

Key Property Inspection Group

Property Inspection Report



KEY
PROPERTY INSPECTION GROUP



1082 La Grange Ave, Thousand Oaks, CA 91320
Inspection prepared for: Fidel and Maggie Rodriguez
Real Estate Agent: Alex Pineda - Keller Williams - Burbank

Date of Inspection: 11/6/2019 Time: 8:00 AM
Age of Home: 1966 Size: 1172 sq. Feet
Weather: Clear
Order ID: 61

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

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

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

Address: _____

Client Name: _____

Phone Number: _____

Email: _____

Inspection Fee:\$ _____

1.Client requests a limited visual inspection of the residential structure identified at the above address by Key Property Inspection Group LLC when 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 50 Years

3. Client Attendance

- Present

4. Other Attendance

Materials:

- Buyers Agent

5. Weather

- Clear

6. Temperature

- Below 65

7. Rain In The Last Three Days

- No

8. Resident Status

- House Was Furnished But Vacant at The Time

9. Add On/Alterations

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

Exterior and Grounds

1. Driveway and Walkways

Type: Concrete, Paver Stone, Brick

Observations:

1.1. Common Cracks, some settlement present at driveway/sidewalk surfaces.



2. Vegetation, Grading, and Drainage

Observations:

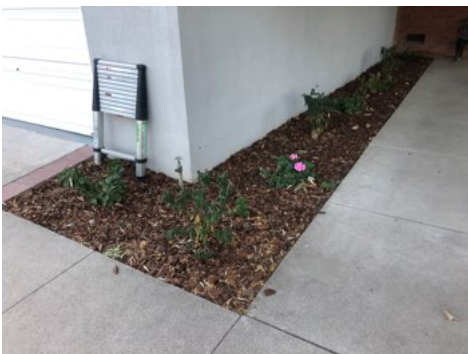
2.1. House without drainage pipes. No major water ponding and or damage found at the time at visual part of the structure (FYI). Recommend to Check with the seller for any known drainage defects, repairs.

2.2. Plants/shrubs touch structure. Recommend to move sprinklers and vegetation minimum 2' away from house/foundation.

2.3. 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.

2.4. One Subsurface drain Noted at exterior at left side exterior - Not tested at this inspection, unable to determine if they will operate properly or if tree roots exist- unable to locate termination point. Check with the seller for any known defects, repairs and or have it tested/scoped by a qualified specialist.

2.5. Planter(s) built at the foundation - not recommended. Recommend to remove to prevent water seepage into crawl space/foundation.





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

Type:

- Concrete

Observations:

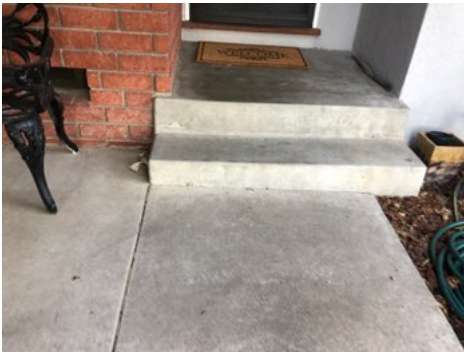
3.1. Cracks, settlement, uneven areas present at porch/patio area(s). Have it checked, any necessary corrections made by a qualified contractor.

3.2. Metal patio covers Noted. These type of covers prone to leaks, regular periodic maintenance required. Have checked by qualified specialist.

3.3. Loose Handrail(s) Present at Decking, Have it Checked, Repairs/Corrections made by a qualified specialist - This is a Safety hazard

3.4. Recommend further evaluation, necessary corrections made by a qualified specialist, contractor at patio cover.

3.5. Metal covering shows cut out, bending/gaps noted at patio cover which may leak. Have checked, repairs/replacement performed by qualified specialist/contractor.



4. Fencing and Gates

Type:

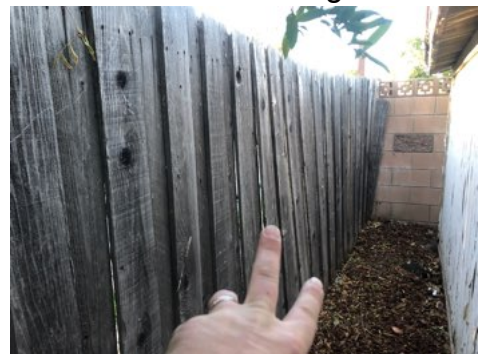
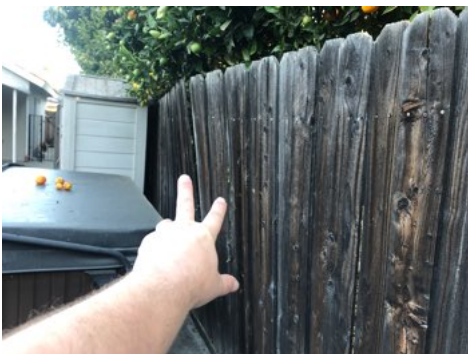
- Wood
- Masonry / Block Wall
- With Weathering & Age Defects
- With Leaning/Loose Sections

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. Cracks were noted, some movement noted to the masonry fencing, prior patchwork at some areas, missing mortar at some blocks noted- Have it checked, any necessary corrections made by a qualified contractor.
- 4.4. Old, weathered, fencing noted. Have it checked by a qualified specialist.
- 4.5. Fencing was loose/leaning at areas. Recommend Further Evaluation, repairs by qualified specialist.



Loose/leaning



Leaning



5. Eaves, Soffits, and Fascia

Observations:

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



6. Wall Cladding, Flashing, and Trim

Type:

- Stucco
- With Common Cracks
- Siding
- Full Brick

Observations:

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



7. Window Trim and Sills (Exterior)

Window Type:

- Vinyl
- Dual Pane

Observations:

7.1. Newer replacement vinyl type window(s) noted - Check the records, warranties.

Periodic maintenance around the frame, sealant required (to prevent water seepage).

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



8. Doors (Exterior)

Door Type:

- Wood

Observations:

8.1. Missing Weatherstripping at exterior doors noted. Recommend to install.

8.2. Exterior doors open over step - A trip hazard. Have it checked, corrected by a qualified specialist.

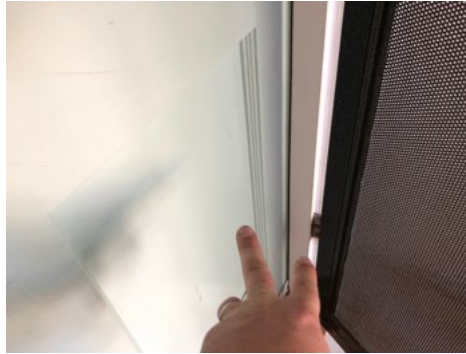
8.3. Exterior doors were missing proper landing and/or existing landing is too short (trip hazard) - Correction by a qualified specialist recommended.

8.4. damage present at garage exterior closet door(s) - In need of replacement by a qualified contractor.

8.5. Missing threshold noted at garage exterior door(s) Recommend to install to prevent unwanted intrusion. Have checked by qualified specialist.



Loose railing



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.**

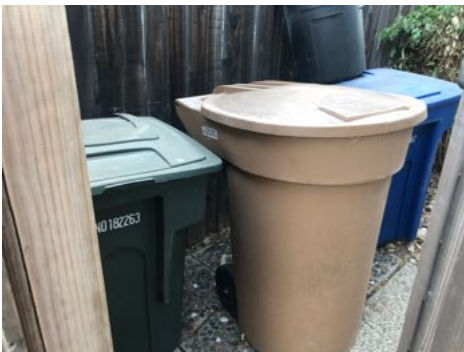
9.4. **Storage shed(s) noted. Not part of this inspection. Check records, permits or Have checked by qualified structural pest specialist.**

9.5. **BBQ and BBQ features not part of this inspection. Gas and ignition were working at time of inspection. This comment made as a courtesy and true function of system should be checked with seller and/or checked by qualified specialist.**

9.6. **Missing wall to bbq island counter flashing, cracked mastic/sealant notes at countertop/wall- recommend to seal/correct to prevent water seepage/damage. Have checked by qualified specialist for necessary correction.**

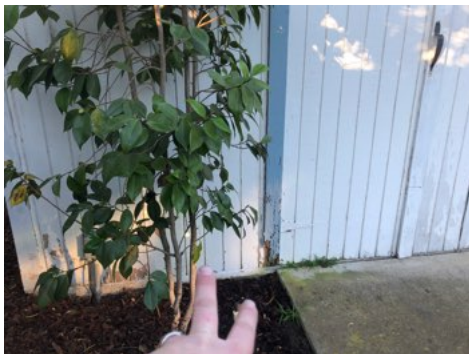
9.7. **Above Ground Spa notes- was empty at the time- not part of this inspection/not tested. Check with seller for operation, known defects/warranties or have checked, tested/evaluated by qualified specialist.**

9.8. **Missing flashing at the base of the wood siding, siding is embedded in concrete curb at shed- poor workmanship- wood will rot. Peeling paint/damaged wood at shed noted, damaged wood at interior at shed damaged roof covering also. Have it checked by a qualified specialist for correction/repair/replacement or removal.**





Empty



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.

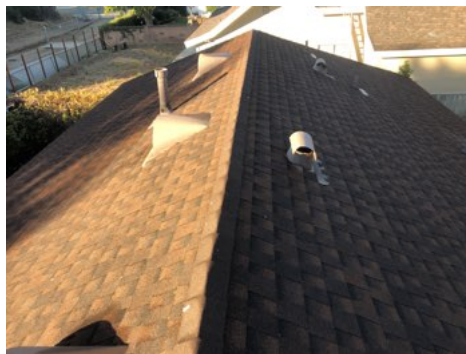
2. Roof Coverings

Observations:

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

2.2. Debris noted at the Roof called flashing. May cause future leaks and/or damage. Recommend removing and further evaluation by qualified Roofer.

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





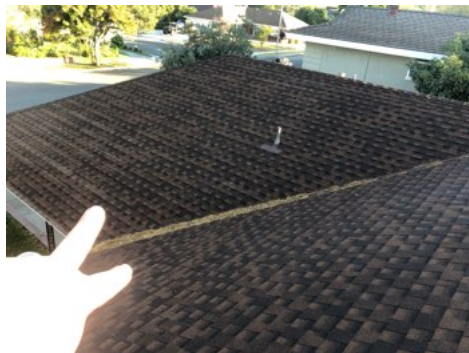
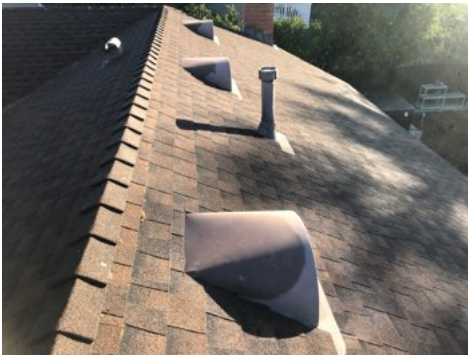
Debris

3. Flashings

Observations:

3.1. No major defects noted. Recommend to re-seal at flashings as a routine maintenance. Periodic inspection recommended.

