

# Key Property Inspection Group

## Property Inspection Report



**KEY**  
PROPERTY INSPECTION GROUP



415 Montana Ave #204, Santa Monica, CA 90403  
Inspection prepared for: Henry Dieu  
Real Estate Agent: Bonnie Truong -

Date of Inspection: 7/5/2020 Time: 10:00 AM  
Age of Home: 1973 Size: 1133 sq. Feet  
Weather: Clear  
Order ID: 131

Inspector: Clark Gerdes  
Certified CREIA Inspector #166834  
7374 Lenox Ave, Riverside, CA 92504  
Phone: (951) 818-8161  
Email: [clark@keypropertyinspectiongroup.com](mailto:clark@keypropertyinspectiongroup.com)  
[www.keypropertyinspectiongroup.com](http://www.keypropertyinspectiongroup.com)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**General Information and Comment Key:**

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

This inspection report shall describe and identify in written format the inspected systems, structures and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by qualified professionals. The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fee(s), maintenance, repair and/or replacement of item, component or unit(s) should be considered before you purchase the property.

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

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

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

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

## Inspection Details

### 1. Style Of Building

Condominium

### 2. Age Of Building

Over 45 Years

### 3. Client Attendance

- Present

### 4. Other Attendance

Materials:

- Buyers Agent
- Sellers Agent

### 5. Weather

- Clear

### 6. Temperature

- Over 65

### 7. Rain In The Last Three Days

- No

### 8. Resident Status

- House Was Furnished But Vacant at The Time

### 9. Add On/Alterations

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

## Interior

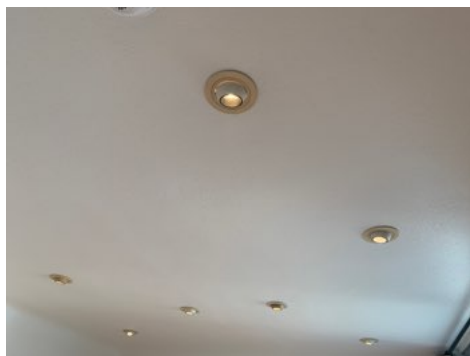
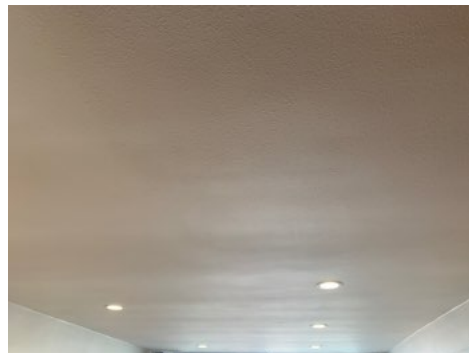
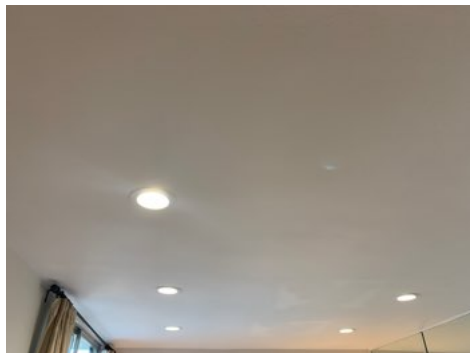
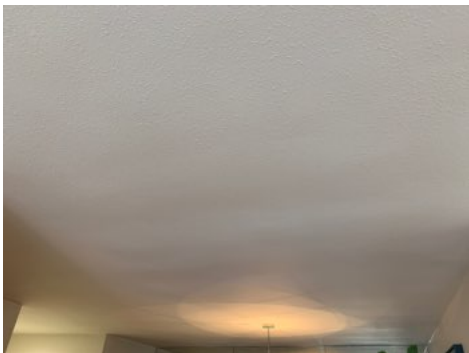
### 1. Ceilings

Ceiling Type(s):

- Sheetrock

**Observations:**

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



### 2. Walls

Wall Type(s):

- Sheetrock
- Mirrored

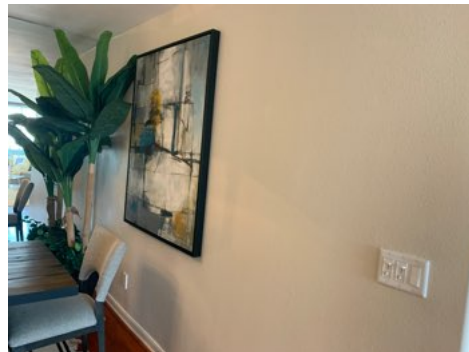
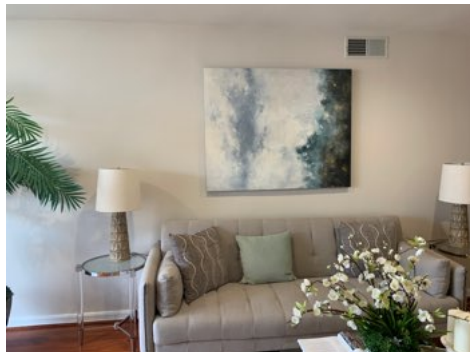
**Observations:**

