

Key Property Inspection Group

Property Inspection Report



KEY

PROPERTY INSPECTION GROUP



14916 Round Valley Dr, Los Angeles, CA 91403
Inspection prepared for: Mike and Tammy Lang
Real Estate Agent: Gerardo Reyes - LA Group Realty

Date of Inspection: 7/25/2023 Time: 3:00 PM
Age of Home: 2019 Size: 4170 sq. Feet
Weather: Clear
Order ID: 1096

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 _____

The inspection will be performed in a manner consistent with the standards of practice of the California Real Estate Inspection Association (CREIA).

The Home Inspector Shall Observe The Following:

Exterior: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected.

The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions, geotechnical surveys; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures or sheds; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility. Gutters and subsurface drains are not water tested for leakage, blockage or termination point.

Plumbing: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; supply piping, venting, and supports; leaks. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any angle stop, operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Electrical: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.

The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercom, built in speaker or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Heating System: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. **Extinguished pilot lights are not lit by the Inspector and will be referred to licensed HVAC technician for proper inspection.**

Air Conditioner: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central and/or mobile air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

Roofing: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. This report is an opinion of the general quality and condition of the roof and to spot any cause for maintenance and/or significant repair. The Inspector can not and does not offer an opinion as to whether the roof has leaked in the past or is subject to future leaks.

Interior: Walls, ceiling, floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors or behind coverings; Carpeting; or Draperies, blinds, or other window treatments.

Mold Evaluation: This is not a Mold or Fungus inspection. It is advised to have a Mold specialist examine the property and structure and do a complete inspection and/or air analysis to determine the presence or absence of any Mold that may affect the health or safety of the occupants. It is typical when a building is remodeled or repairs are undertaken that additional problems may surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work/remodel to reveal areas that were blocked by coverings and not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some possible hidden issues and it is recommended that additional sums be set aside for this purpose.

Bathrooms: Bathroom functions of the following bathroom fixtures: sinks, faucets, drains, toilets, tubs, showers, exhaust fans and heaters, wall ceiling lights and GFCI outlets.

The inspector does not test shower pans, this type of inspection/analysis should be performed by qualified structural pest specialist.

Kitchen: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven.

The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units, wine coolers, thermador (heating) drawers, ice maker(s), operation of trash compactor(s), coffee and/or cappuccino makers, quality or testing of water filter systems. **The home inspector is not required to operate: Appliances in use or any appliance that is shut down or otherwise inoperable or in use as cabinet/storage.**

Foundation: Observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected or inspectors safety may be compromised; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

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.

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 licensed foundation contractor or seismic retrofitter). For expert evaluation of the structure (foundation, walls, framing, anchoring/seismic retrofitting) we recommend to hire a qualified structural engineer and/or foundation contractor/expert.

The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health or deemed unsafe or the home inspector or other persons safety may be compromised.

While the inspector makes every effort to find all areas of concern, some areas may and/or can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase and/or close or escrow period

concludes. It is also recommended that qualified contractor(s) be used in your further inspection(s) or necessary work/repair(s) as it relates to the comments in the inspection report.

It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

General Information and Comment Key:

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

2. Age Of Building

Under 5 Years

3. Client Attendance

- Present

4. Other Attendance

Materials:

- Buyers Agent
- Sellers Agent
- Termite Inspector
- Sewer Line Inspector

5. Weather

- Clear

6. Temperature

- Over 65

7. Rain In The Last Three Days

- No

8. Resident Status

- House was Occupied at The Time of Inspection

9. Add On/Alterations

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

Exterior and Grounds

1. Driveway and Walkways

Type: Concrete



2. Vegetation, Grading, and Drainage

Observations:

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

2.2. Subsurface drains Noted at exterior and/or driveway - Not tested at this inspection, unable to determine if they will operate properly or if tree roots exist. Check with the seller for any known defects, repairs and or have it tested/scoped by a qualified specialist.

2.3. Below ground drain lines for downspout(s) noted - No tests done at this inspection, unable to determine if drains will function properly or if tree roots exist. Check with the seller of any known defects or have tested/scoped.

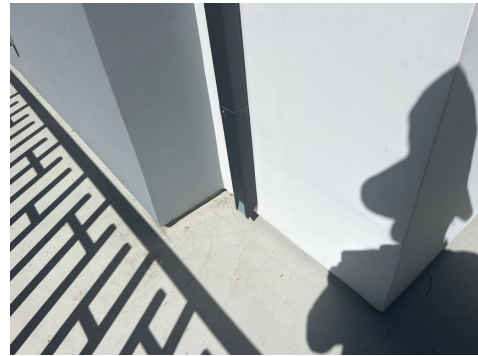
2.4. Swale drain noted at right side exterior to address drainage. No tests done at this inspection. Check with seller for any known issues.

2.5. Planter boxes noted built at structure to control rain water drainage from roof. Check with builder about care/maintenance. Waterproofing not checked at this inspection, Planter wall is attached to the wall framing without gap and/or proper flashing at siding - poor design, possible water seepage may occur. Have it evaluated by a qualified contractor for any necessary correction.

2.6. House built on steep hillside grade - In these cases further evaluation by a qualified Structural Engineer and/or Geological evaluation is recommended by this Property Inspection Company. Hillside is not part of this inspection, property lines are not checked - FYI

2.7. Room was built lower at exterior grade (I am not sure if proper retaining wall and waterproofing was installed at the time of Construction. Check the building records). Recommend to hire a qualified drainage contractor for complete system evaluation and any necessary corrections.





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

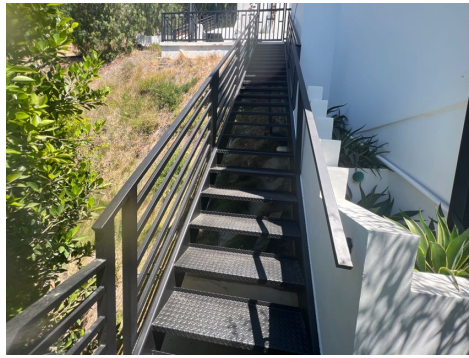
Type:

- Tiled Deck(s)
- Waterproofed Deck(s)
- Concrete

Observations:

- 3.1. Railings are recommended at all stair locations of three or more steps as a safety upgrade. Missing at front entry steps, left rear at hillside steps and missing at right side steps leading to pool equipment. Recommend to install.
- 3.2. Wall to deck flashing not visible, covered, and/or missing - Improper. Possible seepage can occur. Have it checked by a qualified specialist.
- 3.3. Railing at exterior is not to current safety standards - Height is too low at some areas (this is a safety upgrade).
- 3.4. Railing style at exterior deck(s) is not to current child safety standards. Horizontal bars, boards or tension wire type, can be climbable (ladder effect) (this is a safety upgrade).
- 3.5. Railroad ties/timber noted at exterior steps at hillside, typical age defects, wear and deterioration, uneven areas noted. Recommend to have checked for any necessary corrections.
- 3.6. Cracks, wear at waterproofing noted at decking material at all waterproof decks. In need of further evaluation, any necessary corrections/repair made by qualified specialist.
- 3.7. Small deck area off primary bedroom not accessible. Check building records and/or have checked by a qualified specialist for any necessary correction.
- 3.8. Common Cracks, settlement present at porch and/or patio area, walkways. FYI. Have checked for any necessary correction.

