper insulation, protection/cover.



## 9. Evaporator Coil

### Observations:

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

9.2. Coils are not visible at this inspection to comment. Old unit type. Periodic care, service recommended.

## 10. A/C Condensation Line

### Observations:

10.1. AC condensation pump noted in use- Pump and drainage not tested at this inspection. Check the service records, periodic care and maintenance required.



## 11. Thermostat(s)

### Observations:

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



## 12. Other

### Observations:

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

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

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

## Interior

### 1. Ceilings

Ceiling Type(s):

- Sheetrock
- Plaster

**Observations:**

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



### 2. Walls

Wall Type(s):

- Sheetrock
- Plaster

**Observations:**

**2.1. No major defects noted at interior walls time of inspection. FYI**

**2.2. Newer Paint noted - Check the records for any known defects and/or repairs.**



### 3. Floors

Floor Type(s):

- Carpet
- Tile
- Engineered "Wood" Material
- Old 9" Square Vinyl Tiles (possible asbestos)

**Observations:**

**3.1. Trip hazards noted due to differing flooring material heights. FYI**

**3.2. Old 9" square vinyl floor tile(s) noted- May contain asbestos- Noted at water heater closet. Have it checked by a qualified specialist.**





#### 4. Interior Doors

Door Type(s):

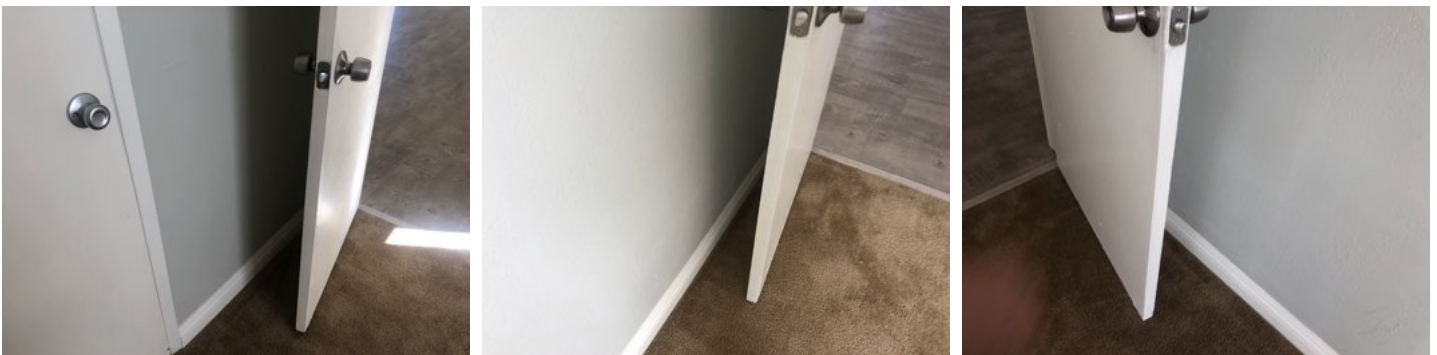
- Hollow Core
- Aluminum Sliding Type

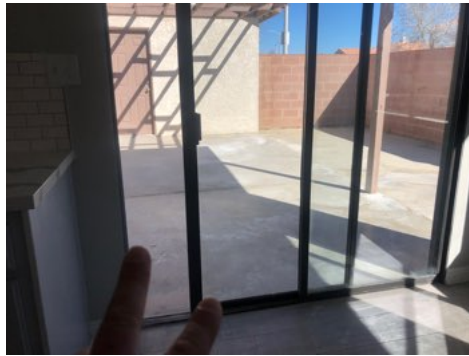
**Observations:**

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

**4.2. Slider door(s) noted installed backward- It is possible to remove the doors from the tracks from exterior even if locked. A security concern. Recommend to upgrade, have checked by a qualified specialist.**

**4.3. Screen door(s) missing at sliding door(s). Have checked, installed by a qualified specialist.**





Bedroom

### 5. Interior Windows

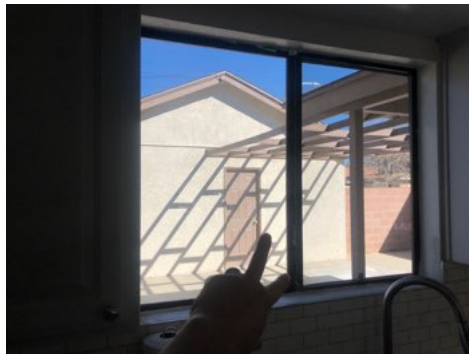
**Observations:**

**5.1. 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. Worn window roller(s) noted - Have it checked, necessary corrections made by a qualified specialist.**



Won't open- kitchen



Missing lock- bedroom



## 6. Fireplace

Number Of Fireplaces:

- One

Type Of Unit:

- Brick
- Vented Gas

Observations:

**6.1. We conduct a limited visual inspection of readily visible and accessible areas of the fireplace and chimney. A complete chimney inspection by a qualified Inspector is required in all cases. We recommend further and complete evaluation by a qualified Chimney Inspector - This is a safety and Fire concern - Video inspection and complete evaluation of the flue by qualified Chimney Inspector is highly recommended.**

**6.2. Missing high heat caulk at the gas pipe penetration point. Recommend to have it sealed - Fire hazard, Safety concern. Have checked by qualified chimney specialist.**

**6.3. There is no damper clamp/stop to keep damper in open position. This is an important safety feature that prevents harmful gases from being discharged into the living space - recommend to install Damper Clamp. Have checked by chimney specialist for necessary correction.**

**6.4. Fireplace: Gas was operational at the time. Recommend to keep damper at open position for safety. Keep the doors at open position when fireplace in use - Safety, Fire hazard.**

**6.5. Gas was operational at the time. Flue was not fully visible at this inspection.**

**6.6. Gas valve was noted inside the firebox. Recommend to relocate, upgrade for safety. Have checked by a qualified chimney specialist.**

**6.7. Gas yellow flex pipe was noted inside the firebox - Recommend to upgrade to rigid type pipe for safety.**

**6.8. Missing door and/or screen at fireplace. Recommend to correct by qualified specialist.**





## 7. Laundry Service

Dryer Type:

- Electric 220V Dryer Type
- Missing Gas Valve

Drain Size:

- 2" Diameter

Observations:

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

7.2. 20 GFCI Amp outlet is recommended at laundry as a safety upgrade. Have checked by a qualified specialist for correction.

