

# Key Property Inspection Group

## Property Inspection Report



**KEY**  
PROPERTY INSPECTION GROUP



851 N San Vicente Blvd, West Hollywood, CA 90069  
Inspection prepared for:  
Real Estate Agent: Dan Stueve - Keller Williams - Hollywood Hills

Date of Inspection: 6/8/2019 Time: 9:30 AM  
Age of Home: 2002 Size: 1135 sq. Feet  
Weather: Clear  
Order ID: 28

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 \_\_\_\_\_

## 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

Condominium

### 2. Age Of Building

- Over 15 Years

### 3. Client Attendance

- Present

### 4. Other Attendance

Materials:

- Buyers Agent
- Sellers Agent

### 5. Weather

- Cloudy

### 6. Temperature

- Over 65

### 7. Rain In The Last Three Days

- No

### 8. Resident Status

- Unit Was Furnished But Vacant at The Time

### 9. Add On/Alterations

- There were No Add-on and/or alterations to the property that we Know. Recommend to check the records/ permits.

## Exterior and Grounds

### 1. Other

**Observations:**

- Exterior and Grounds Elements- Condominium and Cooperative unit inspections do not include evaluation of exterior and/or common elements. The appropriate Management personnel should be consulted regarding common element maintenance responsibilities, master deeds, or other pertinent pre - purchase information.

## Garage

### 1. Garage Type

Materials:

- Garage Elements - Condominium and Cooperative unit inspections do not include evaluation of exterior and/or common elements. The appropriate Management personnel should be consulted regarding common element maintenance responsibilities, master deeds, or other pertinent pre-purchase information. Not inspected or part of this inspection.
- Under the Building Type



## Plumbing

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

Drain Line Type(s):

- Not Fully Visible
- **ABS**

Observations:

- Most of the sewer and vent pipes are installed in the walls and not readily visible at this type inspection. Check the records for any known defects/repairs.

All the fixtures drained properly at the time(FYI).

- Slow draining sink at master- have checked, any necessary corrections made by qualified plumber.



### 2. Water Main Line

Type & Location:

- Water Main pipes, valve(s) not part of this inspection. Check the building (HOA) records for any known defects, repairs or known issues regarding the plumbing systems of the building.

Water Pressure (PSI):

- Unable to check the regulated pressure, no regulated hose bib found

Observations:

- Water Main pipes, valve(s) not part of this inspection. Check the building (HOA) records for any known defects, repairs and responsibilities.

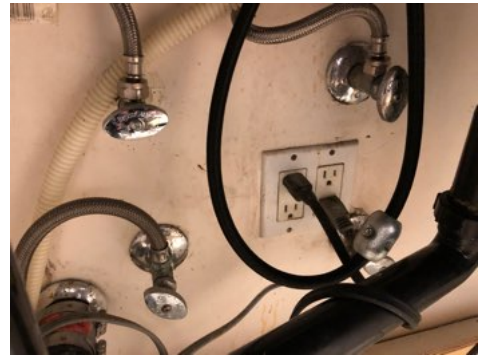
### 3. Interior Water Supply and Distribution

Supply Line Type(s):

- Not Fully Visible
- Copper

Observations:

- All/most of the plumbing pipes not visible at this inspection, no leaks at visual part of the structure found at the time. Recommend to check the records for any known defects, repairs.
- As of January 1, 2017, The building standards, 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 this 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.



### 4. Water Heater(s)

Materials:

- Gas
- 50 GAL

Materials:

- 1 Year Old

Observations:

- 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).
- Gas line at water heater without drip leg/sediment trap (this type installation is common for the area/age). Sediment traps 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 possible cause malfunctions and Lack of drip leg may void warranties. Have checked for necessary corrections/installation by qualified specialist - Check with your Home Warranty provider.
- Water heater is a newer installation - recommended to check the records, permits/warranties.
- Recommend water heater installation meet all current safety standards.
- Water heater lacks a catch pan with exterior routed line. Recommend to install.



## 5. Fuel System

### Observations:

- 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. 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.
- Exposed Gas Pipes are not sealed, painted at exterior to prevent rust/oxidation. Have it checked, sealed/painted by a qualified specialist.



## 6. Other

### Observations:

- 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.