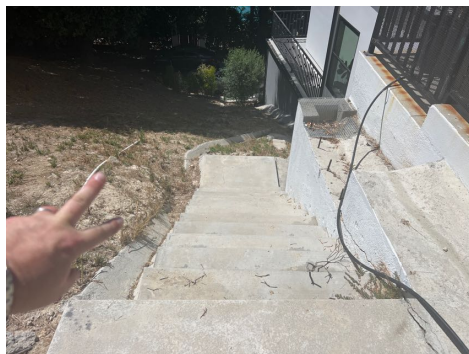




missing railing

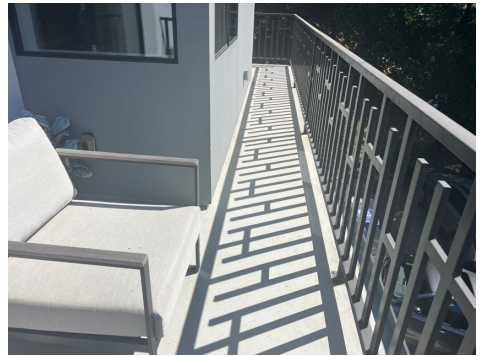


Cracked waterproofing - deck by pool

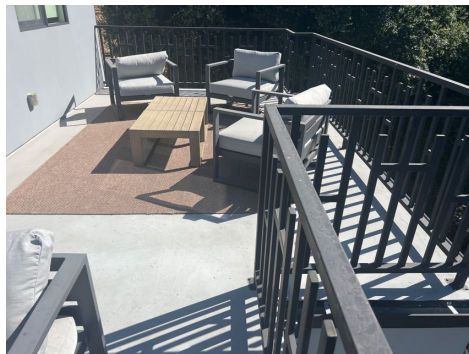
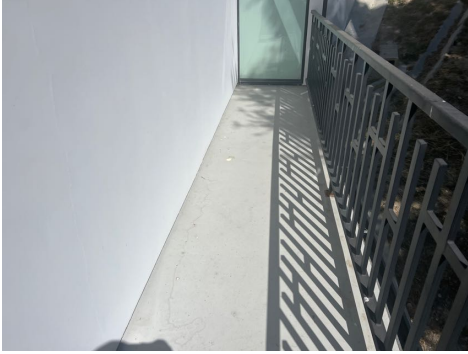


Missing railing





Missing screen- living area slider



4. Retaining and Garden Walls

Observations:

4.1. Retaining walls: No major cracks/damage found at the time.(FYI)

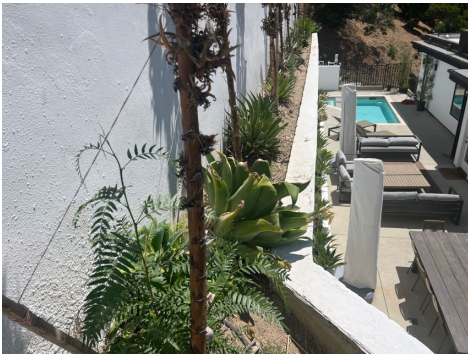
4.2. **Missing trench drain/swale and/or weep holes at retaining wall at some areas at hillside noted - Recommend to built to divert hillside water away from wall. Check records, permits or Have it checked, evaluated by a qualified contractor.**

4.3. **Timber/Railroad ties noted at exterior, Loose boards and/or deterioration/age defects noted. Recommend to have them evaluated, any necessary corrections, repair or replacement made by qualified specialist.**

4.4. **Some exposed cement board and exposed rebar at backside of retaining wall at hillside and near pool equipment noted. Have checked by qualified specialists for any necessary correction**



Loose



rebar



Exposed cement board/backer board.



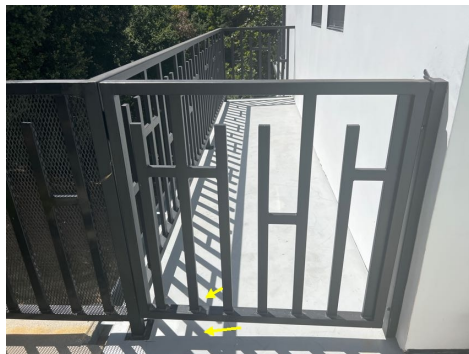
Exposed rebar

Wood boards

5. Fencing and Gates

Type:

- Wrought Iron



6. Wall Cladding, Flashing, and Trim

Type:

- Stucco

Observations:

6.1. chipping or peeling paint at stucco noted in the exterior stucco wall near steps at front porch area. Have checked by paint contractor.

7. Window Trim and Sills (Exterior)

Window Type:

- Aluminum
- With Missing Screens
- Dual Pane

Observations:

7.1. Window screen(s) missing and/or not installed at the time at dining area noted. Check with seller or have checked, any necessary correction made by qualified specialist.





8. Doors (Exterior)

Door Type:

- Wood, Glass
- Aluminum Slide

Observations:

8.1. Recommend to install awnings at some exterior doors to prevent water seepage, damage.



Missing screen



9. Other/Features

Materials:

- BBQ Island
- Mini Fridge
- Outdoor Sink

Observations:

9.1. Trash bin(s) noted. Check the records, contracts.

9.2. Exterior sink was functional at time of inspection. FYI

9.3. Recommend to check the building records, permits.

9.4. BBQ and/or BBQ features not part of this inspection. Was functional at the time of inspection. Check with the seller and/or have it checked by a qualified specialist.

9.5. Mini Fridge noted - Not part of this inspection. Check with the seller for operation or of any known defects, repairs.

9.6. Rain tight covers are not present at unattended power cords. Missing cover plate at outlet at island. Risk of water intrusion and damage present. Recommend to correct by qualified specialist.

9.7. Cabinet drawers diffuse

To open and/or off track/loose at BBQ island. Have checked, fixed by qualified specialist.





Roofing

1. Roof Pictures

Materials:

- Flat Roof
- Built Up, Torch Down
- Metal

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. Exposed fastener(s) noted at area(s) of the metal perimeter roof which may allow moisture/water penetration. Recommend to seal, have checked, evaluated and any necessary corrections made by qualified roofing specialist.

2.2. White coat noted at flat roof. Check records, with seller regarding warranties.

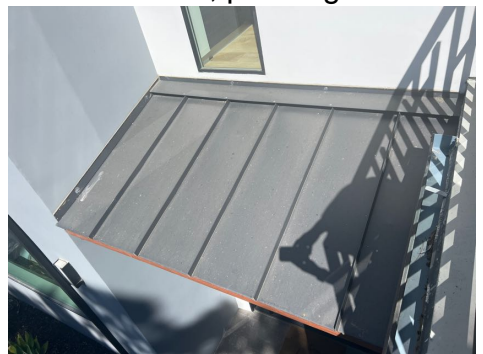
2.3. Water ponding and rust preset at sections at metal perimeter flat roof area noted- Recommend to have it evaluated, any necessary corrections made by a qualified Roofer.

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

2.5. Recommend further complete evaluation of roof system, necessary maintenance and/or corrections performed by a qualified roofer.



Rust, ponding



3. Roof Drainage Systems

Drainage Type:

- Full

Observations:

3.1. Some Below ground drain lines for downspout(s) noted - No tests done at this inspection- Unable to determine if drains will function properly. Check with the seller.

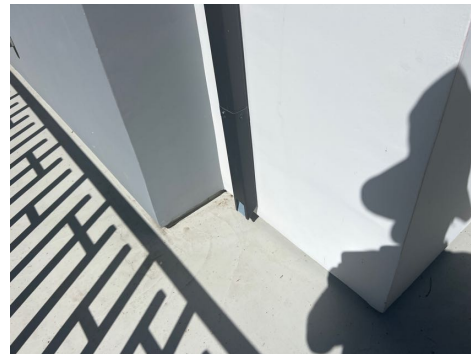
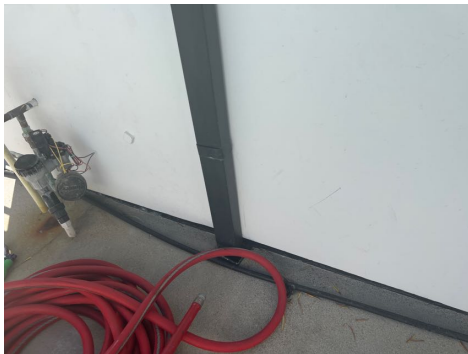
3.2. Planter boxes noted built at structure to control rain water drainage from roof. Check with builder about care/maintenance- waterproofing not checked at this inspection.