7.3. Laundry area located in the garage. Laundry area was not elevated minimum 18" from garage floor- missing platform. This is a fire safety concern. Have it checked, fixed by a qualified specialist.

7.4. Poor slope/taping Noted at drain pipe at garage/laundry sink- improper. Have checked, fixed by qualified specialist.



## 8. Interior Features

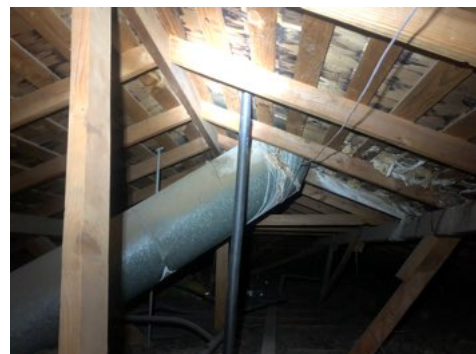
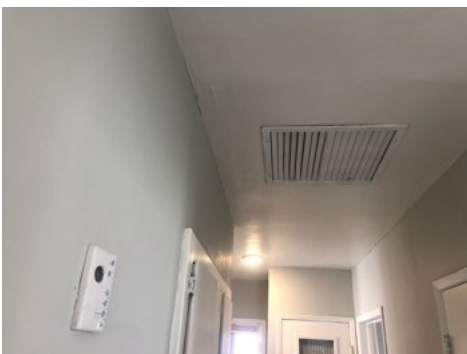
Feature Type:

- Whole House Fan

Observations:

8.1. Whole house fan operated at the time.(FYI) check with seller for operation, warranties.

8.2. Signs of leaking at whole house fan. Have checked, necessary corrections made by qualified specialist/contractor.





## 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.

# 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.**



## 2. Cabinets and Counter Tops

Cabinets Type:

- Wood

Observations:

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

2.2. Old water stains noted under sink cabinet. Have it checked by a qualified structural pest specialist.

2.3. Cracked and/or damaged counter top noted. Have it checked, repaired by qualified specialist.



### 3. Sinks

**Observations:**

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



### 4. Food Waste Disposer

**Observations:**

4.1. Unit operated at the time. (FYI)



## 5. Dishwasher

### Observations:

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



## 6. Ranges/Oven/Cook Tops

Oven & Cook Top Type:

- Gas Cook Top/oven

### Observations:

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



## 7. Range Hood

Range Hood Type:

- Vented

### Observations:

7.1. Operational at the time. (FYI)

7.2. **Missing vent to exterior at exhaust fan noted- improper. Recommend to install and correct by qualified specialist.**

7.3. **Loose screen cover. Have fixed**





## 8. Other

### Observations:

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

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

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



## Bathroom General Comments

### 1. Bathroom General

#### Observations:

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

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

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

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

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

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

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

## Bathroom #1

### 1. Bathroom # 1

Location:

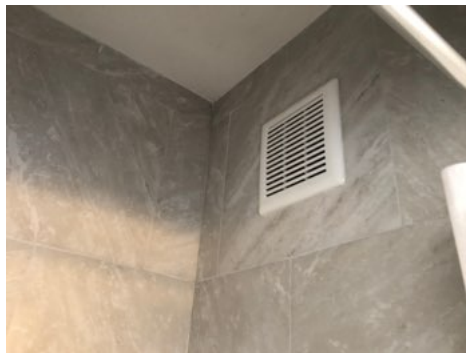
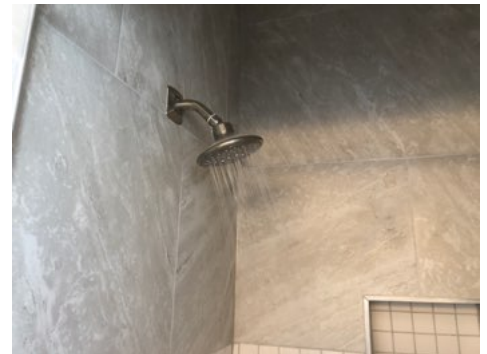
- Hall Bathroom

Fixtures:

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

Observations:

1.1. Bathroom was remodeled at the time - Recommend to check the records, permits.



### 2. Sink(s), Faucets

Observations:

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



### 3. Shower

**Observations:**

3.1. Recommend to have a qualified termite inspector to test the shower pan for possible leaks.

### 4. Electrical

**Observations:**

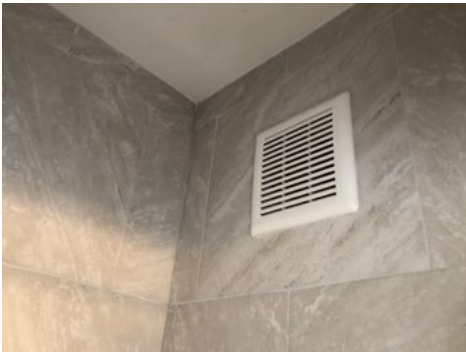
4.1. GFCI type outlet(s) noted. Recommend to test periodically.