3.2. **Debris noted at the Roof called flashing. May cause future leaks and/or damage. Recommend removing and further evaluation by qualified Roofer.**



Debris- recommend to remove

4. Roof Drainage Systems

Drainage Type:

- None Installed

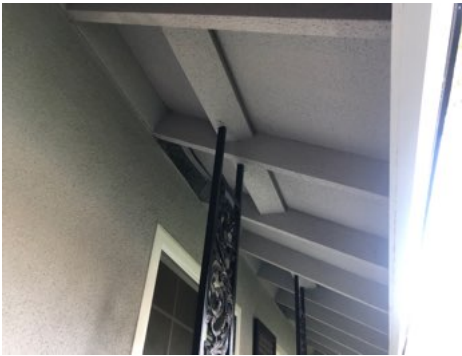
Observations:

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

5. Roof Vents

Ventalilation Type:

- 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. 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 of roof system, necessary corrections/repair performed by a qualified roofer.

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

Garage

1. Garage Type

Materials:

- Attached

2. Garage Vehicle Door(s)/Reverse Sensors

Garage Door Type:

- Metal/Glass Panels
- Roll Up Type

Auto Reverse Sensors:

- Operational

Observations:

2.1. Sensors are in place and will reverse the door. (FYI)

2.2. **Beginning July 1, 2019 a new law requires automatic garage door opener(s) to have a battery backup function that is designed to operate when activated because of an electrical outage for safety. Senate Bill No. 969 will make a violation of those provisions subject to a civil penalty of \$1,000 and will on or After July 1, 2019 prohibit a replacement residential garage door from being installed in a manner that connects the door to an existing garage door opener that does not meet the requirements of these provisions.**



3. Floors

Observations:

3.1. cracks, settlement were found on the garage floor. In need of further evaluation, repairs by a qualified contractor, engineer.

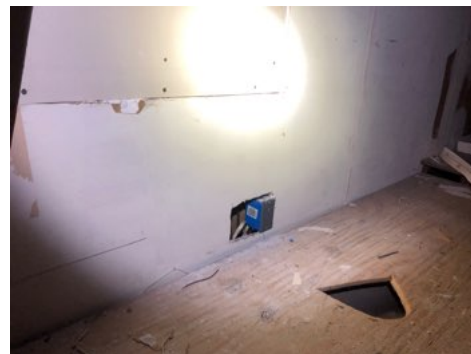
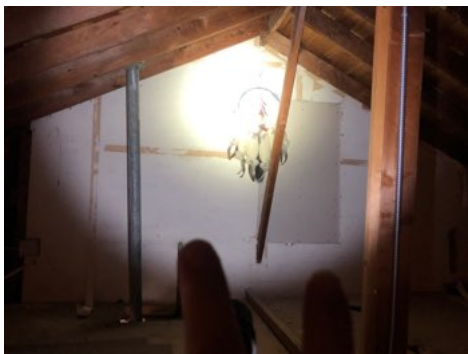
3.2. Floors have been painted and/or repaired. Check the records.



4. Walls/Firewall

Observations:

- 4.1. Holes were noted on the firewall. Have Sealed, necessary corrections made for fire safety by a qualified specialist.
- 4.2. Prior patchwork at garage wall(s) and/or firewall noted. Check the records and/or with seller of known defects, repairs.
- 4.3. cut out/holes/Damage noted at Garage walls and/or firewall. Have it checked, repairs made by a qualified specialist, contractor.
- 4.4. Water heater platform is not fire rated type material, have it checked, corrections made by a qualified specialist.



5. Ceiling and Framing

Observations:

- 5.1. Hole(s) noted at the ceiling causing a breach in the Firewall ceiling, Have it repaired/sealed, corrections made by a qualified specialist, contractor.
- 5.2. Recommend to remove overhead supported storage platform in garage due to added weight/stress to the structure.
- 5.3. Pull down stairs located in the garage- not properly fire rated, not flush when closed. Recommend further evaluation, corrections made by qualified specialist.
- 5.4. Ceiling pull down stairs altered- feet don't properly touch ground. In need of complete evaluation, necessary correction/repair/replacement made by qualified specialist



6. Garage To Exterior Door

Observations:

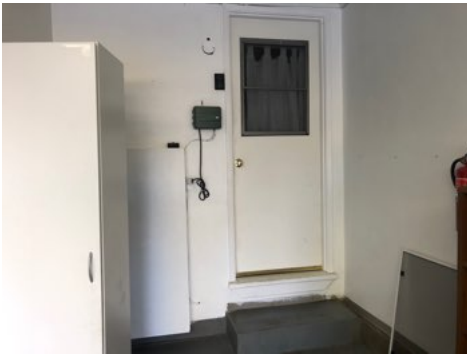
- 6.1. Damaged exterior door(s) noted at side of garage - Recommend to replace.
- 6.2. Missing threshold noted. Recommend to install threshold to prevent water seepage.



7. Garage To Interior Door

Observations:

- 7.1. Door to interior lacks self closing device/weatherstripping/threshold. Have it checked, fixed by a qualified specialist.
- 7.2. Door to interior does not appear to be a fire-rated door - Not to current safety standards. Have it corrected, replaced by a qualified specialist.
- 7.3. Door to interior opens over step(s) - Trip hazard. FYI



8. Garage Electric

Observations:

- 8.1. Recommend **GFCI** protected electrical outlets as a safety upgrade.
- 8.2. Some outlets are not accessible, blocked by belongings, unable to inspect. Check records for any known defects. FYI

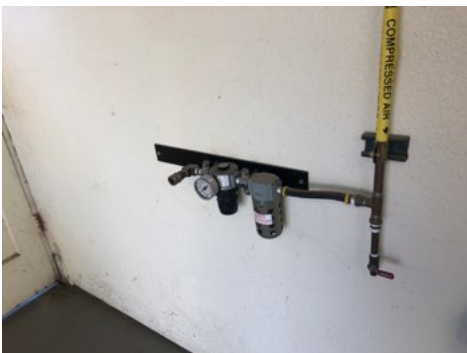
9. Garage Feature

Feature Type:

- Air Compressor Pump

Observations:

- 9.1. Air Compressor Pump notes at garage - Not part of this inspection, not tested. Check records, with seller any known defects/operation.



Electrical System

1. Service Entrance Conductors

Service Type:

- Below Ground Service

Panel Capacity:

- 100 Amp Main Service

Observations:

1.1. Underground service was noted. In order to inspect the condition of the wires it requires removal of panel covers. Panel covers at pull box are not removed for safety reasons and are not part of this inspection (its beyond the scope of this inspection). Recommend to check the records for any known defects, repairs. Further evaluation by a qualified Electrical Contractor and or the local Utility Co. is recommended.

2. Main Panel

Main Panel Type:

- Pushmatic Circuit Breakers

Observations:

2.1. Ground rod and clamp not visible at the meter base. Possible ground rod/clamp was installed the wall (UFER ground) - was not accessible at the time. Check with the seller/building records and/or have it checked by a qualified electrician.

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

2.3. 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).

2.4. Electrical system is old Pushmatic type breakers type and is considered to be obsolete, outdated. Upgrade of the Electrical System by a qualified Electrical Contractor is recommended.

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

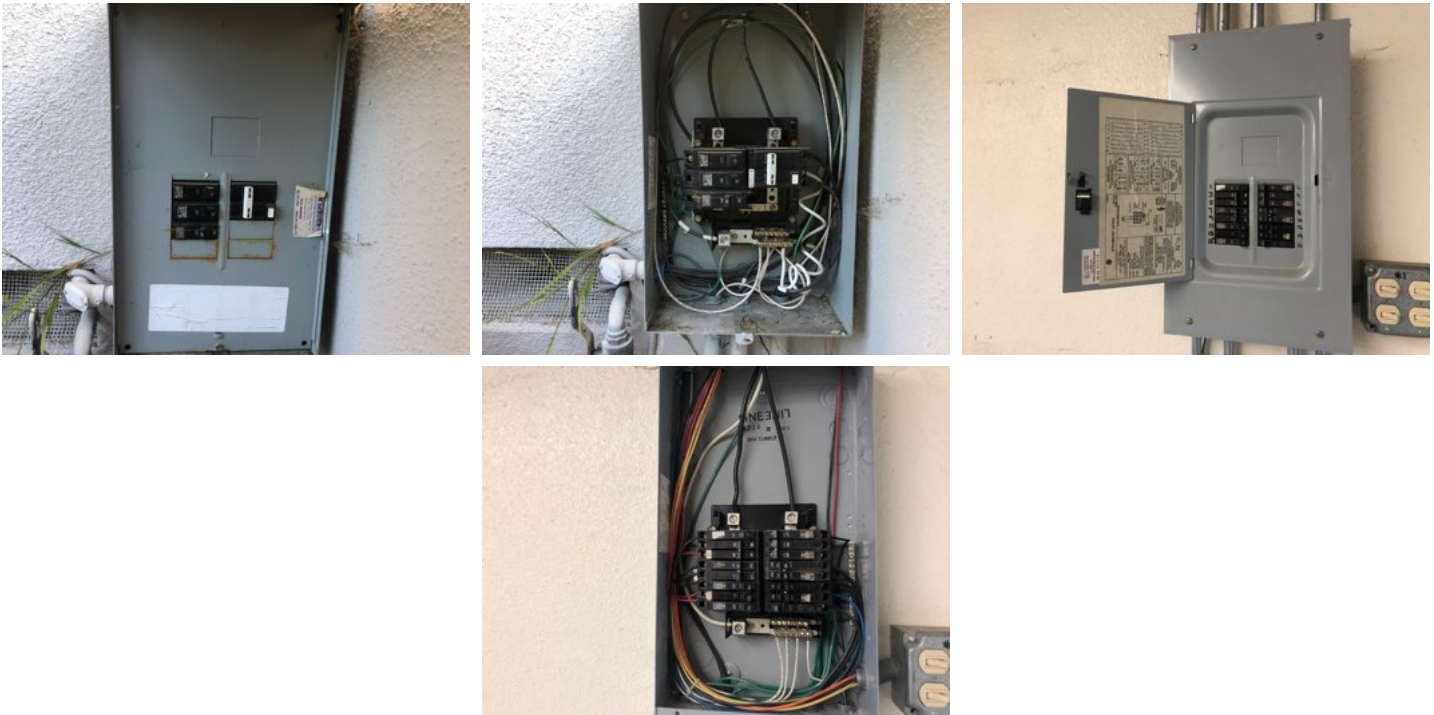


3. Sub Panels

Observations:

3.1. Breakers are not properly labeled for emergency identification.

3.2. Breaker(s) in OFF position at panel, not turned on at this inspection. Check with seller and/or Have it checked by a qualified electrician.