Planter wall is attached to the wall framing without gap and proper flashing - poor design, possible water seepage may occur. Have it checked, evaluated by a qualified contractor for any necessary correction.

3.3. Leaking gutter noted at rear above water heater. Have checked, recommend to seal and correct by qualified specialist.



Gutter leaks- above water heater



4. Roof Vents

Ventilation Type:

- Not Applicable

5. Chimney

Number Of Units:

- One

Chimney Type:

- Metal Flue Pipe

Observations:

5.1. Chimney/flue(s) are not fully visible at this inspection. Video inspection of the chimney/flue by qualified Chimney Inspector is a Must. This is a limited inspection at readily visible areas of the chimney. We recommend to Hire qualified Chimney Inspector for a more detailed in depth inspection and evaluated qualified Chimney Inspector. This is a Safety/Fire Hazard and peace of mind concern.

5.2. Recommend complete evaluation, any necessary corrections made by a qualified chimney inspector.

6. Other

Observations:

6.1. 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/Glass Panels
- Roll Up Type

Auto Reverse Sensors:

- Operational

Observations:

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

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



3. Floors

Observations:

3.1. Flooring/walls of the garage was not fully visible at the time of inspection due to belongings or floor covering. Have it checked at Your final walk through.

3.2. Epoxy type coating noted at garage floor. Check records, with seller for any known defects, warranties.



4. Walls/Firewall

Observations:

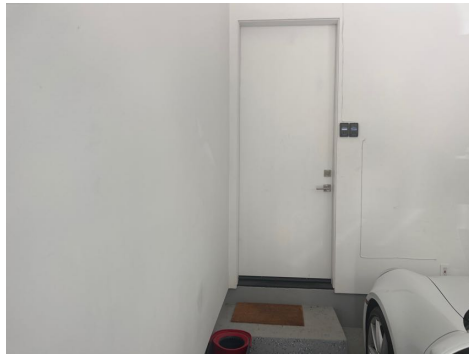
4.1. No major cracks, damage or holes noted at the time at visual part of the garage walls.



5. Ceiling and Framing



6. Garage To Interior Door



7. Garage Electric

Observations:

7.1. **GFCI** type outlet(s) noted in the garage - Recommend to test them periodically.



8. Garage Feature

Feature Type:

- Central Vacuum System

Observations:

8.1. Central vacuum system noted - Not part of this inspection. Check records.



Electrical System

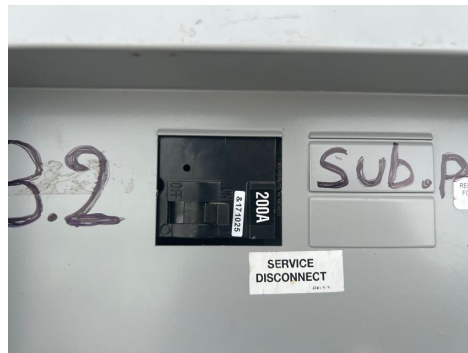
1. Service Entrance Conductors

Service Type:

- Overhead Service

Panel Capacity:

- 200 Amp Main Service



2. Main Panel

Main Panel Type:

- Circuit Breakers

Observations:

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



3. Sub Panels



4. Branch Circuit Conductors

Materials:

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

Observations:

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

5. Exterior Lights, Outlets

Observations:

- 5.1. Rain tight covers are not present at unattended power cords. Risk of water intrusion and damage present. Recommend to correct by qualified specialist.
- 5.2. Garden lights, transformers, timers not part of this inspection. Check with the seller.
- 5.3. Outlet(s) with missing, damaged covers noted. Recommend to correct and install new exterior rated covers.
- 5.4. Rain tight covers are not present at unattended power cords. Risk of water intrusion and damage present. Recommend to correct by qualified specialist.





Bbq island

6. Operation of GFCI Outlets

Observations:

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

7. Interior Fixtures, Outlets

Observations:

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

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

7.3. Ceiling light(s) loose at- Top floor hall in front of elevator. Have checked, fixed by a qualified specialist.



Loose light - upper level

8. Smoke and Carbon Detectors

Observations:

8.1. Smoke detectors in bedrooms and/or hallway noted - Recommend to test them periodically

8.2. Carbon monoxide detector noted- improper location noted- recommend to locate within 6 ft of bedrooms - Recommend to test it periodically.

8.3. 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.



9. Door Bell

Observations:

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



10. Low Voltage Systems

Observations:

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

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

10.3. Built in speaker system is not tested, inspected at time of inspection. Check the records, with seller for operation or known defects.



11. Fire Sprinklers

Observations:

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

11.2. Loose and/or missing sprinkler cap present at lower bedroom ceiling. Have it checked, fixed by qualified specialist.



Missing cap

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 front yard noted - Recommend to check service records.

1.4. 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.



Clean out - front



2. Water Main Line

Type & Location:

- Copper
- Main shut off valve at the left side

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



85 psi

3. Interior Water Supply and Distribution

Supply Line Type(s):

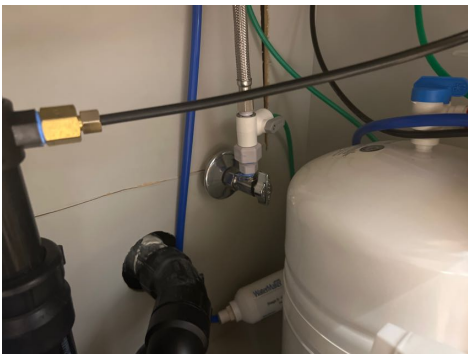
- Copper
- Not Fully Visible

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

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

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

4.4. Gas lines on roof were not sealed, painted. Have it checked, corrected by qualified specialist.



5. Water Heater(s)

Type and Size:

- Gas
- Tankless
- 50 GAL

Age:

- 5 Years Old
- 6 Years Old

Observations:

5.1. Circulating pump was functional at the time. (FYI) Circulation and efficiency is beyond the scope of this inspection, check with seller for any known defects/issues.

5.2. **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).**

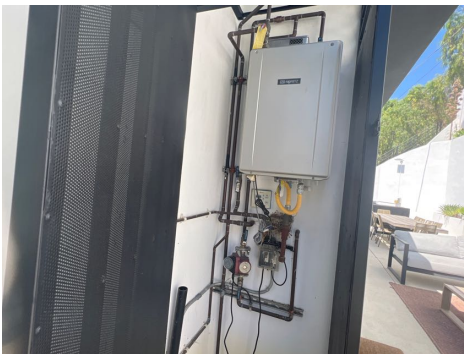
5.3. **Gas line at water heater without drip leg/sediment trap, these serve as a collection area for sediment to reduce the chance of clogging gas valves and burners, dirt and scale can enter the gas valve and possibly cause malfunctions and may void any remaining appliance warranty (this type installation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

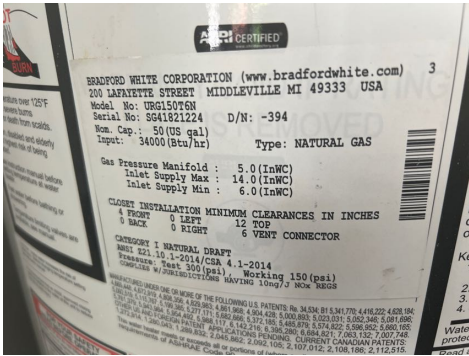
5.4. **tankless water heater noted - To determine the proper size gas line is used for this application/installation is beyond the scope of the Home Inspection. Recommend to check the permits for water heater installation and/or have it checked by a qualified Plumber.**

5.5. **Tankless water heater life expectancy is estimated at around 20 years. Recommend to monitor.**

5.6. **Water temperature is set too high at 130F - may cause Scalding from Hot Water. Recommend to adjust the temperature at 115 to 120F.**