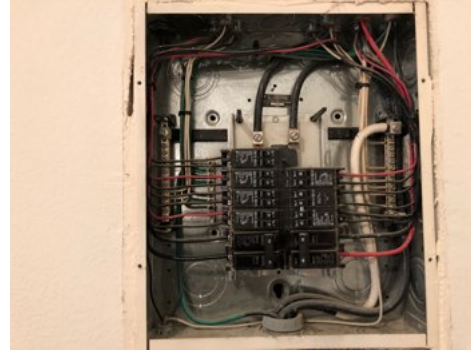
Sprinkler valve- drip system at patio

## Electrical System

### 1. Sub Panels

#### Observations:

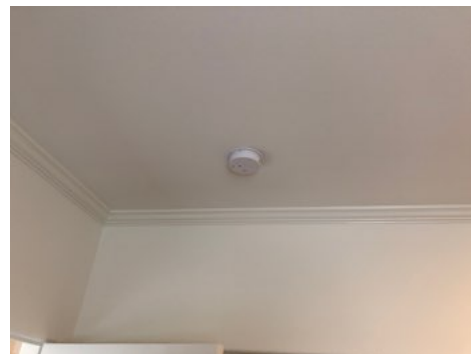
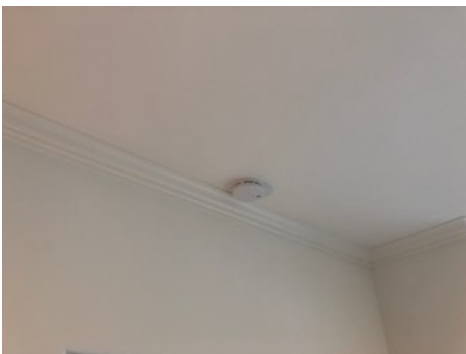
- No major defects found at sub panel and visual part of wiring at the time. (FYI)



### 2. Smoke and Carbon Detectors

#### Observations:

- Smoke detectors in bedrooms and hallway noted - Recommend to test them periodically.
- Carbon monoxide detector noted - Recommend to test it periodically.
- **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 further evaluation by a qualified Retrofitter. THIS IS A HEALTH, SAFETY CONCERN.**



### 3. Low Voltage Systems



#### 4. Fire Sprinklers







12x30x1

### 3. Distribution Systems

Distribution Type:

- Not Fully Visible
- Insulated Vinyl Air Ducts

**Observations:**

- **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 testing by a Qualified HVAC specialist. Temperature is checked at the register(s) to determine the heating/cooling function. Check with the seller for any known defects, issues with air flow and distribution and/or have it checked by qualified HVAC technician.**
- **Ducts not fully visible at this inspection to comment. Check with the seller about air flow, comfort.**

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

A/C Type, Size, & Age:

- Heat Pump
- 3 Ton
- 19 Years Old

Power Source & Number Of Units:

- Split System Central AC
- One

## 5. A/C Compressor

### Observations:

- Unit operated at Cool mode at the time. (FYI)
- **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.**
- **NEW FREON LAWS AND WHEN THEY TAKE EFFECT**

The EPA regulations governing the Freon used in air conditioning and heating systems have changed.

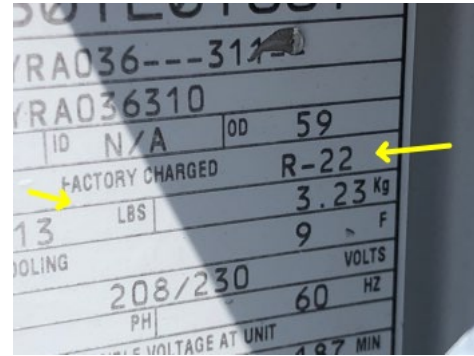
In 2010, Freon 22, the freon that most consumers are familiar with, began being phased out due to the laws and regulations set forth by the EPA and the Federal Government. All manufacturers of air conditioning and heating equipment were required by law, to only produce HVAC equipment that used the new, 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.

- Your 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 replacement of the HVAC system.
- Ambient air test was performed by using thermometers on air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates unit is cooling as intended. The range in Temperature drop was normal at the time of the inspection. (FYI)
- Unit is not properly secured, strapped to platform/pad. Have it checked, fixed by a qualified specialist.
- Compressor outside (AC unit) is old, worn coils Noted and may last a few years more, but maybe not. I have seen units fail shortly 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. Old unit - Limited life left. Have it checked, tested by a qualified HVAC Contractor.







### 6. Refrigerant Line

**Observations:**

- Loose insulation at refrigerant line noted at AC unit. Recommend to correct.



### 7. Evaporator Coil

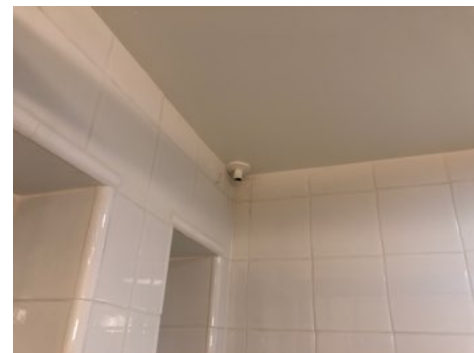
**Observations:**

- Compressor outside is a different brand than the interior Coil/Forced Air Unit. Check the records, permits. Recommend complete evaluation to check if systems are compatible and/or any necessary corrections made by qualified HVAC specialist.

### 8. A/C Condensation Line

**Observations:**

- **A/C** condensation line drains at bathroom sink (FYI). Periodic cleaning, service required.



Secondary- if ever leaking, call HVAC for repair/correction- means primary under sink is clogged

### 9. Thermostat(s)

**Observations:**

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



## 10. Other

### Observations:

- This is a limited visual inspection of HVAC SYSTEM. For more detailed inspection of the components such as air flow, sizing, refrigerant lines/pressure, high temp switches, etc... Recommend to hire a qualified HVAC specialist for more detailed inspection, evaluation.
- Recommend further complete evaluation, any necessary corrections made by a qualified HVAC specialist.