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

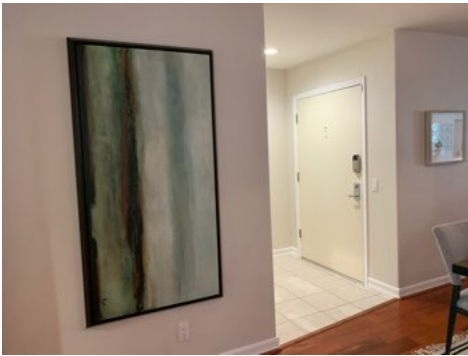
**2.2. Common cracks and/or anchor holes were noted at the interior walls.**

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

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







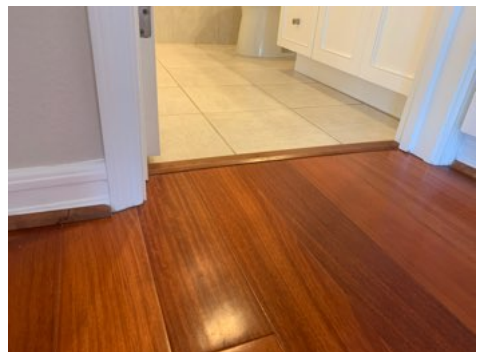
### 3. Floors

Floor Type(s):

- Carpet
- Tile
- Engineered "Wood" Material

**Observations:**

- 3.1. House was furnished but vacant at the time of the inspection - Floors were not fully visible. Recommend to check the records for any known defects and/or 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. Area rug(s) noted at inspected property. Rug(s) are not removed or moved at time of inspection, may mask or hide hidden defects. Check with seller for any known defects. Recommend to have checked prior to close of escrow.**
- 3.4. 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).**
- 3.5. Worn, aged flooring materials, scratches/scuff marks noted at floor(s) of the inspected property. May need repair/replacement. Have checked by qualified specialist.**
- 3.6. Trip hazards noted due to differing flooring material heights. FYI**
- 3.7. Worn, stained carpeting noted at closets. Recommend further evaluation for any necessary correction, upgrade/replacement by qualified specialist(s).**
- 3.8. Some expanded gaps noted at flooring material joints. In need of further evaluation, corrections by a qualified floor specialist.**







#### 4. Interior Doors

Door Type(s):

- Wood
- Aluminum Sliding Type

**Observations:**

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

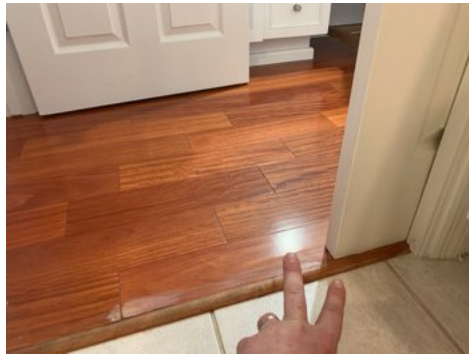
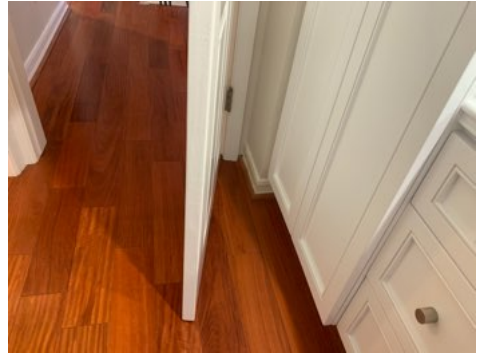
**4.2. Slider door(s) noted installed backward- It is possible to remove the doors from the tracks from exterior even if locked. A security concern. Recommend to upgrade, have checked by a qualified specialist.**

**4.3. Master bedroom closet doors not square, gap noted- FYI**

**4.4. Bathroom pocket door is not opening/closing properly- won't track noted, rubs at floor. In need of adjustment, repair by a qualified specialist**



Sliders backwards on tracks- FYI



Rubs

## 5. Interior Windows

### Observations:

5.1. No windows noted- FYI

## 6. Fireplace

Number Of Fireplaces:

- One

Type Of Unit:

- Prefabricated

**Observations:**

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

**6.2. Pilot was off, Gas valve/knob rotated at the time but appeared not operational- no gas . Flue was not fully visible at this inspection. Recommend further complete evaluation/testing of system by a qualified Fireplace specialist.**

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

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

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





## 7. Laundry Service

Dryer Type:

- Unable To Determine- Not Fully Visible

Drain Size:

- At Sink Drain

Observations:

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

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

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

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

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

7.6. Missing coverplate at outlet at laundry closet - recommend to install

7.7. Washer drain pipe drains/terminates at sink drain- improper. Missing dedicated drain noted. Check records/permits and, or have checked evaluated by a qualified specialist for any necessary corrections. Check with building/HOA.

7.8. Missing vent and/or louvered doors for ventilation at laundry closet- recommend to keep doors open when dryer in use- FYI



Missing cover



Washer drain- improper

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

Type:

- Tiled Deck(s)

Observations:

8.1. Rust/deterioration at railing noted- recommend to have checked/evaluated/weatherized/painted by qualified specialist. Check with building/HOA.