5.7. **Water heater control panel located at exterior. Poor location, not weather proof. Recommend to locate FYI**

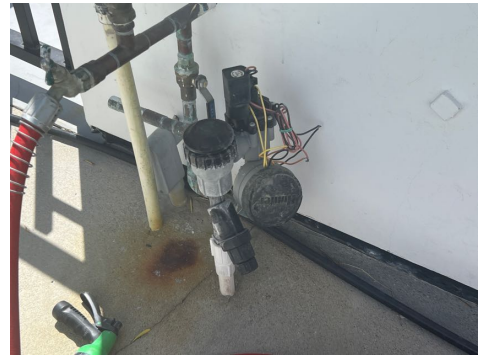




6. Yard Sprinkler System

Observations:

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



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
- Three

Heating Size/ Age

- 60.000 BTU
- 100.000 BTU
- 100.000 BTU
- 5 Years old
- 5 Years old
- 5 years old

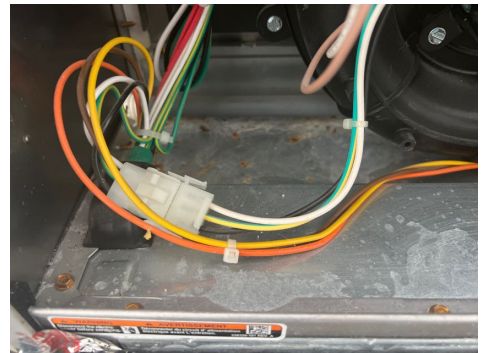
Observations:

1.1. 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. Check with seller.

1.2. 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.

1.3. Exterior, attic temperature was high at the time- Unable to test, evaluate the furnace. Check the records for any known defects, repairs and/or have it checked, serviced by a qualified specialist.

1.4. Some rust at interior of unit at garage. Check with seller or service records for any known defects or previous service



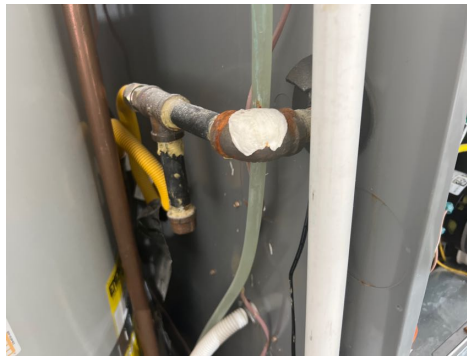
2. Venting



3. Gas Pipe, Closet

Observations:

3.1. Gas pipe is not properly painted/sealed at the roof and/or unit at exterior. Have it checked, fixed by qualified specialist.



4. Air Filter

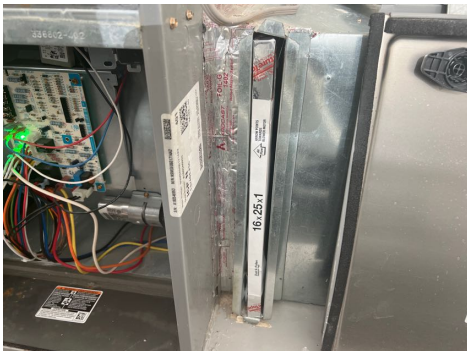
Filter Type:

- 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. Filter is located in the unit area plenum in the garage (FYI).



16x25x1



5. Distribution Systems

Distribution Type:

- Exposed Metal Ducts Type

Observations:

5.1. AC duct/ceiling vent missing trim, taped over, taped shut at primary bedroom. Have checked, any necessary correction made by qualified HVAC specialist.

5.2. 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.



Vent covered, missing trim - primary bedroom



6. A/C Type, Size, & Age

A/C Type, Size, & Age:

- Package Unit Central AC
- Split System Central AC
- 5 Ton
- 4 Ton
- 5 Ton
- 5 Years Old
- 5 Years Old
- 5 Years Old

Power Source & Number Of Units:

- Three



Rust, ponding

10. Thermostat(s)

Observations:

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



11. Other

Observations:

11.1. 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.

11.2. Recommend service maintenance by a qualified HVAC specialist if one hasn't been performed within past 12 months. FYI

11.3. Recommend further evaluation of the HVAC unit(s), any necessary maintenance and/or corrections made by a qualified HVAC contractor.

11.4. 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

Interior

1. Ceilings

Ceiling Type(s):

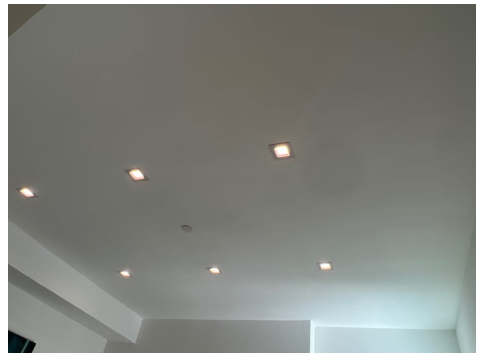
- Sheetrock

Observations:

1.1. Ok no major defects noted at interior ceilings. FYI



Missing cap



2. Walls

Wall Type(s):

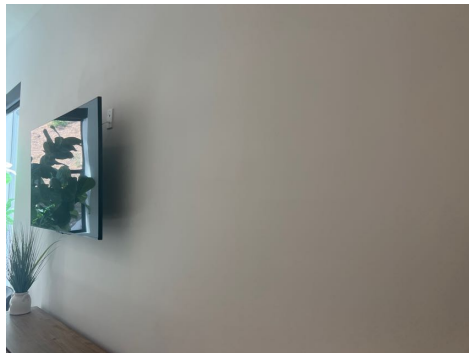
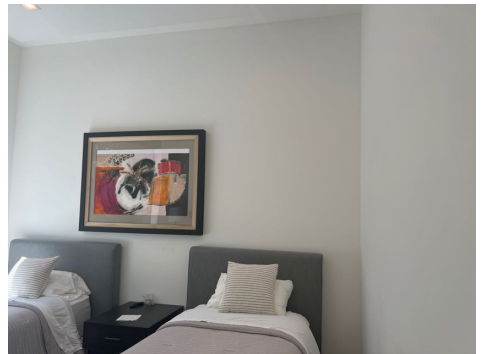
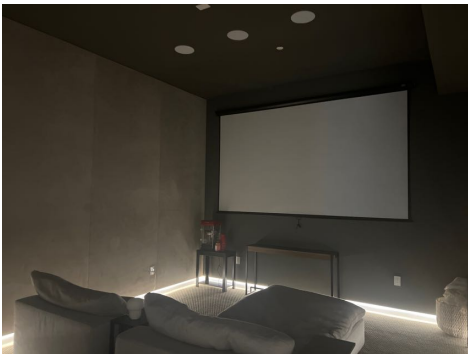
- Sheetrock
- Paneling

Observations:

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

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

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



3. Floors

Floor Type(s):

- Wood
- 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.

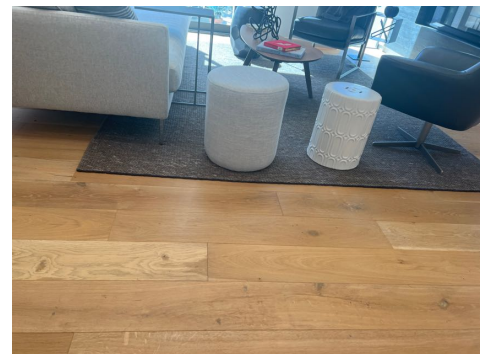
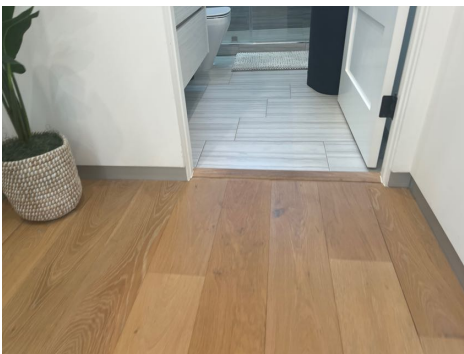
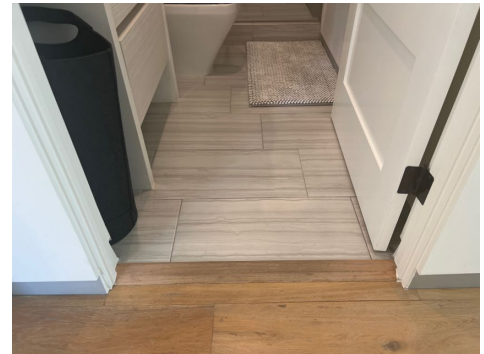
3.2. Area rug(s) noted at inspected property. Rug(s) are not removed or moved at time of inspection, may mask or hide hidden defects. Check with seller for any known defects.