## Interior

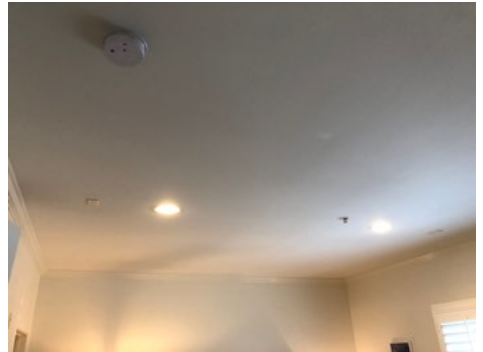
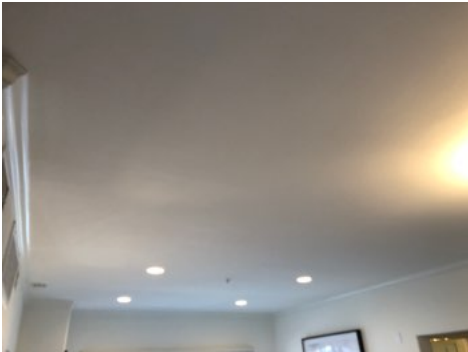
### 1. Ceilings

Ceiling Type(s):

- Sheetrock

**Observations:**

- No major defects noted- FYI



### 2. Walls

Wall Type(s):

- Sheetrock

**Observations:**

- No major defects noted- FYI
- **Common cracks and/or anchor holes were noted at the interior walls. Have checked by paint contractor.**
- **Unit was occupied at the time of the inspection, walls were not fully visible - Recommend to check the records for any known defects, repairs.**



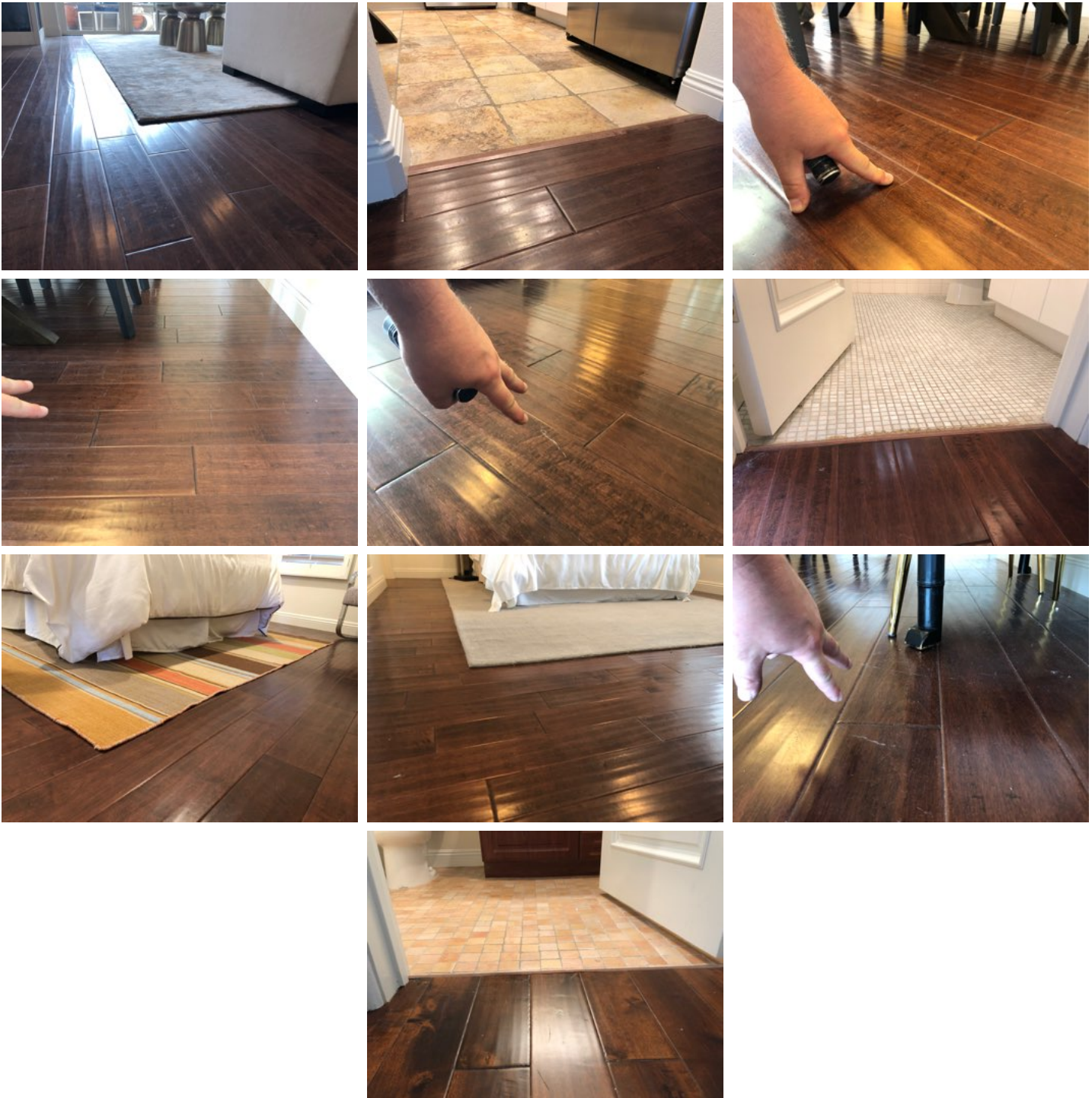
### 3. Floors

Floor Type(s):