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

5. Exterior Lights, Outlets

Observations:

5.1. Building without timer, sensor operated exterior lights. Recommend to install - Safety, Liability concern.

5.2. Rain tight covers are not present at unattended power cords/switches. Risk of water intrusion and damage present. Recommend to correct by qualified specialist.

6. Operation of GFCI Outlets

Observations:

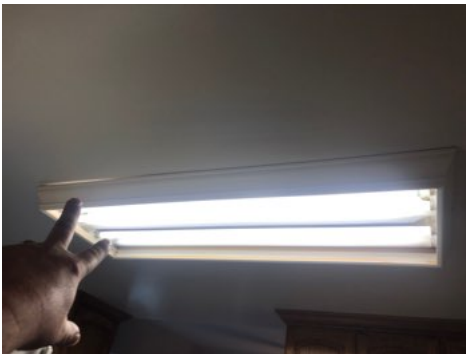
6.1. Recommend to have GFCI outlets in all wet locations as a safety upgrade, and to test them periodically. Missing at kitchen. Have checked, fixed by qualified electrician.



7. Interior Fixtures, Outlets

Observations:

- 7.1. 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.
- 7.2. 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.
- 7.3. Damaged and/or missing light cover(s) at interior noted. Have checked, corrections made by qualified electrician.
- 7.4. Light(s) not working at kitchen. Have it checked, fixed by a qualified electrician.



Missing light cover- kitchen

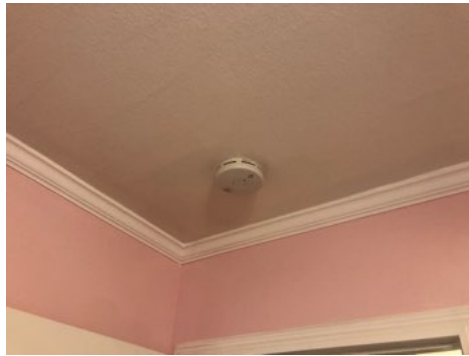


Not working

8. Smoke and Carbon Detectors

Observations:

- 8.1. Carbon monoxide detector noted - Recommend to test it periodically.
- 8.2. 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.**
- 8.3. Missing smoke detectors at bedrooms and/or hallway. Recommend to Install and test periodically for fire safety. Have checked by qualified retrofitter.



9. Door Bell

Observations:

9.1. Door bell(s) functional at the time. (FYI)



10. Low Voltage Systems

Observations:

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



11. Other

Observations:

11.1. Some 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.

11.2. 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):

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

Observations:

1.1. House was vacant at the time of the inspection. All tested fixtures and drains flowed properly at the time of inspection. FYI

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

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

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

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

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

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

1.4. House with old, rusted/aged cast iron sewer pipes type- no leak(s) found at time of inspection. Periodic inspection recommended, **LIMITED LIFE EXPECTANCY** - In most cases cast iron sewer pipes should last 50-75 years in a residential application. Recommend to hire a qualified plumber for further evaluation for possible replacement and/or necessary upgrade(s) of the pipes.

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

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

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

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

1.9. Flex type tubing was used at sink drain at bathroom - Flex tubes designed for temporary fixes. (Not recommended for permanent use due to possible debris trapping, growing of bacteria). Recommend to replace with solid tube type. Have it checked, fixed by a qualified plumber.

1.10. 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 over 80 psi

Observations:

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

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

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

2.3. Water pressure is too high, measured at - 130 PSI - recommend adjustment, repair, replacement of the regulator to below 80 PSI.



130 psi

3. Interior Water Supply and Distribution

Supply Line Type(s):

- Copper
- Not Fully Visible

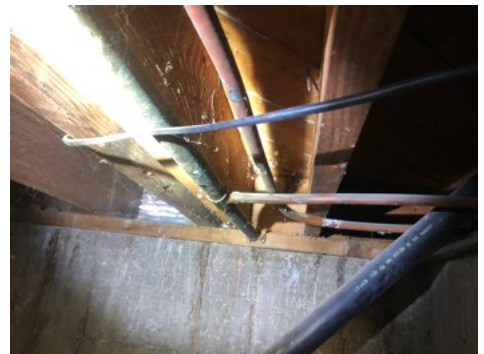
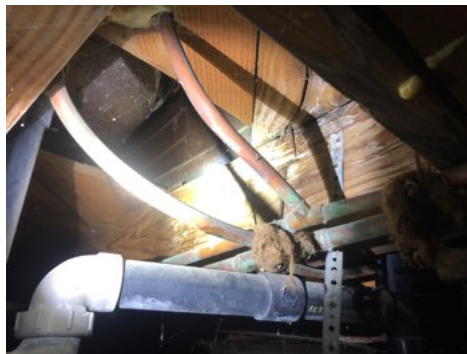
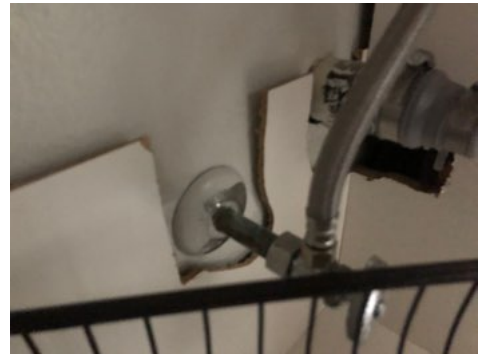
Observations:

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

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

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

3.4. 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 it's own testing methods, which are more intensive, and updated periodically. Recommend contacting the Gas Company for a complete inspection of the gas system and associated appliances before close of escrow.

4.2. 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.

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



5. Water Heater(s)

Type and Size:

- 40 GAL

Age:

- 11 Years Old

Observations:

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

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

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

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

5.5. 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).

5.6. Some oxidation at vent pipe noted - Have checked, any necessary Correction made by a qualified specialist recommended.

5.7. **IPR valve** pipe is not present. Recommend to install and terminate to outside into safe location. Have checked, corrections made by qualified specialist.

5.8. Water heater lacks drain pipe at catch pan routed to exterior. Recommend to install.

5.9. Water heater platform is not fire rated type material, have it checked, corrections made by a qualified specialist.

5.10. A number of defects found at water heater. Recommend complete evaluation, any necessary corrections, repairs and/or replacement by a qualified plumber.



6. Yard Sprinkler System

Observations:

6.1. Yard Sprinkler systems/automatic timers are not tested and are not a part of this inspection (most of the pipes, spray heads installed underground). Check with the seller for any known defects, repairs of the system. We inspect type of pipes used for sprinkler system and report when old, galvanized pipes are present. We report location of the sprinkler heads and damage they cause to the structure.

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. Manual operated sprinkler valves noted. Sprinkler system and these valves are not tested or part of this inspection. Have checked 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.

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

Heating & Cooling System

1. Heating System Operation

Heating Type and # of Units:

- Forced Air Gas
- One

Heating Size/ Age

- 80,000 BTU
- 35 years old

Observations:

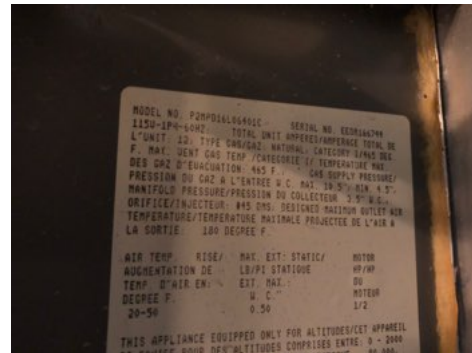
1.1. Unit(s) operated at heat mode at the time.

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

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

1.4. **Furnace is old but did work at time of inspection. Unable to determine life remaining expectancy. Recommend further evaluation, any necessary service/corrections made by a qualified HVAC specialist.**

1.5. **Left latch loose at cover at heat unit- have checked/fixd**



2. Venting

Observations:

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

2.2. **Oxidation/rust at vent pipe noted - Indicates improper operation. Have it checked, necessary corrections made by a qualified HVAC specialist.**



Rust/oxidation- have checked/evaluated

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:

- Disposable 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. Filter is located in the unit (requires to remove panel cover to get to the filter)(FYI). Check the service records. Periodic replacement of the filter required for proper unit operation. Recommend to upgrade filter location, access.



5. Distribution Systems

Distribution Type:

- Insulated Vinyl Air Ducts
- Possible Asbestos Type Ducts/air cans- Have It Checked
- Possible Asbestos Tape Around Connections

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

5.3. Asbestos-like materials were noted at aircan(s) and/or taping- Further evaluation, testing for abatement/removal is recommended. This is a health concern, have checked by a qualified specialist.

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

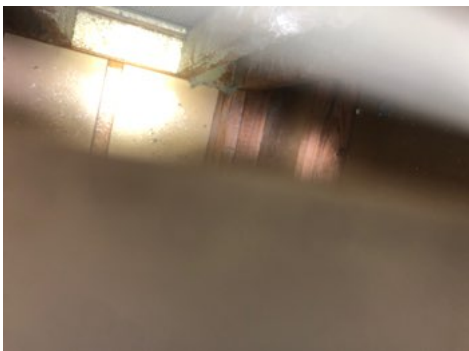
5.5. Newer HVAC installations (After October 1, 2005, Title 24 of the Building Energy Efficiency Standards) require (Home Energy Rating System rating) testing of the ducts for leaks and Refrigerant charge verification. Ducts that leak 15% or more require repair, replacement. This can only be done by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

<https://www.energy.ca.gov/HERS/>

5.6. 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.

5.7. 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.

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





6. A/C Type, Size, & Age

A/C Type, Size, & Age:

- None/Missing
- House Without Air Conditioner

Power Source & Number Of Units:

- None

7. A/C Compressor

Observations:

7.1. No Central **A/C** is present at the inspected property. FYI

8. Thermostat(s)

Observations:

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



9. Other

Observations:

9.1. 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.