### 5. Exhaust Fan, Heater

**Observations:**

5.1. Noisy exhaust fan noted - Recommend to upgrade.

5.2. Missing exterior cover at exhaust vent. Recommend to install.





## Bathroom #2

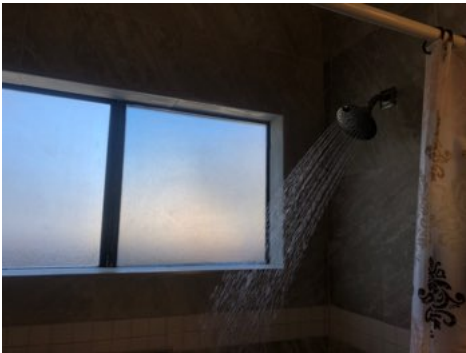
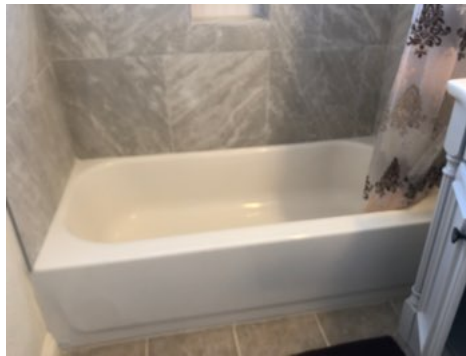
### 1. Bathroom # 2

Location:

- Rear Hall Bathroom

Fixtures:

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



### 2. Sink(s), Faucets

Observations:

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



### 3. Cabinets, Floors

#### Observations:

3.1. Right side door needs adjustment. Have checked



### 4. Bathtub

#### Observations:

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

4.2. Window was set too low at tub/shower head. Recommend to install curtain 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. 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 was located at hallway.



### 2. Roof Structure and Attic

Roof Type:

- Rafters/Ridge Board

Ceiling Type:

- Ceiling Joists
- Not Visible Due To Insulation

**Observations:**

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

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

**2.3. Belongings/ Debris noted in the attic. Removal recommended.**

**2.4. Moisture stains/damage, signs of roof leak noted. Have checked, necessary repairs made by qualified structural pest specialist and qualified roofer**







### 3. Insulation

Insulation Type:

- Blown

**Observations:**

**3.1. Inadequate insulation, poor coverage of insulation was noted - Correction recommended.**



### 4. Venting

Venting Type:

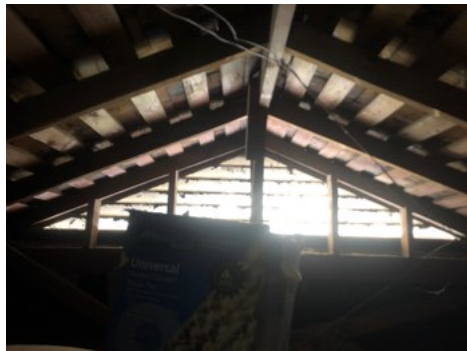
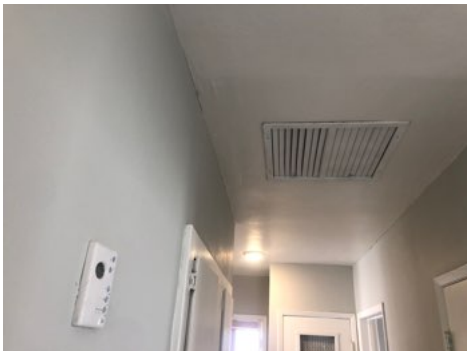
- Gable Vents
- Eave/Soffit Vents

**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. Transite pipe noted in the Attic (Transite pipe is an asbestos-cement product which was used for both Water heater, HVAC ducts and for chimney or flue material to vent gas-fired appliances). Recommend to remove. Have it checked by a qualified specialist.**

**4.3. Signs of leaking at swamp cooler vent. Have checked, necessary corrections made by qualified specialist/contractor.**





## 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

Foundation Type:

- Concrete Slab

**Observations:**

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

**1.2. Foundation is Slab On Grade type construction. Slab is not visible due to floor coverings. Recommend to check the disclosures regarding any known issues with the slab.**

## 2. Walls

Anchor Bolts:

- Unable To Determine Due To Construction Method

**Observations:**

**2.1. Foundation walls, bolts were not visible at this inspection to comment due to construction method.**

## 3. Floors

Floors Type:

- Concrete Slab

**Observations:**

**3.1. Building is slab on grade type structure. Slab was covered with floor covering, unable to evaluate. Check the records for any known defects, repairs.**

**Note: We do not remove floor coverings at this type of inspection. It is common that when floor coverings are removed, you may find hidden defects, cracks or deterioration at slab/foundation.**

## 4. Other

**Observations:**

**4.1. Recommend to check the Building Records and Permits on additions, alterations.**

**4.2. Recommend to check the Building Records and Permits.**

**4.3. 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



## 2. Exterior Photos





# Invoice

## 1. Inspection Fee:

Materials:

- Inspection Fee: \$450

Materials:

- Credit Card

## Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
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