- Wood
- Tile

**Observations:**

- **Uneven areas, sloping was noted at various areas of the flooring. Check the records for any known defects, repairs and/or have it checked by a qualified specialist(s).**
- **Trip hazards noted due to differing flooring material heights.**
- **Worn/aged flooring materials, scratches/scuff marks noted of the inspected property. May need repair and/or replacement.**
- **Area rugs noted. Not moved at this inspection, may mask hidden defects. Have checked prior to close of escrow.**



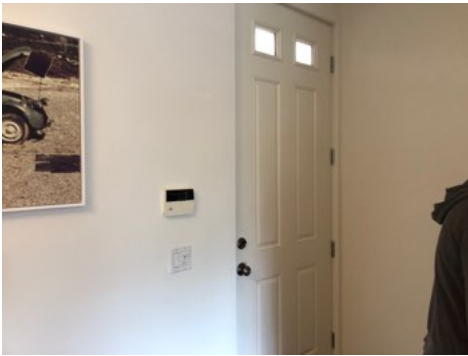
#### 4. Interior Doors

Door Type(s):

- Hollow Core
- Solid
- Wood/Glass Sliding Type

**Observations:**

- **Recommend to install door stops to prevent wall damage.**
- **Screen door doesn't latch properly, worn rollers at slider at patio area- May require adjustment/correction by qualified specialist. Have checked.**



Guest bath



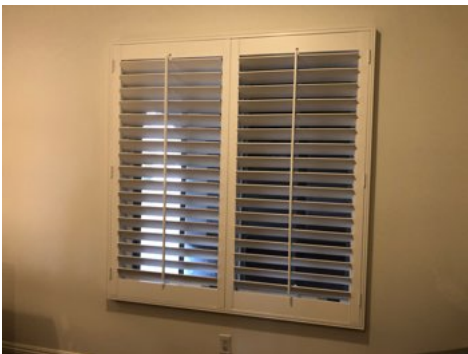
## 5. Interior Windows

Materials:

- Wood
- Dual Pane

Observations:

- 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 for any know defects and/or repairs.
- Chipped/damaged wood trim at interior at master- have checked, any necessary correction/patchwork done by qualified specialist.
- Missing screen at master bedroom noted. Have checked, fixed by a qualified specialist.
- Window(s) won't open/close properly noted at- master bedroom. Have checked by qualified specialist(s) for necessary adjustment/correction.





Screen missing- master



## 6. Fireplace

Number Of Fireplaces:

- One

Type Of Unit:

- Vented Gas Logs

### Observations:

- Gas was operational at the time, Electric ignition controlled by switch at wall. Flue was not fully visible at this inspection.
- **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 a further and complete evaluation by a qualified Chimney Inspector (this is a safety and fire concern). Video inspection of the flue by qualified Chimney Inspector is recommended.**
- **Recommend further and complete evaluation by qualified Chimney Inspector (This is a safety and fire concern).**



## 7. Laundry Service

Dryer Type:

- Gas Dryer Type
- No 220V Electrical Outlet

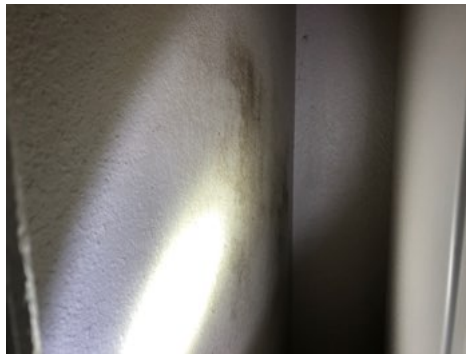
**Observations:**

- View behind the equipment was limited due to equipment location and/or space restrictions.

Laundry machines and drainage are not part of this inspection. Machines are not tested at this inspection. We inspect and report installation defects. Check with the seller about functionality of the machines.

Water pipes and drainage is not tested at this inspection. Check with the seller and or have it tested.

- Washing machine, laundry area without catch pan and/or drainage pipes. Recommend to install if possible to prevent damage when machines leak.
- Recommend to check the Contracts/warranties on laundry machines.
- Water supply pipes, drains not tested at this inspection. Check the records and or have it tested by a qualified plumber.
- Dirty exhaust fan noted at time of inspection. Recommend to have cleaned
- Some lint built up behind unit and/or at wall- recommend to clean.



## 8. Interior Features

Feature Type:

- Alarm/Security System - Not part of this inspection
- Fire Sprinkler System Noted - Not part of this inspection

**Observations:**

- Alarm/security systems are not inspected and/or tested at time of inspection. Check the records
- Fire sprinkler system is not tested and/or part of this inspection. Check the records



## 9. Porch, Patio/Decks, Balconies

Materials:

- Tiled Deck(s)

**Observations:**

- No major water stains damage found at interior walls and overhang (FYI)



## 10. Other

**Observations:**

- 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.
- Recommend to check the records/permits on remodel/addition.
- 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.
- Recommend further evaluation by a qualified termite inspector.