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

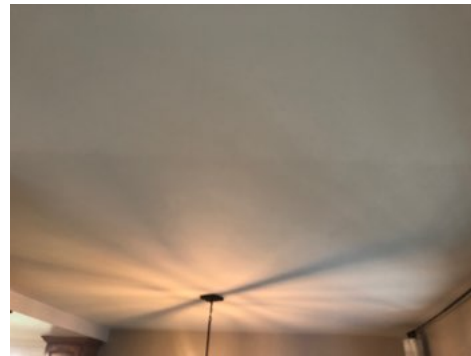
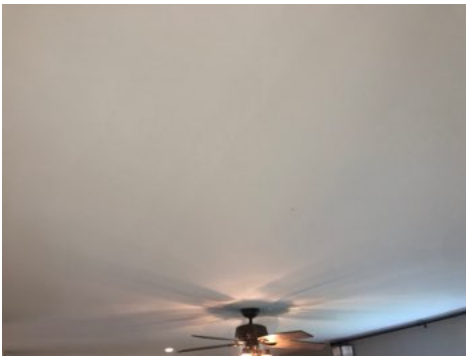
9.3. Recommend complete system evaluation to determine the cost and scope of work before expiration of your Contingency Period and before the Close of Escrow by a qualified HVAC specialist

Interior

1. Ceilings

Ceiling Type(s):

- Sheetrock



2. Walls

Wall Type(s):

- Sheetrock
- Paneling

Observations:

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

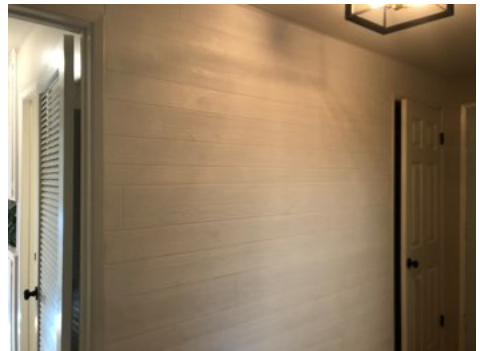
2.2. **Common cracks and/or anchor holes were noted at the interior walls.**

2.3. **House was furnished but vacant at the time of the inspection (walls were not fully visible)- Recommend to check the records for any known defects and/or repairs.**

2.4. **Interior walls in need of patch, paint, repair- cut out/poor workmanship at patchwork at entry closet. Have checked, necessary corrections made by a qualified specialist.**

2.5. **Prior patchwork noted at interior wall(s). Check the records, permits and/or with seller of known defects/repairs.**

2.6. **Paneling is installed on the walls, unable to determine condition of the walls behind the coverings.**





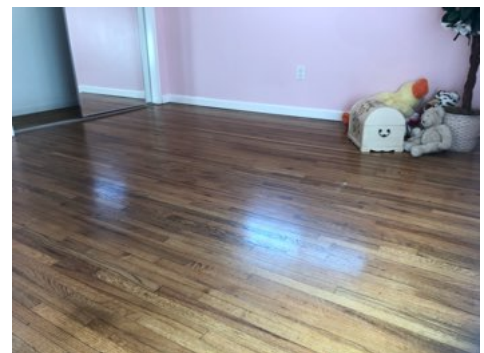
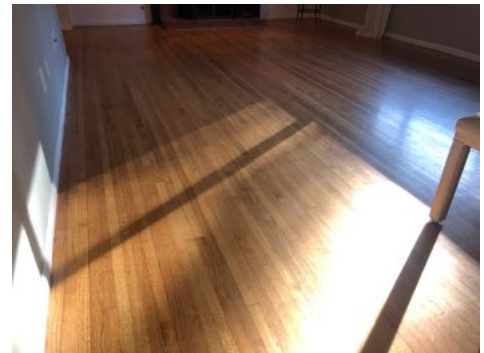
3. Floors

Floor Type(s):

- Wood
- Tile
- Engineered "Wood" Material

Observations:

- 3.1. Floor squeaks are present at the interior of the home (common for his type structures). Have it checked by a qualified flooring contractor.**
- 3.2. Uneven areas, sloping was noted at various areas of the flooring. Check the records for any known defects, repairs and/or have it checked by a qualified specialist(s).**
- 3.3. Worn, aged flooring materials, scratches/scuff marks noted at floor(s) of the inspected property. May need repair/replacement. Have checked by qualified specialist.**
- 3.4. Trip hazards noted due to differing flooring material heights. FYI**
- 3.5. Some expanded gaps noted at flooring material joints. In need of further evaluation, corrections by a qualified floor specialist.**





4. Interior Doors

- Door Type(s):
- Vinyl Sliding Type
 - Wood, Glass

Observations:

- 4.1. Recommend to install door stops to prevent wall damage.
- 4.2. Door frames are not square, some rub at frames and/or not closing, latching properly- notes at master bath - An indication of settlement or movement. Further evaluation and corrections by a qualified Contractor is recommended.
- 4.3. Exterior Slider Door(s) open over a step - A trip hazard. FYI





Won't latch- master bath

5. Interior Windows

Observations:

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

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

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

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. 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.

6.3. Cracked bricks and/or deteriorated mortar was noted in the firebox - Recommend further evaluation by a qualified Chimney Contractor for any necessary corrections, repairs.

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. Recommend further and complete evaluation, video inspection of flue by qualified Chimney Inspector - This is a Safety and Fire concern.



7. Laundry Service

Dryer Type:

- Gas Dryer Type
- 220V Outlet Noted (not tested at this inspection)

Drain Size:

- 2" Diameter

Observations:

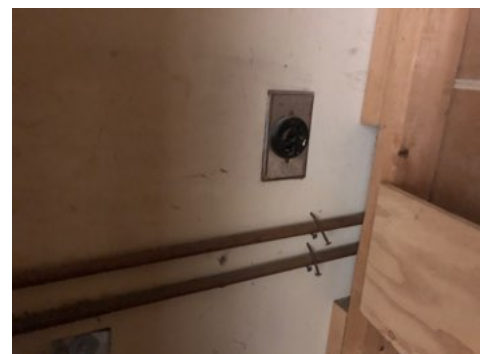
7.1. View behind the equipment was limited due to equipment location, space restrictions. Appliances are not removed at this type of inspection. There can be damage, defects not visible as a result. We recommend to check the records, with seller regarding any known defects/issues. Laundry machines and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

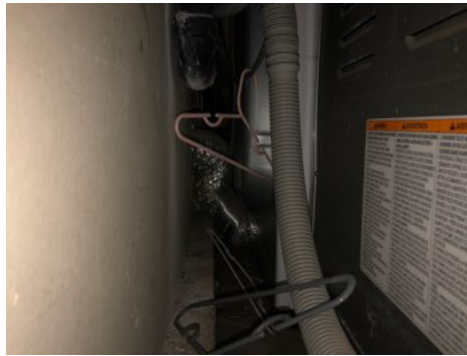
7.2. Recommend to check the Contracts. warranties on laundry machines.

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

7.4. 20 GFCI Amp outlet is recommended at laundry as a safety upgrade. Have checked by a qualified specialist for correction.

7.5. 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.





8. Other

Observations:

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

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

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

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

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

Kitchen

1. Kitchen General Comments

General Pictures

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

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

1.3. 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

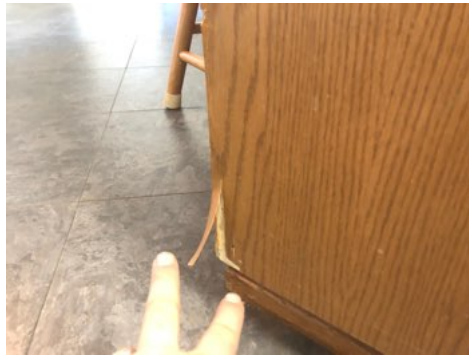
Counter Top Type:

- Tile

Observations:

2.1. Wear and general age defects were noted to counter, some peeling at cabinets at the time of inspection. Have checked by qualified specialist for any necessary correction.

2.2. Cracked grout noted at counter/splash. Recommend to have it sealed by a 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)

4.2. Damaged, missing splash guard noted. Recommend to replace, install.

4.3. Old, noisy disposer type. Recommend to replace, upgrade.



5. Dishwasher

Observations:

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



6. Ranges/Oven/Cook Tops

Oven & Cook Top Type:

- Gas Cook Top
- Electric Oven

Observations:

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

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

6.3. Weak door springs at oven noted- FYI. May require adjustment. Have checked.



7. Range Hood

Range Hood Type:

- Vented

Observations:

7.1. Operational at the time. (FYI)

7.2. Loose, improperly installed taping noted. Recommend to Re-Tape the duct joints.



8. Microwave

Observations:

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



9. Kitchen Features

Features Type:

- Refrigerator

Observations:

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



10. Other

Observations:

- 10.1. Recommend to install GFCI type outlets in the kitchen as a safety upgrade. Missing at kitchen at front unit. Recommend to install
- 10.2. Light Not working at kitchen. Have it checked, fixed by a qualified electrician.
- 10.3. Damaged/missing light cover(s) noted at kitchen. Have it checked, fixed, replaced by a qualified specialist.
- 10.4. 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.**



Not working

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:

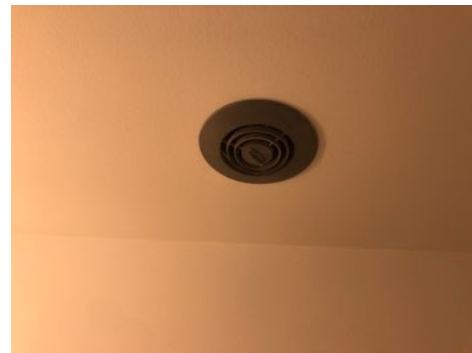
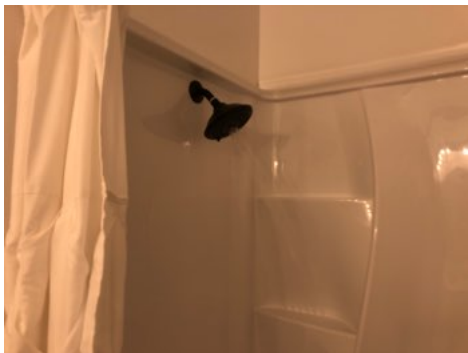
- Hall Bathroom

Fixtures:

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

Observations:

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



2. Sink(s), Faucets

Observations:

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

- 2.2. Defective sink stopper noted.

- 2.3. Flex type tubing was used at sink drain - Flex tubes designed for temporary fixes. (Not recommended for permanent use due to possible debris trapping, growing of bacteria).

Recommend to replace with solid tube type. Have it checked, fixed by a qualified plumber.



