

Key Property Inspection Group

Property Inspection Report



KEY
PROPERTY INSPECTION GROUP



118 N Kings Rd #203, Los Angeles, CA 90048
Inspection prepared for: Rushabh Shah
Real Estate Agent: Tyler Kunkle -

Date of Inspection: 6/22/2020 Time: 8:00 AM
Age of Home: 2013 Size: 1414 sq. Feet
Weather: Cloudy
Order ID: 124

Inspector: Clark Gerdes
Certified CREIA Inspector #166834
7374 Lenox Ave, 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: _____

Email: _____

Inspection Fee: \$ _____

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

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

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

4. Company agrees to perform a limited visual inspection of the residential structure at the above address and to provide Client with a written opinion and report 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 practice of the California Real Estate Inspection Association (CREIA).

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 (CREIA) standards of practice 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 condition(s) 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* Septic Systems* Building value appraisal * Automatic gates * Thermostatic or time clock controls* Radiant heat systems * Solar heating systems * Seismic or Retrofit 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 or structural pest inspection * Any adverse condition that may affect the desirability of the property * Geological/Geotechnical, 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 and qualified professionals and/or specialist. *

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

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

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

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

10. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to this contract or arising out of, from or related to this inspection and inspection report shall be submitted to final and binding Inspection Disputes of Construction Dispute Resolution Services, LLC, Resolute Systems, Inc or, if no such service exists in the county in

which the inspection is performed, the matter shall be submitted to the nearest office of the American Arbitration Association. The decision of the Arbitrator appointed thereafter shall be final and binding and judgment on the Award may be entered in any Court of competent jurisdiction.

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

Client's Initials: _____

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

Client's Initials: _____

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

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

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

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

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

Client's Signature: _____ Date _____

Inspector's Signature _____ Date _____

General Information and Comment Key:

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

This 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 qualified 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 fee(s), maintenance, repair and/or replacement of item, component or unit(s) 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 condition(s) which need relatively quick attention, repair, or replacement. We recommend to hire qualified contractor(s), specialist(s), or technician(s) for further evaluation for items listed in the report and for any necessary maintenance, correction and/or repair. These comments are also duplicated at the report summary page(s).

All Recommendations for further evaluation estimates and/or repairs must be performed before expiration of your Contingency Period and/or Before the Close of Escrow and completed purchase.

Inspection Details

1. Style Of Building

Condominium

2. Age Of Building

Under 10 Years

3. Client Attendance

- Present

4. Other Attendance

Materials:

- Buyers Agent

5. Weather

- Cloudy

6. Temperature

- Below 65

7. Rain In The Last Three Days

- No

8. Resident Status

- House Was Occupied at The Time

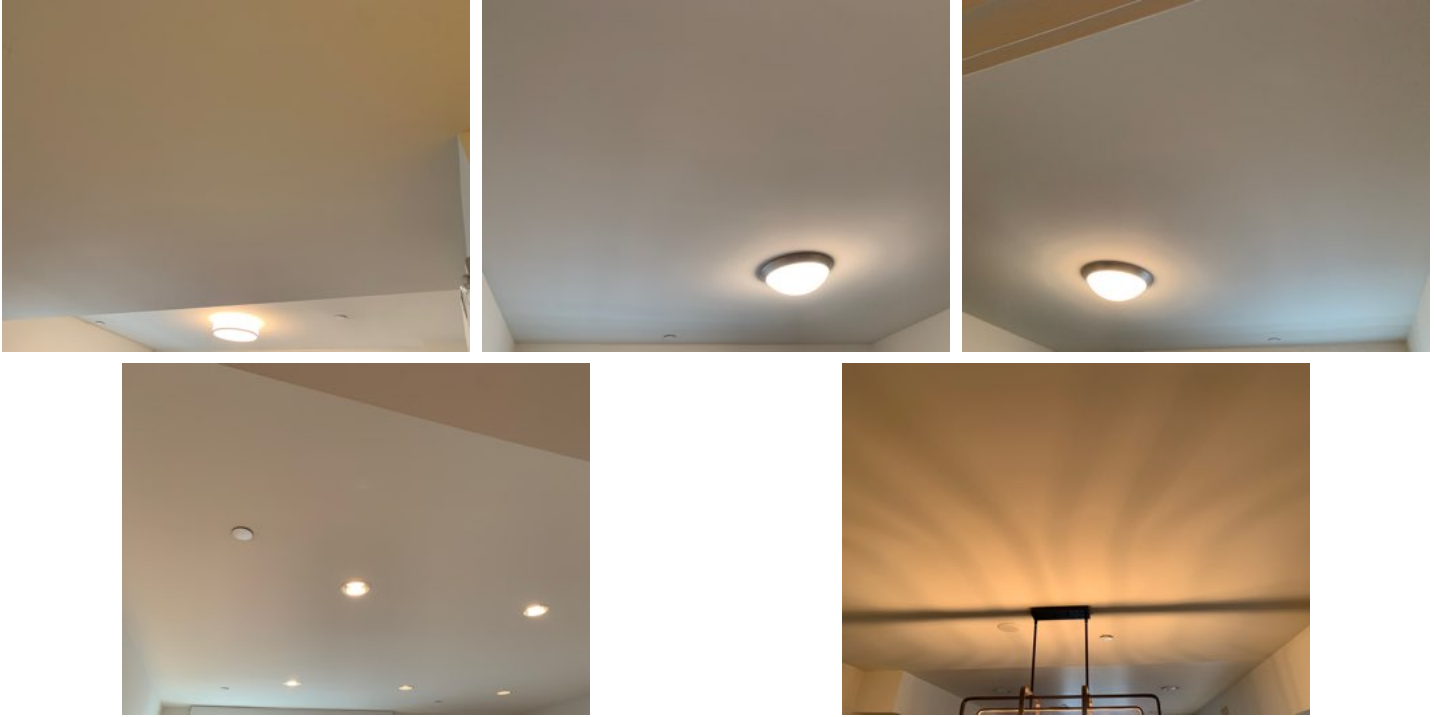
9. Add On/Alterations

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

Interior

1. Ceilings

Ceiling Type(s):
• Sheetrock

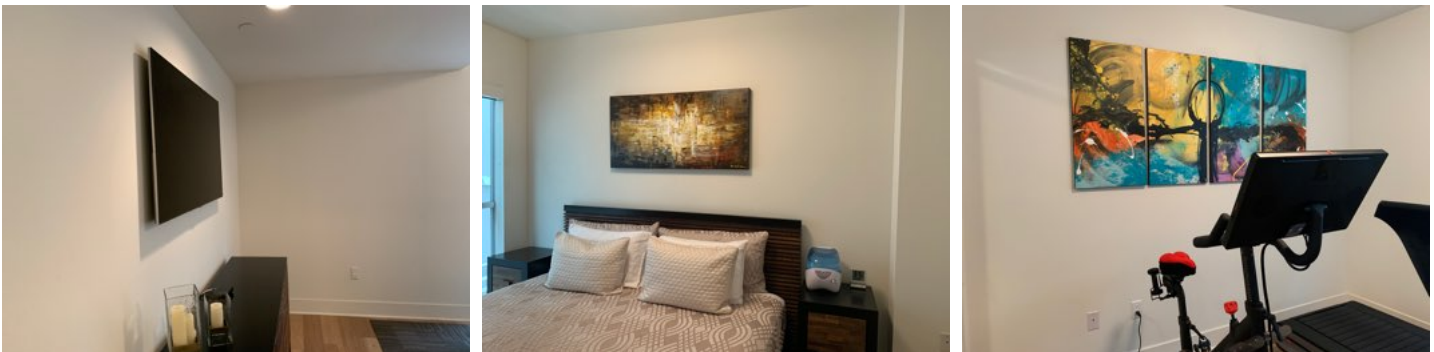


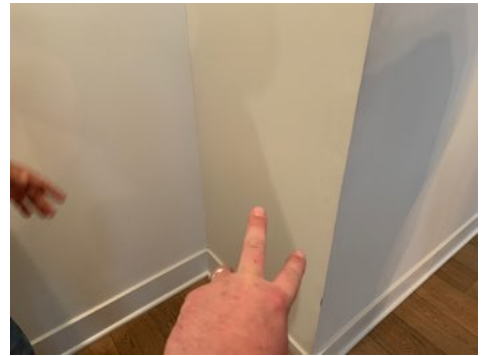
2. Walls

Wall Type(s):
• Sheetrock

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 occupied at the time of the inspection (walls were not fully visible) - Recommend to check the records for any known defects and/or repairs.**





3. Floors

Floor Type(s):

- Wood
- Tile
- With Common Age Defects and Wear

Observations:

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

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

3.2. Area rug(s) noted at inspected property. Rug(s) are not removed or moved at time of inspection, may mask or hide hidden defects. Check with seller for any known defects.