# Kitchen

## 1. Kitchen Pictures

### General Pictures

- 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 of any known defects, repairs or issues.
- 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.**

- 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/can occur. Home inspection is a limited, non invasive inspection of readily available 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.



## 2. Cabinets and Counter Tops

### Cabinets Type:

- Wood
- Laminate

### Counter Top Type:

- Granite

### Observations:

- Some cabinets, drawers are in need of adjustment, repair. pull out under sink defective/damage. Have fixed by qualified specialist.
- Moisture staining/minor damage noted to the interior of the sink cabinet. Have it checked, corrections made by a qualified structural pest inspector.
- Old water stains noted under sink cabinet. No active leak noted at the time.
- Wear and general age defects were noted to counter, cabinets at the time of inspection.



Needs repair



### 3. Sinks

**Observations:**

- Old water stains noted under sink cabinet. No active leak noted at the time. Have checked by structural pest specialist.
- Moisture staining/damage noted to the interior of the sink cabinet. Have it checked, necessary repairs made by a qualified structural pest inspector.



#### 4. Food Waste Disposer

##### Observations:

- Unit operated at the time. (FYI)
- **Missing and/or loose/damaged wire clamp noted. Have it checked, fixed by a qualified specialist.**



#### 5. Dishwasher

##### Observations:

- Dishwasher operated at the time.
- **Steam leaves unit when draining- possible bad seal noted. Have checked by specialist for any necessary correction/repair.**



#### 6. Ranges/Oven/Cook Tops

##### Oven & Cook Top Tyoe:

- Gas Cook Top
- Gas Oven

##### Observations:

- Oven and stove top operational at the time.(FYI)
- **Missing Anti-Tip Device at the freestanding range. Recommend to add for safety concerns. Consult a licensed professional for proper installation.**



## 7. Range Hood

Range Hood Type:

- Recirculate Type

Observations:

- Operational at the time. (FYI)
- **Recirculating type Hood is used at vented system. Recommend to upgrade/correct and have vented to exterior like kitchen was designed for. Have checked by qualified specialist.**



## 8. Microwave

Observations:

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



## 9. Kitchen Features

Features Type:

- Refrigerator

Observations:

- **Refrigerator is not part of this inspection. Recommend to check the records with the seller for any known defects, repairs.**



## 10. Other

### Observations:

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



## Bathroom General Comments

### 1. Bathroom General Comments

#### Observations:

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

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

Locations:

- Guest Bathroom

Fixtures:

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



### 2. Sink(s), Faucets

Observations:

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



### 3. Bathtub

**Observations:**

- **Missing tub stopper noted. Have it checked, fixed by a qualified specialist.**
- **Leaking at downspout noted at shower mode due to defective diverter. Have it checked, repaired/ replaced by a qualified specialist, plumber.**



### 4. Electrical

**Observations:**

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

### 5. Ventilation & Heater

**Observations:**

- **Dirty exhaust fan noted. Recommend to clean, service by a qualified specialist.**





## Bathroom #2

### 1. Bathroom Pictures

Locations:

- Master Bathroom

Fixtures:

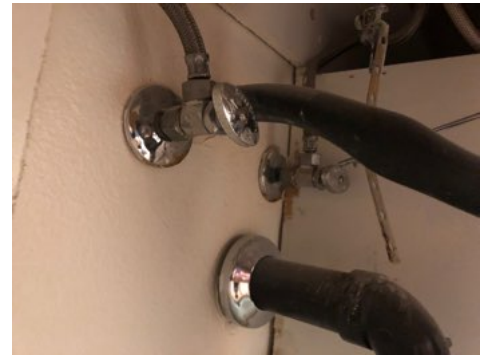
- Toilet, Sink(s), Tub
- Exhaust Fan



### 2. Sink(s), Faucets

Observations:

- Slow draining noted at sink. Have checked, fixed by qualified plumber.
- Old supply valves/tubes(angle stops) noted- these type of valves are prone to leaks. Recommend to replace/upgrade by a qualified specialist, plumber.



Leaks when off

### 3. Bathtub

#### Observations:

- Defective tub stopper noted. Have checked, fixed by qualified specialist.
- Defective/seized diverter valve noted, only shower mode works- In need of repair, replacement. Have checked, fixed by qualified specialist, plumber.
- Dirty and/or cracked caulking noted at shower enclosure. Recommend to re-caulk, seal at tub enclosure
- The flexible sealants (caulking) is missing and/or failing, gaps noted at the fixture valves along the base of the wall and should be sealed/caulked to prevent water seepage or damage.



### 4. Electrical

#### Observations:

- Recommend to install GFCI type outlet at Bathroom(s) and test it periodically. This is a safety upgrade. Have checked, fixed by a qualified electrician. GFCI reset is currently at other bath- FYI



### 5. Ventilation & Heater

#### Observations:

- Dirty exhaust fan noted. Recommend to clean, service by a qualified specialist.



## 6. Other

### Observations:

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

## Roofing

### 1. Roof

**Observations:**

- Roofing Elements - Condominium and Cooperative unit inspections do not include evaluation of exterior and/or common elements. The appropriate Management personnel should be consulted regarding common element maintenance responsibilities, master deeds, or other pertinent pre-purchase information.