3. Toilet, Bidet

Observations:

3.1. Toilet was loose at the base. Recommend to reset with new wax seal. Have checked, fixed by qualified specialist.



Loose

4. Bathtub

Observations:

4.1. Loose tub valve handle(s) noted. In need of repair. Have it checked by a qualified plumber.

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



5. Electrical

Observations:

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

6. Exhaust Fan, Heater

Observations:

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



Bathroom #2

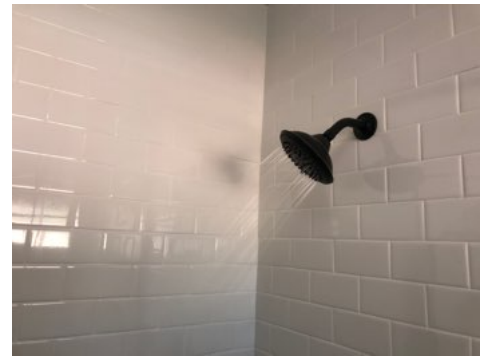
1. Bathroom # 2

Location:

- Master Bathroom

Fixtures:

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



2. Sink(s), Faucets

Observations:

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

2.2. **Cracked grout noted at counter, backsplash. Recommend to have it sealed to prevent water seepage. Have it checked by a qualified specialist.**



3. Toilet, Bidet

Observations:

3.1. Toilet was loose at base. Recommend to check, fix and reset with new wax seal by qualified specialist.

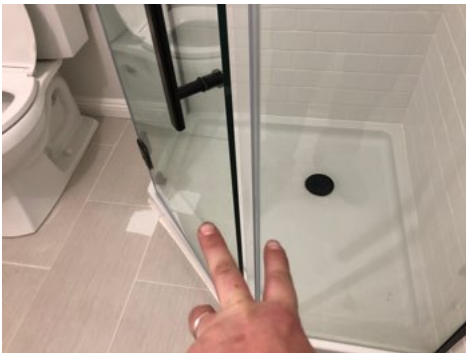


4. Shower

Observations:

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

4.2. Shower door not closing flush- gap noted when close- possible due to weather stripping- may require adjustment or correction by qualified specialist/contractor- have checked



5. Electrical

Observations:

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

6. Exhaust Fan, Heater

Observations:

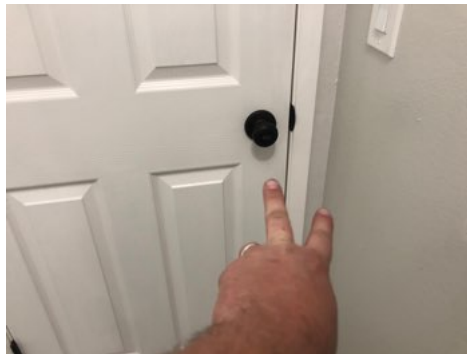
6.1. Dirty exhaust fan(s) noted. Recommend to clean, service.



7. Other

Observations:

7.1. Bathroom door is not closing, latching/locking properly. In need of adjustment, repair by a qualified specialist



Won't latch- master bath

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

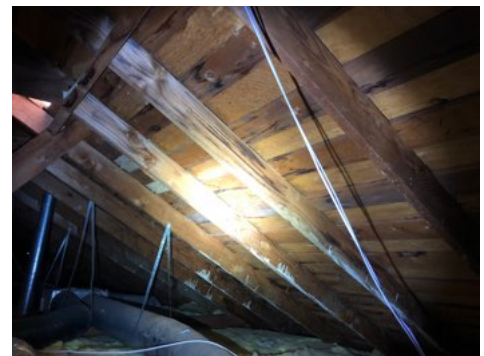
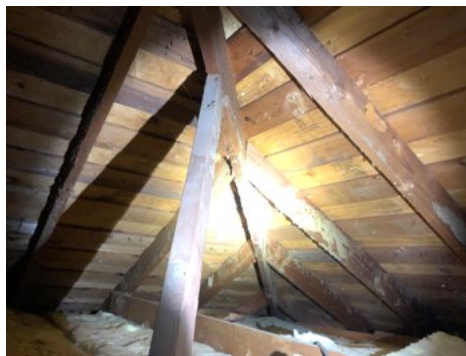
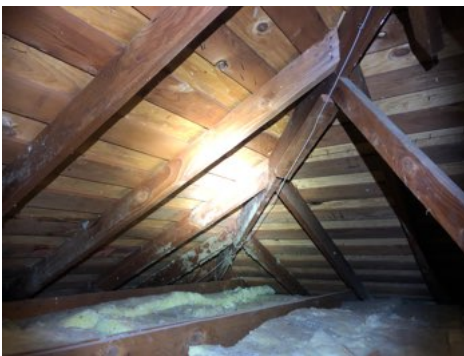
Ceiling Type:

- Ceiling Joists
- Not Fully 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 has been previously fixed. Check with the seller for any known roof leaks or repairs and/or have it checked by a qualified roofer to make sure roof is free of leaks.





3. Insulation

Insulation Type:
 • Fiberglass

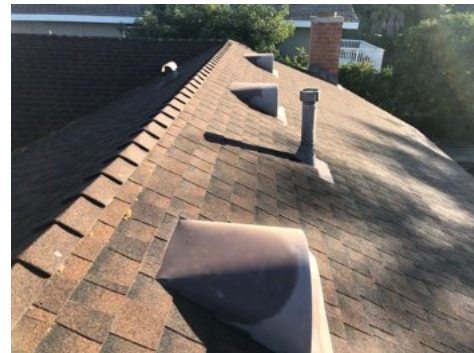


4. Venting

Venting Type:
 • Eave/Soffit Vents
 • Dormer Type

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.



5. Other

Observations:

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

Foundation

1. Foundation

Observation Method:

- Crawled

Foundation Type:

- Raised

Observations:

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

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

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

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

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

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



2. Walls

Walls Type:

- Concrete

Anchor Bolts:

- Noted At Sill Plate
- Recommend Retrofitting At The Foundation

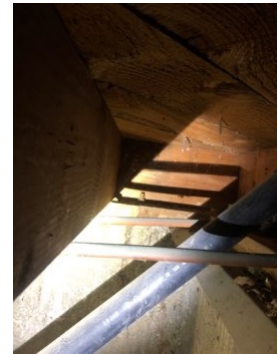
Observations:

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

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

2.3. Old, rusted bolts noted - Recommend further evaluation by a qualified foundation contractor for possible reinforcement.

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



3. Columns or Piers

Type:

- None

4. Floors

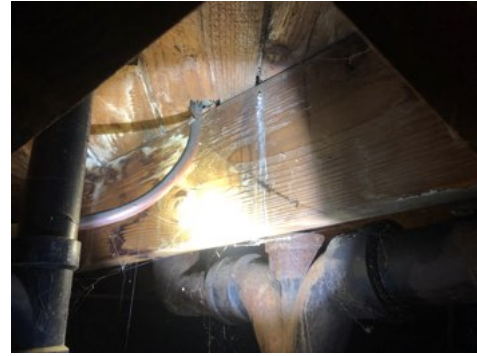
Floors Type:

- Wood Floor Joists

Observations:

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

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



5. Foundation Ventilation



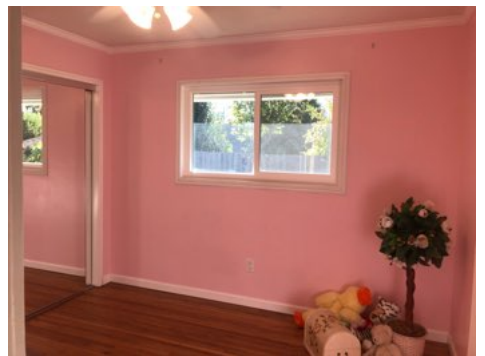
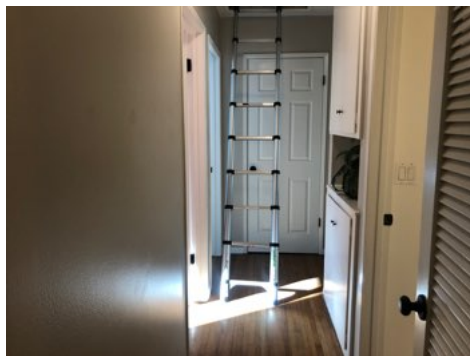
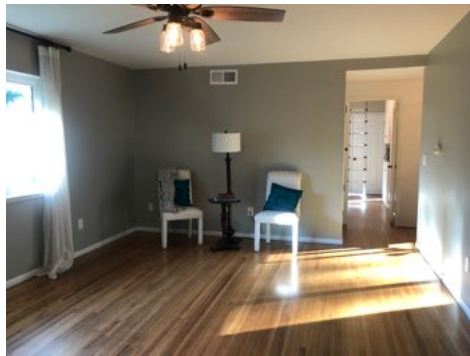
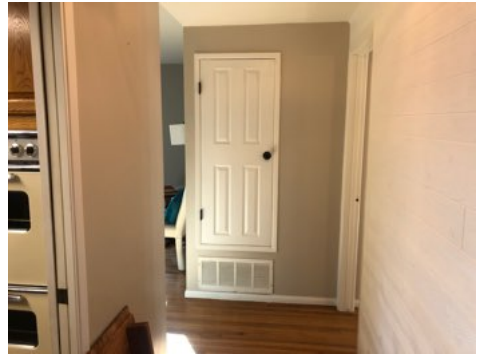
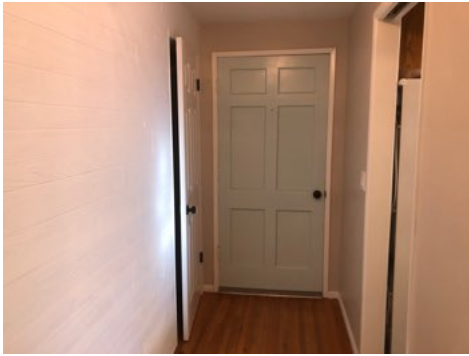
6. Other

Observations:

- 6.1. Recommend to check the Building Records and Permits on additions, alterations.
- 6.2. Recommend to check the Building Records and Permits.
- 6.3. This is not a structural pest control(termite) inspection - Recommend to hire a qualified Structural Pest inspector for complete building inspection.

