

Key Property Inspection Group

Property Inspection Report



KEY

PROPERTY INSPECTION GROUP



210 E Rialto Ave, San Bernardino, CA 92408
Inspection prepared for: Jose Ramirez Oscar Moreno
Real Estate Agent: Fernando Calderon -

Date of Inspection: 7/7/2020 Time: 11:00 AM
Age of Home: 1924 Size: 1234 sq. Feet
Weather: Clear
Order ID: 130

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

Single Family Dwelling, 5 Units Building

2. Age Of Building

Over 90 Years

3. Client Attendance

- Present

4. Other Attendance

Materials:

- Buyers Agent

5. Weather

- Clear

6. Temperature

- Over 65

7. Rain In The Last Three Days

- No

8. Resident Status

- House Was Occupied at The Time

9. Add On/Alterations

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

Exterior and Grounds

1. Driveway and Walkways

Type: Concrete

Observations:

1.1. Common Cracks 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. 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

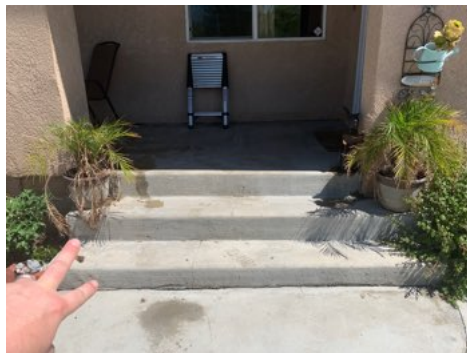
Observations:

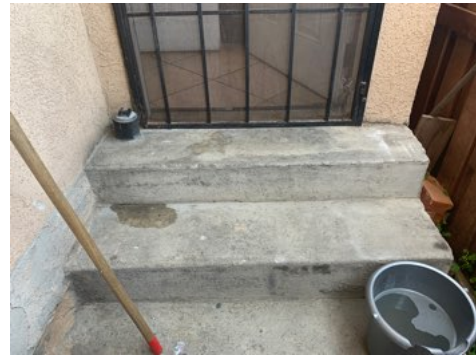
3.1. Recommend to install proper railing at all exterior steps (safety upgrade). Recommend to install.

3.2. Uneven rise was noted at exterior steps- this condition present trip hazards.

Recommend to have checked, any necessary corrections made by a qualified contractor.

3.3. Wall to deck flashing not visible, covered, and/or missing - Improper. Possible seepage can occur. Have it checked by a qualified specialist.





4. Fencing and Gates

Type:

- Wood
- Chain Link

Observations:

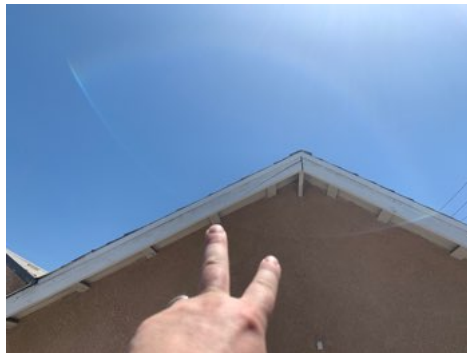
4.1. No major defects noted at the time.



5. Eaves, Soffits, and Fascia

Observations:

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



6. Wall Cladding, Flashing, and Trim

Type:

- Stucco
- With Common Cracks

Observations:

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

6.2. Cracked, damaged areas noted at stucco wall at rear porch area - In need of patch, paint, Repair. Have it checked by a qualified contractor(s).



7. Window Trim and Sills (Exterior)

Window Type:

- Vinyl
- With Missing/damaged Screens

Observations:

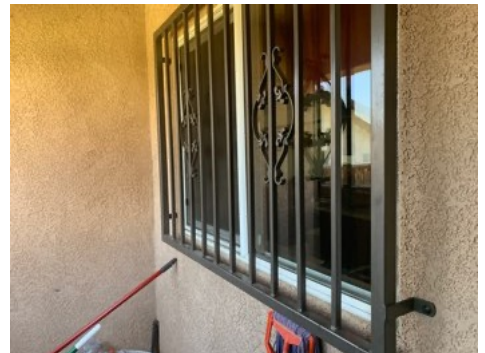
7.1. Newer replacement vinyl type window(s) noted - Check the records, warranties. Periodic maintenance around the frame, sealant required (to prevent water seepage).

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.

7.3. Window bars noted - Not part of this inspection. Not recommended for fire safety. Bedroom window bars must have easy access, openable bars... For fire safety and test them periodically.

7.4. Window bars noted - Recommend to remove for fire safety.

7.5. Damaged and/or Missing window screens noted. Have them checked, repaired, replaced by a qualified specialist.



8. Doors (Exterior)

Door Type:

- Wood
- Wood, Glass
- Metal

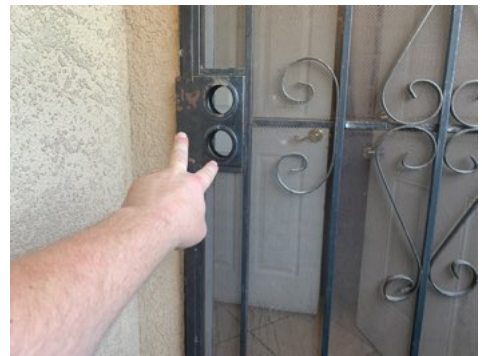
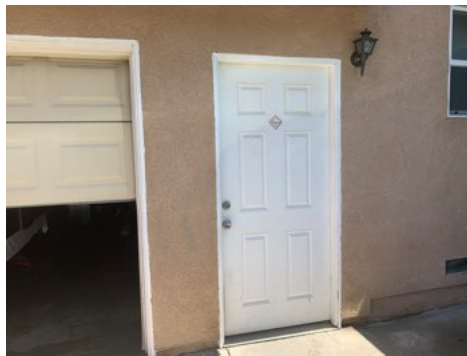
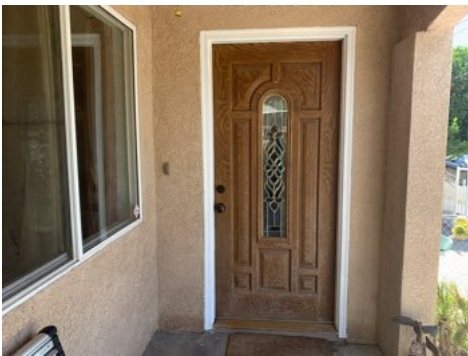
Observations:

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

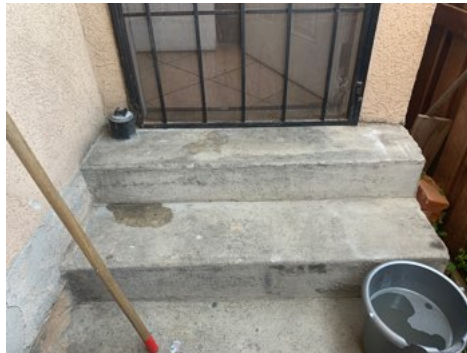
8.2. Exterior doors open over step - A trip hazard. Have it checked, corrected by a qualified specialist.

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. Missing hardware at security door at rear porch. Have checked:fixed by qualified specialist.



Missing hardware



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. Fence at rear built close to structure, unable to walk/access most of rear side of house- unable to determine property line at time of inspection. FYI



Roofing

1. Roof Pictures

Materials:

- Flat Roof
- Sloped Roof
- Composition Shingle
- Built Up, Torch Down

Materials:

- Walked Roof

Observations:

1.1. We recommend an annual inspection, service, maintenance of the roofing material and its components to prevent leaks and/or damage. This is a visual inspection - The home inspector cannot warranty the roof to be free from leaks in the past or the future. Check the service records, with seller regarding any known defects or repairs relating to the roof.

2. Roof Coverings

Observations:

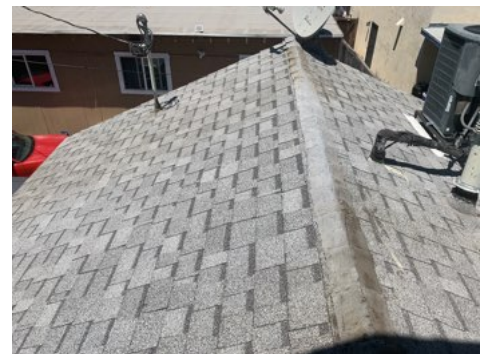
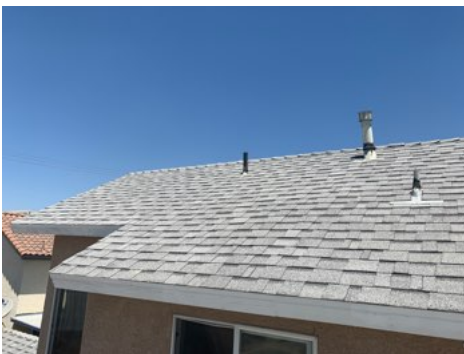
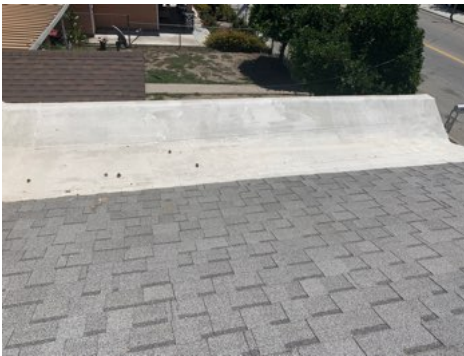
2.1. No major deterioration at roof cover noted at the time. Life span of shingle type roofs are typically between 20 to 30 years from the date of installation. Check the records, warranties. Periodic inspection recommended.