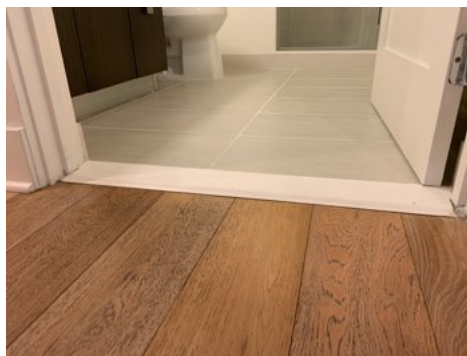
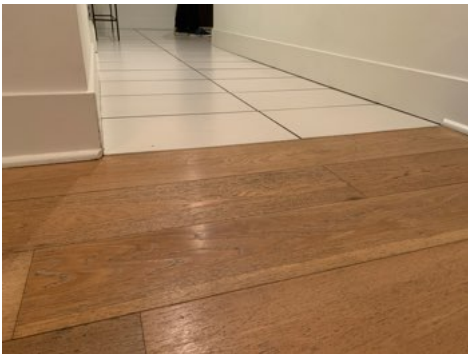
Recommend to have checked prior to close of escrow.

3.3. 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).

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

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

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





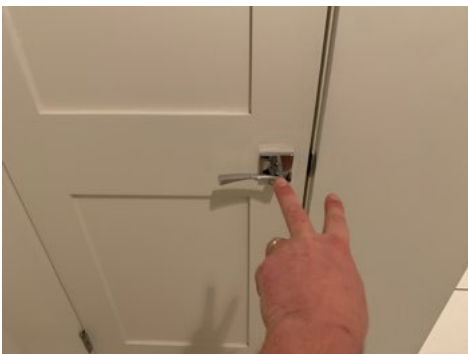
4. Interior Doors

Door Type(s):

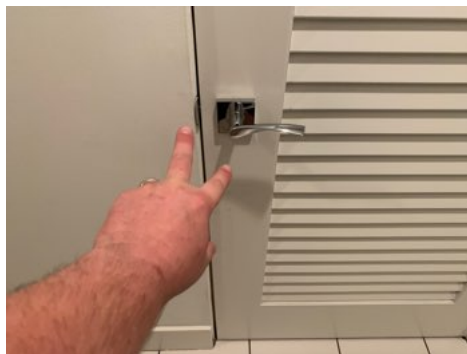
- Wood
- Aluminum Sliding Type

Observations:

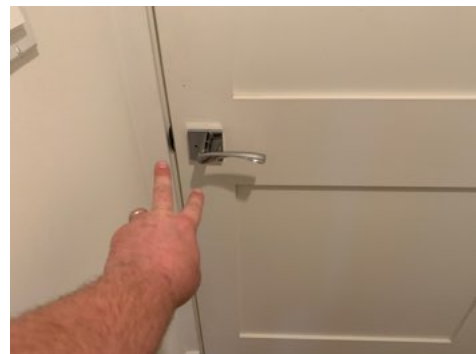
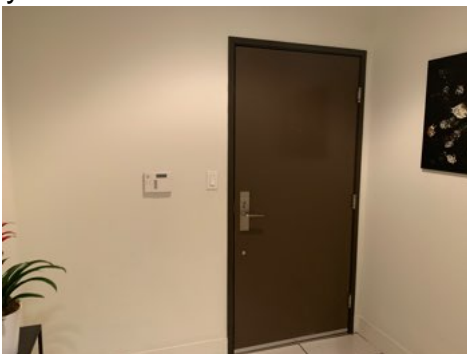
4.1. Door frames are not square, some rub at frames and/or not closing, latching properly at several areas - An indication of settlement or movement. Further evaluation and corrections by a qualified Contractor is recommended.



Entry closet- won't latch



Laundry- won't latch



Master bedroom- won't latch

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. Screens at Office window was loose/damaged noted. Have checked, repaired/replaced by a qualified specialist.