8.2. Horizontal bars noted- are climbable- (FYI for child safety)



Rusted railings



## 9. Interior Features

Feature Type:

- Wall Safe

Observations:

9.1. Wall safe at bedroom noted- not part of this inspection, not tested, 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.



# Electrical System

## 1. Service Entrance Conductors

Service Type:

- Overhead Service

Panel Capacity:

- 100 Amp Main Service

**Observations:**

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

## 2. Main Panel

Main Panel Type:

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

**Observations:**

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

## 3. Sub Panels

**Observations:**

3.1. No major defects noted- FYI



## 4. Branch Circuit Conductors

Materials:

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

**Observations:**

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

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

## 5. Operation of GFCI Outlets

**Observations:**

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

## 6. Interior Fixtures, Outlets

### Observations:

- 6.1. Electrical covers (switch, outlets, junction boxes, etc) not removed as part of this inspection - Inspection of the wiring is limited to Main panel. For a more in depth inspection recommend to hire a qualified Electrician.
- 6.2. House was was furnished but vacant at the time - Some of the outlets were not visible, accessible at the time to test. Check the records for any known defects, repairs.
- 6.3. Cover plate missing at laundry area. Have checked/installed
- 6.4. Newer fixtures noted. Recommend to check the records, permits.

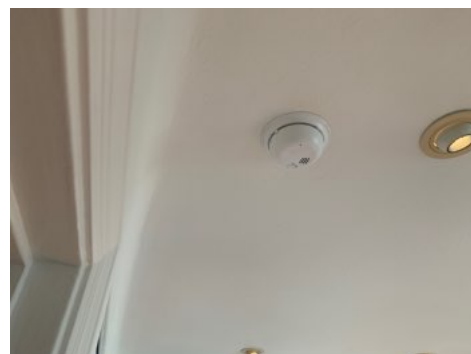
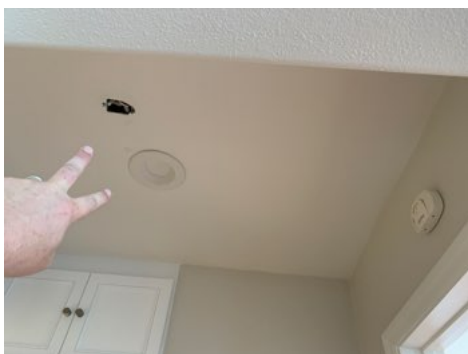
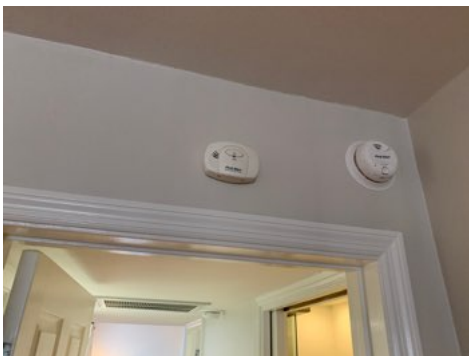


Missing cover

## 7. Smoke and Carbon Detectors

### Observations:

- 7.1. Smoke detectors in bedrooms and/or hallway noted - Recommend to test them periodically
- 7.2. Carbon monoxide detector noted - Recommend to test it periodically.
- 7.3. **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.**
- 7.4. Missing smoke detectors at left side hallway. Recommend to Install and test periodically for fire safety. Have checked by qualified retrofitter.



## 8. Door Bell

### Observations:

8.1. Door Bell(s) missing. Recommend to install. Have checked by qualified specialist.

## 9. Low Voltage Systems

### Observations:

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



## 10. Fire Sprinklers

### Observations:

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



## Plumbing

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

Drain Line Type(s):

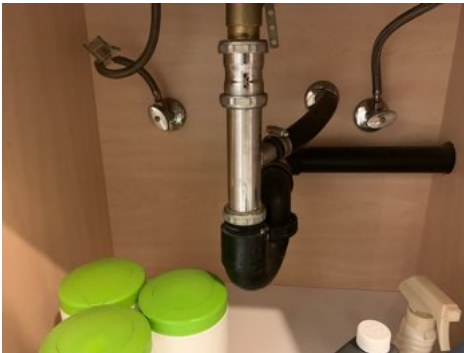
- **ABS**
- Brass
- Not Fully Visible

**Observations:**

**1.1. Active Leak(s) noted at drain pipe(s) at both bathrooms at sink(s). In need of repair/replacement. Recommend to hire a qualified plumber for further evaluation for any necessary repair(s) and/or replacement.**



Leaking- bathroom



Leaking- master bath left sink

### 2. Water Main Line

Type & Location:

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

Water Pressure (PSI):

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

**Observations:**

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

### 3. Interior Water Supply and Distribution

Supply Line Type(s):

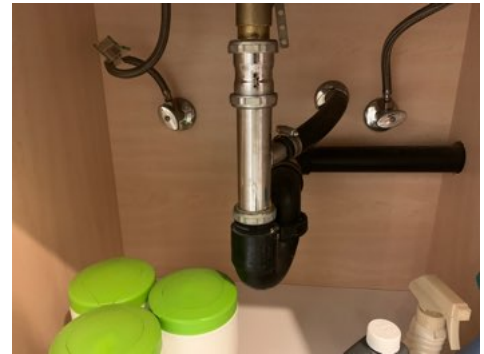
- Copper
- Not Fully Visible

Observations:

3.1. All/most of the water supply pipes are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status. Recommend to Check the building records for any known defects and/or repairs regarding the plumbing system of the unit/building.