Recommend to have checked prior to close of escrow.

3.3. Uneven areas, sloping was noted at various areas of the flooring. Check the records for any known defects, repairs and/or have it checked by a qualified specialist(s).

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

3.5. Cracked grout, Loose Tile(s) noted at interior at primary bathroom. Recommend further evaluation, repairs by qualified specialist(s).





Cracked grout, loose tiles- primary bath

4. Interior Doors

Door Type(s):

- Wood
- Wood, Glass

Observations:

4.1. Missing strike plate hardware at movie room door. Have checked, recommend to correct.

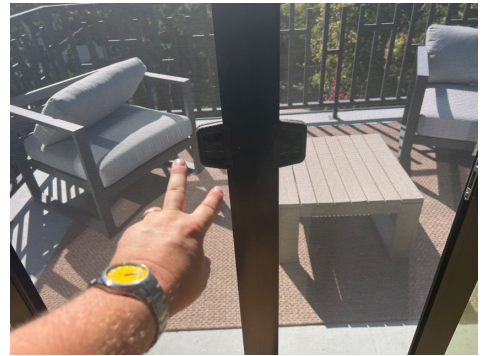
4.2. **Screen door hardware is not operational, locking mechanism is defective at sliders. Have it checked, repaired by a qualified specialist.**



Missing strike plate - movie room



Screen won't latch



Screen won't latch

5. Interior Windows

Observations:

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

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

5.3. Screens at Window(s) were missing noted at dining area. Check with seller or have checked by qualified specialist for any necessary correction.

5.4. automated window coverings noted at windows throughout. Not part of this inspection. Were all working and functional at time of inspection. This comment made as courtesy. (Unable to locate remote at primary bath for window coverings, check with seller)





Missing crank- bath at bedroom



6. Fireplace

Number Of Fireplaces:

- One

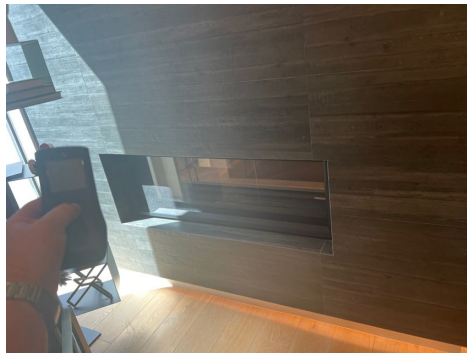
Type Of Unit:

- Prefabricated
- Vented Gas

Observations:

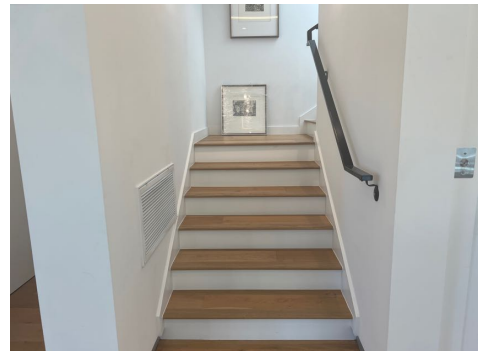
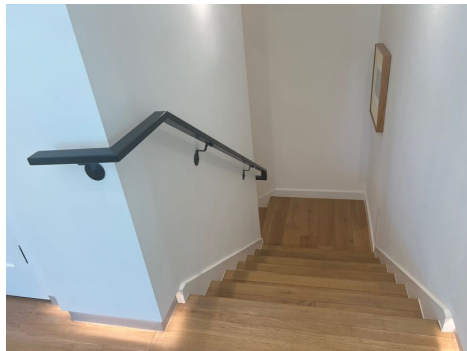
6.1. We conduct a limited visual inspection of readily visible and accessible areas of the fireplace and chimney. A complete chimney inspection by a qualified Inspector is required in all cases. We recommend further and complete evaluation by a qualified Chimney Inspector - This is a safety and Fire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

6.2. Fireplace not responding to remote, unable to locate switch. fireplace not tested at this inspection. Check with seller for controls or any known defects or have checked and tested by qualified chimney specialist. Recommend further and complete evaluation, video inspection of flue by qualified Chimney Inspector - This is a Safety and Fire concern.



Not working - remote not working

7. Steps, Stairways, and Railings





8. Laundry Service

Dryer Type:

- Unable To Determine- Not Fully Visible

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.



9. Interior Features

Feature Type:

- Wet Bar, Sink
- Alarm, Security System - Not part of this inspection
- Fire Sprinkler System Noted - Not part of this inspection
- Central Vacuum System - Not part of this inspection
- Built In Speaker System - Not part of this inspection
- Movie/Projector System
- Elevator

Observations:

9.1. Sink and faucet was functional at the time. (FYI)

9.2. Mini Fridge noted at wet bar area - Not part of this inspection. Check with the seller for operation or of any known defects, repairs.

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

9.4. Central vacuum system not inspected or tested at time of inspection. Check the records, check with seller for operation, known defects.

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

9.6. Loose and/or missing sprinkler cap(s) present at ceiling. Have it checked, fixed by qualified specialist.

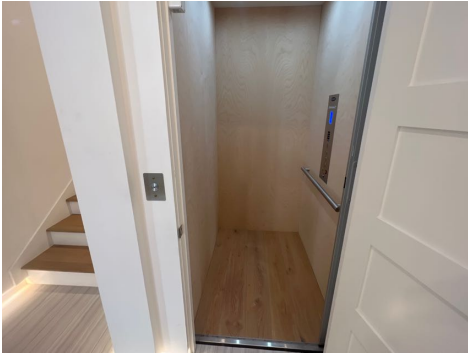
9.7. Built in speaker system is not tested, inspected at time of inspection. Check the records, with seller for operation or known defects.

9.8. Elevator and equipment is not part of this inspection. Check the service records and contracts. Unit was functional at the time. FYI

9.9. Movie Projector system noted - not part of this inspection. Check with seller for operation or any known defects or Have it evaluated by a qualified specialist.



Missing cap



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 complete evaluation and building inspection by a qualified structural pest specialist.

10.5. Lower floor room(s) were built below ground level - To determine if proper drainage and waterproofing was installed is beyond the scope of this inspection. Check the records, with the seller and/or the builder.

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 and/or 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:

- Pressed Board

Counter Top Type:

- Engineered Stone

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 and not fully visible. FYI**

3.3. **Water filter/faucet noted - Was functional at the time (FYI). Water filter system and quality of water is not part of this inspection.**



4. Food Waste Disposer

Observations:

- 4.1. Unit(s) operated at the time. (FYI)
- 4.2. **No Disposer noted at- island sink. FYI**



5. Dishwasher

Observations:

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

- Gas Cook Top
- Electric Oven



7. Range Hood

Range Hood Type:

- Vented

Observations:

7.1. Operational at the time. (FYI)



8. Microwave

Observations:

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



9. Kitchen Features

Features Type:

- Refrigerator
- Wine Cooler
- Cappuccino maker
- Warming Drawer

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.