6. Fireplace

Number Of Fireplaces:

- None

Type Of Unit:

- None

7. Laundry Service

Dryer Type:

- Unable To Determine- Not Fully Visible

Drain Size:

- Not Visible

Observations:

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

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

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

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

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

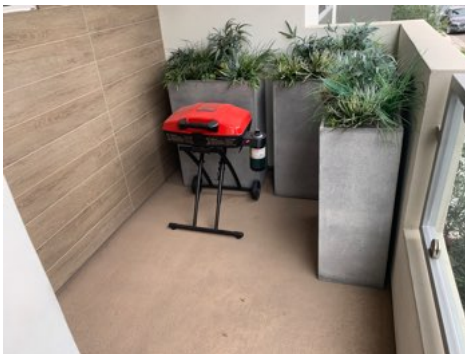
7.6. Laundry closet door not closing/patching properly- recommend to correct.



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

Type:

- Waterproofed Deck(s)





9. Interior Features

Feature Type:

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

Observations:

9.1. Alarm, security systems are not inspected or tested at time of inspection. Check the records, check with seller for operation or known defects.

9.2. Fire sprinkler system is not tested or part of this inspection. Check the records, with seller of any known defects, warranties



10. Other

Observations:

10.1. 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.

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

10.3. 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.

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

Electrical System

1. Service Entrance Conductors

Service Type:

- Below Ground Service

Panel Capacity:

- 100 Amp Main Service

Observations:

1.1. Service Entrance, Main Panel is part of the HOA - Not part of this inspection. Check the records with seller/management for any known issues regarding the Electrical system.

1.2. 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:

- Main panel was not accessible at the time - not Inspected. Check the building records, with HOA for any known defects or repairs.

- Main panel is not part of this inspection - Not Inspected. Check the building records, with HOA for any known defects or repairs.

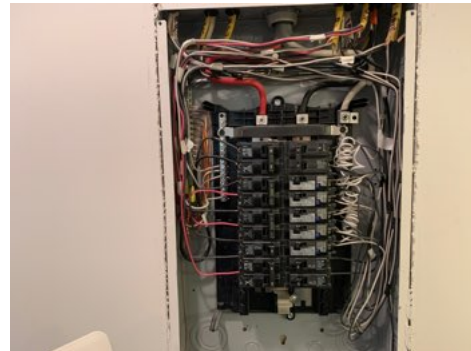
Observations:

2.1. Main Panel is part of the HOA - Not part of this inspection. Check the records with seller/management for any known issues regarding the Electrical system.

3. Sub Panels

Observations:

- 3.1. No major defects noted- FYI



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.

5. Operation of GFCI Outlets

Observations:

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

6. Interior Fixtures, Outlets

Observations:

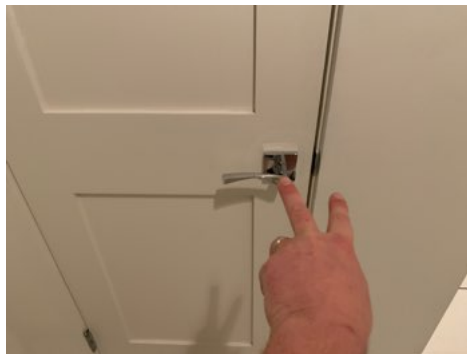
6.1. Electrical covers (switch, outlets, junction boxes, etc) not removed as part of this inspection - Inspection of the wiring is limited to Main panel. For a more in depth inspection recommend to hire a qualified Electrician.

6.2. House was occupied at the time - Most of the outlets were not visible, accessible at the time to test. Check the records for any known defects, repairs.

7. Smoke and Carbon Detectors

Observations:

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



Entry closet- won't latch

8. Door Bell

Observations:

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



9. Low Voltage Systems

Observations:

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



10. Fire Sprinklers

Observations:

10.1. Building with Fire sprinkler system type - Not part of this inspection. Check the records for any known defects, repairs. Check the service records.

10.2. Fire extinguishers and/or hoses noted - Check the service records, contracts.



Plumbing

1. Interior Drain, Waste, and Vent Systems

Drain Line Type(s):

- Cast Iron
- **ABS**
- Brass
- Galvanized

Observations:

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

1.2. **This is a limited visual inspection of the readily visible areas of the plumbing systems. Most of the vent pipes are installed in the walls and are not readily visible at this type inspection. Recommend to check the records, permits for any known defects or repairs. All fixtures drained properly at the time (FYI)**

Main sewer pipes/drain system not part of this inspection. Check the Building (HOA) records/responsibilities.

The waste lines that go out to the sewer system are installed underground and are not visible. Most of the plumbing pipes not visible at this inspection. Check the records for any known defects and/or repairs. 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/HOA 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.