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

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



### 4. Fuel System

Observations:

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



## 5. Water Heater(s)

Type and Size:

- Building Supplied Hot Water System Type

**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).**



## 6. Other

**Observations:**

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

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



## Heating & Cooling System

### 1. Heating System Operation

Heating Type and # of Units:

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

Heating Size/ Age

- Old Unit Type - Limited Life Left
- Unable to determine Size and/or Age Of The Unit(s)

#### Observations:

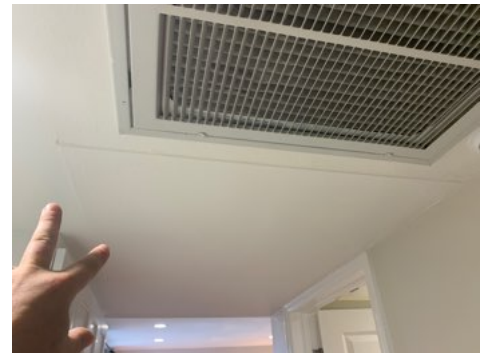
1.1. Unit(s) operated at heat mode at the time.

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

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

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

1.5. **FAU unit(s) located at hallway ceiling(s). Covers, ceiling Tiles not removed at this inspection- cover is heavily painted/sealed noted- poor access noted. Recommend to check service records. This is a limited visual inspection - Recommend to hire a qualified HVAC contractor for more detailed inspection/full evaluation of the heating/cooling units . Recommend to check the service records with the seller for any known defects, repairs.**



Access cover sealed shut

### 2. Air Filter

Filter Type:

- Disposable Air Filter(s)

#### Observations:

2.1. **Air filters should be changed or cleaned regularly according to Manufacturer's instructions (seasonally and/or every 3-4 months recommended). Air flow, balance is not a part of this inspection. Recommend to check with the seller about air comfort and distribution.**

2.2. **The Filter(s) are dirty and in need of replacement. Have checked, service/maintenance performed by qualified HVAC specialist.**



16x20x1

### 3. Distribution Systems

Distribution Type:

- No Access To Ducting- Unknown
- Not Fully Visible

**Observations:**

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

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

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

A/C Type, Size, & Age:

- Split System Central AC
- 2.5 Ton
- 21 Years Old
- Older Unit(s) Type (Life span of these type units are 20 to 25 years)

Power Source & Number Of Units:

- One

## 5. A/C Compressor

### Observations:

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

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

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

5.4. **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.

5.5. 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.

5.6. 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.



## 6. Refrigerant Line

### Observations:

6.1. Missing insulation at refrigerant line noted at AC unit. Recommend to correct and fix for efficiency.



## 7. Evaporator Coil

### Observations:

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

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

## 8. A/C Condensation Line

### Observations:

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



## 9. Thermostat(s)

### Observations:

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



## 10. Other

### Observations:

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

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

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

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

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



## Kitchen

### 1. Kitchen General Comments

#### General Pictures

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

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

1.3. Kitchen(s) remodeled at the time- Recommend to check the records/permits.

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

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



### 2. Cabinets and Counter Tops

Cabinets Type:

- Wood

Counter Top Type:

- Granite

#### Observations:

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





### 3. Sinks

#### Observations:

- 3.1. Sink faucet(s) functional at time of inspection.
- 3.2. View under sink cabinets was restricted due to belongings.
- 3.3. Instant Hot water Sink faucet loose at counter- leaky valves/controls. Have it checked, fixed and/or replaced by a qualified plumber.**
- 3.4. Water filter/faucet noted - Was functional at the time (FYI). Water filter system and quality of water is not part of this inspection.
- 3.5. Instant hot water dispenser noted - Was operational at the time, check the records (FYI).



Loose at counter



### 4. Food Waste Disposer

#### Observations:

- 4.1. Unit operated at the time. (FYI)
- 4.2. Old disposer type- unable you determine remaining life expectancy - FYI
- 4.3. Worn splash guard noted. Recommend to upgrade/replace.**



Worn splashguard

## 5. Dishwasher

### Observations:

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



## 6. Ranges/Oven/Cook Tops

Oven & Cook Top Type:

- Electric Cook Top/oven

### Observations:

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



## 7. Range Hood

Range Hood Type:

- Vented

### Observations:

7.1. Operational at the time. (FYI)

7.2. Ribbed, flex type vent pipe noted in attic space for range fan exhaust - This Vent type can contribute to a fire hazard. Recommend to change it to smooth, rigid type pipe.