Additional Photos

1. Interior Photos





2. Exterior Photos



Invoice

1. Inspection Fee:

Materials:

- Inspection Fee: \$485

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.
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

Exterior and Grounds		
Page 9 Item: 1	Driveway and Walkways	1.1. Common Cracks, some settlement present at driveway/sidewalk surfaces.
Page 9 Item: 2	Vegetation, Grading, and Drainage	<p>2.1. House without drainage pipes. No major water ponding and or damage found at the time at visual part of the structure (FYI). Recommend to Check with the seller for any known drainage defects, repairs.</p> <p>2.2. Plants/shrubs touch structure. Recommend to move sprinklers and vegetation minimum 2' away from house/foundation.</p> <p>2.3. 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> <p>2.4. One Subsurface drain Noted at exterior at left side exterior - Not tested at this inspection, unable to determine if they will operate properly or if tree roots exist- unable to locate termination point. Check with the seller for any known defects, repairs and or have it tested/scoped by a qualified specialist.</p> <p>2.5. Planter(s) built at the foundation - not recommended. Recommend to remove to prevent water seepage into crawl space/foundation.</p>
Page 10 Item: 3	Porch/Patio, Decks, Steps/Stairs, Railings	<p>3.1. Cracks, settlement, uneven areas present at porch/patio area(s). Have it checked, any necessary corrections made by a qualified contractor.</p> <p>3.2. Metal patio covers Noted. These type of covers prone to leaks, regular periodic maintenance required. Have checked by qualified specialist.</p> <p>3.3. Loose Handrail(s) Present at Decking, Have it Checked, Repairs/Corrections made by a qualified specialist - This is a Safety hazard</p> <p>3.4. Recommend further evaluation, necessary corrections made by a qualified specialist, contractor at patio cover.</p> <p>3.5. Metal covering shows cut out, bending/gaps noted at patio cover which may leak. Have checked, repairs/replacement performed by qualified specialist/contractor.</p>
Page 11 Item: 4	Fencing and Gates	<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. Cracks were noted, some movement noted to the masonry fencing, prior patchwork at some areas, missing mortar at some blocks noted- Have it checked, any necessary corrections made by a qualified contractor.</p> <p>4.4. Old, weathered, fencing noted. Have it checked by a qualified specialist.</p> <p>4.5. Fencing was loose/leaning at areas. Recommend Further Evaluation, repairs by qualified specialist.</p>

Page 12 Item: 5	Eaves, Soffits, and Fascia	5.1. Newer paint noted which may mask older defects. Have it checked by a qualified structural pest inspector.
Page 12 Item: 6	Wall Cladding, Flashing, and Trim	6.1. Newer paint noted which may mask older defects. Have it checked by a qualified structural pest inspector.
Page 13 Item: 7	Window Trim and Sills (Exterior)	7.1. Newer replacement vinyl type window(s) noted - Check the records, warranties. Periodic maintenance around the frame, sealant required (to prevent water seepage). 7.2. 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.
Page 13 Item: 8	Doors (Exterior)	8.1. Missing Weatherstripping at exterior doors noted. Recommend to install. 8.2. Exterior doors open over step - A trip hazard. Have it checked, corrected by a qualified specialist. 8.3. Exterior doors were missing proper landing and/or existing landing is too short (trip hazard) - Correction by a qualified specialist recommended. 8.4. damage present at garage exterior closet door(s) - In need of replacement by a qualified contractor. 8.5. Missing threshold noted at garage exterior door(s) Recommend to install to prevent unwanted intrusion. Have checked by qualified specialist.
Page 14 Item: 9	Other/Features	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. Check records, permits or Have checked by qualified structural pest specialist. 9.5. BBQ and BBQ features not part of this inspection. Gas and ignition were working at time of inspection. This comment made as a courtesy and true function of system should be checked with seller and/or checked by qualified specialist. 9.6. Missing wall to bbq island counter flashing, cracked mastic/sealant notes at countertop/wall- recommend to seal/correct to prevent water seepage/damage. Have checked by qualified specialist for necessary correction. 9.7. Above Ground Spa notes- was empty at the time- not part of this inspextion/not tested. Check with seller for operation, known defects/warranties or have checked, tested/evaluated by qualified specialist. 9.8. Missing flashing at the base of the wood siding, siding is embedded in concrete curb at shed- poor workmanship- wood will rot. Peeling paint/damaged wood at shed noted, damaged wood at interior at shed damaged roof covering also. Have it checked by a qualified specialist for correction/repair/replacement or removal.

Roofing

Page 16 Item: 1	Roof Pictures	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.
Page 16 Item: 2	Roof Coverings	2.2. Debris noted at the Roof called flashing. May cause future leaks and/or damage. Recommend removing and further evaluation by qualified Roofer. 2.3. Newer roof cover noted- this roof was not tested under wet conditions - Check the records, warranties.
Page 17 Item: 3	Flashings	3.2. Debris noted at the Roof called flashing. May cause future leaks and/or damage. Recommend removing and further evaluation by qualified Roofer.
Page 17 Item: 4	Roof Drainage Systems	4.1. House without proper full gutter system. Recommend adding gutters and downspout(s) for proper drainage.
Page 18 Item: 6	Chimney	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. Recommend complete evaluation, any necessary corrections made by a qualified chimney inspector.
Page 18 Item: 7	Other	7.1. The roof has been inspected at a time when it was not raining. Since one of the purpose of the roof is to repel water this could not be observed and verified as occurring in all cases. Therefore the roof has not been tested under wet conditions and how it performs in these condition is unknown. No warranty is made that it will not leak when it is under a wet condition. 7.2. Recommend further complete evaluation of roof system, necessary corrections/repair performed by a qualified roofer. 7.3. Recommend complete system evaluation to determine the cost and scope of work before expiration of your Contingency Period and before the Close of Escrow by a qualified roofer.
Garage		
Page 19 Item: 2	Garage Vehicle Door(s)/Reverse Sensors	2.2. Beginning July 1, 2019 a new law requires automatic garage door opener(s) to have a battery backup function that is designed to operate when activated because of an electrical outage for safety. Senate Bill No. 969 will make a violation of those provisions subject to a civil penalty of \$1,000 and will on or After July 1, 2019 prohibit a replacement residential garage door from being installed in a manner that connects the door to an existing garage door opener that does not meet the requirements of these provisions.

Page 19 Item: 3	Floors	<p>3.1. cracks, settlement were found on the garage floor. In need of further evaluation, repairs by a qualified contractor, engineer.</p> <p>3.2. Floors have been painted and/or repaired. Check the records.</p>
Page 20 Item: 4	Walls/Firewall	<p>4.1. Holes were noted on the firewall. Have Sealed, necessary corrections made for fire safety by a qualified specialist.</p> <p>4.2. Prior patchwork at garage wall(s) and/or firewall noted. Check the records and/or with seller of known defects, repairs.</p> <p>4.3. cut out/holes/Damage noted at Garage walls and/or firewall. Have it checked, repairs made by a qualified specialist, contractor.</p> <p>4.4. Water heater platform is not fire rated type material, have it checked, corrections made by a qualified specialist.</p>
Page 21 Item: 5	Ceiling and Framing	<p>5.1. Hole(s) noted at the ceiling causing a breach in the Firewall ceiling, Have it repaired/sealed, corrections made by a qualified specialist, contractor.</p> <p>5.2. Recommend to remove overhead supported storage platform in garage due to added weight/stress to the structure.</p> <p>5.3. Pull down stairs located in the garage- not properly fire rated, not flush when closed. Recommend further evaluation, corrections made by qualified specialist.</p> <p>5.4. Ceiling pull down stairs altered- feet don't properly touch ground. In need of complete evaluation, necessary correction/repair/replacement made by qualified specialist</p>
Page 21 Item: 6	Garage To Exterior Door	<p>6.1. Damaged exterior door(s) noted at side of garage - Recommend to replace.</p> <p>6.2. Missing threshold noted. Recommend to install threshold to prevent water seepage.</p>
Page 22 Item: 7	Garage To Interior Door	<p>7.1. Door to interior lacks self closing device/weatherstripping/threshold. Have it checked, fixed by a qualified specialist.</p> <p>7.2. Door to interior does not appear to be a fire-rated door - Not to current safety standards. Have it corrected, replaced by a qualified specialist.</p> <p>7.3. Door to interior opens over step(s) - Trip hazard. FYI</p>
Page 22 Item: 8	Garage Electric	<p>8.1. Recommend GFCI protected electrical outlets as a safety upgrade.</p> <p>8.2. Some outlets are not accessible, blocked by belongings, unable to inspect. Check records for any known defects. FYI</p>
Page 22 Item: 9	Garage Feature	<p>9.1. Air Compressor Pump notes at garage - Not part of this inspection, not tested. Check records, with seller any known defects/operation.</p>

Electrical System

Page 23 Item: 1	Service Entrance Conductors	1.1. Underground service was noted. In order to inspect the condition of the wires it requires removal of panel covers. Panel covers at pull box are not removed for safety reasons and are not part of this inspection (its beyond the scope of this inspection). Recommend to check the records for any known defects, repairs. Further evaluation by a qualified Electrical Contractor and or the local Utility Co. is recommended.
Page 23 Item: 2	Main Panel	2.1. Ground rod and clamp not visible at the meter base. Possible ground rod/clamp was installed the wall (UFER ground) - was not accessible at the time. Check with the seller/building records and/or have it checked by a qualified electrician. 2.2. Gas pipes are not grounded/bonded. Recommend to install. Have it checked, corrections made by a qualified electrician. 2.3. 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). 2.4. Electrical system is old Pushmatic type breakers type and is considered to be obsolete, outdated. Upgrade of the Electrical System by a qualified Electrical Contractor is recommended. 2.5. Recommend complete system evaluation, necessary corrections made by a qualified electrician.
Page 23 Item: 3	Sub Panels	3.1. Breakers are not properly labeled for emergency identification. 3.2. Breaker(s) in OFF position at panel, not turned on at this inspection. Check with seller and/or Have it checked by a qualified electrician.
Page 24 Item: 4	Branch Circuit Conductors	4.1. Most of the electric wiring is enclosed within the walls and ceilings and other parts of the structure. It is not visible and its condition cannot be fully determined. No representation is made as to its status. 4.2. Newer wiring, fixtures noted - Check the records, permits.
Page 24 Item: 5	Exterior Lights, Outlets	5.1. Building without timer, sensor operated exterior lights. Recommend to install - Safety, Liability concern. 5.2. Rain tight covers are not present at unattended power cords/switches. Risk of water intrusion and damage present. Recommend to correct by qualified specialist.
Page 24 Item: 6	Operation of GFCI Outlets	6.1. Recommend to have GFCI outlets in all wet locations as a safety upgrade, and to test them periodically. Missing at kitchen. Have checked, fixed by qualified electrician.