2.2. No major deterioration at flat roof cover noted at the time. Check the records, warranties. Life span of this type roofs are 15 to 20 years. Periodic inspection recommended.

2.3. Flat Roof covering shows puckering, blistering and alligatoring/damage at some areas- These areas will eventually crack, leak and lead to roof being in need replacing. Have it checked by a qualified roofer.

2.4. Aged flat roof cover noted. Recommend to apply roof coating to prolong life of the roof. Have it checked by a qualified roofer.

2.5. Yearly roof service contract with a qualified Roofing Company is recommended.





3. Flashings

Observations:

3.1. Exposed fasteners/nails noted at the roof flashing(s). Recommend to seal to prevent leaks. Have checked, corrections/maintenance performed by qualified roofer



Not seaed



Nails



4. Roof Drainage Systems

Drainage Type:

- None Installed

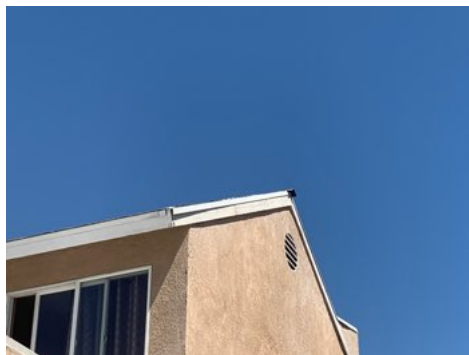
Observations:

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

5. Roof Vents

Ventilation Type:

- Gable Vents
- Dormer Type



6. Chimney

Number Of Units:

- None

7. Other

Observations:

7.1. The roof has been inspected at a time when it was not raining. Since one of the purpose of the roof is to repel water this could not be observed and verified as occurring in all cases. Therefore the roof has not been tested under wet conditions and how it performs in these condition is unknown. No warranty is made that it will not leak when it is under a wet condition.

Garage

1. Garage Type

Materials:

- Attached

2. Garage Vehicle Door(s)/Reverse Sensors

Garage Door Type:

- Metal
- Roll Up Type

Auto Reverse Sensors:

- Not Present
- N/A - No Automatic Opener

Observations:

2.1. 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.

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

2.3. Garage door not balanced right, door shuts into own when halfway open. Have checked, corrections made by qualified specialist.



3. Floors

Observations:

3.1. Common cracks up to 1/4" were found on the garage floor.



4. Walls/Firewall

Observations:

- 4.1. No major cracks, damage or holes noted at the time at visual part of the garage walls.
- 4.2. **Not fully visible due to belongings. Recommend further evaluation by a qualified structural pest specialist.**



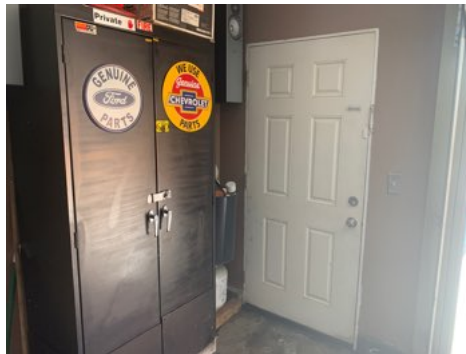
5. Ceiling and Framing

Observations:

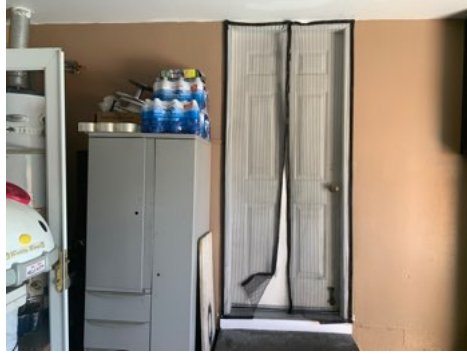
- 5.1. Prior patchwork at garage ceiling noted. Check the records and/or with seller of known defects, repairs.
- 5.2. Ceiling joists were not visible to comment at the time - Check the records for any known defects, repairs.



6. Garage To Exterior Door



7. Garage To Interior Door



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. Exterior Grading at Garage

Observations:

9.1. Garage was installed too close to neighbors yard, unable to fully view, access side and/or rear of garage. Have it checked.



10. Garage Feature

Feature Type:

- None

Electrical System

1. Service Entrance Conductors

Service Type:

- Overhead Service

Panel Capacity:

- 100 Amp Main Service



2. Main Panel

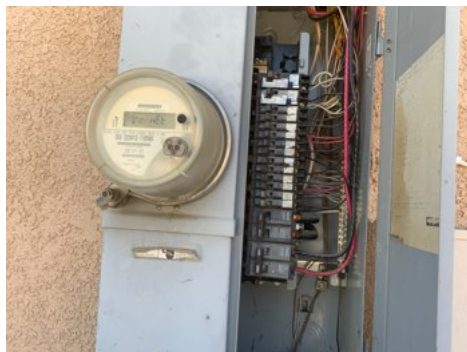
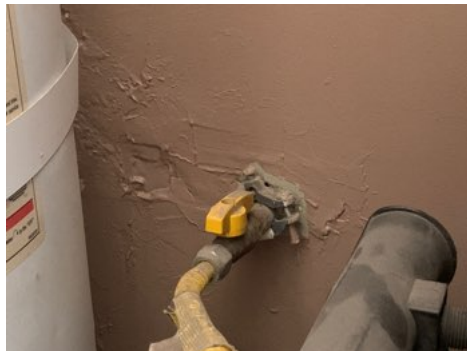
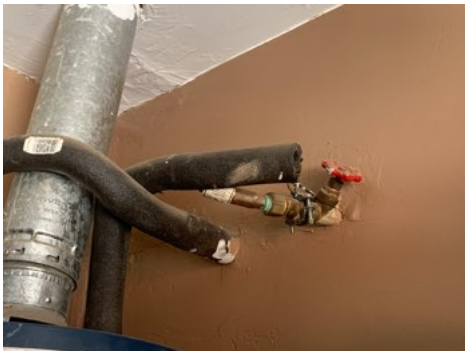
Main Panel Type:

- Circuit Breakers

Observations:

2.1. No major defects, damage found at Main panel and the visual part of wiring at the time(FYI). Check the records with the seller for any known issues and/or repairs regarding the electrical system of the building.

2.2. 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.



3. Branch Circuit Conductors

Materials:

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

Observations:

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

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

4. Exterior Lights, Outlets

Observations:

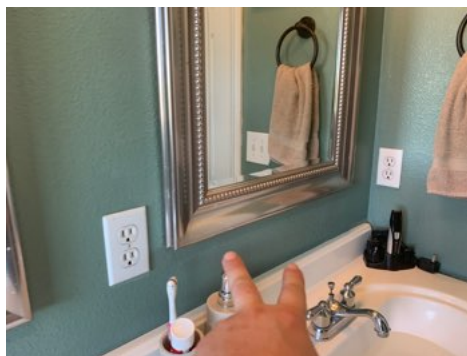
4.1. Sensor operated lights noted. Not tested at this inspection. Check with the seller.



5. Operation of GFCI Outlets

Observations:

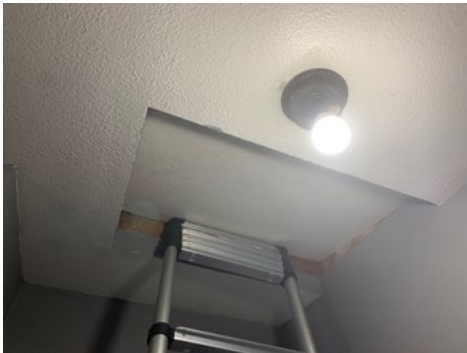
5.1. Recommend to have GFCI outlets in all wet locations as a safety upgrade, and to test them periodically. Missing at upper hall bathroom(s). Have checked, fixed by qualified electrician.



6. Interior Fixtures, Outlets

Observations:

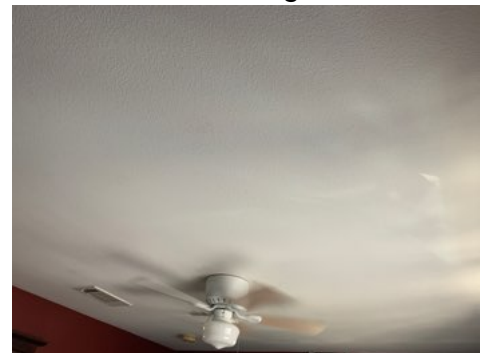
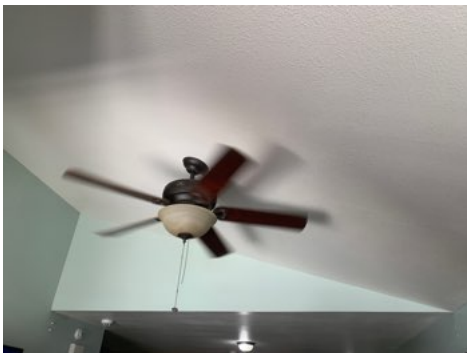
- 6.1. No defects were found with regard to dimmer switches at the time of inspection, but these devices are known to be unreliable and may require future replacement. (FYI)
- 6.2. **Electrical covers (switch, outlets, junction boxes, etc) not removed as part of this inspection - Inspection of the wiring is limited to Main panel. For a more in depth inspection recommend to hire a qualified Electrician.**
- 6.3. House was occupied at the time - Most of the outlets were not visible, accessible at the time to test. Check the records for any known defects, repairs.
- 6.4. Ceiling fans not tested for attachment/safety at this inspection. Recommend to check the records - Make sure it was installed and tested by a qualified specialist.
- 6.5. Ceiling fan light(s) not working and/or not responding to switch at wall- pull cords missing at ceiling fan at bedroom- not working properly. Have checked, necessary correction/repair/replacement made by qualified specialist.
- 6.6. Damaged and/or missing light cover(s) at interior noted. Have checked, corrections made by qualified electrician.
- 6.7. Newer fixtures noted. Recommend to check the records, permits.