2. Water Main Line

Type & Location:

- Main water pipes, valve(s) not part of this inspection. Check the building records, (HOA) for any known issues Regarding the plumbing systems of the building

Water Pressure (PSI):

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

Observations:

2.1. Water Main is not part of the inspection. Check the building (HOA) records for any known defects/repairs and responsibilities.

3. Interior Water Supply and Distribution

Supply Line Type(s):

- Copper
- Not Fully Visible

Observations:

3.1. All/most of the water supply pipes 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. Recommend to Check the building records for any known defects and/or repairs regarding the plumbing system of the unit/building.

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

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



4. Fuel System

Observations:

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

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



5. Water Heater(s)

Type and Size:

- Gas
- 50 GAL

Age:

- Newer Installation
- 1 Year 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. Recommend water heater(s) installation meet all current safety standards.

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

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





6. Other

Observations:

6.1. 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.

6.2. 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:

- Fan Coil Unit With Building Supplied Water Pipes Type
- One

Heating Size/ Age

- Unable to determine Size and/or Age Of The Unit(s)

Observations:

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

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

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



2. Air Filter

Filter Type:

- Disposable Air Filter(s)

Observations:

2.1. 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.



3. Distribution Systems

Distribution Type:

- No Access To Ducting- Unknown
- Not Fully Visible

Observations:

3.1. 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.

3.2. Ducting inside walls not fully visible, interior of ducts not visible at time of inspection. Check records, with seller for any known defects.

4. A/C Type, Size, & Age

A/C Type, Size, & Age:

- Split System Central AC
- 2.5 Ton
- 9 Years Old

Power Source & Number Of Units:

- One

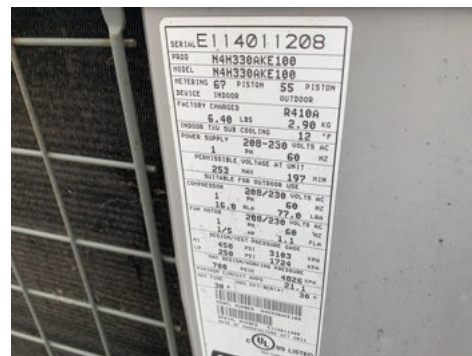
5. A/C Compressor

Observations:

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

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

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



6. Refrigerant Line

Observations:

6.1. Worn insulation at refrigerant line noted at AC unit. Recommend to monitor and/or upgrade, correct.



7. Evaporator Coil

Observations:

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

8. A/C Condensation Line

Observations:

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



9. Thermostat(s)

Observations:

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



10. Other

Observations:

10.1. 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.

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:

- Engineered Stone

Observations:

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

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



3. Sinks

Observations:

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



4. Food Waste Disposer

Observations:

4.1. Unit operated at the time. (FYI)



5. Dishwasher

Observations:

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



6. Ranges/Oven/Cook Tops

Oven & Cook Top Type:

- Gas Cook Top/oven

Observations:

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

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



7. Range Hood

Range Hood Type:

- Vented

Observations:

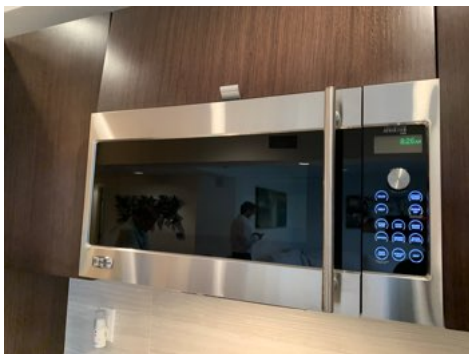
7.1. Operational at the time. (FYI)



8. Microwave

Observations:

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



9. Kitchen Features

Features Type:

- Refrigerator

Observations:

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



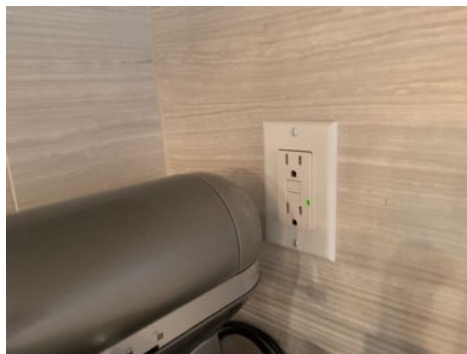
10. Other

Observations:

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

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

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



Bathroom General Comments

1. Bathroom General

Observations:

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

1.2. 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.