9.2. Wine Cooler noted - Not part of this inspection. Check with the seller of any known defects, repairs.

9.3. Warming drawer noted at kitchen, not part of this inspection. Was functional at time of inspection. Check with seller for operation or any known defects.

9.4. Cappuccino maker noted. Check with seller for operation, warranties or any known defects.



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. 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 and angle stops not tested at this inspection (these type of 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 and angle stops.

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

1.3. 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
- Exhaust Fan(s)



2. Sink(s), Faucets

Observations:

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

3. Shower

Observations:

- 3.1. Recommend to have a qualified termite (structural pest) 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:

- 1/2 Bathroom

Fixtures:

- Toilet, Sink, Exhaust Fan



2. Sink(s), Faucets

Observations:

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

3. Electrical

Observations:

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

Bathroom #3

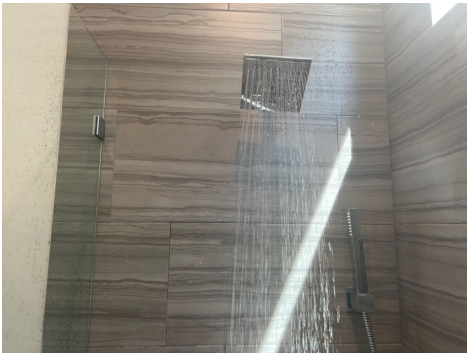
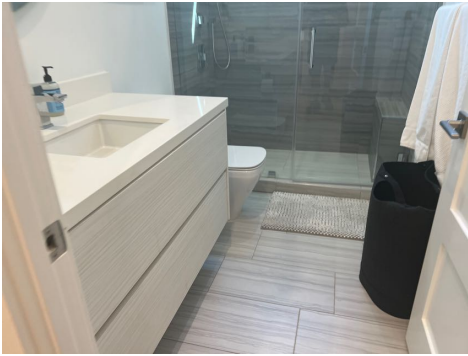
1. Bathroom #3

Location:

- Bathroom at Bedroom #1

Fixtures:

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



2. Sink(s), Faucets

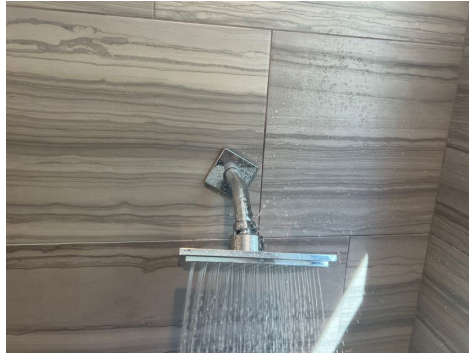
Observations:

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

3. Shower

Observations:

- 3.1. Recommend to have a qualified termite (structural pest) inspector to test the shower pan for possible leaks.
- 3.2. Leaking at shower head noted. Have it checked, fixed, replaced by a qualified specialist.



Leaky connection

4. Electrical

Observations:

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

Bathroom #4

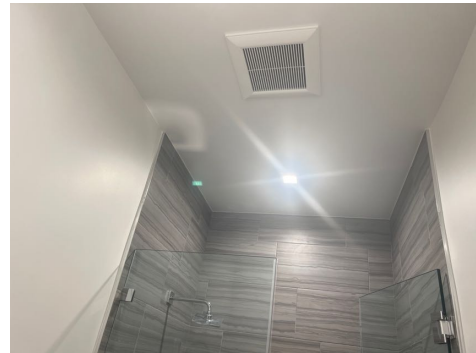
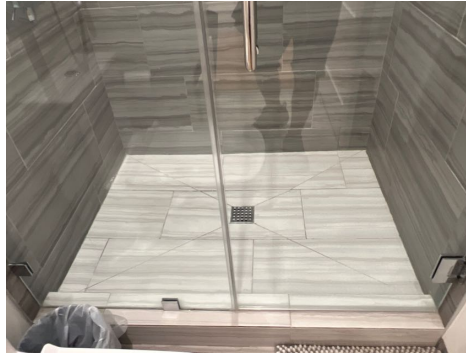
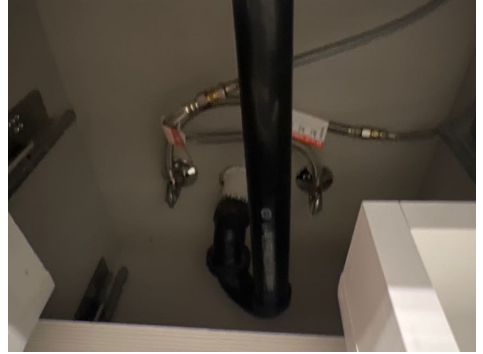
1. Bathroom #4

Location:

- Bathroom at Bedroom #2

Fixtures:

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



2. Sink(s), Faucets

Observations:

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

2.2. Missing proper backsplash at sink noted. Recommend to install to prevent water damage.

3. Shower

Observations:

- 3.1. Recommend to have a qualified termite (structural pest) inspector to test the shower pan for possible leaks.
- 3.2. Shower valve(s) loose noted. In need of adjustment, correction. Have it checked by a qualified plumber.
- 3.3. Shower door opens inward only- improper. Should open outward for safety. Recommend to reverse weatherstripping and correct by qualified specialist.



Loose



Opens inward only

4. Electrical

Observations:

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

Bathroom #5

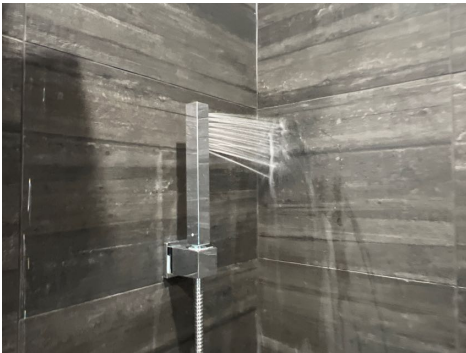
1. Bathroom #5

Location:

- Bathroom at Bedroom #3

Fixtures:

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

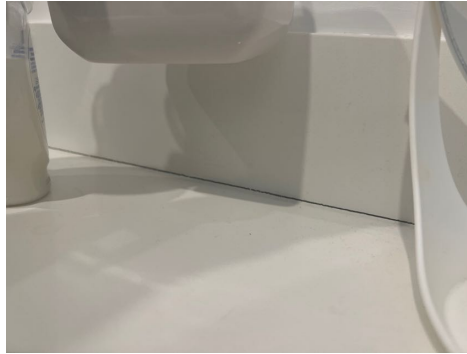


2. Sink(s), Faucets

Observations:

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

2.2. **Missing and/or damaged caulking noted at backsplash. Have it evaluated, corrected by a qualified specialist to prevent water seepage.**



3. Shower

Observations:

- 3.1. Recommend to have a qualified termite (structural pest) inspector to test the shower pan for possible leaks.
- 3.2. Cracked, dirty grout noted at shower enclosure noted. Recommend to re-grout or caulk, seal at shower tiles.