7.3. 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. Bathroom(s) remodeled at the time - Recommend to check the records, permits.
- 1.5. **This is true to all the bathrooms: This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants.**

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

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

## Bathroom #1

**1. Bathroom # 1**

Location:

- Hall Bathroom

Fixtures:

- Toilet, Sink, Exhaust Fan
- Jet Tub

**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. Leaking drain line noted under the sink- In need of repair, replacement. Have it checked, fixed by a qualified specialist.**





Leaking

### 3. Bathtub

**Observations:**

3.1. Tub jets working at the time- FYI

3.2. **Jet tub pump access not found and/or installed - Unable to check the installation. Recommend to install and check equipment for proper installation, grounding.**



Jets on

### 4. Electrical

**Observations:**

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

## Bathroom #2

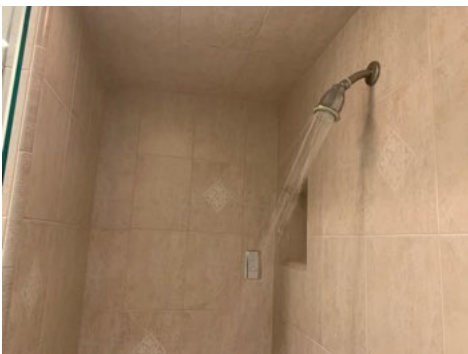
### 1. Bathroom # 2

Location:

- Master Bathroom

Fixtures:

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



### 2. Sink(s), Faucets

Observations:

- 2.1. Sink faucet(s) functional at time of inspection.
- 2.2. Defective sink stopper at right side sink noted. Have checked/fixd.
- 2.3. Leaking drain line noted under the left side sink- In need of repair, replacement. Have it checked, fixed by a qualified specialist.
- 2.4. Sink valve(s) at left side sink not square. FYI- have checked, any necessary adjustment/correction made by qualified specialist



Not square



Leaking

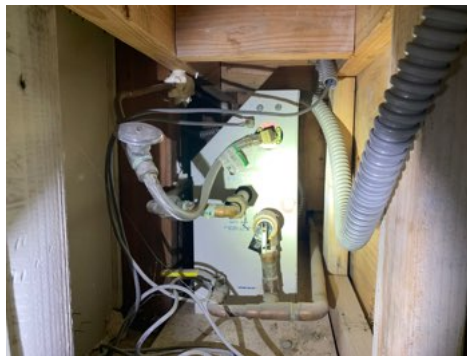


Defective stopper

### 3. Shower

#### Observations:

- 3.1. Steamer operated at time of inspection. Check warranties with seller. FYI
- 3.2. Steamer at shower
- 3.3. **Recommend to have a qualified termite inspector to test the shower pan for possible leaks.**
- 3.4. **Service disconnect switch missing. Have it checked and installed by a qualified electrician. (Main disconnect Shut off located at sub panel- FYI)**
- 3.5. **Missing catch pan noted. Recommend to install.**



### 4. Electrical

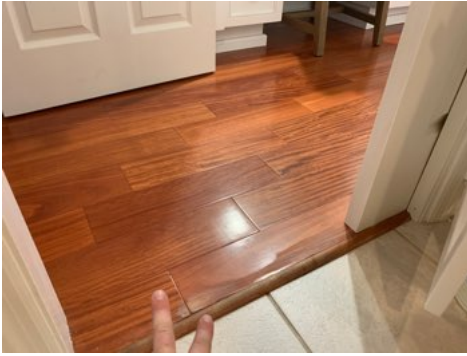
#### Observations:

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

### 5. Other

#### Observations:

- 5.1. **Bathroom pocket door is not opening/closing properly- won't track noted, rubs at floor. In need of adjustment, repair by a qualified specialist**



## Garage

### 1. Garage Type

Materials:

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



## Roofing

### 1. Roof Comments

**Observations:**

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



## Exterior and Grounds

### 1. Other/Features

**Observations:**

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

## Attic

### 1. Attic Access Location

Attic Info:

- None

**Observations:**

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

## Foundation

### 1. Foundation

**Observations:**

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

# Additional Photos

## 1. Interior Photos







# Invoice

## 1. Inspection Fee:

Materials:

- Inspection Fee: \$395

Materials:

- Credit Card

## Glossary

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

## Report Summary

<b>Interior</b>		
Page 6 Item: 1	<b>Ceilings</b>	1.1. Newer paint job noted - Check the records for any known defects and/or repairs.
Page 6 Item: 2	<b>Walls</b>	2.2. Common cracks and/or anchor holes were noted at the interior walls. 2.3. House was furnished but vacant at the time of the inspection (walls were not fully visible)- Recommend to check the records for any known defects and/or repairs. 2.4. Newer Paint noted - Check the records for any known defects and/or repairs.
Page 7 Item: 3	<b>Floors</b>	3.1. House was furnished but vacant at the time of the inspection - Floors were not fully visible. Recommend to check the records for any known defects and/or 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. Area rug(s) noted at inspected property. Rug(s) are not removed or moved at time of inspection, may mask or hide hidden defects. Check with seller for any known defects. Recommend to have checked prior to close of escrow. 3.4. 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). 3.5. Worn, aged flooring materials, scratches/scuff marks noted at floor(s) of the inspected property. May need repair/replacement. Have checked by qualified specialist. 3.6. Trip hazards noted due to differing flooring material heights. FYI 3.7. Worn, stained carpeting noted at closets. Recommend further evaluation for any necessary correction, upgrade/replacement by qualified specialist(s). 3.8. Some expanded gaps noted at flooring material joints. In need of further evaluation, corrections by a qualified floor specialist.
Page 8 Item: 4	<b>Interior Doors</b>	4.1. Recommend to install door stops to prevent wall damage. 4.2. Slider door(s) noted installed backward- It is possible to remove the doors from the tracks from exterior even if locked. A security concern. Recommend to upgrade, have checked by a qualified specialist. 4.3. Master bedroom closet doors not square, gap noted- FYI 4.4. Bathroom pocket door is not opening/closing properly- won't track noted, rubs at floor. In need of adjustment, repair by a qualified specialist