<b>Exterior and Grounds</b>		
<b>Page 9 Item: 1</b>	<b>Driveway and Walkways</b>	<p>1.1. Large Cracks, settlement present at driveway/sidewalk surfaces. Have checked, necessary repairs made by qualified specialist.</p> <p>1.2. Evidence of Poor Drainage present at driveway/sidewalk surfaces, recommend further evaluation by qualified contractor.</p> <p>1.3. Worn, cracked, damaged asphalt noted. Have it checked by a qualified paving contractor.</p>
<b>Page 9 Item: 2</b>	<b>Vegetation, Grading, and Drainage</b>	<p>2.1. Sprinklers are set too close to the house, gutter(s) terminate at foundation - Keep water/vegetation away from structure(s). Recommend to correct by a qualified drainage contractor.</p>
<b>Page 9 Item: 3</b>	<b>Porch/Patio, Decks, Steps/Stairs, Railings</b>	<p>3.1. Common Cracks present at porch/patio area.</p> <p>3.2. Earth To Wood Contact at support post(s). Have it checked, corrected by a structural pest specialist.</p> <p>3.3. Post base(s) missing, Recommend to be connected to concrete footings by a post base with a 1" standoff. Have checked, necessary corrections made by qualified specialist.</p> <p>3.4. Peeling paint/wear at patio cover. Recommend to have checked by qualified structural pest specialist for any necessary corrections.</p>
<b>Page 10 Item: 4</b>	<b>Fencing and Gates</b>	<p>4.1. Common age defects noted to fencing. Recommend to monitor the condition.</p> <p>4.2. Fencing in need of repairs at some areas. Have it checked by a qualified contractor</p> <p>4.3. Gate(s) in need adjustment or repairs noted- tub at wall/ground noted. Have checked, fixed by qualified specialist.</p> <p>4.4. Cracks were noted, some movement noted to the masonry fencing- Have it checked, fixed by a qualified contractor.</p>
<b>Page 10 Item: 5</b>	<b>Eaves, Soffits, and Fascia</b>	<p>5.1. 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>
<b>Page 11 Item: 6</b>	<b>Wall Cladding, Flashing, and Trim</b>	<p>6.1. Newer paint noted which may mask older defects. Have it checked by a qualified structural pest inspector.</p> <p>6.2. Missing exterior cover at exhaust vent. Recommend to install.</p>
<b>Page 11 Item: 7</b>	<b>Window Trim and Sills (Exterior)</b>	<p>7.1. 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>



Page 11 Item: 8	Doors (Exterior)	<p>8.1. Old, worn, weathered finish at exterior doors noted. Peeling paint at frames. Have checked, any necessary corrections made by qualified specialist.</p> <p>8.2. Slider doors noted installed backward - It is possible to remove the doors from the tracks from exterior even if locked - A security concern.</p> <p>8.3. Missing screen door(s) at exterior sliding door(s). Have checked, fixed by qualified specialist.</p>
Page 12 Item: 9	Other/Features	<p>9.2. Recommend to check the building records, permits.</p> <p>9.3. Recommend to check the building records, permits on: additions, alterations, remodel.</p> <p>9.4. Storage shed(s) noted. Not part of this inspection. Damaged doors noted.</p>
<b>Roofing</b>		
Page 13 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 13 Item: 2	Roof Coverings	<p>2.1. Some damaged, torn shingles noted. Recommend further evaluation, repairs by qualified Roofer.</p> <p>2.2. Felt paper is installed under the edge metal at down pitch edges of the roofing (common installation defect)- Improper method which can lead to moisture trapping and damage to eaves.</p> <p>2.3. No felt paper present (unable to see) between roofing layers- Substandard installation.</p> <p>2.4. 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>2.5. Exposed Staples noted as fasteners at the roof. Considered substandard method of shingle attachment. Have checked, any necessary corrections performed by qualified roofer</p> <p>2.6. Weathering, aging and cracks were noted to the roofing material. Roofing material appears to be nearing end of its useful life. Have it checked by a qualified roofer.</p> <p>2.7. Old wood shake roofing noted still in place as 1st layer of two identifiable layers. Three layers of roofing is the maximum allowable number of layers- After which, roof replacement will require total tear off and sheathing. Recommend further evaluation by qualified roofer</p> <p>2.8. Multiple layers of roofing noted - Three layers is the maximum allowable number of layers - Next roof replacement may require total tear off and possible sheathing. Have it checked by a qualified roofer.</p> <p>2.9. Recommend further complete evaluation, necessary maintenance and/or corrections performed by a qualified roofer.</p>

Page 14 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. Cracked, worn mastic at flashing(s) noted. Recommend to re-seal to prevent leaks. Have checked by qualified roofer.</p> <p>3.3. No visible flashing present at the vent pipes/roof penetrations. Are mastic covered which must be regularly maintained in order to prevent moisture penetration/leaks. Have it checked by qualified Roofer.</p> <p>3.4. All roof flashings in need of further complete evaluation, corrections made by a qualified roofer.</p>
Page 15 Item: 4	Roof Drainage Systems	4.1. Gutters appear intact but due to the lack of recent rain, I am unable to determine if gutters leak at seams or spills water.
Page 15 Item: 6	Chimney	<p>6.1. Chimney/flue(s) are not fully visible at this inspection. Video inspection of the chimney/flue by qualified Chimney Inspector is a Must. This is a limited inspection at readily visible areas of the chimney. For more detailed inspection Recommend to Hire a qualified Chimney Inspector. This is a Safety/Fire Hazard concern.</p> <p>6.2. Cracks at chimney cap noted - Have it checked, sealed by a qualified specialist.</p> <p>6.3. Missing proper flashing/cricket at chimney. A cricket is a ridge structure designed to divert water on a roof. Have it checked, installed by a qualified roofer.</p> <p>6.4. Recommend complete evaluation, any necessary corrections made by a qualified chimney inspector.</p>
Page 16 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, necessary corrections/repair performed by a qualified roofer.</p>
<b>Garage</b>		
Page 17 Item: 4	Walls/Firewall	4.1. Not fully visible due to belongings. Recommend further evaluation by a qualified structural pest specialist.
Page 18 Item: 5	Ceiling and Framing	5.1. Dry Water stains at garage ceiling noted - Check the records and/or have it checked by a qualified specialist.
Page 18 Item: 6	Garage To Exterior Door	6.1. Exterior door not closing/latching properly. In need of adjustment/correction by qualified specialist.