Page 25 Item: 7	Interior Fixtures, Outlets	<p>7.1. 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>7.2. 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>7.3. Damaged and/or missing light cover(s) at interior noted. Have checked, corrections made by qualified electrician.</p> <p>7.4. Light(s) not working at kitchen. Have it checked, fixed by a qualified electrician.</p>
Page 26 Item: 8	Smoke and Carbon Detectors	<p>8.2. 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.</p> <p>8.3. Missing smoke detectors at bedrooms and/or hallway. Recommend to Install and test periodically for fire safety. Have checked by qualified retrofitter.</p>
Page 26 Item: 10	Low Voltage Systems	<p>10.1. Low Voltage systems (phone, cable, security, intercom, sound...) not part of this inspection. Check with the seller.</p>
Page 27 Item: 11	Other	<p>11.1. Some 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>11.2. 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 30 Item: 1	Interior Drain, Waste, and Vent Systems	<p>1.2. This is a limited visual inspection of the readily visible areas of the plumbing systems. Most of the vent pipes are installed in the walls and are not readily visible at this type inspection. Very often when a house, building is remodeled and/or altered vent pipes/clean outs/systems are not properly installed and/or missing. Recommend to check the records, permits and/or Have it Checked by a Qualified Plumber. Most of the plumbing pipes not visible at this inspection. Check the records for any known defects and/or repairs.</p> <p>This is not a code inspection and we do not look for plumbing clean outs. No comments are made regarding the presence or absence or location of clean outs.</p> <p>The waste lines that go out to the sewer system are installed underground and are not visible. Their condition is unknown. The only way to determine their current condition is to have them fully inspected and scoped with a camera by a qualified Plumber/Video Sewer Inspection Specialist to determine their true condition and any necessary repairs.</p> <p>We can not determine if building is on a public sewer system or on a septic system. Recommend to check the records with the seller/builder and or check the public records.</p> <p>Video inspection of the Sewer/Waste pipes is required to determine condition and life expectancy of the Sewer System. No warranty or evaluation is conducted by this inspection company. FAILURE TO CONDUCT A SEWER LINE INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.</p> <p>1.3. Sewer clean out at exterior yard not found noted - Recommend to check service records, with seller or have checked by qualified plumber.</p> <p>1.4. House with old, rusted/aged cast iron sewer pipes type- no leak(s) found at time of inspection. Periodic inspection recommended, LIMITED LIFE EXPECTANCY - In most cases cast iron sewer pipes should last 50-75 years in a residential application. Recommend to hire a qualified plumber for further evaluation for possible replacement and/or necessary upgrade(s) of the pipes.</p> <p>1.5. Newer ABS type waste pipes noted - Recommend to check the records, permits.</p> <p>1.6. Metal type straps were used at ABS pipes - Improper, poor workmanship noted (should be approved vinyl type straps). Have it checked by a qualified specialist for necessary corrections.</p> <p>1.7. Support method of the ABS waste pipes in the crawl space are considered to be inadequate - Lacks rigid support. Have checked, properly secured and any necessary corrections made by a qualified specialist.</p> <p>1.8. Combination of newer ABS pipes and old cast iron pipes noted at sewer line under house. Check records and permits for plumbing work previously completed.</p>
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<p>Page 31 Item: 2</p>	<p>Water Main Line</p>	<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. Water pressure is too high, measured at - 130 PSI - recommend adjustment, repair, replacement of the regulator to below 80 PSI.</p>
<p>Page 31 Item: 3</p>	<p>Interior Water Supply and Distribution</p>	<p>3.1. The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status. Check the records for any known defects and/or repairs.</p> <p>3.2. As of January 1, 2017, The building standards and state law require that flow rates for fixtures in the home not exceed 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. Refer to seller and or have it checked by a qualified retrofitter specialist.</p> <p>3.3. Recommend to check the records, permits on copper re-piping and scope of re-piping.</p> <p>3.4. Most of the plumbing pipes were not visible at this inspection. Check the records for any known defects, repairs.</p>

Page 32 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>4.3. Underground gas pipe noted (type unknown). Have it checked for possible gas leak. Gas leaks or pipe testing not part of this inspection. Recommend to check the building records, permits for any known issues or repairs regarding gas pipes, fuel systems and/or have it tested by the Gas Co. and/or a qualified plumber.</p>
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Page 33 Item: 5	Water Heater(s)	<p>5.1. The adequacy or efficiency of the hot water heater cannot be determined in a limited time visual inspection. It is not known how hot the water will get or how long it will last (this is many times a matter of personal preference).</p> <p>5.2. Gas line at water heater without drip leg/sediment trap, these serve as a collection area for sediment to reduce the chance of clogging gas valves and burners, dirt and scale can enter the gas valve and possibly cause malfunctions and may void any remaining appliance warranty (this type installation is common for the area/age) - Check with your Home Warranty provider. Have checked, installed by qualified plumber.</p> <p>5.3. Unit is near end of life due to age (Life span of this type units are 10 to 12 years). Recommend to monitor/replace and retrofit to today's safety standards.</p> <p>5.4. A number of Water Heater installation defects were noted. Further evaluation and necessary corrections by a qualified Plumbing Contractor are recommended.</p> <p>5.5. 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>5.6. Some oxidation at vent pipe noted - Have checked, any necessary Correction made by a qualified specialist recommended.</p> <p>5.7. IPR valve pipe is not present. Recommend to install and terminate to outside into safe location. Have checked, corrections made by qualified specialist.</p> <p>5.8. Water heater lacks drain pipe at catch pan routed to exterior. Recommend to install.</p> <p>5.9. Water heater platform is not fire rated type material, have it checked, corrections made by a qualified specialist.</p> <p>5.10. A number of defects found at water heater. Recommend complete evaluation, any necessary corrections, repairs and/or replacement by a qualified plumber.</p>
Page 34 Item: 6	Yard Sprinkler System	<p>6.1. Yard Sprinkler systems/automatic timers are not tested and are not a part of this inspection (most of the pipes, spray heads installed underground). Check with the seller for any known defects, repairs of the system. We inspect type of pipes used for sprinkler system and report when old, galvanized pipes are present. We report location of the sprinkler heads and damage they cause to the structure.</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. Manual operated sprinkler valves noted. Sprinkler system and these valves are not tested or part of this inspection. Have checked by qualified specialist.</p>

Page 34 Item: 7	Other	<p>7.1. The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status.</p> <p>7.2. As of January 1, 2017, The building standards and state law require that flow rates for fixtures in the home not exceed 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. Refer to seller and or have it checked by a qualified retrofitter specialist.</p>
Heating & Cooling System		
Page 35 Item: 1	Heating System Operation	<p>1.2. Recommend to check the service history with the Seller and to have the unit(s) serviced by a qualified HVAC Contractor if not performed in the past year. Air flow is not a part of this inspection. Recommend to check the disclosures regarding day to day functionality. No service tags noted. This is a limited Visual Inspection - Recommend to have the unit(s) evaluated by a qualified HVAC Contractor. Annual service, evaluation and maintenance is recommended with gas fired furnaces.</p> <p>1.3. Typical Lifespan of heat unit(s) are 15 to 20 years. Recommend to have a qualified HVAC specialist to inspect and/or evaluate the entire system to have a better understanding and expected life span of the HVAC system.</p> <p>1.4. Furnace is old but did work at time of inspection. Unable to determine life remaining expectancy. Recommend further evaluation, any necessary service/corrections made by a qualified HVAC specialist.</p> <p>1.5. Left latch loose at cover at heat unit- have checked/fixd</p>
Page 36 Item: 2	Venting	<p>2.1. Vent pipe is not fully visible at this inspection to comment. Check the records for any known defects, repairs.</p> <p>2.2. Oxidation/rust at vent pipe noted - Indicates improper operation. Have it checked, necessary corrections made by a qualified HVAC specialist.</p>
Page 36 Item: 3	Gas Pipe, Closet	<p>3.1. Gas line at heater(s) without drip leg/sediment trap, these serve as a collection area for sediment to reduce the chance of clogging gas valves and burners, dirt and scale can enter the gas valve and possibly cause malfunctions and may void any remaining appliance warranty (this type installation is common for the area/age) - Check with your Home Warranty provider. Have checked by a qualified plumber for correction.</p> <p>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.</p> <p>3.3. Recommend to install Weatherstripping on closet door to prevent return air and combustion air mixing.</p>

Page 36 Item: 4	Air Filter	<p>4.1. Air filters should be changed or cleaned regularly according to Manufacturer's instructions (seasonally and/or every 3-4 months recommended). Air flow, balance is not a part of this inspection. Recommend to check with the seller about air comfort and distribution.</p> <p>4.2. The Filter(s) are dirty and in need of replacement. Have checked, service/maintenance performed by qualified HVAC specialist.</p> <p>4.3. Filter is located in the unit (requires to remove panel cover to get to the filter)(FYI). Check the service records. Periodic replacement of the filter required for proper unit operation. Recommend to upgrade filter location, access.</p>
Page 37 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. Some Newer air ducts noted- Recommend to check the records, permits.</p> <p>5.3. Asbestos-like materials were noted at aircan(s) and/or taping- Further evaluation, testing for abatement/removal is recommended. This is a health concern, have checked by a qualified specialist.</p> <p>5.4. Damaged insulation wrap noted at ducting in the attic. Have it checked, necessary corrections made by qualified HVAC specialist.</p> <p>5.5. Newer HVAC installations (After October 1, 2005, Title 24 of the Building Energy Efficiency Standards) require (Home Energy Rating System rating) testing of the ducts for leaks and Refrigerant charge verification. Ducts that leak 15% or more require repair, replacement. This can only be done by a qualified specialist and is beyond the scope of this inspection. (Property inspection does not include HERS efficiency testing of the ducts or Refrigerant charge verification testing - more information can be found at: https://www.energy.ca.gov/HERS/)</p> <p>5.6. 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>5.7. 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>5.8. Old ducting system noted, recommend to upgrade. Have checked, necessary corrections made by qualified HVAC contractor.</p>
Page 38 Item: 7	A/C Compressor	<p>7.1. No Central A/C is present at the inspected property. FYI</p>

Page 39 Item: 9	Other	<p>9.1. This is a limited visual inspection of the HVAC SYSTEM. For more detailed inspection of the components: such as air flow, sizing, refrigerant lines, pressure, high temp switches, HERS efficiency testing of the ducts or Refrigerant charge verification testing etc. Recommend to hire a qualified specialist for further more detailed inspection, evaluation.</p> <p>9.2. Recommend further evaluation of the HVAC unit(s), any necessary corrections made by a qualified HVAC contractor.</p> <p>9.3. Recommend complete system evaluation to determine the cost and scope of work before expiration of your Contingency Period and before the Close of Escrow by a qualified HVAC specialist</p>
Interior		
Page 40 Item: 2	Walls	<p>2.2. Common cracks and/or anchor holes were noted at the interior walls.</p> <p>2.3. House was furnished but vacant at the time of the inspection (walls were not fully visible)- Recommend to check the records for any known defects and/or repairs.</p> <p>2.4. Interior walls in need of patch, paint, repair- cut out/poor workmanship at patchwork at entry closet. Have checked, necessary corrections made by a qualified specialist.</p> <p>2.5. Prior patchwork noted at interior wall(s). Check the records, permits and/or with seller of known defects/repairs.</p> <p>2.6. Paneling is installed on the walls, unable to determine condition of the walls behind the coverings.</p>
Page 41 Item: 3	Floors	<p>3.1. Floor squeaks are present at the interior of the home (common for his type structures). Have it checked by a qualified flooring contractor.</p> <p>3.2. Uneven areas, sloping was noted at various areas of the flooring. Check the records fro any known defects, repairs and/or have it checked by a qualified specialist(s).</p> <p>3.3. Worn, aged flooring materials, scratches/scuff marks noted at floor(s) of the inspected property. May need repair/replacement. Have checked by qualified specialist.</p> <p>3.4. Trip hazards noted due to differing flooring material heights. FYI</p> <p>3.5. Some expanded gaps noted at flooring material joints. In need of further evaluation, corrections by a qualified floor specialist.</p>
Page 42 Item: 4	Interior Doors	<p>4.1. Recommend to install door stops to prevent wall damage.</p> <p>4.2. Door frames are not square, some rub at frames and/or not closing, latching properly- notes at master bath - An indication of settlement or movement. Further evaluation and corrections by a qualified Contractor is recommended.</p> <p>4.3. Exterior Slider Door(s) open over a step - A trip hazard. FYI</p>