Page 10 Item: 6	Fireplace	<p>6.1. We conduct a limited visual inspection of readily visible and accessible areas of the fireplace and chimney. A complete chimney inspection by a qualified Inspector is required in all cases. We recommend further and complete evaluation by a qualified Chimney Inspector - This is a safety and Fire concern - Video inspection and complete evaluation of the flue by qualified Chimney Inspector is highly recommended.</p> <p>6.2. Pilot was off, Gas valve/knob rotated at the time but appeared not operational- no gas . Flue was not fully visible at this inspection. Recommend further complete evaluation/testing of system by a qualified Fireplace specialist.</p> <p>6.3. Gas valve was noted inside the firebox. Recommend to relocate, upgrade for safety. Have checked by a qualified chimney specialist.</p> <p>6.4. Missing door and/or screen at fireplace. Recommend to correct by qualified specialist.</p> <p>6.5. Recommend further and complete evaluation, video inspection of flue by qualified Chimney Inspector - This is a Safety and Fire concern.</p>
Page 11 Item: 7	Laundry Service	<p>7.1. View behind the equipment was limited due to equipment location, space restrictions. Appliances are not removed at this type of inspection. There can be damage, defects not visible as a result. We recommend to check the records, with seller regarding any known defects/issues. Laundry machines and drainage are not part of this inspection. Machines area not tested at this inspection. We inspect and report installation defects. Check with the seller about functionality of the machines. Water pipes and drainage is not tested at this inspection. Check with the seller and or have it tested.</p> <p>7.2. Recommend to check the Contracts. warranties on laundry machines.</p> <p>7.3. Water supply pipes, drains not tested at this inspection. Check the records and/or have it tested by a qualified plumber.</p> <p>7.4. Washing machine, laundry area without catch pan and/or drainage pipes. Recommend to install if possible to prevent damage when machines leak.</p> <p>7.5. 20 <b>GFCI</b> Amp outlet is recommended at laundry as a safety upgrade. Have checked by a qualified specialist for correction.</p> <p>7.6. Missing coverplate at outlet at laundry closet - recommend to install</p> <p>7.7. Washer drain pipe drains/terminates at sink drain-improper. Missing dedicated drain noted. Check records/permits and, or have checked evaluated by a qualified specialist for any necessary corrections. Check with building/HOA.</p> <p>7.8. Missing vent and/or louvered doors for ventilation at laundry closet- recommend to keep doors open when dryer in use- FYI</p>

Page 12 Item: 8	<b>Porch/Patio, Decks, Steps/Stairs, Railings</b>	<p>8.1. Rust/deterioration at railing noted- recommend to have checked/evaluated/weatherized/painted by qualified specialist. Check with building/HOA.</p> <p>8.2. Horizontal bars noted- are climbable- (FYI for child safety)</p>
Page 12 Item: 9	<b>Interior Features</b>	9.1. Wall safe at bedroom noted- not part of this inspection, not tested, check with seller for operation or known defects.
Page 13 Item: 10	<b>Other</b>	<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. <b>FAILURE TO CONDUCT A MOLD SPECIALIST CAN RESULT IN EXPENSIVE AND COSTLY REPAIRS.</b></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>
<b>Electrical System</b>		
Page 14 Item: 1	<b>Service Entrance Conductors</b>	1.1. Service Entrance, Main Panel is part of the HOA - Not part of this inspection. Check the records with seller/management for any known issues regarding the Electrical system.
Page 14 Item: 2	<b>Main Panel</b>	2.1. Main Panel is part of the HOA - Not part of this inspection. Check the records with seller/management for any known issues regarding the Electrical system.
Page 14 Item: 4	<b>Branch Circuit Conductors</b>	<p>4.1. Most of the electric wiring is enclosed within the walls and ceilings and other parts of the structure. It is not visible and its condition cannot be fully determined. No representation is made as to its status.</p> <p>4.2. Newer wiring, fixtures noted - Check the records, permits.</p>