Missing light cover



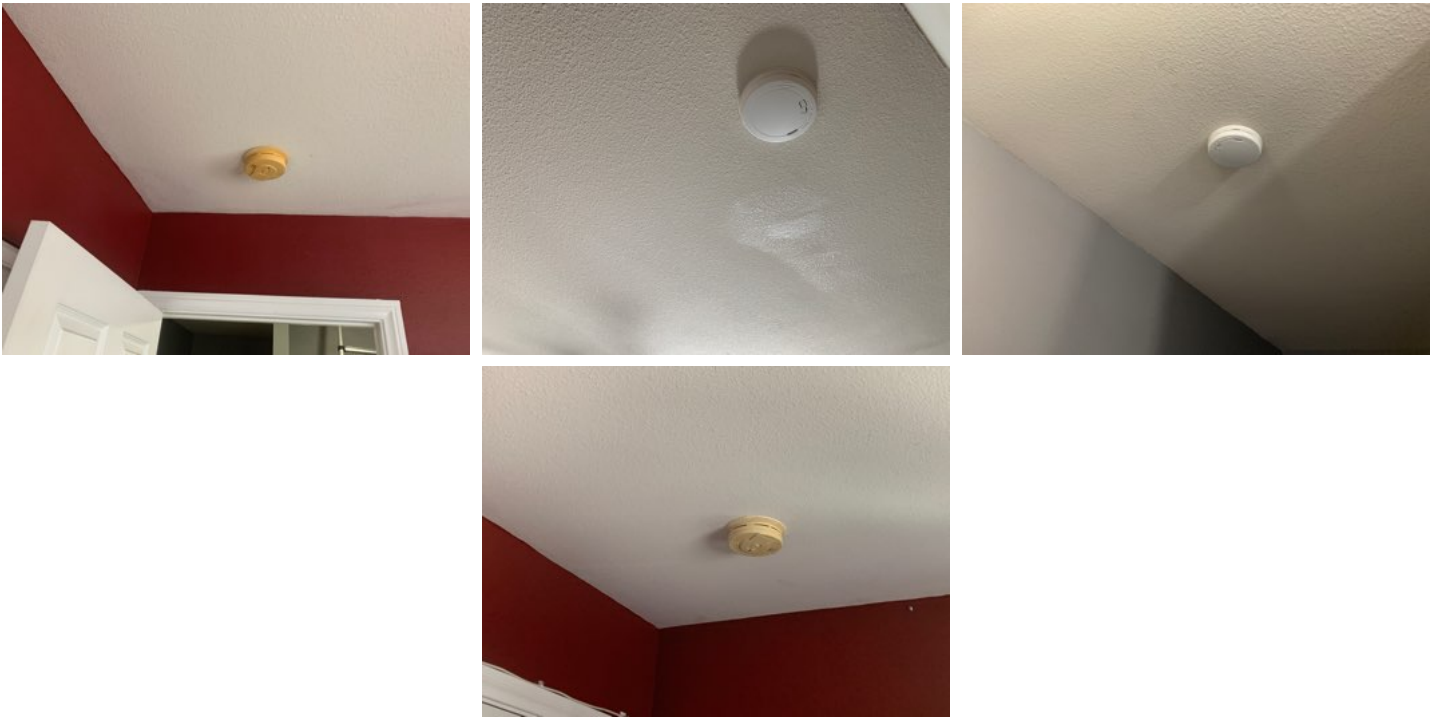
Light not working- pull cords missing



7. Smoke and Carbon Detectors

Observations:

- 7.1. **Smoke and Carbon Monoxide detectors, fire alarms/systems not inspected. Beyond the scope of this inspection. Recommend to install smoke and carbon monoxide detectors per City/Manufacturers requirements and test them periodically - Recommend to have checked by a qualified retrofitter. THIS IS A HEALTH/SAFETY CONCERN.**
- 7.2. Old smoke detectors found. Recommend to replace, upgrade to today's safety standards and test them periodically. Recommend further evaluation by a qualified retrofitter.
- 7.3. Recommend to install carbon monoxide detectors per City/Manufacturers requirements and test them periodically. Information regarding placement can be found on the State Fire Marshall website at <http://osfm.fire.ca.gov>



8. Door Bell

Observations:

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



9. Low Voltage Systems

Observations:

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

10. Other

Observations:

10.1. 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.

Plumbing

1. Interior Drain, Waste, and Vent Systems

Drain Line Type(s):

- **ABS**
- Not Fully Visible

Observations:

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

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

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

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

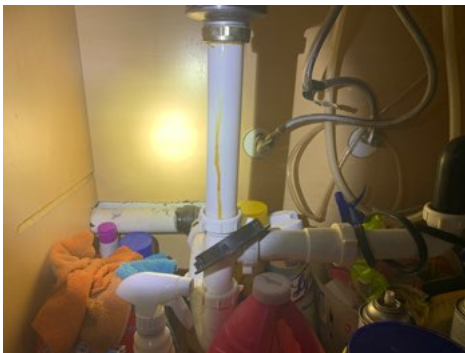
We can not determine if building is on a public sewer system or on a septic system. Recommend to check the records with the seller/builder and or check the public records.

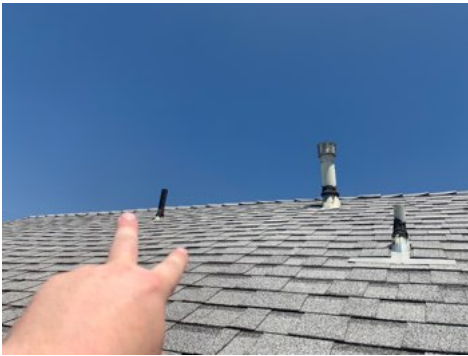
Video inspection of the Sewer/Waste pipes is required to determine condition and life expectancy of the Sewer System. No warranty or evaluation is conducted by this inspection company. FAILURE TO CONDUCT A SEWER LINE INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.

1.3. Sewer clean out at rear yard noted - Recommend to check service records.

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

1.5. Most of the Sewer, Waste pipes are located underground not fully visible/accessible and not part of this inspection. A sewer video inspection must be completed prior to close of escrow by a qualified plumber in order to determine the true condition of the Sewer, Waste line.





Not sealed



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 - 90 PSI - recommend adjustment, repair, replacement of the regulator to below 80 PSI.

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



90 psi

3. Interior Water Supply and Distribution

Supply Line Type(s):

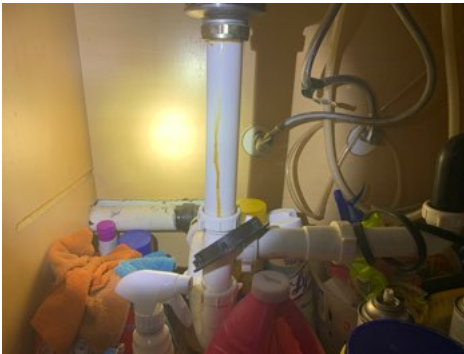
- Copper
- Not Fully Visible

Observations:

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

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

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



4. Fuel System

Observations:

4.1. This is a limited visual inspection of the gas system. We have partial access to burn chambers and other interior appliance parts only, and no way to inspect underground/interior wall pipes. Check records, permits for any known issues or repairs - Gas leaks and pipe testing is not part of this inspection The Gas Company has 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:

- Gas
- 50 GAL

Age:

- 12 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. Seismic straps are too loose and/or improper bracing noted at water heater. Have it checked, fixed by a qualified specialist.

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

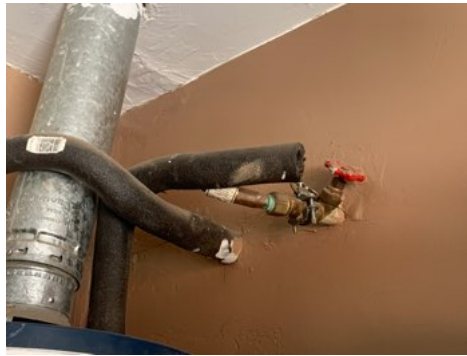
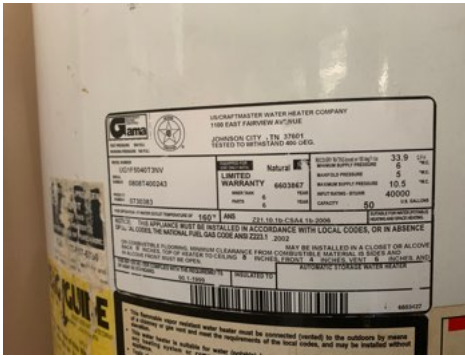
5.5. Loose cover plate at burner noted - recommend to install/correct.

5.6. Most of the vent pipe is inside the wall and/or not visible at this inspection to comment. Check the records for any known defects/repairs.

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

5.8. Your water heater does not have a "Thermal Expansion tank" installed to prevent a possible leak at the T&P or "Pop-off" valve. Recent changes in code require one when a new water heater is installed. This change is not retroactive on older previously installed Gas/LP water heaters such as yours. There were no leaks or drips at the T&P valve during inspection. If your water heater does begin to drip or leak, then a Thermal Expansion tank may be needed.