## Attic

### 1. Attic Access Location

Attic Info:

- None

**Observations:**

- No attic present in the inspected property.(FYI)

# Foundation

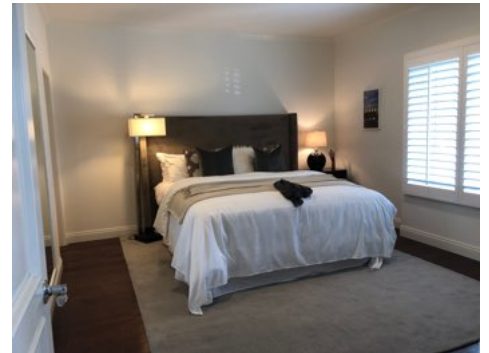
## 1. Foundation

### Observations:

- Foundation Elements - Condominium and Cooperative unit inspections do not include evaluation of exterior and/or common elements. The appropriate Management personnel should be consulted regarding common element maintenance responsibilities, master deeds, or other pertinent pre-purchase information.
- 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.

# Additional Photos

## 1. Interior Photos



# Invoice

## 1. Inspection Fee

Materials:

- Inspection Fee: \$450

Materials:

- Credit Card



## Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
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.

## Report Summary

<b>Plumbing</b>		
Page 8 Item: 1	Interior Drain, Waste, and Vent Systems	<ul style="list-style-type: none"> <li>• Most of the sewer and vent pipes are installed in the walls and not readily visible at this type inspection. Check the records for any known defects/repairs. All the fixtures drained properly at the time(FYI).</li> <li>• Slow draining sink at master- have checked, any necessary corrections made by qualified plumber.</li> </ul>
Page 8 Item: 2	Water Main Line	<ul style="list-style-type: none"> <li>• Water Main pipes, valve(s) not part of this inspection. Check the building (HOA) records for any known defects, repairs and responsibilities.</li> </ul>
Page 8 Item: 3	Interior Water Supply and Distribution	<ul style="list-style-type: none"> <li>• All/most of the plumbing pipes not visible at this inspection, no leaks at visual part of the structure found at the time. Recommend to check the records for any known defects, repairs.</li> <li>• As of January 1, 2017, The building standards, 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 this 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.</li> </ul>
Page 9 Item: 4	Water Heater(s)	<ul style="list-style-type: none"> <li>• 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).</li> <li>• Gas line at water heater without drip leg/sediment trap (this type installation is common for the area/age). Sediment traps 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 possible cause malfunctions and Lack of drip leg may void warranties. Have checked for necessary corrections/installation by qualified specialist - Check with your Home Warranty provider.</li> <li>• Water heater is a newer installation - recommended to check the records, permits/warranties.</li> <li>• Recommend water heater installation meet all current safety standards.</li> <li>• Water heater lacks a catch pan with exterior routed line. Recommend to install.</li> </ul>

Page 10 Item: 5	Fuel System	<ul style="list-style-type: none"> <li>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. 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.</li> <li>Exposed Gas Pipes are not sealed, painted at exterior to prevent rust/oxidation. Have it checked, sealed/painted by a qualified specialist.</li> </ul>
Page 10 Item: 6	Other	<ul style="list-style-type: none"> <li>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.</li> </ul>
<b>Electrical System</b>		
Page 11 Item: 2	Smoke and Carbon Detectors	<ul style="list-style-type: none"> <li>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 further evaluation by a qualified Retrofitter. THIS IS A HEALTH, SAFETY CONCERN.</li> </ul>
<b>Heating &amp; Cooling System</b>		
Page 13 Item: 1	Heating System Operation	<ul style="list-style-type: none"> <li>Recommend to check the service history with the Seller and to have the unit 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 evaluated by a qualified HVAC Contractor. Annual service, evaluation is recommended.</li> </ul>
Page 13 Item: 2	Air Filter	<ul style="list-style-type: none"> <li>Air filter(s) should be changed or cleaned regularly according to Manufacturer's instructions. Air flow/balance is not a part of this inspection. Recommend to check with the seller about air comfort, distribution.</li> <li>The Filter(s) dirty and in need of replacement. Have checked, fixed.</li> </ul>
Page 14 Item: 3	Distribution Systems	<ul style="list-style-type: none"> <li>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 testing by a Qualified HVAC specialist. Temperature is checked at the register(s) to determine the heating/cooling function. Check with the seller for any known defects, issues with air flow and distribution and/or have it checked by qualified HVAC technician.</li> <li>Ducts not fully visible at this inspection to comment. Check with the seller about air flow, comfort.</li> </ul>