Page 15 Item: 6	<b>Interior Fixtures, Outlets</b>	<p>6.1. Electrical covers (switch, outlets, junction boxes, etc) not removed as part of this inspection - Inspection of the wiring is limited to Main panel. For a more in depth inspection recommend to hire a qualified Electrician.</p> <p>6.2. House was was furnished but vacant at the time - Some of the outlets were not visible, accessible at the time to test. Check the records for any known defects, repairs.</p> <p>6.3. Cover plate missing at laundry area. Have checked/installed</p> <p>6.4. Newer fixtures noted. Recommend to check the records, permits.</p>
Page 15 Item: 7	<b>Smoke and Carbon Detectors</b>	<p>7.3. Smoke and Carbon Monoxide detectors, fire alarms/systems not inspected. Beyond the scope of this inspection. Recommend to install smoke and carbon monoxide detectors per City/Manufacturers requirements and test them periodically - Recommend to have checked by a qualified retrofitter. <b>THIS IS A HEALTH/SAFETY CONCERN.</b></p> <p>7.4. Missing smoke detectors at left side hallway. Recommend to Install and test periodically for fire safety. Have checked by qualified retrofitter.</p>
Page 16 Item: 8	<b>Door Bell</b>	8.1. Door Bell(s) missing. Recommend to install. Have checked by qualified specialist.
Page 16 Item: 9	<b>Low Voltage Systems</b>	9.1. Low Voltage systems (phone, cable, security, intercom, sound... ) not part of this inspection. Check with the seller.
Page 16 Item: 10	<b>Fire Sprinklers</b>	10.1. Fire extinguishers and/or hoses noted - Check the service records, contracts.
<b>Plumbing</b>		
Page 17 Item: 1	<b>Interior Drain, Waste, and Vent Systems</b>	1.1. Active Leak(s) noted at drain pipe(s) at both bathrooms at sink(s). In need of repair/replacement. Recommend to hire a qualified plumber for further evaluation for any necessary repair(s) and/or replacement.
Page 17 Item: 2	<b>Water Main Line</b>	2.1. Water Main is not part of the inspection. Check the building (HOA) records for any known defects/repairs and responsibilities.

Page 18 Item: 3	<b>Interior Water Supply and Distribution</b>	<p>3.1. All/most of the water supply pipes are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status. Recommend to Check the building records for any known defects and/or repairs regarding the plumbing system of the unit/building.</p> <p>3.2. As of January 1, 2017, The building standards and state law require that flow rates for fixtures in the home not exceed 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. Refer to seller and or have it checked by a qualified retrofitter specialist.</p> <p>3.3. Most of the plumbing pipes were not visible at this inspection. Check the records for any known defects, repairs.</p>
Page 18 Item: 4	<b>Fuel System</b>	<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>
Page 19 Item: 5	<b>Water Heater(s)</b>	<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>
Page 19 Item: 6	<b>Other</b>	<p>6.1. The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status.</p> <p>6.2. As of January 1, 2017, The building standards and state law require that flow rates for fixtures in the home not exceed 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. Refer to seller and or have it checked by a qualified retrofitter specialist.</p>

## Heating & Cooling System

Page 20 Item: 1	<b>Heating System Operation</b>	<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. FAU is old but did work at time of inspection. Unable to determine life remaining expectancy. Recommend further evaluation, any necessary service/corrections made by a qualified HVAC specialist.</p> <p>1.5. FAU unit(s) located at hallway ceiling(s). Covers, ceiling Tiles not removed at this inspection- cover is heavily painted/sealed noted- poor access noted. Recommend to check service records. This is a limited visual inspection - Recommend to hire a qualified HVAC contractor for more detailed inspection/full evaluation of the heating/cooling units . Recommend to check the service records with the seller for any known defects, repairs.</p>
Page 20 Item: 2	<b>Air Filter</b>	<p>2.1. Air filters should be changed or cleaned regularly according to Manufacturer's instructions (seasonally and/or every 3-4 months recommended). Air flow, balance is not a part of this inspection. Recommend to check with the seller about air comfort and distribution.</p> <p>2.2. The Filter(s) are dirty and in need of replacement. Have checked, service/maintenance performed by qualified HVAC specialist.</p>
Page 21 Item: 3	<b>Distribution Systems</b>	<p>3.1. We conduct a limited visual inspection of the distribution system components and comment on any defects found. Air flow, distribution, duct sizing and comfort is not a part of this inspection, these require testing by a Qualified HVAC Technician. Temperature is checked at the registers to determine heating/cooling function. Check with the seller for any known defects, issues with air flow and distribution and or have it checked by a Qualified Technician.</p> <p>3.2. Ducting inside walls not fully visible, interior of ducts not visible at time of inspection. Check records, with seller for any known defects.</p>



Page 22 Item: 5	<b>A/C Compressor</b>	<p>5.2. Recommend to check the service history with the Seller and to have the unit serviced by qualified HVAC Contractor if not performed in the past year. No service tags noted at the unit. Air flow/balance is not a part of this inspection. Recommend to check the disclosures regarding day to day functionality.</p> <p>5.3. Ambient air test was performed by using thermometers on air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates unit is cooling as intended. The range in Temperature drop was normal at the time of the inspection (FYI).</p> <p>5.4. <b>NEW FREON LAWS AND WHEN THEY TAKE EFFECT:</b> The EPA regulations governing the Freon used in air conditioning and heating systems have changed. In 2010, Freon 22, the freon that most consumers are familiar with, began being phased out due to the laws and regulations set forth by the EPA and the Federal Government. All manufacturers of air conditioning and heating equipment were required by law, to only produce HVAC equipment that used the new, environmentally friendly, R-410A Freon. In other words, manufacturers were outlawed from even manufacturing equipment that uses R-22.</p> <p>Freon Manufacturers still produce R-22 for servicing and repairs, and will continue until 2020. At that point, R-22 will become completely obsolete and extinct which may result in need for upgrade/replacement of current system.</p> <p>5.5. 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>5.6. 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 22 Item: 6	<b>Refrigerant Line</b>	6.1. Missing insulation at refrigerant line noted at AC unit. Recommend to correct and fix for efficiency.
Page 23 Item: 7	<b>Evaporator Coil</b>	<p>7.1. Evaporator Coil at FAU is not visible at time of the inspection to comment. Periodic care, maintenance recommended, check the service records.</p> <p>7.2. Coils are not visible at this inspection to comment. Old unit type. Periodic care, service recommended.</p>
Page 23 Item: 8	<b>A/C Condensation Line</b>	8.1. <b>A/C</b> condensation line drains at bathroom sink (FYI). Periodic cleaning, service required.