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

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:

- Guest Bathroom

Fixtures:

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



2. Sink(s), Faucets

Observations:

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

3. Shower

Observations:

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

4. Electrical

Observations:

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

Bathroom #2

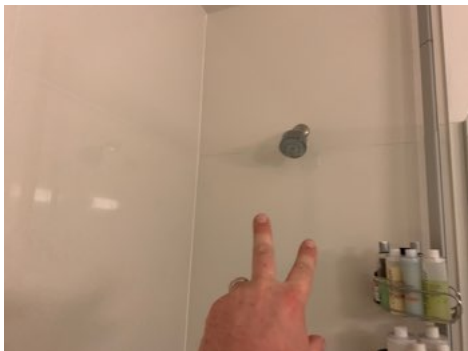
1. Bathroom # 2

Location:

- Master Bathroom

Fixtures:

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



2. Sink(s), Faucets

Observations:

- 2.1. Sink faucet(s) functional at time of inspection.
- 2.2. Under sink cabinets were not fully visible at this inspection - Personal items not removed at this inspection.

3. Cabinets, Floors

Observations:

- 3.1. Age defects, wear noted to cabinets, counter.



4. Bathtub

Observations:

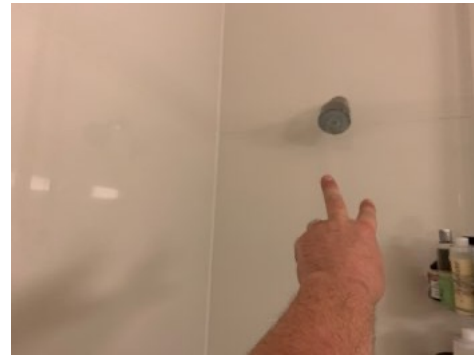
- 4.1. Cracked, dirty caulking noted at tub enclosure. Recommend to re-caulk at tub tiles and enclosure.



5. Shower

Observations:

- 5.1. Recommend to have a qualified termite inspector to test the shower pan for possible leaks.
- 5.2. Defective shower valve noted- not turning properly- not working/difficult to use. In need of further evaluation, repair/replacement. Have it checked by a qualified plumber.



Defective valve- not working

6. Electrical

Observations:

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

7. Exhaust Fan, Heater

Observations:

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



Garage

1. Garage Type

Materials:

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

Roofing

1. Roof Comments

Observations:

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



Exterior and Grounds

1. Other/Features

Observations:

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

Attic

1. Attic Access Location

Attic Info:

- None

Observations:

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

Foundation

1. Foundation

Observations:

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

Additional Photos

1. Interior Photos





Invoice

1. Inspection Fee:

Materials:

- Inspection Fee: \$400

Materials:

- Credit Card

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
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

Interior		
Page 6 Item: 2	Walls	<p>2.2. Common cracks and/or anchor holes were noted at the interior walls.</p> <p>2.3. House was occupied at the time of the inspection (walls were not fully visible) - Recommend to check the records for any known defects and/or repairs.</p>
Page 7 Item: 3	Floors	<p>3.1. House was occupied at the time of the inspection - Floors were not fully visible. Recommend to check the records for any known defects and/or previous repairs.</p> <p>3.2. Area rug(s) noted at inspected property. Rug(s) are not removed or moved at time of inspection, may mask or hide hidden defects. Check with seller for any known defects. Recommend to have checked prior to close of escrow.</p> <p>3.3. Uneven areas, sloping was noted at various areas of the flooring. Check the records for any known defects, repairs and/or have it checked by a qualified specialist(s).</p> <p>3.4. 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>3.5. Trip hazards noted due to differing flooring material heights. FYI</p> <p>3.6. Some expanded gaps noted at flooring material joints. In need of further evaluation, corrections by a qualified floor specialist.</p>
Page 8 Item: 4	Interior Doors	<p>4.1. Door frames are not square, some rub at frames and/or not closing, latching properly at several areas - An indication of settlement or movement. Further evaluation and corrections by a qualified Contractor is recommended.</p>
Page 9 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. Screens at Office window was loose/damaged noted. Have checked, repaired/replaced by a qualified specialist.</p>