4. Electrical

Observations:

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

Bathroom #6

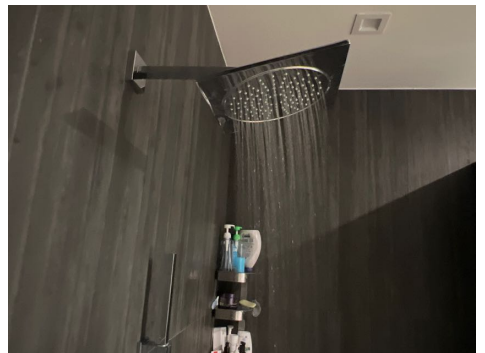
1. Bathroom #6

Location:

- Primary Bathroom

Fixtures:

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





2. Sink(s), Faucets

Observations:

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

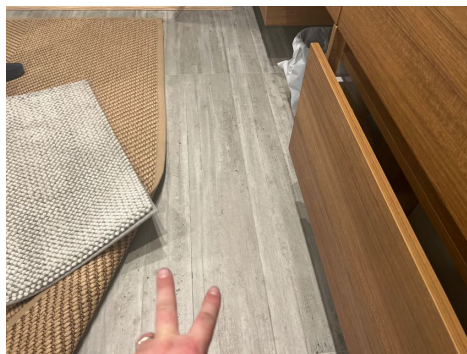
2.2. **Missing and/or damaged caulking noted at backsplash. Have it evaluated, corrected by a qualified specialist to prevent water seepage.**



3. Cabinets, Floors

Observations:

3.1. **Cracked grout, loose floor tiles noted. Have it evaluated, any necessary corrections, repairs or replacement made by a qualified specialist.**



Cracked grout, loose tiles- primary bath

4. Shower

Observations:

4.1. **Recommend to have a qualified termite (structural pest) inspector to test the shower pan for possible leaks.**

4.2. **Underside of ledge is not waterproofed properly, not tiled. Have checked, any necessary correction made by qualified specialist.**



5. Electrical



Attic

1. Attic Access Location

Attic Info:

- None

Observations:

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

Foundation

1. Foundation

Foundation Type:

- Concrete Slab

Observations:

1.1. This is not a structural pest control (termite) inspection - Recommend to hire a qualified Structural Pest inspector for complete building inspection for any necessary correction or repair.

1.2. Foundation is Slab On Grade type construction. Slab is not visible due to floor coverings. Recommend to check the disclosures regarding any known issues with the slab.

2. Walls

Anchor Bolts:

- Unable To Determine (No Access Present)

Observations:

2.1. Foundation walls, bolts were not visible at this inspection to comment due to construction method. Check records for any known defects.

3. Floors

Floors Type:

- Concrete Slab

Observations:

3.1. Building is slab on grade type structure. Slab was covered with floor covering, unable to evaluate. Check the records for any known defects, repairs.

Note: We do not remove floor coverings at this type of inspection. It is common that when floor coverings are removed, you may find hidden defects, cracks or deterioration at slab/foundation.

4. Other

Observations:

4.1. Recommend to check the Building Records and Permits.

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

Pool, Spa & Equipment

1. Operational Condition Of Pool/Spa

Style:

- IN GROUND HEATED

Shape:

- Plaster/Gunite

Observations:

- 1.1. Our company does not inspect pool for leaks or seepage. Only components readily accessible are inspected. Recommend to install fence around the pool for child, animal safety. A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: http://www.ihf.org/foryourhealth/article_children.html
- 1.2. This is a limited visual type inspection of the pool system. This is not a pool safety inspection. Recommend to hire a qualified Pool Inspector who is familiar with "ASTM Pool Safety Standards" for complete inspection, evaluation, and any necessary corrections.

Based on this limited visual inspection, this pool does not comply with today's current safety requirements. Have it checked and verified proper safety requirements and features are present or have proper safety features installed. This is a safety concern.

- 1.3. As of January 1st, 2018 Senate Bill No. 442 proposed new safety standards and requirements for all pools in California. It is advised that all buyers review and reference the new required safety features and understand that a minimum of two of the seven safety features are present as stated in Senate Bill No. 442: 1. Enclosure, 2. Mesh Fencing, 3. Approved Pool Safety Cover, 4. Exit Alarm(s), 5. Self-Closing, Self-Latching Door Devices, 6. Pool Alarms, 7. Other means of protection.

Please review the following website for more information and requirements or have full evaluation and necessary corrections made by qualified Pool specialist that is familiar with ASTM standards for proper compliance:

https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201720180SB442

- 1.4. Our company does not inspect pool for leaks or seepage. Only components readily accessible are inspected.
- 1.5. Recommend to install fencing with self closing latching gate around the around the pool for child, animal safety.
- 1.6. Missing enclosure, fence around the pool and/or spa equipment noted. Recommend to install. This is a safety concern. Have evaluated by a qualified specialist for correction.
- 1.7. A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: http://www.ihf.org/foryourhealth/article_children.html
- 1.8. Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. A child can drown in the time it takes to answer a phone. A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near drownings each year, 15% die in the hospital and as many as 20% suffer severe or permanent brain damage. Of all pre schoolers who drown, 70% are in the care of one or both parents at the time of the drowning and 75% are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington. A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: http://www.ihf.org/foryourhealth/article_children.html



2. Surface Walls, Floor Of Pool And Spa

Walls Type:

- Gunitite Shell & Plaster Finish
- Tile

Observations:

2.1. No major defects noted at pool plaster. Recommend to check the records on pool plaster.

2.2. **Damaged tiles noted at pool, spa ledge. Have it evaluated by a qualified pool professional for necessary correction, repairs.**



3. Pool Liner/Deck



4. Pool Pump Systems

Observations:

4.1. Pump(s) grounded (bonded) and operational at the time. Filter pressure was below 20 psi - FYI



5. Pool Filter System

Observations:

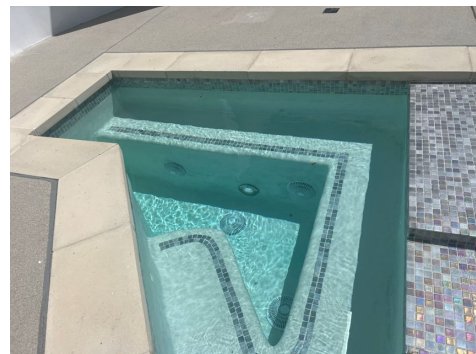
5.1. Pool Filter pressure was below 20 psi. (FYI)



6. Pool Heating System



7. Pool/Spa Light



8. Other

Observations:

8.1. Pool Fill valve was functional at the time. (FYI)

8.2. Pool fill Valve connections leaks. Have checked, fixed by qualified specialist.



Leaks

Pool Safety

1. Pool Safety

Materials:

- Any water feature that is 18" or deeper is considered a pool. FYI

Observations:

1.1. As of January 1st, 2018 Senate Bill No. 442 proposed new safety standards and requirements for all pools in California. It is advised that all buyers review and reference the new required safety features and understand that a minimum of two of the seven safety features are present as stated in Senate Bill No. 442: 1. Enclosure, 2. Mesh Fencing, 3. Approved Pool Safety Cover, 4. Exit Alarm(s), 5. Self-Closing, Self-Latching Door Devices, 6. Pool Alarms, 7. Other means of protection.

Please review the following website for more information and requirements or have full evaluation and necessary corrections made by qualified Pool specialist that is familiar with ASTM standards for proper compliance:

https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201720180SB442

1.2. Pool & Spa Fencing Notes:

CALIFORNIA HEALTH AND SAFETY CODE SECTION 115920 –115929 adopted January 1, 2018 now requires a pool be equipped with at least TWO (2) of the following Seven (7) drowning prevention safety features:

1. The pool shall be isolated from access to a home by an enclosure that meets the requirements of SECTION 115923.
2. The pool shall incorporate removable mesh fencing that meets America Society for Testing and Material (ASTM Specifications F 2286 standards (the inspector is not able to determine if the ASTM specifications are met).
3. The pool shall be equipped with an approved safety pool cover.
4. The residence shall be equipped with exit alarms on those doors/windows providing direct access to the pool.
5. All doors providing direct access from the home to the swimming pool shall be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor.
6. Swimming pool alarms that, when placed in pools, will sound upon detection of accidental or unauthorized entrance into the water.
7. Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by the device set forth above.

Local codes may be more restrictive than those listed above.

Recommend where needed installing two or more of the choices above. A qualified person should evaluate and repair or replace as necessary, and as per CALIFORNIA HEALTH and SAFETY CODE 115920 – 115929.

1.3. Based on this limited visual inspection, this pool does not comply with today's safety requirements (this pool did not have two safety features mentioned "Pool Safety Act" page). Have it checked and verified proper safety requirements and features are present or have proper safety features installed prior to close of escrow - This is a safety concern.