6. Yard Sprinkler System

Observations:

6.1. House without yard sprinkler system. FYI

7. Other

Observations:

7.1. The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status.

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

Heating & Cooling System

1. Heating System Operation

Heating Type and # of Units:

- Forced Air Gas
- One

Heating Size/ Age

- 70,000 BTU
- 13 years old

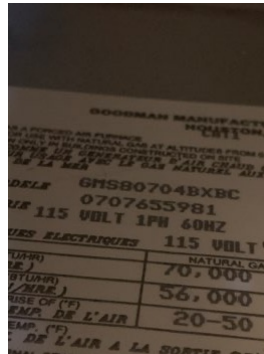
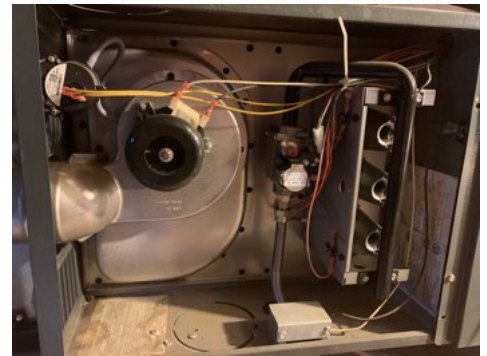
Observations:

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. Missing screws at cover- recommend to correct/install.



2. Venting



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.



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.

5. Distribution Systems

Distribution Type:

- Insulated Vinyl Air Ducts

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

5.3. 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/>)



6. A/C Type, Size, & Age

A/C Type, Size, & Age:

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

Power Source & Number Of Units:

- One

7. A/C Compressor

Observations:

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

7.2. 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.

7.3. 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).

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

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

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

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



8. Refrigerant Line



9. Evaporator Coil

Observations:

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

10. A/C Condensation Line

Observations:

10.1. **A/C** condensation line drains at foundation - Poor location. Recommend to upgrade. Have checked, corrections made by HVAC specialist.



11. Thermostat(s)

Observations:

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



12. Other

Observations:

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

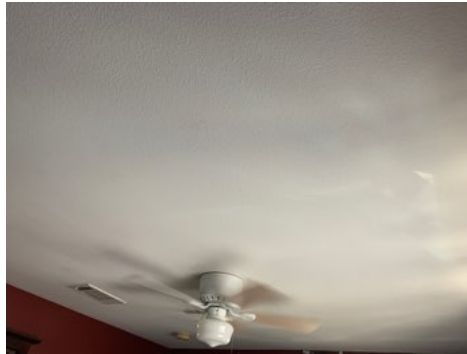
Recommend to hire a qualified specialist for further more detailed inspection, evaluation.

12.2. Recommend further complete evaluation and service maintenance by a qualified HVAC specialist if one hasn't been performed within 12 months- FYI

Interior

1. Ceilings

Ceiling Type(s):
• Sheetrock



2. Walls

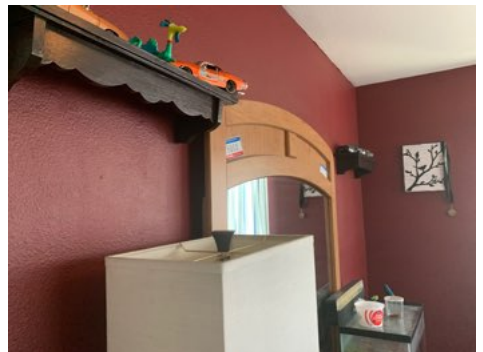
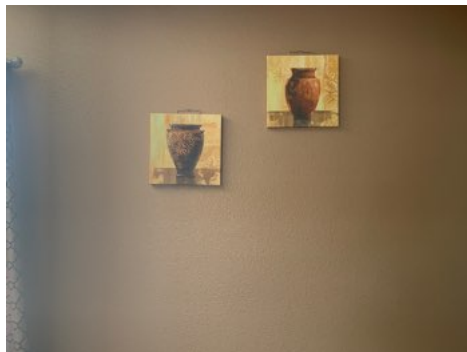
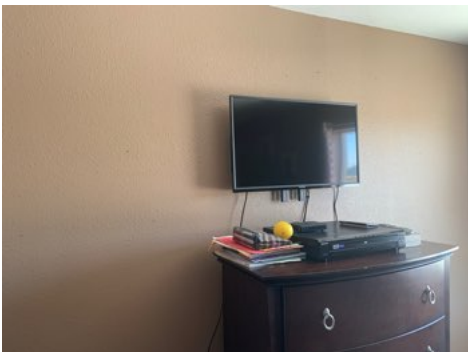
Wall Type(s):
• Sheetrock

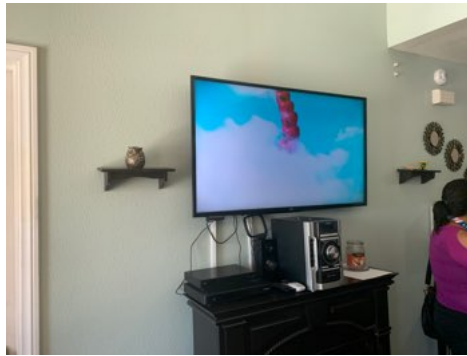
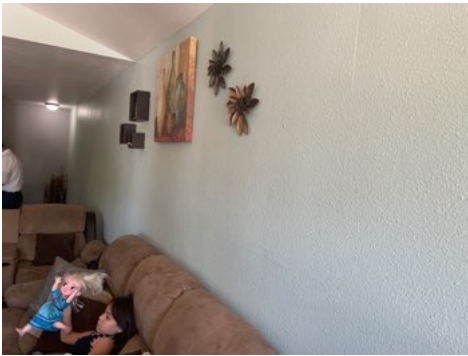
Observations:

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.**





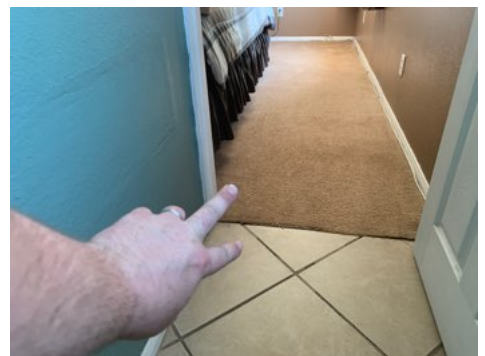
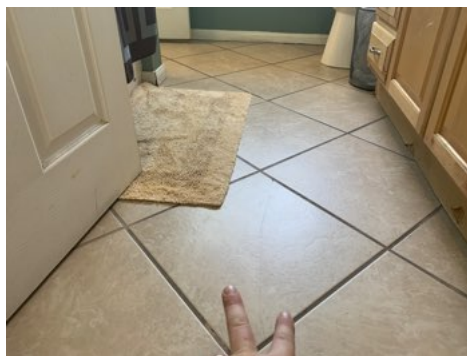
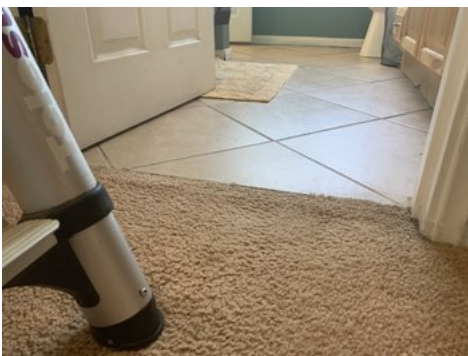
3. Floors

Floor Type(s):

- Carpet
- Tile

Observations:

- 3.1. House was occupied at the time of the inspection - Floors were not fully visible. Recommend to check the records for any known defects and/or previous repairs.
- 3.2. Floor squeaks are present at the interior of the home (common for his type structures). Have it checked by a qualified flooring contractor.
- 3.3. 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 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. Worn, stained/loose carpeting noted. Recommend further evaluation for any necessary correction, upgrade/replacement by qualified specialist(s).
- 3.7. Damaged carpeting noted. Recommend further evaluation, repair/replacement made by qualified specialist(s).
- 3.8. Cracked, Damaged Tile(s) noted. Recommend further evaluation, repairs made by qualified specialist(s).
- 3.9. Cracked grout, Loose Tile(s) noted at interior. Recommend further evaluation, repairs by qualified specialist(s).



Cracked tiles

Loose tiles/cracked grout



4. Interior Doors

- Door Type(s):
- Hollow Core
 - Wood, Glass



Off tracks

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

5.4. Damaged, broken spring(s) noted at window(s) noted at - bathroom window. Have checked, repairs made by a qualified specialist.