Page 10 Item: 7	Laundry Service	<p>7.1. View behind the equipment was limited due to equipment location, space restrictions. Appliances are not removed at this type of inspection. There can be damage, defects not visible as a result. We recommend to check the records, with seller regarding any known defects/issues. Laundry machines and drainage are not part of this inspection. Machines area not tested at this inspection. We inspect and report installation defects. Check with the seller about functionality of the machines. Water pipes and drainage is not tested at this inspection. Check with the seller and or have it tested.</p> <p>7.2. Recommend to check the Contracts. warranties on laundry machines.</p> <p>7.3. Water supply pipes, drains not tested at this inspection. Check the records and/or have it tested by a qualified plumber.</p> <p>7.4. Washing machine, laundry area without catch pan and/or drainage pipes. Recommend to install if possible to prevent damage when machines leak.</p> <p>7.5. 20 GFCI Amp outlet is recommended at laundry as a safety upgrade. Have checked by a qualified specialist for correction.</p> <p>7.6. Laundry closet door not closing/patching properly-recommend to correct.</p>
Page 11 Item: 9	Interior Features	<p>9.1. Alarm, security systems are not inspected or tested at time of inspection. Check the records, check with seller for operation or known defects.</p> <p>9.2. Fire sprinkler system is not tested or part of this inspection. Check the records, with seller of any known defects, warranties</p>

Page 12 Item: 10	Other	<p>10.1. 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>10.2. Remodel and/or addition(s) noted to inspected property. Recommend to check the records, permits on remodel, improvements and/or addition(s).</p> <p>10.3. 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>10.4. Recommend further evaluation by a qualified structural pest specialist.</p>
Electrical System		
Page 12 Item: 1	Service Entrance Conductors	<p>1.1. Service Entrance, Main Panel is part of the HOA - Not part of this inspection. Check the records with seller/management for any known issues regarding the Electrical system.</p> <p>1.2. 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.</p>
Page 12 Item: 2	Main Panel	<p>2.1. Main Panel is part of the HOA - Not part of this inspection. Check the records with seller/management for any known issues regarding the Electrical system.</p>
Page 12 Item: 4	Branch Circuit Conductors	<p>4.1. Most of the electric wiring is enclosed within the walls and ceilings and other parts of the structure. It is not visible and its condition cannot be fully determined. No representation is made as to its status.</p>

Page 13 Item: 6	Interior Fixtures, Outlets	<p>6.1. Electrical covers (switch, outlets, junction boxes, etc) not removed as part of this inspection - Inspection of the wiring is limited to Main panel. For a more in depth inspection recommend to hire a qualified Electrician.</p> <p>6.2. House was occupied at the time - Most of the outlets were not visible, accessible at the time to test. Check the records for any known defects, repairs.</p>
Page 13 Item: 7	Smoke and Carbon Detectors	<p>7.1. Smoke and Carbon Monoxide detectors, fire alarms/systems not inspected. Beyond the scope of this inspection. Recommend to install smoke and carbon monoxide detectors per City/Manufacturers requirements and test them periodically - Recommend to have checked by a qualified retrofitter. THIS IS A HEALTH/SAFETY CONCERN.</p>
Page 14 Item: 9	Low Voltage Systems	<p>9.1. Low Voltage systems (phone, cable, security, intercom, sound...) not part of this inspection. Check with the seller.</p>
Page 14 Item: 10	Fire Sprinklers	<p>10.1. Building with Fire sprinkler system type - Not part of this inspection. Check the records for any known defects, repairs. Check the service records.</p> <p>10.2. Fire extinguishers and/or hoses noted - Check the service records, contracts.</p>

Plumbing

Page 15 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. Recommend to check the records, permits for any known defects or repairs. All fixtures drained properly at the time (FYI)</p> <p>Main sewer pipes/drain system not part of this inspection. Check the Building (HOA) records/responsibilities.</p> <p>The waste lines that go out to the sewer system are installed underground and are not visible. Most of the plumbing pipes not visible at this inspection. Check the records for any known defects and/or repairs. 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/HOA 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>
-----------------	--	---