Page 15 Item: 5	A/C Compressor	<ul style="list-style-type: none"> <li>• 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.</li> <li>• <b>NEW FREON LAWS AND WHEN THEY TAKE EFFECT</b></li> </ul> <p>The EPA regulations governing the Freon used in air conditioning and heating systems have changed.</p> <p>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.</p> <ul style="list-style-type: none"> <li>• Your 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 replacement of the HVAC system.</li> <li>• Ambient air test was performed by using thermometers on air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates unit is cooling as intended. The range in Temperature drop was normal at the time of the inspection. (FYI)</li> <li>• Unit is not properly secured, strapped to platform/pad. Have it checked, fixed by a qualified specialist.</li> <li>• Compressor outside (AC unit) is old, worn coils Noted and may last a few years more, but maybe not. I have seen units fail shortly 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. Old unit - Limited life left. Have it checked, tested by a qualified HVAC Contractor.</li> </ul>
Page 16 Item: 6	Refrigerant Line	<ul style="list-style-type: none"> <li>• Loose insulation at refrigerant line noted at AC unit. Recommend to correct.</li> </ul>
Page 16 Item: 7	Evaporator Coil	<ul style="list-style-type: none"> <li>• Compressor outside is a different brand than the interior Coil/Forced Air Unit. Check the records, permits. Recommend complete evaluation to check if systems are compatible and/or any necessary corrections made by qualified HVAC specialist.</li> </ul>
Page 16 Item: 8	A/C Condensation Line	<ul style="list-style-type: none"> <li>• <b>A/C</b> condensation line drains at bathroom sink (FYI). Periodic cleaning, service required.</li> </ul>

Page 17 Item: 10	Other	<ul style="list-style-type: none"> <li>• This is a limited visual inspection of HVAC SYSTEM. For more detailed inspection of the components such as air flow, sizing, refrigerant lines/pressure, high temp switches, etc... Recommend to hire a qualified HVAC specialist for more detailed inspection, evaluation.</li> <li>• Recommend further complete evaluation, any necessary corrections made by a qualified HVAC specialist.</li> </ul>
<b>Interior</b>		
Page 18 Item: 2	Walls	<ul style="list-style-type: none"> <li>• Common cracks and/or anchor holes were noted at the interior walls. Have checked by paint contractor.</li> <li>• Unit was occupied at the time of the inspection, walls were not fully visible - Recommend to check the records for any known defects, repairs.</li> </ul>
Page 18 Item: 3	Floors	<ul style="list-style-type: none"> <li>• Uneven areas, sloping was noted at various areas of the flooring. Check the records for any known defects, repairs and/or have it checked by a qualified specialist(s).</li> <li>• Trip hazards noted due to differing flooring material heights.</li> <li>• Worn/aged flooring materials, scratches/scuff marks noted of the inspected property. May need repair and/or replacement.</li> <li>• Area rugs noted. Not moved at this inspection, may mask hidden defects. Have checked prior to close of escrow.</li> </ul>
Page 20 Item: 4	Interior Doors	<ul style="list-style-type: none"> <li>• Recommend to install door stops to prevent wall damage.</li> <li>• Screen door doesn't latch properly, worn rollers at slider at patio area- May require adjustment/correction by qualified specialist. Have checked.</li> </ul>
Page 20 Item: 5	Interior Windows	<ul style="list-style-type: none"> <li>• 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 for any known defects and/or repairs.</li> <li>• Chipped/damaged wood trim at interior at master- have checked, any necessary correction/patchwork done by qualified specialist.</li> <li>• Missing screen at master bedroom noted. Have checked, fixed by a qualified specialist.</li> <li>• Window(s) won't open/close properly noted at- master bedroom. Have checked by qualified specialist(s) for necessary adjustment/correction.</li> </ul>
Page 21 Item: 6	Fireplace	<ul style="list-style-type: none"> <li>• 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 a further and complete evaluation by a qualified Chimney Inspector (this is a safety and fire concern). Video inspection of the flue by qualified Chimney Inspector is recommended.</li> <li>• Recommend further and complete evaluation by qualified Chimney Inspector (This is a safety and fire concern).</li> </ul>

Page 22 Item: 7	Laundry Service	<ul style="list-style-type: none"> <li>• View behind the equipment was limited due to equipment location and/or space restrictions. Laundry machines and drainage are not part of this inspection. Machines are not tested at this inspection. We inspect and report installation defects. Check with the seller about functionality of the machines.</li> <li>Water pipes and drainage is not tested at this inspection. Check with the seller and or have it tested.</li> <li>• Washing machine, laundry area without catch pan and/or drainage pipes. Recommend to install if possible to prevent damage when machines leak.</li> <li>• Recommend to check the Contracts/warranties on laundry machines.</li> <li>• Water supply pipes, drains not tested at this inspection. Check the records and or have it tested by a qualified plumber.</li> <li>• Dirty exhaust fan noted at time of inspection. Recommend to have cleaned</li> <li>• Some lint built up behind unit and/or at wall-recommend to clean.</li> </ul>
Page 22 Item: 8	Interior Features	<ul style="list-style-type: none"> <li>• Alarm/security systems are not inspected and/or tested at time of inspection. Check the records</li> <li>• Fire sprinkler system is not tested and/or part of this inspection. Check the records</li> </ul>
Page 23 Item: 10	Other	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Recommend to check the records/permits on remodel/addition.</li> <li>• 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.</li> <li>• Recommend further evaluation by a qualified termite inspector.</li> </ul>