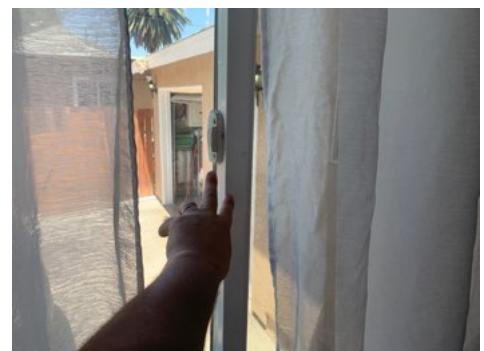
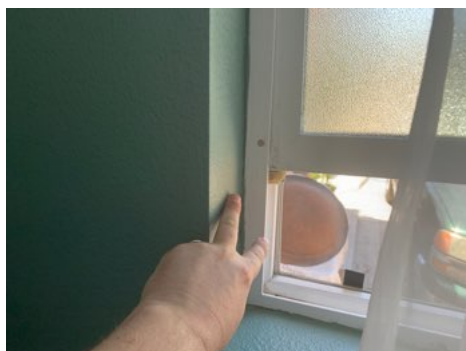
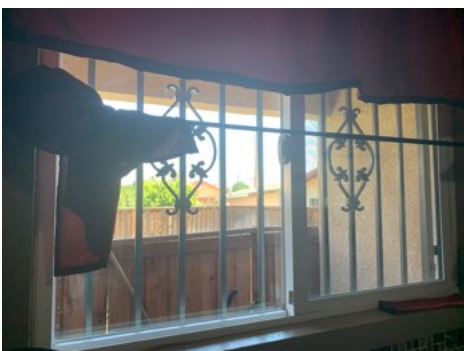
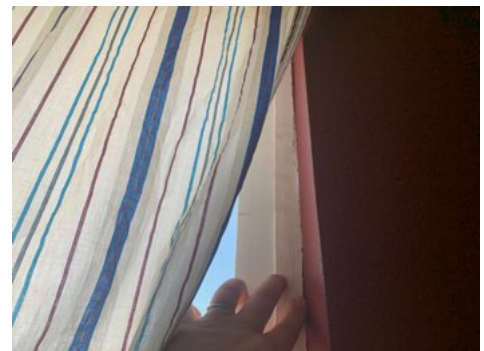
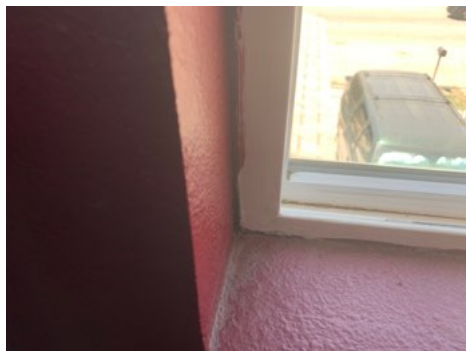
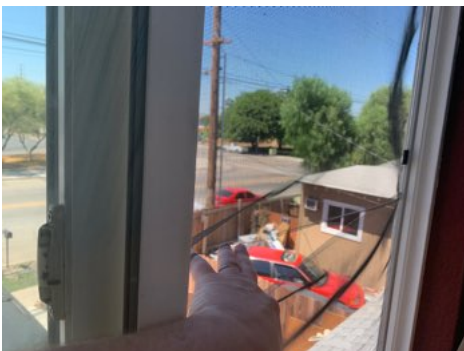
5.5. Missing interior weatherstripping(s) noted at - all windows. Have them checked, necessary corrections msde by a qualified specialist.

5.6. Window(s) won't latch and/or lock properly noted at - bedroom and living area. In need of adjustment, repair by a qualified specialist.

5.7. Screens at Windows were damaged and/or missing noted. Have checked, repaired/replaced by a qualified specialist.

5.8. Window bars at window(s) noted. Not part of this inspection and not tested at this inspection - Missing quick release mechanism. Bedroom window(s) must have easy access and openable bars. This is a Fire safety concern. Have it checked by a qualified specialist or bars removed.

5.9. Window bars at windows noted. Not part of this inspection and not tested at this inspection - Make sure quick release mechanism is functional and test them periodically. Bedroom windows must have easy access and openable bars. This is a Fire safety concern. Recommend to remove bars.



Damaged spring- bathroom

Won't lock- bedroom



Won't lock/damaged screen

6. Fireplace

Number Of Fireplaces:

- None

Type Of Unit:

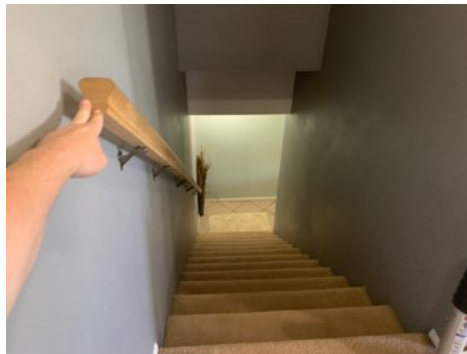
- None

7. Steps, Stairways, and Railings

Observations:

7.1. Handrail at interior stairs is not to current safety standards - Does not return to wall at top landing (trip/fall hazard). Correction, Safety upgrade recommended.

7.2. Stains, worn carpet noted at steps. Have checked, repaired, replaced by a qualified specialist.



8. Laundry Service

Dryer Type:

- Gas Dryer Type
- No 220V Electrical Outlet noted (not tested at this inspection)

Drain Size:

- 2" Diameter

Observations:

8.1. 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.

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

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

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

8.5. 20 GFCI Amp outlet is recommended at laundry as a safety upgrade. Have checked by a qualified specialist for correction.



9. Interior Features

Feature Type:

- Alarm, Security System - 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.



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.

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:

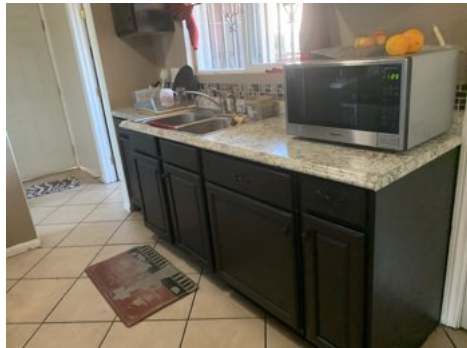
- Wood

Counter Top Type:

- Laminate

Observations:

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

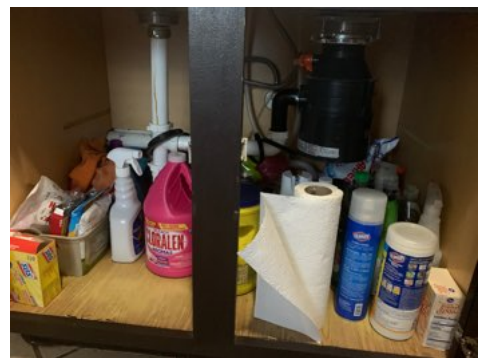




3. Sinks

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. No dishwasher noted at kitchen - FYI



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.**

6.3. **Weak door springs noted- may require adjustment by qualified specialist .**



7. Range Hood

Range Hood Type:

- Recirculate Type

Observations:

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



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.**



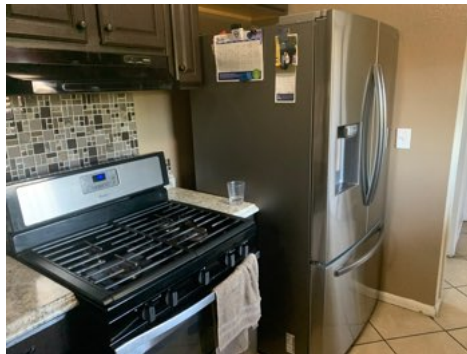
9. Kitchen Features

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:

- Lower Guest Bathroom

Fixtures:

- Toilet, Sink(s), Shower
- Without Exhaust Fan (window type)



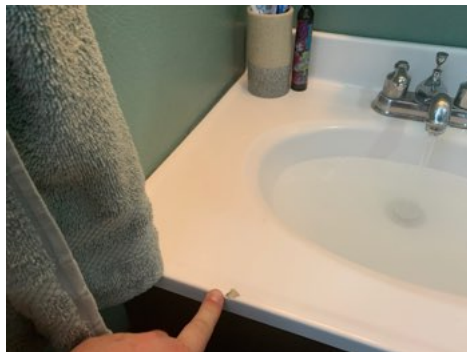
2. Sink(s), Faucets

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.

2.3. Chipped countertop noted.



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

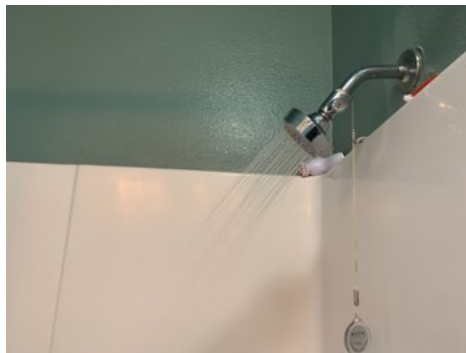
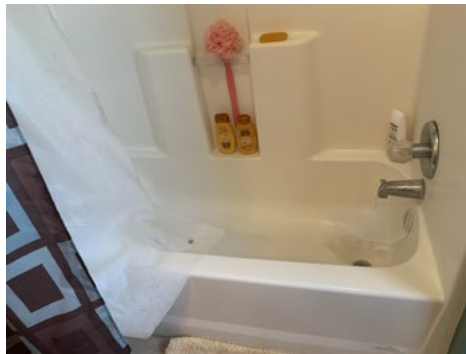
1. Bathroom # 2

Location:

- Upper Hall Bathroom

Fixtures:

- Toilet, Sink(s), Tub
- Without Exhaust Fan (window) type



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. Cracked tiles noted at flooring. Have it checked, fixed, replaced by a qualified specialist.
- 3.2. Cracked grout, loose floor tiles noted. Have it checked, fixed by a qualified specialist.
- 3.3. Age defects, wear noted to cabinets, counter.



4. Bathtub

Observations:

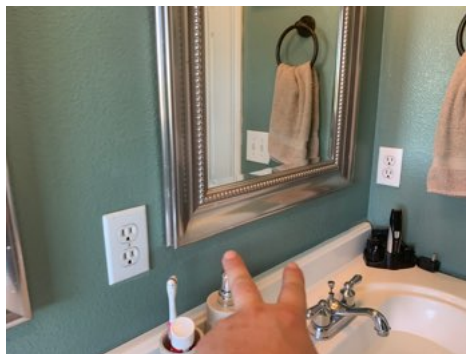
- 4.1. Missing tub stopper noted. Have it checked
- 4.2. Leaking at downspout noted at shower mode due to defective diverter. Have it checked, repaired, replaced.