Page 16 Item: 3	Interior Water Supply and Distribution	<p>3.1. All/most of the water supply pipes 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. Recommend to Check the building records for any known defects and/or repairs regarding the plumbing system of the unit/building.</p> <p>3.2. As of January 1, 2017, The building standards and state law require that flow rates for fixtures in the home not exceed 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. Refer to seller and or have it checked by a qualified retrofitter specialist.</p> <p>3.3. Most of the plumbing pipes were not visible at this inspection. Check the records for any known defects, repairs.</p>
Page 17 Item: 4	Fuel System	<p>4.2. This is a limited visual inspection of the gas system. We have partial access to burn chambers and other interior appliance parts only, and no way to inspect underground/interior wall pipes. Check records, permits for any known issues or repairs - Gas leaks and pipe testing is not part of this inspection The Gas Company has it's own testing methods, which are more intensive, and updated periodically. Recommend contacting the Gas Company for a complete inspection of the gas system and associated appliances before close of escrow.</p>
Page 17 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. Recommend water heater(s) installation meet all current safety standards.</p> <p>5.4. TPR valve line terminates unsafely. Recommend to extend outside into a safe location.</p> <p>5.5. Water heater lacks a catch pan with exterior routed line. Recommend to install.</p>

Page 18 Item: 6	Other	<p>6.1. 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>6.2. 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 19 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>
Page 19 Item: 2	Air Filter	<p>2.1. 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>
Page 20 Item: 3	Distribution Systems	<p>3.1. 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>3.2. Ducting inside walls not fully visible, interior of ducts not visible at time of inspection. Check records, with seller for any known defects.</p>

Page 20 Item: 5	A/C Compressor	<p>5.2. Recommend to check the service history with the Seller and to have the unit serviced by qualified HVAC Contractor if not performed in the past year. No service tags noted at the unit. Air flow/balance is not a part of this inspection. Recommend to check the disclosures regarding day to day functionality.</p> <p>5.3. Ambient air test was performed by using thermometers on air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates unit is cooling as intended. The range in Temperature drop was normal at the time of the inspection (FYI).</p>
Page 20 Item: 6	Refrigerant Line	6.1. Worn insulation at refrigerant line noted at AC unit. Recommend to monitor and/or upgrade, correct.
Page 21 Item: 7	Evaporator Coil	7.1. Evaporator Coil at FAU is not visible at time of the inspection to comment. Periodic care, maintenance recommended, check the service records.
Page 21 Item: 8	A/C Condensation Line	8.1. A/C condensation line drains at bathroom sink (FYI). Periodic cleaning, service required.
Page 22 Item: 10	Other	10.1. 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.

Kitchen

Page 23 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 23 Item: 2	Cabinets and Counter Tops	2.2. Wear and general age defects were noted to counter, cabinets at the time of inspection.
Page 25 Item: 6	Ranges/Oven/Cook Tops	6.2. Missing Anti-Tip Device at the freestanding range - Recommend to add for safety concerns. Consult a licensed specialist for proper installation.
Page 25 Item: 8	Microwave	8.1. Microwave noted - Not part of this inspection. Check with the seller. Proper operation and/or microwave leak is not part of this inspection. We turn the unit on and off and check for visual damage.
Page 26 Item: 9	Kitchen Features	9.1. Refrigerators are not part of this inspection. Recommend to check the records with the seller for any known defects, repairs. Appliances are not removed at this type of inspection. There can be damage/defects not visible as a result. We recommend to check the records, with seller regarding any known defects/issues.

Page 26 Item: 10	Other	<p>10.2. This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants. It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report.</p> <p>This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose. FAILURE TO CONDUCT A MOLD SPECIALIST CAN RESULT IN EXPENSIVE AND REPAIRS.</p>
Bathroom General Comments		
Page 27 Item: 1	Bathroom General	<p>1.2. 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>1.3. Recommend to re-caulk at fixtures, trims, enclosures as routine maintenance.</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 28 Item: 3	Shower	<p>3.1. Recommend to have a qualified termite inspector to test the shower pan for possible leaks.</p>

Bathroom #2		
Page 30 Item: 3	Cabinets, Floors	3.1. Age defects, wear noted to cabinets, counter.
Page 30 Item: 4	Bathtub	4.1. Cracked, dirty caulking noted at tub enclosure. Recommend to re-caulk at tub tiles and enclosure.
Page 30 Item: 5	Shower	5.1. Recommend to have a qualified termite inspector to test the shower pan for possible leaks. 5.2. Defective shower valve noted- not turning properly- not working/difficult to use. In need of further evaluation, repair/replacement. Have it checked by a qualified plumber.
Page 31 Item: 7	Exhaust Fan, Heater	7.1. Dirty exhaust fan(s) noted. Recommend to clean, service.