Page 19 Item: 7	Garage Electric	<p>7.1. Recommend <b>GFCI</b> protected electrical outlets as a safety upgrade.</p> <p>7.2. Exposed "Romex" type wires noted in the garage - Improper, subject to damage. Recommend to have checked, fixed by a qualified electrician.</p> <p>7.3. Electrical Service drop from the main structure to the garage is too low and connections appear improper - Corrections by qualified Electrical Contractor are recommended for safety.</p> <p>7.4. Service wire connections do not appear to have been done by a service provider, exposed wires at life Noted-improper. Recommend to check the records, permits and have it checked by a qualified electrician.</p>
Page 19 Item: 8	Garage Feature	<p>8.2. Poor slope/taping Noted at drain pipe at garage/laundry sink- improper. Have checked, fixed by qualified specialist.</p> <p>8.3. Missing screen at vent at exterior wall. Have fixed</p>
<b>Electrical System</b>		
Page 20 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> <p>1.2. Garage service wires running low at ground. Recommend to upgrade for safety. Have checked by qualified electrician.</p> <p>1.3. Service wire connections do not appear to have been done by a service provider, exposed wires at life Noted-improper. Recommend to check the records, permits and have it checked by a qualified electrician.</p>
Page 20 Item: 2	Main Panel	<p>2.1. Breakers are not properly labeled for emergency identification.</p> <p>2.2. Panel is a Zinsco brand panel - An older brand which is known by industry professionals to be problematic in certain cases. Recommend further evaluation, upgrade for safety by a qualified Electrical Contractor.</p> <p>2.3. Ground rod and clamp not visible at the meter base. Recommend to install. Have it checked by a qualified electrician.</p> <p>2.4. Gas pipes are not grounded/bonded. Recommend to install. Have it checked, corrections made by a qualified electrician.</p> <p>2.5. Ground clamp not visible at the Main water pipe. Recommend to install. Have checked by qualified specialist.</p> <p>2.6. Older model electric panel(s) noted - life span of electric panels are 40 to 50 years. Recommend to hire a qualified electrician for complete system evaluation and possible replacement of the panel(s).</p> <p>2.7. Recommend complete system evaluation, necessary corrections made by a qualified electrician.</p>
Page 21 Item: 3	Sub Panels	<p>3.1. Breakers are not properly labeled for emergency identification.</p>

Page 21 Item: 4	Branch Circuit Conductors	<p>4.1. Most of the electric wiring is enclosed within the walls and ceilings and other parts of the structure. It is not visible and its condition cannot be fully determined. No representation is made as to its status.</p> <p>4.2. Exposed Romex type wiring noted in the Garage. Require protection of conduit. Have the condition corrected for safety by a qualified Electrician.</p> <p>4.3. Newer wiring, fixtures noted - Check the records, permits.</p>
Page 22 Item: 6	Interior Fixtures, Outlets	<p>6.1. 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>6.2. 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>6.3. Newer fixtures noted. Recommend to check the records, permits.</p> <p>6.4. Missing cover plate at HVAC closet. Recommend to install.</p>
Page 22 Item: 7	Smoke and Carbon Detectors	<p>7.2. 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. <b>THIS IS A HEALTH/SAFETY CONCERN.</b></p> <p>7.3. Recommend to have operational smoke detectors in bedrooms and hallways and to test them periodically.</p> <p>7.4. Missing smoke detectors at bedrooms and/or hallway. Recommend to Install and test periodically for fire safety. Have checked by qualified retrofitter.</p>
Page 23 Item: 9	Low Voltage Systems	<p>9.1. Low Voltage systems (phone, cable, security, intercom, sound... ) not part of this inspection. Check with the seller.</p>
Page 23 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>

## Plumbing



Page 24 Item: 1	Interior Drain, Waste, and Vent Systems	<p><b>1.2. This is a limited visual inspection of the readily visible areas of the plumbing systems. Most of the vent pipes are installed in the walls and are not readily visible at this type inspection. Very often when a house, building is remodeled and/or altered vent pipes/clean outs/systems are not properly installed and/or missing. Recommend to check the records, permits and/or Have it Checked by a Qualified Plumber. Most of the plumbing pipes not visible at this inspection. Check the records for any known defects and/or repairs.</b></p> <p><b>This is not a code inspection and we do not look for plumbing clean outs. No comments are made regarding the presence or absence or location of clean outs.</b></p> <p><b>The waste lines that go out to the sewer system are installed underground and are not visible. Their condition is unknown. The only way to determine their current condition is to have them fully inspected and scoped with a camera by a qualified Plumber/Video Sewer Inspection Specialist to determine their true condition and any necessary repairs.</b></p> <p><b>We can not determine if building is on a public sewer system or on a septic system. Recommend to check the records with the seller/builder and or check the public records.</b></p> <p><b>Video inspection of the Sewer/Waste pipes is required to determine condition and life expectancy of the Sewer System. No warranty or evaluation is conducted by this inspection company. FAILURE TO CONDUCT A SEWER LINE INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.</b></p> <p><b>1.3. Sewer clean out at exterior yard not found noted - Recommend to check service records, with seller or have checked by qualified plumber.</b></p> <p><b>1.4. Active galvanized water drain pipe(s) were noted servicing property - Type is considered to be at and/or near end of life, of limited remaining life. Recommend to upgrade, re-pipe. Have checked and evaluated by a qualified plumber.</b></p> <p><b>1.5. 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.</b></p>
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Page 25 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>
Page 25 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. Most of the plumbing pipes were not visible at this inspection. Check the records for any known defects, repairs.</p>
Page 26 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 - Seismic shut off was not present at the time of inspection, recommend to install - May not be required in the City of Location - Recommend to check the local regulations.</p>