**Kitchen**

Page 24 Item: 1	Kitchen Pictures	<ul style="list-style-type: none"> <li>• 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 of any known defects, repairs or issues.</li> <li>• 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.</li> </ul> <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> <ul style="list-style-type: none"> <li>• 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 grother will/can occur. Home inspection is a limited, non invasive inspection of readily available 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.</li> </ul>
Page 24 Item: 2	Cabinets and Counter Tops	<ul style="list-style-type: none"> <li>• Some cabinets, drawers are in need of adjustment, repair. pull out under sink defective/damage. Have fixed by qualified specialist.</li> <li>• Moisture staining/minor damage noted to the interior of the sink cabinet. Have it checked, corrections made by a qualified structural pest inspector.</li> <li>• Old water stains noted under sink cabinet. No active leak noted at the time.</li> <li>• Wear and general age defects were noted to counter, cabinets at the time of inspection.</li> </ul>
Page 25 Item: 3	Sinks	<ul style="list-style-type: none"> <li>• Old water stains noted under sink cabinet. No active leak noted at the time. Have checked by structural pest specialist.</li> <li>• Moisture staining/damage noted to the interior of the sink cabinet. Have it checked, necessary repairs made by a qualified structural pest inspector.</li> </ul>
Page 26 Item: 4	Food Waste Disposer	<ul style="list-style-type: none"> <li>• Missing and/or loose/damaged wire clamp noted. Have it checked, fixed by a qualified specialist.</li> </ul>
Page 26 Item: 5	Dishwasher	<ul style="list-style-type: none"> <li>• Steam leaves unit when draining- possible bad seal noted. Have checked by specialist for any necessary correction/repair.</li> </ul>
Page 26 Item: 6	Ranges/Oven/Cook Tops	<ul style="list-style-type: none"> <li>• Missing Anti-Tip Device at the freestanding range. Recommend to add for safety concerns. Consult a licensed professional for proper installation.</li> </ul>

Page 27 Item: 7	Range Hood	<ul style="list-style-type: none"> <li>Recirculating type Hood is used at vented system. Recommend to upgrade/correct and have vented to exterior like kitchen was designed for. Have checked by qualified specialist.</li> </ul>
Page 27 Item: 8	Microwave	<ul style="list-style-type: none"> <li>Microwave noted - Not part of this inspection. Check with the seller. Proper operation and/or microwave leak is not part of this inspection. We turn the unit on and off and check for visual damage.</li> </ul>
Page 27 Item: 9	Kitchen Features	<ul style="list-style-type: none"> <li>Refrigerator is not part of this inspection. Recommend to check the records with the seller for any known defects, repairs.</li> </ul>

### Bathroom General Comments

Page 29 Item: 1	Bathroom General Comments	<ul style="list-style-type: none"> <li>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.</li> </ul> <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> <ul style="list-style-type: none"> <li>Recommend to re-caulk at fixtures, trims, enclosures as routine maintenance.</li> <li>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.</li> </ul> <p>It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.</p> <p><b>FAILURE TO CONDUCT A MOLD INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.</b></p>
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### Bathroom #1

Page 30 Item: 2	Sink(s), Faucets	<ul style="list-style-type: none"> <li>Old supply valves/tubes(angle stops) noted- these type of valves are prone to leaks. Recommend to replace/upgrade by a qualified specialist, plumber.</li> </ul>
Page 31 Item: 3	Bathtub	<ul style="list-style-type: none"> <li>Missing tub stopper noted. Have it checked, fixed by a qualified specialist.</li> <li>Leaking at downspout noted at shower mode due to defective diverter. Have it checked, repaired/ replaced by a qualified specialist, plumber.</li> </ul>



Page 31 Item: 5	Ventilation & Heater	<ul style="list-style-type: none"> <li>• Dirty exhaust fan noted. Recommend to clean, service by a qualified specialist.</li> </ul>
<b>Bathroom #2</b>		
Page 32 Item: 2	Sink(s), Faucets	<ul style="list-style-type: none"> <li>• Slow draining noted at sink. Have checked, fixed by qualified plumber.</li> <li>• Old supply valves/tubes(angle stops) noted- these type of valves are prone to leaks. Recommend to replace/upgrade by a qualified specialist, plumber.</li> </ul>
Page 33 Item: 3	Bathtub	<ul style="list-style-type: none"> <li>• Defective tub stopper noted. Have checked, fixed by qualified specialist.</li> <li>• Defective/seized diverter valve noted, only shower mode works- In need of repair, replacement. Have checked, fixed by qualified specialist, plumber.</li> <li>• Dirty and/or cracked caulking noted at shower enclosure. Recommend to re- caulk, seal at tub enclosure</li> <li>• The flexible sealants (caulking) is missing and/or failing, gaps noted at the fixture valves along the base of the wall and should be sealed/caulked to prevent water seepage or damage.</li> </ul>
Page 33 Item: 4	Electrical	<ul style="list-style-type: none"> <li>• Recommend to install <b>GFCI</b> type outlet at Bathroom(s) and test it periodically. This is a safety upgrade. Have checked, fixed by a qualified electrician. GFCI reset is currently at other bath- FYI</li> </ul>
Page 34 Item: 5	Ventilation & Heater	<ul style="list-style-type: none"> <li>• Dirty exhaust fan noted. Recommend to clean, service by a qualified specialist.</li> </ul>
Page 34 Item: 6	Other	<ul style="list-style-type: none"> <li>• A number of defects found at Bathroom, fixtures. Have it checked, necessary corrections/repairs made by a qualified contractor(s).</li> </ul>