5. Electrical

Observations:

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



Attic

1. Attic Access Location

Observation Method:

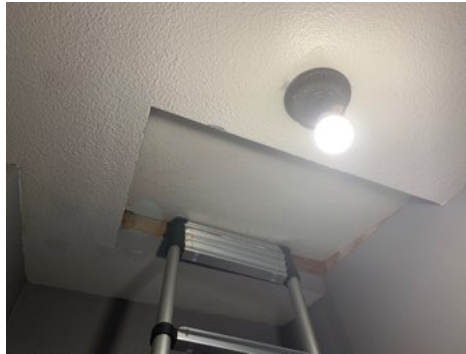
- From Entry

Attic Info:

- Scuttle Hole

Observations:

- 1.1. Attic access was located at hallway.



2. Roof Structure and Attic

Roof Type:

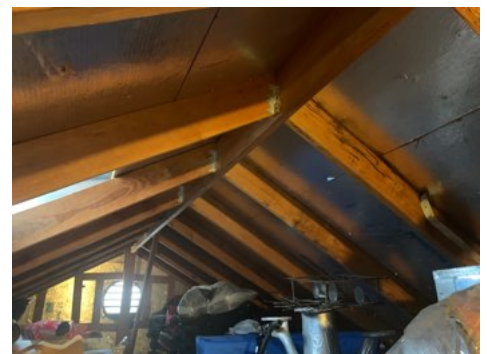
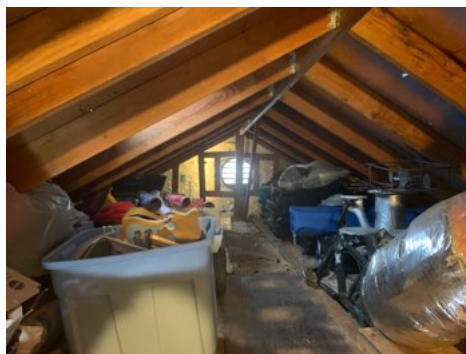
- Rafters/Ridge Board

Ceiling Type:

- Ceiling Joists
- Not 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.



3. Insulation

Insulation Type:

- Fiberglass

Observations:

- 3.1. Belongings Build up on insulation at the attic. Recommend to remove



4. Venting

Venting Type:

- Gable 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:

- Could Not Access
- No Access

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. Access to crawl space too small to enter or blocked at the time of inspection. Limited to partial view, viewed from access only. Needs further evaluation by a qualified foundation contractor.

Note: hidden defects/damage may exist. Recommend to install proper access by qualified specialist

1.5. Newer work, alterations noted at crawlspace. Recommend to check the records, permits.

1.6. Foundation vents were set low at exterior soil, water seepage into the crawl space noted. Recommend to built a curb to prevent water intrusion.

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



2. Walls

Walls Type:

- Concrete

Anchor Bolts:

- Recommend Retrofitting At The Foundation
- Unable To Determine (No Access Present)

Observations:

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

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

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

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



3. Columns or Piers

Type:

- Wood Posts
- Concrete Piers

Observations:

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



4. Floors

Floors Type:

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

Observations:

- 4.1. Floor joists were not fully visible due to insulation. Inspection was limited. Check the records for any known defects, repairs.**
- 4.2. Insulation installed Up side Down - Improper. Have it checked, fixed by a qualified specialist.**



5. Foundation Ventilation

Observations:

- 5.1. Foundation vent(s) are below ground level at exterior soil/slab, which can allow water to enter crawlspace. Recommend to re-grade and/or install proper flashing, curb to prevent water seepage.**
- 5.2. Missing proper crawlspace access- recommend to install by qualified foundation specialist.**



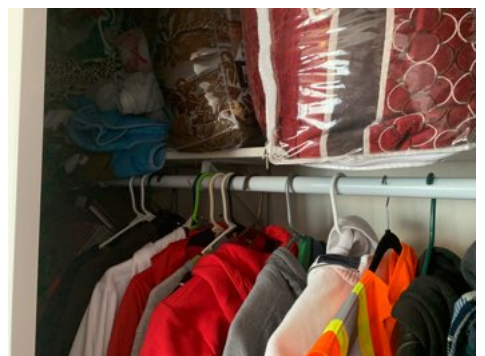
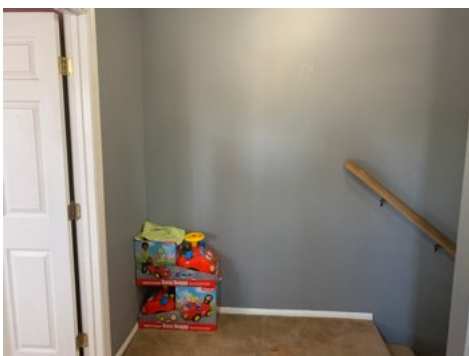
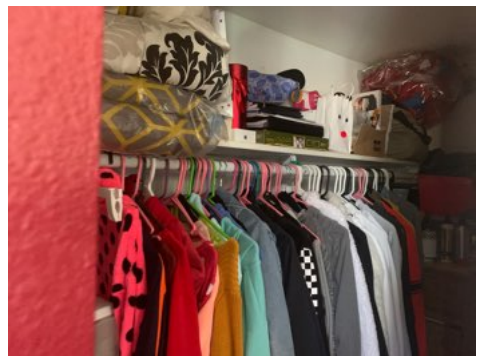
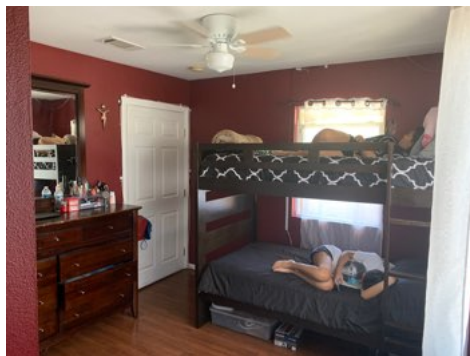
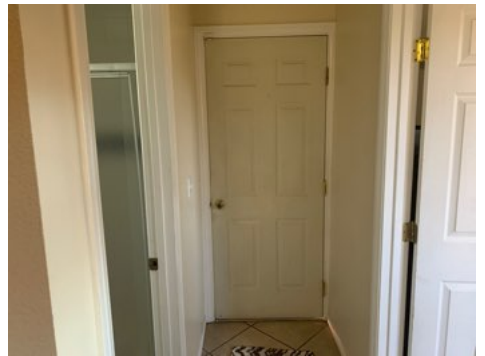
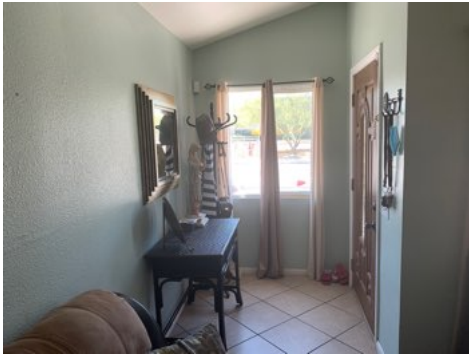
6. Other

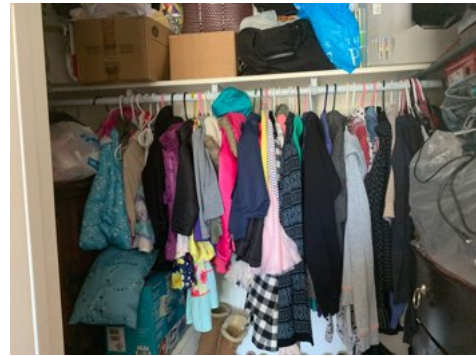
Observations:

- 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.**

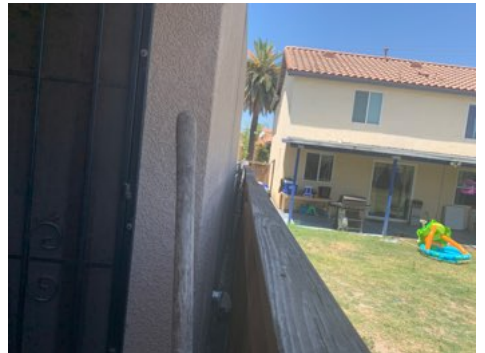
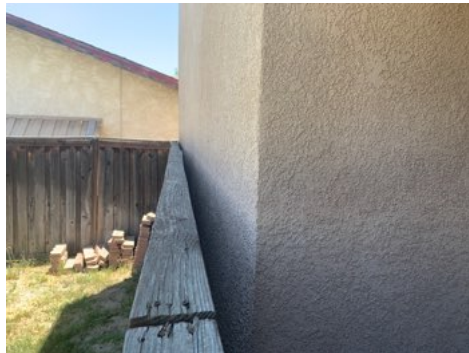
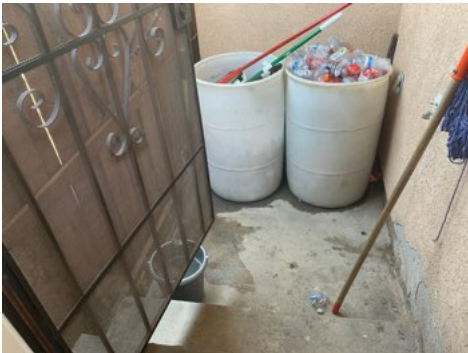
Additional Photos

1. Interior Photos





2. Exterior Photos



Invoice

1. Inspection Fee:

Materials:

- Inspection Fee: \$385

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.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