<p>Page 27 Item: 5</p>	<p>Water Heater(s)</p>	<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. Seismic straps are too loose and/or improper bracing noted at water heater. Have it checked, fixed by a qualified specialist.</p> <p>5.4. 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>5.5. A number of defects found at water heater. Recommend complete evaluation, necessary corrections, repairs and/or replacement by a qualified plumber.</p> <p>5.6. Water heater vents into asbestos (transite) pipe (Transite pipe is an asbestos-cement product which was used for both HVAC, water heater, and for chimney or flue material to vent gas fired appliances). Recommend to upgrade/replace by qualified specialist. (Most of the Home Warranty Companies will not service, fix water heaters with asbestos vent pipes).</p> <p>5.7. Vent pipe lack screws - Improper. Recommend to correct by qualified specialist.</p> <p>5.8. Most of the vent pipe is inside the wall and/or not visible at this inspection to comment. Check the records for any known defects/repairs.</p> <p>5.9. Pilot was not lit at the time of inspection - Unable to test the water heater(s). Recommend it be activated and it's performance inspected prior to the expiration of the contingency period. Note: repairs may be necessary. Have it checked by a qualified technician and or The Gas Co.</p> <p>5.10. <b>IPR valve</b> pipe is not present. Recommend to install and terminate to outside into safe location. Have checked, corrections made by qualified specialist.</p> <p>5.11. Water heater lacks a catch pan with exterior routed line. Recommend to install.</p>
<p>Page 28 Item: 6</p>	<p>Yard Sprinkler System</p>	<p>6.1. Sprinkler systems, automatic timers are not tested and are not a part of this inspection. Check with the seller for operation or any known issues, service/maintenance.</p> <p>6.2. Sprinklers are set too close to the building/structure. Recommend moving minimum 2' away from structure - Recommended to keep water/vegetation away from structure/foundation. Have checked by qualified specialist for any necessary correction.</p> <p>6.3. Water ponding near valves at rear. Have checked, any necessary repairs made by qualified specialist.</p>

Page 28 Item: 7	Other	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.
<b>Heating &amp; Cooling System</b>		
Page 29 Item: 1	Heating System Operation	1.2. Recommend to check the service history with the Seller and to have the unit(s) serviced by a qualified HVAC Contractor if not performed in the past year. Air flow is not a part of this inspection. Recommend to check the disclosures regarding day to day functionality. No service tags noted. This is a limited Visual Inspection - Recommend to have the unit(s) evaluated by a qualified HVAC Contractor. Annual service, evaluation and maintenance is recommended with gas fired furnaces. 1.3. Typical Lifespan of heat unit(s) are 15 to 20 years. Recommend to have a qualified HVAC specialist to inspect and/or evaluate the entire system to have a better understanding and expected life span of the HVAC system.
Page 29 Item: 2	Venting	2.1. Vent pipe is not fully visible at this inspection to comment. Check the records for any known defects, repairs.
Page 30 Item: 3	Gas Pipe, Closet	3.1. Gas line at heater(s) without drip leg/sediment trap, these serve as a collection area for sediment to reduce the chance of clogging gas valves and burners, dirt and scale can enter the gas valve and possibly cause malfunctions and may void any remaining appliance warranty (this type installation is common for the area/age) - Check with your Home Warranty provider. Have checked by a qualified plumber for correction. 3.2. Flex type gas line runs in the body of the FAU/Furnace - Improper - Subject to damage. Recommend to install rigid type pipe extension. 3.3. Recommend to install Weatherstripping on closet door to prevent return air and <b>combustion air</b> mixing.
Page 30 Item: 4	Air Filter	4.1. Air filters should be changed or cleaned regularly according to Manufacturer's instructions (seasonally and/or every 3-4 months recommended). Air flow, balance is not a part of this inspection. Recommend to check with the seller about air comfort and distribution. 4.2. The Filter(s) are dirty and in need of replacement. Have checked, service/maintenance performed by qualified HVAC specialist. 4.3. Air filter is not properly installed, lacks filter hold down in unit, recommend to correct - Unit is not properly filtering return air. I do not know how long unit in present condition - Recommend to have coils to be checked, cleaned and serviced if necessary by HVAC specialist.



Page 31 Item: 5	Distribution Systems	<p>5.1. We conduct a limited visual inspection of the distribution system components and comment on any defects found. Air flow, distribution, duct sizing and comfort is not a part of this inspection, these require testing by a Qualified HVAC Technician. Temperature is checked at the registers to determine heating/cooling function. Check with the seller for any known defects, issues with air flow and distribution and or have it checked by a Qualified Technician.</p> <p>5.2. Damaged insulation wrap noted at ducting in the attic. Have it checked, necessary corrections made by qualified HVAC specialist.</p> <p>5.3. House with original installation metal ducts type covered with fiberglass type insulation. Check the maintenance records. Recommend to have it cleaned, sanitized.</p> <p>5.4. Dark marks and/or dirt noted at air grill(s)- Indicates dirty ducts, dirty coil, and filter. Have it checked, cleaned, and serviced by qualified HVAC specialist.</p> <p>5.5. Return air plenum is wood frame box- not with todays standards. Recommend to upgrade with an approved insulated box. Have it checked, necessary corrections made by a qualified HVAC technician, contractor.</p> <p>5.6. Return air plenum is dirty and in need of cleaning, service. Recommend to have it checked, necessary corrections and service, maintenance performed by a qualified HVAC technician, contractor.</p> <p>5.7. Old ducting system noted, recommend to upgrade. Have checked, necessary corrections made by qualified HVAC contractor.</p> <p>5.8. Leak noted at swamp cooler vent/roof. Have fixed by qualified specialist.</p>
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Page 32 Item: 7	A/C Compressor	<p>7.1. 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>7.2. <b>NEW FREON LAWS AND WHEN THEY TAKE EFFECT:</b> The EPA regulations governing the Freon used in air conditioning and heating systems have changed. In 2010, Freon 22, the freon that most consumers are familiar with, began being phased out due to the laws and regulations set forth by the EPA and the Federal Government. All manufacturers of air conditioning and heating equipment were required by law, to only produce HVAC equipment that used the new, environmentally friendly, R-410A Freon. In other words, manufacturers were outlawed from even manufacturing equipment that uses R-22.</p> <p>Freon Manufacturers still produce R-22 for servicing and repairs, and will continue until 2020. At that point, R-22 will become completely obsolete and extinct which may result in need for upgrade/replacement of current system.</p> <p>7.3. AC unit is using R - 22 refrigerant. After 2020 contractors may not be able to purchase R - 22 refrigerant for servicing this type AC units. Recommend to consult with a qualified HVAC contractor for possible upgrade/replacement of the HVAC system.</p> <p>7.4. AC Unit did not operate at the time of the inspection. Recommend to have it checked, necessary corrections made by a qualified specialist (HVAC contractor).</p> <p>7.5. Compressor(s) outside (AC unit) old and may last a few years more, but maybe not- limited life expectancy. Possible unit(s) could fail after a home inspection during seasonal change from mild to hot weather. I cannot determine how long your AC will last before a replacement is necessary and life expectancy is not determined at this inspection. Check service records or have tested by a qualified HVAC specialist, Contractor.</p> <p>7.6. Old Evaporative Coil (Swamp cooler noted, not tested at this inspection, signs of leaking at swamp cooler duct at attic/roof. Recommend further evaluation, necessary corrections made by a qualified HVAC specialist.</p> <p>7.7. Recommend complete System evaluation, any necessary corrections, repair/replacement made by a qualified HVAC Contractor.</p>
Page 33 Item: 8	Refrigerant Line	<p>8.1. Damaged insulation at refrigerant line at exterior noted at AC unit. Recommend to upgrade, correct. Have checked by a qualified HVAC specialist.</p> <p>8.2. Exposed refrigerant line noted- Subject to damage. Recommend to install proper insulation, protection/cover.</p>
Page 34 Item: 9	Evaporator Coil	<p>9.1. Evaporator Coil at FAU is not visible at time of the inspection to comment. Periodic care, maintenance recommended, check the service records.</p> <p>9.2. Coils are not visible at this inspection to comment. Old unit type. Periodic care, service recommended.</p>