Page 43 Item: 5	Interior Windows	<p>5.2. Dual pane windows noted. It is not always possible to determine fogging of this type of window due to temperature changes, etc - (This company does not inspect or check hermetic seal of windows - FYI). Check with the seller for any know defects, repairs.</p> <p>5.3. Newer replacement vinyl windows noted - no leak tests performed at this inspection. Check the records, warranties.</p>
Page 43 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. 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>6.3. Cracked bricks and/or deteriorated mortar was noted in the firebox - Recommend further evaluation by a qualified Chimney Contractor for any necessary corrections, repairs.</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. Recommend further and complete evaluation, video inspection of flue by qualified Chimney Inspector - This is a Safety and Fire concern.</p>
Page 44 Item: 7	Laundry Service	<p>7.1. View behind the equipment was limited due to equipment location, space restrictions. Appliances are not removed at this type of inspection. There can be damage, defects not visible as a result. We recommend to check the records, with seller regarding any known defects/issues. Laundry machines and drainage are not part of this inspection. Machines area not tested at this inspection. We inspect and report installation defects. Check with the seller about functionality of the machines. Water pipes and drainage is not tested at this inspection. Check with the seller and or have it tested.</p> <p>7.2. Recommend to check the Contracts. warranties on laundry machines.</p> <p>7.3. Water supply pipes, drains not tested at this inspection. Check the records and/or have it tested by a qualified plumber.</p> <p>7.4. 20 GFCI Amp outlet is recommended at laundry as a safety upgrade. Have checked by a qualified specialist for correction.</p> <p>7.5. 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>Page 45 Item: 8</p>	<p>Other</p>	<p>8.1. This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants. It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report.</p> <p>This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose. FAILURE TO CONDUCT A MOLD SPECIALIST CAN RESULT IN EXPENSIVE AND COSTLY REPAIRS.</p> <p>8.2. Remodel and/or addition(s) noted to inspected property. Recommend to check the records, permits on remodel, improvements and/or addition(s).</p> <p>8.3. It is typical when a building is remodeled and/or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.</p> <p>8.4. Recommend further evaluation by a qualified structural pest specialist.</p>
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[Kitchen](#)

Page 46 Item: 1	Kitchen General Comments	<p>1.1. Appliances are not removed at this type of inspection. There can be damage, defects not visible as a result. We recommend to check the records, seller regarding any known defects/issues.</p> <p>1.2. It is typical to have hidden defects and or damage inside/under the cabinets, inside the walls where moisture and water can be trapped and Mold growth will occur. Home inspection is a limited, non invasive Inspection of readily visible areas. We recommend to hire a Qualified MOLD Inspector for further and complete evaluation to determine the presence or absence of any Mold that may affect the health or safety of the occupants.</p> <p>1.3. This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants. It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report.</p> <p>This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose. FAILURE TO CONDUCT A MOLD SPECIALIST CAN RESULT IN EXPENSIVE AND REPAIRS.</p>
Page 46 Item: 2	Cabinets and Counter Tops	<p>2.1. Wear and general age defects were noted to counter, some peeling at cabinets at the time of inspection. Have checked by qualified specialist for any necessary correction.</p> <p>2.2. Cracked grout noted at counter/splash. Recommend to have it sealed by a qualified specialist.</p>
Page 47 Item: 4	Food Waste Disposer	<p>4.2. Damaged, missing splash guard noted. Recommend to replace, install.</p> <p>4.3. Old, noisy disposer type. Recommend to replace, upgrade.</p>
Page 48 Item: 6	Ranges/Oven/Cook Tops	<p>6.2. Older model(s) noted - Was operational at the time of inspection but does show wear and age defects.</p> <p>6.3. Weak door springs at oven noted- FYI. May require adjustment. Have checked.</p>
Page 49 Item: 7	Range Hood	<p>7.2. Loose, improperly installed taping noted. Recommend to Re-Tape the duct joints.</p>
Page 49 Item: 8	Microwave	<p>8.1. Microwave noted - Not part of this inspection. Check with the seller. Proper operation and/or microwave leak is not part of this inspection. We turn the unit on and off and check for visual damage.</p>

<p>Page 49 Item: 9</p>	<p>Kitchen Features</p>	<p>9.1. Refrigerators are not part of this inspection. Recommend to check the records with the seller for any known defects, repairs. Appliances are not removed at this type of inspection. There can be damage/defects not visible as a result. We recommend to check the records, with seller regarding any known defects/issues.</p>
<p>Page 50 Item: 10</p>	<p>Other</p>	<p>10.1. Recommend to install GFCI type outlets in the kitchen as a safety upgrade. Missing at kitchen at front unit. Recommend to install 10.2. Light Not working at kitchen. Have it checked, fixed by a qualified electrician. 10.3. Damaged/missing light cover(s) noted at kitchen. Have it checked, fixed, replaced by a qualified specialist. 10.4. This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants. It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report.</p> <p>This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose. FAILURE TO CONDUCT A MOLD SPECIALIST CAN RESULT IN EXPENSIVE AND REPAIRS.</p>

Bathroom General Comments

Page 51 Item: 1	Bathroom General	<p>1.1. This is true to all bathrooms: It is typical to have hidden defects and or damage inside/under the cabinets, inside the walls where moisture and water can be trapped and Mold growth will occur. Home inspection is a limited, non invasive Inspection of readily visible areas. We recommend to hire a Qualified MOLD Inspector for further and complete evaluation to determine the presence or absence of any Mold that may affect the health or safety of the occupants.</p> <p>Supply valves/angle stops not tested at this inspection(this type valves not reliable and may leak if turned on and off). Check the records with the seller for any known issues/repairs regarding the supply valves.</p> <p>1.2. Recommend to re-caulk at fixtures, trims, enclosures as routine maintenance.</p> <p>1.3. Bathroom(s) remodeled at the time - Recommend to check the records, permits.</p> <p>1.4. This is true to all the bathrooms: This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants.</p> <p>It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.</p> <p>FAILURE TO CONDUCT A MOLD INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.</p>
Bathroom #1		
Page 52 Item: 2	Sink(s), Faucets	<p>2.2. Defective sink stopper noted.</p> <p>2.3. Flex type tubing was used at sink drain - Flex tubes designed for temporary fixes. (Not recommended for permanent use due to possible debris trapping, growing of bacteria). Recommend to replace with solid tube type. Have it checked, fixed by a qualified plumber.</p>
Page 53 Item: 3	Toilet, Bidet	<p>3.1. Toilet was loose at the base. Recommend to reset with new wax seal. Have checked, fixed by qualified specialist.</p>
Page 53 Item: 4	Bathtub	<p>4.1. Loose tub valve handle(s) noted. In need of repair. Have it checked by a qualified plumber.</p> <p>4.2. Leaking at downspout noted at shower mode due to defective diverter. Have it checked, repaired, replaced.</p>
Page 54 Item: 6	Exhaust Fan, Heater	<p>6.1. Dirty exhaust fan(s) noted. Recommend to clean, service.</p> <p>6.2. Noisy exhaust fan noted - Recommend to upgrade.</p>
Bathroom #2		

Page 55 Item: 2	Sink(s), Faucets	2.2. Cracked grout noted at counter, backsplash. Recommend to have it sealed to prevent water seepage. Have it checked by a qualified specialist.
Page 56 Item: 3	Toilet, Bidet	3.1. Toilet was loose at base. Recommend to check, fix and reset with new wax seal by qualified specialist.
Page 56 Item: 4	Shower	4.1. Recommend to have a qualified termite inspector to test the shower pan for possible leaks. 4.2. Shower door not closing flush- gap noted when close- possible due to weather stripping- may require adjustment or correction by qualified specialist/contractor- have checked
Page 57 Item: 6	Exhaust Fan, Heater	6.1. Dirty exhaust fan(s) noted. Recommend to clean, service.
Page 57 Item: 7	Other	7.1. Bathroom door is not closing, latching/locking properly. In need of adjustment, repair by a qualified specialist
Attic		
Page 58 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 has been previously fixed. Check with the seller for any known roof leaks or repairs and/or have it checked by a qualified roofer to make sure roof is free of leaks.
Page 59 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.
Page 59 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.
Foundation		

Page 60 Item: 1	Foundation	<p>1.1. This is an Old raised Foundation type structure. Structural comments are of the conditions observed at the time of the inspection are the opinion of the inspector(who is not a structural engineer and or a foundation contractor). For expert evaluation of the structure (foundation, walls, framing, anchoring/retrofitting...) we recommend to hire a qualified structural engineer and or foundation contractor/expert. We may not comment on minor deficiencies such as commonplace settlement cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing. There is no absolute standard for evaluating cracks, but those that are less than 1/4" are generally not regarded as structurally relevant. Further evaluation of foundation walls and framing by a qualified foundation contractor/inspector is recommended by This Inspection Co.</p> <p>1.2. This is an Old raised Foundation type structure. Further evaluation of foundation walls and framing by a qualified foundation contractor, inspector is recommended by This Inspection Co.</p> <p>1.3. This is not a structural pest control(termite) inspection - Recommend to hire a qualified Structural Pest inspector for complete building inspection.</p> <p>1.4. Efflorescence was noted present on the foundation walls. Recommend to keep moisture around the inspected property to a minimum.</p> <p>1.5. Recommend further complete evaluation, necessary corrections made by qualified foundation specialist.</p>
Page 61 Item: 2	Walls	<p>2.1. Efflorescence was noted present on the foundation wall. Recommend to keep moisture around the inspected property to a minimum.</p> <p>2.2. Anchor bolts from time of construction were noted at the foundation wall. (FYI) Bolt size not with today's standards, recommend to retrofit.</p> <p>2.3. Old, rusted bolts noted - Recommend further evaluation by a qualified foundation contractor for possible reinforcement.</p> <p>2.4. Recommend further, complete evaluation by a qualified foundation specialist.</p>
Page 61 Item: 4	Floors	<p>4.1. moisture staining was present at the floor structure in the crawl space. Recommend further evaluation, necessary corrections by a qualified structural pest inspector.</p> <p>4.2. Floor system is not insulated. Heat loss can occur more on this home than one that is properly insulated.</p>
Page 62 Item: 6	Other	<p>6.1. Recommend to check the Building Records and Permits on additions, alterations.</p> <p>6.2. Recommend to check the Building Records and Permits.</p> <p>6.3. This is not a structural pest control(termite) inspection - Recommend to hire a qualified Structural Pest inspector for complete building inspection.</p>