Report Summary

Exterior and Grounds		
Page 6 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. Planter(s) built at the foundation - not recommended. Recommend to remove to prevent water seepage into crawl space/foundation.</p>
Page 6 Item: 3	Porch/Patio, Decks, Steps/Stairs, Railings	<p>3.1. Recommend to install proper railing at all exterior steps (safety upgrade). Recommend to install.</p> <p>3.2. Uneven rise was noted at exterior steps- this condition present trip hazards. Recommend to have checked, any necessary corrections made by a qualified contractor.</p> <p>3.3. Wall to deck flashing not visible, covered, and/or missing - Improper. Possible seepage can occur. Have it checked by a qualified specialist.</p>
Page 7 Item: 5	Eaves, Soffits, and Fascia	<p>5.1. Age defects, peeling paint and/or moisture stains, damage were noted at the eaves and fascia. Recommend further evaluation, repairs by a qualified structural pest inspector and contractor.</p>
Page 8 Item: 6	Wall Cladding, Flashing, and Trim	<p>6.1. Common cracks were noted in the exterior stucco walls. Have checked by paint contractor.</p> <p>6.2. Cracked, damaged areas noted at stucco wall at rear porch area - In need of patch, paint, Repair. Have it checked by a qualified contractor(s).</p>
Page 8 Item: 7	Window Trim and Sills (Exterior)	<p>7.1. Newer replacement vinyl type window(s) noted - Check the records, warranties. Periodic maintenance around the frame, sealant required (to prevent water seepage).</p> <p>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.</p> <p>7.3. Window bars noted - Not part of this inspection. Not recommended for fire safety. Bedroom window bars must have easy access, openable bars... For fire safety and test them periodically.</p> <p>7.4. Window bars noted - Recommend to remove for fire safety.</p> <p>7.5. Damaged and/or Missing window screens noted. Have them checked, repaired, replaced by a qualified specialist.</p>

Page 9 Item: 8	Doors (Exterior)	<p>8.1. Old, worn, weathered finish at exterior doors noted. Peeling paint at frames. Have checked, any necessary corrections made by qualified specialist.</p> <p>8.2. Exterior doors open over step - A trip hazard. Have it checked, corrected by a qualified specialist.</p> <p>8.3. Exterior doors were missing proper landing and/or existing landing is too short (trip hazard) - Correction by a qualified specialist recommended.</p> <p>8.4. Missing hardware at security door at rear porch. Have checked:fixed by qualified specialist.</p>
Page 9 Item: 9	Other/Features	<p>9.2. Recommend to check the building records, permits.</p> <p>9.3. Recommend to check the building records, permits on: additions, alterations, remodel.</p> <p>9.4. Fence at rear built close to structure, unable to walk/access most of rear side of house- unable to determine property line at time of inspection. FYI</p>
Roofing		
Page 11 Item: 1	Roof Pictures	<p>1.1. We recommend an annual inspection, service, maintenance of the roofing material and its components to prevent leaks and/or damage. This is a visual inspection - The home inspector cannot warranty the roof to be free from leaks in the past or the future. Check the service records, with seller regarding any known defects or repairs relating to the roof.</p>
Page 11 Item: 2	Roof Coverings	<p>2.3. Flat Roof covering shows puckering, blistering and alligating/damage at some areas- These areas will eventually crack, leak and lead to roof being in need replacing. Have it checked by a qualified roofer.</p> <p>2.4. Aged flat roof cover noted. Recommend to apply roof coating to prolong life of the roof. Have it checked by a qualified roofer.</p> <p>2.5. Yearly roof service contract with a qualified Roofing Company is recommended.</p>
Page 12 Item: 3	Flashings	<p>3.1. Exposed fasteners/nails noted at the roof flashing(s). Recommend to seal to prevent leaks. Have checked, corrections/maintenance performed by qualified roofer</p>
Page 13 Item: 4	Roof Drainage Systems	<p>4.1. House without proper full gutter system. Recommend adding gutters and downspout(s) for proper drainage.</p>
Page 13 Item: 7	Other	<p>7.1. The roof has been inspected at a time when it was not raining. Since one of the purpose of the roof is to repel water this could not be observed and verified as occurring in all cases. Therefore the roof has not been tested under wet conditions and how it performs in these condition is unknown. No warranty is made that it will not leak when it is under a wet condition.</p>
Garage		

Page 14 Item: 2	Garage Vehicle Door(s)/Reverse Sensors	<p>2.1. 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.</p> <p>2.2. No automatic opener present - Manual vehicle door type. (FYI)</p> <p>2.3. Garage door not balanced right, door shuts into own when halfway open. Have checked, corrections made by qualified specialist.</p>
Page 15 Item: 4	Walls/Firewall	4.2. Not fully visible due to belongings. Recommend further evaluation by a qualified structural pest specialist.
Page 15 Item: 5	Ceiling and Framing	<p>5.1. Prior patchwork at garage ceiling noted. Check the records and/or with seller of known defects, repairs.</p> <p>5.2. Ceiling joists were not visible to comment at the time - Check the records for any known defects, repairs.</p>
Page 16 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 16 Item: 9	Exterior Grading at Garage	9.1. Garage was installed too close to neighbors yard, unable to fully view, access side and/or rear of garage. Have it checked.
Electrical System		
Page 18 Item: 3	Branch Circuit Conductors	<p>3.1. Most of the electric wiring is enclosed within the walls and ceilings and other parts of the structure. It is not visible and its condition cannot be fully determined. No representation is made as to its status.</p> <p>3.2. Newer wiring, fixtures noted - Check the records, permits.</p>
Page 18 Item: 4	Exterior Lights, Outlets	4.1. Sensor operated lights noted. Not tested at this inspection. Check with the seller.
Page 18 Item: 5	Operation of GFCI Outlets	5.1. Recommend to have GFCI outlets in all wet locations as a safety upgrade, and to test them periodically. Missing at upper hall bathroom(s). Have checked, fixed by qualified electrician.

Page 19 Item: 6	Interior Fixtures, Outlets	<p>6.2. Electrical covers (switch, outlets, junction boxes, etc) not removed as part of this inspection - Inspection of the wiring is limited to Main panel. For a more in depth inspection recommend to hire a qualified Electrician.</p> <p>6.3. House was occupied at the time - Most of the outlets were not visible, accessible at the time to test. Check the records for any known defects, repairs.</p> <p>6.4. Ceiling fans not tested for attachment/safety at this inspection. Recommend to check the records - Make sure it was installed and tested by a qualified specialist.</p> <p>6.5. Ceiling fan light(s) not working and/or not responding to switch at wall- pull cords missing at ceiling fan at bedroom- not working properly. Have checked, necessary correction/repair/replacement made by qualified specialist.</p> <p>6.6. Damaged and/or missing light cover(s) at interior noted. Have checked, corrections made by qualified electrician.</p> <p>6.7. Newer fixtures noted. Recommend to check the records, permits.</p>
Page 20 Item: 7	Smoke and Carbon Detectors	<p>7.1. Smoke and Carbon Monoxide detectors, fire alarms/systems not inspected. Beyond the scope of this inspection. Recommend to install smoke and carbon monoxide detectors per City/Manufacturers requirements and test them periodically - Recommend to have checked by a qualified retrofitter. THIS IS A HEALTH/SAFETY CONCERN.</p> <p>7.2. Old smoke detectors found. Recommend to replace, upgrade to today's safety standards and test them periodically. Recommend further evaluation by a qualified retrofitter.</p> <p>7.3. Recommend to install carbon monoxide detectors per City/Manufacturers requirements and test them periodically. Information regarding placement can be found on the State Fire Marshall website at http://osfm.fire.ca.gov</p>
Page 20 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 20 Item: 10	Other	<p>10.1. 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>

Plumbing

Page 21 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 rear yard noted - Recommend to check service records.</p> <p>1.4. Newer ABS type waste pipes noted - Recommend to check the records, permits.</p> <p>1.5. Most of the Sewer, Waste pipes are located underground not fully visible/accessible and not part of this inspection. A sewer video inspection must be completed prior to close of escrow by a qualified plumber in order to determine the true condition of the Sewer, Waste line.</p>
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Page 22 Item: 2	Water Main Line	<p>2.1. Water main; Most of the water piping is located under ground - Not visible to comment. Check the records for any known defects, repairs. This is a limited visual inspection we do not perform leak tests on plumbing pipes. Recommend to check the records with the seller for any known issues, repairs with water pipes and or have it checked, tested by a qualified plumber.</p> <p>Hose Bibs: Missing anti-siphon valve at hose bibs (An anti-siphon (or, anti-siphon) valve is a device that prevents liquid from returning to the line from which it came if a siphon action occurs). Recommend to install.</p> <p>2.2. Hose Bibs: Missing anti-siphon valve at hose bibs (A anti-siphon valve is a device that prevents liquid from returning to the line from which it came if a siphon action occurs). Recommend to have checked and installed by a qualified specialist.</p> <p>2.3. Water pressure is too high, measured at - 90 PSI - recommend adjustment, repair, replacement of the regulator to below 80 PSI.</p> <p>2.4. Missing pressure relief valve at Main water line noted. Recommend to install.</p>
Page 23 Item: 3	Interior Water Supply and Distribution	<p>3.1. The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status. Check the records for any known defects and/or repairs.</p> <p>3.2. As of January 1, 2017, The building standards and state law require that flow rates for fixtures in the home not exceed 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. Refer to seller and or have it checked by a qualified retrofitter specialist.</p> <p>3.3. Most of the plumbing pipes were not visible at this inspection. Check the records for any known defects, repairs.</p>