Page 34 Item: 10	A/C Condensation Line	10.1. AC condensation pump noted in use- Pump and drainage not tested at this inspection. Check the service records, periodic care and maintenance required.
Page 34 Item: 12	Other	12.1. This is a limited visual inspection of the HVAC SYSTEM. For more detailed inspection of the components: such as air flow, sizing, refrigerant lines, pressure, high temp switches, HERS efficiency testing of the ducts or Refrigerant charge verification testing etc. Recommend to hire a qualified specialist for further more detailed inspection, evaluation. 12.2. Recommend further evaluation of the HVAC unit(s), any necessary corrections, repair/replacement made by a qualified HVAC contractor.
<b>Interior</b>		
Page 35 Item: 1	Ceilings	1.1. Newer paint job noted - Check the records for any known defects and/or repairs.
Page 35 Item: 2	Walls	2.2. Newer Paint noted - Check the records for any known defects and/or repairs.
Page 35 Item: 3	Floors	3.1. Trip hazards noted due to differing flooring material heights. FYI 3.2. Old 9" square vinyl floor tile(s) noted- May contain asbestos- Noted at water heater closet. Have it checked by a qualified specialist.
Page 36 Item: 4	Interior Doors	4.1. Recommend to install door stops to prevent wall damage. 4.2. Slider door(s) noted installed backward- It is possible to remove the doors from the tracks from exterior even if locked. A security concern. Recommend to upgrade, have checked by a qualified specialist. 4.3. Screen door(s) missing at sliding door(s). Have checked, installed by a qualified specialist.
Page 37 Item: 5	Interior Windows	5.1. 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. Worn window roller(s) noted - Have it checked, necessary corrections made by a qualified specialist.

Page 38 Item: 6	Fireplace	<p>6.1. We conduct a limited visual inspection of readily visible and accessible areas of the fireplace and chimney. A complete chimney inspection by a qualified Inspector is required in all cases. We recommend further and complete evaluation by a qualified Chimney Inspector - This is a safety and Fire concern - Video inspection and complete evaluation of the flue by qualified Chimney Inspector is highly recommended.</p> <p>6.2. Missing high heat caulk at the gas pipe penetration point. Recommend to have it sealed - Fire hazard, Safety concern. Have checked by qualified chimney specialist.</p> <p>6.3. There is no damper clamp/stop to keep damper in open position. This is an important safety feature that prevents harmful gases from being discharged into the living space - recommend to install Damper Clamp. Have checked by chimney specialist for necessary correction.</p> <p>6.4. Fireplace: Gas was operational at the time. Recommend to keep damper at open position for safety. Keep the doors at open position when fireplace in use - Safety, Fire hazard.</p> <p>6.5. Gas was operational at the time. Flue was not fully visible at this inspection.</p> <p>6.6. Gas valve was noted inside the firebox. Recommend to relocate, upgrade for safety. Have checked by a qualified chimney specialist.</p> <p>6.7. Gas yellow flex pipe was noted inside the firebox - Recommend to upgrade to rigid type pipe for safety.</p> <p>6.8. Missing door and/or screen at fireplace. Recommend to correct by qualified specialist.</p>
Page 39 Item: 7	Laundry Service	<p>7.1. Water supply pipes, drains not tested at this inspection. Check the records and/or have it tested by a qualified plumber.</p> <p>7.2. 20 GFCI Amp outlet is recommended at laundry as a safety upgrade. Have checked by a qualified specialist for correction.</p> <p>7.3. Laundry area located in the garage. Laundry area was not elevated minimum 18" from garage floor- missing platform. This is a fire safety concern. Have it checked, fixed by a qualified specialist.</p> <p>7.4. Poor slope/taping Noted at drain pipe at garage/laundry sink- improper. Have checked, fixed by qualified specialist.</p>
Page 39 Item: 8	Interior Features	<p>8.1. Whole house fan operated at the time.(FYI) check with seller for operation, warranties.</p> <p>8.2. Signs of leaking at whole house fan. Have checked, necessary corrections made by qualified specialist/contractor.</p>



<p>Page 40 Item: 9</p>	<p>Other</p>	<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. <b>FAILURE TO CONDUCT A MOLD SPECIALIST CAN RESULT IN EXPENSIVE AND COSTLY REPAIRS.</b></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>
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**Kitchen**