Page 24 Item: 10	Other	<p><b>10.1. This is a limited visual inspection of the HVAC SYSTEM. For more detailed inspection of the components: such as air flow, sizing, refrigerant lines, pressure, high temp switches, HERS efficiency testing of the ducts or Refrigerant charge verification testing etc. Recommend to hire a qualified specialist for further more detailed inspection, evaluation.</b></p> <p><b>10.2. Recommend further complete evaluation and service maintenance performed by a qualified HVAC specialist if one hasn't been completed within past 12 months - FYI</b></p> <p><b>10.3. Recommend further evaluation of the HVAC unit(s), any necessary corrections made by a qualified HVAC contractor.</b></p> <p><b>10.4. Recommend complete system evaluation to determine the cost and scope of work before expiration of your Contingency Period and before the Close of Escrow by a qualified HVAC specialist</b></p>
<b>Kitchen</b>		
Page 25 Item: 1	Kitchen General Comments	<p><b>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.</b></p> <p><b>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.</b></p> <p><b>1.3. Kitchen(s) remodeled at the time- Recommend to check the records/permits.</b></p> <p><b>1.4. This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants. It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report.</b></p> <p><b>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.</b></p>

Page 26 Item: 3	<b>Sinks</b>	<p>3.3. Instant Hot water Sink faucet loose at counter- leaky valves/controls. Have it checked, fixed and/or replaced by a qualified plumber.</p> <p>3.4. Water filter/faucet noted - Was functional at the time (FYI). Water filter system and quality of water is not part of this inspection.</p> <p>3.5. Instant hot water dispenser noted - Was operational at the time, check the records (FYI).</p>
Page 26 Item: 4	<b>Food Waste Disposer</b>	4.3. Worn splash guard noted. Recommend to upgrade/replace.
Page 27 Item: 7	<b>Range Hood</b>	<p>7.2. Ribbed, flex type vent pipe noted in attic space for range fan exhaust - This Vent type can contribute to a fire hazard. Recommend to change it to smooth, rigid type pipe.</p> <p>7.3. Dirty filter(s) noted at the time of inspection. Recommend to replace.</p>
Page 28 Item: 8	<b>Microwave</b>	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 28 Item: 9	<b>Kitchen Features</b>	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 28 Item: 10	<b>Other</b>	<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. <b>FAILURE TO CONDUCT A MOLD SPECIALIST CAN RESULT IN EXPENSIVE AND REPAIRS.</b></p>

### Bathroom General Comments

Page 30 Item: 1	<b>Bathroom General</b>	<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. Bathroom(s) remodeled at the time - Recommend to check the records, permits.</p> <p>1.5. This is true to all the bathrooms: This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants.</p> <p>It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.  <b>FAILURE TO CONDUCT A MOLD INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.</b></p>
<b>Bathroom #1</b>		
Page 31 Item: 2	<b>Sink(s), Faucets</b>	2.3. Leaking drain line noted under the sink- In need of repair, replacement. Have it checked, fixed by a qualified specialist.
Page 32 Item: 3	<b>Bathtub</b>	3.2. Jet tub pump access not found and/or installed - Unable to check the installation. Recommend to install and check equipment for proper installation, grounding.
<b>Bathroom #2</b>		
Page 33 Item: 2	<b>Sink(s), Faucets</b>	<p>2.2. Defective sink stopper at right side sink noted. Have checked/fixd.</p> <p>2.3. Leaking drain line noted under the left side sink- In need of repair, replacement. Have it checked, fixed by a qualified specialist.</p> <p>2.4. Sink valve(s) at left side sink not square. FYI- have checked, any necessary adjustment/correction made by qualified specialist</p>

Page 34 Item: 3	<b>Shower</b>	<b>3.3. Recommend to have a qualified termite inspector to test the shower pan for possible leaks.</b> <b>3.4. Service disconnect switch missing. Have it checked and installed by a qualified electrician. (Main disconnect Shut off located at sub panel- FYI)</b> <b>3.5. Missing catch pan noted. Recommend to install.</b>
Page 35 Item: 5	<b>Other</b>	<b>5.1. Bathroom pocket door is not opening/closing properly- won't track noted, rubs at floor. In need of adjustment, repair by a qualified specialist</b>