Page 23 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>
Page 24 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. Seismic straps are too loose and/or improper bracing noted at water heater. Have it checked, fixed by a qualified specialist.</p> <p>5.4. Unit is near end of life due to age (Life span of this type units are 10 to 12 years). Recommend to monitor/replace and retrofit to today's safety standards.</p> <p>5.5. Loose cover plate at burner noted - recommend to install/correct.</p> <p>5.6. Most of the vent pipe is inside the wall and/or not visible at this inspection to comment. Check the records for any known defects/repairs.</p> <p>5.7. Water heater lacks a catch pan with exterior routed line. Recommend to install.</p> <p>5.8. Your water heater does not have a "Thermal Expansion tank" installed to prevent a possible leak at the T&P or "Pop-off" valve. Recent changes in code require one when a new water heater is installed. This change is not retroactive on older previously installed Gas/LP water heaters such as yours. There were no leaks or drips at the T&P valve during inspection. If your water heater does begin to drip or leak, then a Thermal Expansion tank may be needed.</p>

Page 25 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 26 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. Missing screws at cover- recommend to correct/install.</p>
Page 27 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>
Page 27 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>

Page 28 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. Newer air ducts noted- Recommend to check the records, permits.</p> <p>5.3. 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>
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Page 29 Item: 7	A/C Compressor	<p>7.2. 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>7.3. 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> <p>7.4. NEW FREON LAWS AND WHEN THEY TAKE EFFECT: The EPA regulations governing the Freon used in air conditioning and heating systems have changed. In 2010, Freon 22, the freon that most consumers are familiar with, began being phased out due to the laws and regulations set forth by the EPA and the Federal Government. All manufacturers of air conditioning and heating equipment were required by law, to only produce HVAC equipment that used the new, environmentally friendly, R-410A Freon. In other words, manufacturers were outlawed from even manufacturing equipment that uses R-22.</p> <p>Freon Manufacturers still produce R-22 for servicing and repairs, and will continue until 2020. At that point, R-22 will become completely obsolete and extinct which may result in need for upgrade/replacement of current system.</p> <p>7.5. AC unit is using R - 22 refrigerant. After 2020 contractors may not be able to purchase R - 22 refrigerant for servicing this type AC units. Recommend to consult with a qualified HVAC contractor for possible upgrade/replacement of the HVAC system.</p> <p>7.6. Compressor(s) outside (AC unit) old and may last a few years more, but maybe not- limited life expectancy. Possible unit(s) could fail after a home inspection during seasonal change from mild to hot weather. I cannot determine how long your AC will last before a replacement is necessary and life expectancy is not determined at this inspection. Check service records or have tested by a qualified HVAC specialist, Contractor.</p>
Page 30 Item: 9	Evaporator Coil	<p>9.1. Coils are not visible at this inspection to comment. Old unit type. Periodic care, service recommended.</p>
Page 30 Item: 10	A/C Condensation Line	<p>10.1. A/C condensation line drains at foundation - Poor location. Recommend to upgrade. Have checked, corrections made by HVAC specialist.</p>

Page 30 Item: 12	Other	<p>12.1. This is a limited visual inspection of the HVAC SYSTEM. For more detailed inspection of the components: such as air flow, sizing, refrigerant lines, pressure, high temp switches, HERS efficiency testing of the ducts or Refrigerant charge verification testing etc. Recommend to hire a qualified specialist for further more detailed inspection, evaluation.</p> <p>12.2. Recommend further complete evaluation and service maintenance by a qualified HVAC specialist if one hasn't been performed within 12 months- FYI</p>
Interior		
Page 31 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 32 Item: 3	Floors	<p>3.1. House was occupied at the time of the inspection - Floors were not fully visible. Recommend to check the records for any known defects and/or previous repairs.</p> <p>3.2. Floor squeaks are present at the interior of the home (common for his type structures). Have it checked by a qualified flooring contractor.</p> <p>3.3. 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>3.4. Worn, aged flooring materials 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. Worn, stained/loose carpeting noted. Recommend further evaluation for any necessary correction, upgrade/replacement by qualified specialist(s).</p> <p>3.7. Damaged carpeting noted. Recommend further evaluation, repair/replacement made by qualified specialist(s).</p> <p>3.8. Cracked, Damaged Tile(s) noted. Recommend further evaluation, repairs made by qualified specialist(s).</p> <p>3.9. Cracked grout, Loose Tile(s) noted at interior. Recommend further evaluation, repairs by qualified specialist(s).</p>

Page 34 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 windows noted - no leak tests performed at this inspection. Check the records, warranties.</p> <p>5.4. Damaged, broken spring(s) noted at window(s) noted at - bathroom window. Have checked, repairs made by a qualified specialist.</p> <p>5.5. Missing interior weatherstripping(s) noted at - all windows. Have them checked, necessary corrections msde by a qualified specialist.</p> <p>5.6. Window(s) won't latch and/or lock properly noted at - bedroom and living area. In need of adjustment, repair by a qualified specialist.</p> <p>5.7. Screens at Windows were damaged and/or missing noted. Have checked, repaired/replaced by a qualified specialist.</p> <p>5.8. Window bars at window(s) noted. Not part of this inspection and not tested at this inspection - Missing quick release mechanism. Bedroom window(s) must have easy access and openable bars. This is a Fire safety concern. Have it checked by a qualified specialist or bars removed.</p> <p>5.9. Window bars at windows noted. Not part of this inspection and not tested at this inspection - Make sure quick release mechanism is functional and test them periodically. Bedroom windows must have easy access and openable bars. This is a Fire safety concern. Recommend to remove bars.</p>
Page 35 Item: 7	Steps, Stairways, and Railings	<p>7.1. Handrail at interior stairs is not to current safety standards - Does not return to wall at top landing (trip/fall hazard). Correction, Safety upgrade recommended.</p> <p>7.2. Stains, worn carpet noted at steps. Have checked, repaired, replaced by a qualified specialist.</p>

Page 36 Item: 8	Laundry Service	<p>8.1. 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>8.2. Recommend to check the Contracts. warranties on laundry machines.</p> <p>8.3. Water supply pipes, drains not tested at this inspection. Check the records and/or have it tested by a qualified plumber.</p> <p>8.4. Washing machine, laundry area without catch pan and/or drainage pipes. Recommend to install if possible to prevent damage when machines leak.</p> <p>8.5. 20 GFCI Amp outlet is recommended at laundry as a safety upgrade. Have checked by a qualified specialist for correction.</p>
Page 36 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>
Page 37 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>

Kitchen		
Page 38 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 38 Item: 2	Cabinets and Counter Tops	2.1. Wear and general age defects were noted to counter, cabinets at the time of inspection.
Page 39 Item: 5	Dishwasher	5.1. No dishwasher noted at kitchen - FYI
Page 40 Item: 6	Ranges/Oven/Cook Tops	<p>6.2. Missing Anti-Tip Device at the freestanding range - Recommend to add for safety concerns. Consult a licensed specialist for proper installation.</p> <p>6.3. Weak door springs noted- may require adjustment by qualified specialist .</p>
Page 40 Item: 7	Range Hood	7.1. Dirty filter(s) noted at the time of inspection. Recommend to replace.
Page 41 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 41 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 41 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 42 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 43 Item: 2	Sink(s), Faucets	2.3. Chipped countertop noted.

Page 44 Item: 3	Shower	3.1. Recommend to have a qualified termite inspector to test the shower pan for possible leaks.
Bathroom #2		
Page 46 Item: 3	Cabinets, Floors	3.1. Cracked tiles noted at flooring. Have it checked, fixed, replaced by a qualified specialist. 3.2. Cracked grout, loose floor tiles noted. Have it checked, fixed by a qualified specialist. 3.3. Age defects, wear noted to cabinets, counter.
Page 46 Item: 4	Bathtub	4.1. Missing tub stopper noted. Have it checked 4.2. Leaking at downspout noted at shower mode due to defective diverter. Have it checked, repaired, replaced.
Page 46 Item: 5	Electrical	5.1. Recommend to install GFCI type outlet at Bathroom(s) and to test periodically. This is a safety upgrade.
Attic		
Page 47 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.
Page 47 Item: 3	Insulation	3.1. Belongings Build up on insulation at the attic. Recommend to remove
Page 48 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 48 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 49 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. Access to crawl space too small to enter or blocked at the time of inspection. Limited to partial view, viewed from access only. Needs further evaluation by a qualified foundation contractor. Note: hidden defects/damage may exist. Recommend to install proper access by qualified specialist</p> <p>1.5. Newer work, alterations noted at crawlspace. Recommend to check the records, permits.</p> <p>1.6. Foundation vents were set low at exterior soil, water seepage into the crawl space noted. Recommend to built a curb to prevent water intrusion.</p> <p>1.7. Recommend further complete evaluation, necessary corrections made by qualified foundation specialist.</p>
Page 50 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. Newer work, alterations noted. Recommend to check the records, permits.</p> <p>2.3. Foundation walls, bolts were not visible at this inspection to comment due to construction method.</p> <p>2.4. Recommend further, complete evaluation by a qualified foundation specialist.</p>
Page 50 Item: 3	Columns or Piers	<p>3.1. This is an Old raised Foundation type structure. Further evaluation of foundation walls and framing by a qualified foundation contractor, inspector is recommended by This Inspection Co.</p>
Page 51 Item: 4	Floors	<p>4.1. Floor joists were not fully visible due to insulation. Inspection was limited. Check the records for any known defects, repairs.</p> <p>4.2. Insulation installed Up side Down - Improper. Have it checked, fixed by a qualified specialist.</p>

Page 51 Item: 5	Foundation Ventilation	5.1. Foundation vent(s) are below ground level at exterior soil/slab, which can allow water to enter crawlspace. Recommend to re-grade and/or install proper flashing, curb to prevent water seepage. 5.2. Missing proper crawlspace access- recommend to install by qualified foundation specialist.
Page 51 Item: 6	Other	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.