Page 41 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. <b>FAILURE TO CONDUCT A MOLD SPECIALIST CAN RESULT IN EXPENSIVE AND REPAIRS.</b></p>
Page 41 Item: 2	Cabinets and Counter Tops	<p>2.1. Wear and general age defects were noted to counter, cabinets at the time of inspection.</p> <p>2.2. Old water stains noted under sink cabinet. Have it checked by a qualified structural pest specialist.</p> <p>2.3. Cracked and/or damaged counter top noted. Have it checked, repaired by qualified specialist.</p>
Page 43 Item: 7	Range Hood	<p>7.2. Missing vent to exterior at exhaust fan noted-improper. Recommend to install and correct by qualified specialist.</p> <p>7.3. Loose screen cover. Have fixed</p>

<p>Page 44 Item: 8</p>	<p>Other</p>	<p>8.2. This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants. It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report.</p> <p>This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose. <b>FAILURE TO CONDUCT A MOLD SPECIALIST CAN RESULT IN EXPENSIVE AND REPAIRS.</b></p>
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**Bathroom General Comments**

<p>Page 45 Item: 1</p>	<p>Bathroom General</p>	<p>1.1. This is true to all bathrooms: It is typical to have hidden defects and or damage inside/under the cabinets, inside the walls where moisture and water can be trapped and Mold growth will occur. Home inspection is a limited, non invasive Inspection of readily visible areas. We recommend to hire a Qualified MOLD Inspector for further and complete evaluation to determine the presence or absence of any Mold that may affect the health or safety of the occupants.</p> <p>Supply valves/angle stops not tested at this inspection(this type valves not reliable and may leak if turned on and off). Check the records with the seller for any known issues/repairs regarding the supply valves.</p> <p>1.2. Recommend to re-caulk at fixtures, trims, enclosures as routine maintenance.</p> <p>1.3. Bathroom(s) remodeled at the time - Recommend to check the records, permits.</p> <p>1.4. This is true to all the bathrooms: This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants.</p> <p>It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose. <b>FAILURE TO CONDUCT A MOLD INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.</b></p>
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**Bathroom #1**

Page 46 Item: 1	Bathroom # 1	1.1. Bathroom was remodeled at the time - Recommend to check the records, permits.
Page 46 Item: 2	Sink(s), Faucets	2.1. Missing proper backsplash at sink noted. Recommend to install to prevent water damage.
Page 47 Item: 3	Shower	3.1. Recommend to have a qualified termite inspector to test the shower pan for possible leaks.
Page 47 Item: 5	Exhaust Fan, Heater	5.1. Noisy exhaust fan noted - Recommend to upgrade. 5.2. Missing exterior cover at exhaust vent. Recommend to install.
<b>Bathroom #2</b>		
Page 48 Item: 2	Sink(s), Faucets	2.1. Missing proper backsplash at sink noted. Recommend to install to prevent water damage.
Page 49 Item: 3	Cabinets, Floors	3.1. Right side door needs adjustment. Have checked
Page 49 Item: 4	Bathtub	4.1. Leaking at downspout noted at shower mode due to defective diverter. Have it checked, repaired, replaced. 4.2. Window was set too low at tub/shower head. Recommend to install curtain to prevent water seepage, damage.
Page 50 Item: 6	Exhaust Fan, Heater	6.1. Noisy exhaust fan noted - Recommend to upgrade.
<b>Attic</b>		
Page 51 Item: 2	Roof Structure and Attic	2.1. Ceiling joists were not fully visible to comment due to insulation. Check the records for any known defects, repairs. 2.2. Water staining was noted to the structure at the time of inspection. Unable to determine if leak is present and or been fixed. Check with the seller for any known roof leaks/repairs and have it checked by a qualified roofer to make sure roof is free of leaks. 2.3. Belongings/ Debris noted in the attic. Removal recommended. 2.4. Moisture stains/damage, signs of roof leak noted. Have checked, necessary repairs made by qualified structural pest specialist and qualified roofer
Page 52 Item: 3	Insulation	3.1. Inadequate insulation, poor coverage of insulation was noted - Correction recommended.
Page 52 Item: 4	Venting	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. Transite pipe noted in the Attic (Transite pipe is an asbestos-cement product which was used for both Water heater, HVAC ducts and for chimney or flue material to vent gas-fired appliances). Recommend to remove. Have it checked by a qualified specialist. 4.3. Signs of leaking at swamp cooler vent. Have checked, necessary corrections made by qualified specialist/contractor.
Page 53 Item: 5	Other	5.1. This is not a structural pest control(termite) inspection - Recommend to hire a qualified Structural Pest inspector for complete building inspection.



<b>Foundation</b>		
<b>Page 54 Item: 1</b>	<b>Foundation</b>	<p>1.1. This is not a structural pest control(termite) inspection - Recommend to hire a qualified Structural Pest inspector for complete building inspection.</p> <p>1.2. Foundation is Slab On Grade type construction. Slab is not visible due to floor coverings. Recommend to check the disclosures regarding any known issues with the slab.</p>
<b>Page 54 Item: 2</b>	<b>Walls</b>	2.1. Foundation walls, bolts were not visible at this inspection to comment due to construction method.
<b>Page 54 Item: 3</b>	<b>Floors</b>	<p>3.1. Building is slab on grade type structure. Slab was covered with floor covering, unable to evaluate. Check the records for any known defects, repairs.</p> <p>Note: We do not remove floor coverings at this type of inspection. It is common that when floor coverings are removed, you may find hidden defects, cracks or deterioration at slab/foundation.</p>
<b>Page 54 Item: 4</b>	<b>Other</b>	<p>4.1. Recommend to check the Building Records and Permits on additions, alterations.</p> <p>4.2. Recommend to check the Building Records and Permits.</p> <p>4.3. This is not a structural pest control(termite) inspection - Recommend to hire a qualified Structural Pest inspector for complete building inspection.</p>