1.4. This is a limited visual type inspection of the pool system. This is not a pool safety inspection. Recommend to hire a qualified Pool Safety Inspector who is familiar "ASTM Pool Safety standards" for complete system inspection, evaluation, and necessary corrections. Based on this limited visual inspection, this pool does not comply with today's safety requirements. Have it checked and verified proper safety requirements and features are present or have proper safety features installed prior to close of escrow - This is a safety concern.

1.5. Recommend to install fencing with self closing latching gate around the pool for child/animal safety.

1.6. A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search

on pool safety or visit this website: http://www.ihf.org/foryourhealth/article_children.html
1.7. Any water feature that is 18" or deeper is considered a pool. FYI

2. Safety Feature One - Enclosure

Materials:

- None

Observations:

2.1. "Enclosure" means a fence, wall, or other barrier that isolates a swimming pool from access to the home. There are six characteristics for enclosure to comply with the law. All six are required or the enclosure does not meet the requirements of the legislation.

3. Safety Feature Two - Mesh Fencing

Materials:

- None

Observations:

3.1. "Mesh Fencing" means a fence that's removable that meets all of the performance standards of the American Society for Testing and Materials (ASTM), in compliance with standard F2288 & F2286

4. Safety Feature Three - Approved Pool Safety Cover

Materials:

- None

Observations:

4.1. "Approved Safety Pool Cover" means a manually or power operated safety pool cover that meets all of the performance standards of the American Society for Testing and Materials (ASTM), in compliance with standard F1346-91.

5. Safety Feature Four - Exit Alarm

Materials:

- None

Observations:

5.1. "Exit Alarms" mean device that make audible, continuous alarm sounds when any door or window that permits access from the residence to the pool area that is without any intervening enclosure is opened or is left ajar. Exit alarms may be battery operated or may be connected to the electric wiring of the building.

6. Safety Feature Five - Self Closing, Self Latching Doors

Materials:

- None

Observations:

6.1. "Self - Closing, Self -Latching" means device that automatically closes the door and latches when closing that meets all of the performance standards of the American Society for Testing and Materials (ASTM).

7. Safety Feature Six - Pool Alarms

Materials:

- None

Observations:

7.1. "Pool Alarms" means alarm that is attached or placed in the swimming pool that meets all of the performance standards of the American Society for Testing and Materials (ASTM), compliance with standard F2208.

8. Other

Observations:

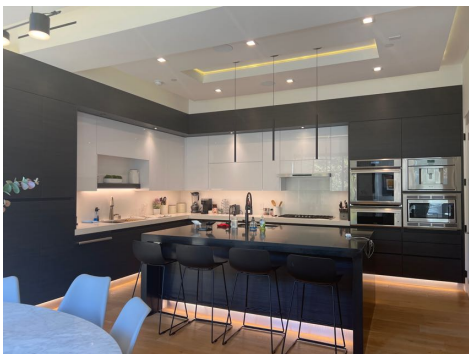
8.1. Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. A child can drown in the time it takes to answer a phone. A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near drownings each year, 15 percent die in the hospital and as many as 20 percent suffer severe or permanent brain damage. Of all pre schoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington. A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety.

8.2. Based on this limited visual inspection, this pool does not comply with today's safety requirements (this pool did not have two safety features mentioned "Pool Safety Act" page). Have it checked and verified proper safety requirements and features are present or have proper safety features installed prior to close of escrow - This is a safety concern.

8.3. Recommend to hire a Qualified Pool Contractor who is familiar "CALIFORNIA HEALTH AND SAFETY CODE SECTION 115920 - 115929 adopted January 1, 2018" for Complete System Evaluation and Repairs.

Additional Photos

1. Interior Photos





2. Exterior Photos



Invoice

1. Inspection Fee:

Materials:

- Inspection Fee: \$825

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

Exterior and Grounds		
Page 10 Item: 2	Vegetation, Grading, and Drainage	<p>2.1. Plants/shrubs touch structure. Recommend to move sprinklers and vegetation minimum 2' away from house/foundation. FYI</p> <p>2.2. Subsurface drains Noted at exterior and/or driveway - Not tested at this inspection, unable to determine if they will operate properly or if tree roots exist. Check with the seller for any known defects, repairs and or have it tested/scoped by a qualified specialist.</p> <p>2.3. Below ground drain lines for downspout(s) noted - No tests done at this inspection, unable to determine if drains will function properly or if tree roots exist. Check with the seller of any known defects or have tested/scoped.</p> <p>2.4. Swale drain noted at right side exterior to address drainage. No tests done at this inspection. Check with seller for any known issues.</p> <p>2.5. Planter boxes noted built at structure to control rain water drainage from roof. Check with builder about care/maintenance. Waterproofing not checked at this inspection, Planter wall is attached to the wall framing without gap and/or proper flashing at siding - poor design, possible water seepage may occur. Have it evaluated by a qualified contractor for any necessary correction.</p> <p>2.6. House built on steep hillside grade - In these cases further evaluation by a qualified Structural Engineer and/or Geological evaluation is recommended by this Property Inspection Company. Hillside is not part of this inspection, property lines are not checked - FYI</p> <p>2.7. Room was built lower at exterior grade (I am not sure if proper retaining wall and waterproofing was installed at the time of Construction. Check the building records). Recommend to hire a qualified drainage contractor for complete system evaluation and any necessary corrections.</p>
Page 12 Item: 3	Porch/Patio, Decks, Steps/Stairs, Railings	<p>3.1. Railings are recommended at all stair locations of three or more steps as a safety upgrade. Missing at front entry steps, left rear at hillside steps and missing at right side steps leading to pool equipment. Recommend to install.</p> <p>3.2. Wall to deck flashing not visible, covered, and/or missing - Improper. Possible seepage can occur. Have it checked by a qualified specialist.</p> <p>3.3. Railing at exterior is not to current safety standards - Height is too low at some areas (this is a safety upgrade).</p> <p>3.4. Railing style at exterior deck(s) is not to current child safety standards. Horizontal bars, boards or tension wire type, can be climbable (ladder effect) (this is a safety upgrade).</p> <p>3.5. Railroad ties/timber noted at exterior steps at</p>

		<p>hillside, typical age defects, wear and deterioration, uneven areas noted. Recommend to have checked for any necessary corrections.</p> <p>3.6. Cracks, wear at waterproofing noted at decking material at all waterproof decks. In need of further evaluation, any necessary corrections/repair made by qualified specialist.</p> <p>3.7. Small deck area off primary bedroom not accessible. Check building records and/or have checked by a qualified specialist for any necessary correction.</p> <p>3.8. Common Cracks, settlement present at porch and/or patio area, walkways. FYI. Have checked for any necessary correction.</p>
Page 14 Item: 4	Retaining and Garden Walls	<p>4.2. Missing trench drain/swale and/or weep holes at retaining wall at some areas at hillside noted - Recommend to built to divert hillside water away from wall. Check records, permits or Have it checked, evaluated by a qualified contractor.</p> <p>4.3. Timber/Railroad ties noted at exterior, Loose boards and/or deterioration/age defects noted. Recommend to have them evaluated, any necessary corrections, repair or replacement made by qualified specialist.</p> <p>4.4. Some exposed cement board and exposed rebar at backside of retaining wall at hillside and near pool equipment noted. Have checked by qualified specialists for any necessary correction</p>
Page 17 Item: 6	Wall Cladding, Flashing, and Trim	<p>6.1. chipping or peeling paint at stucco noted in the exterior stucco wall near steps at front porch area. Have checked by paint contractor.</p>
Page 17 Item: 7	Window Trim and Sills (Exterior)	<p>7.1. Window screen(s) missing and/or not installed at the time at dining area noted. Check with seller or have checked, any necessary correction made by qualified specialist.</p>
Page 18 Item: 8	Doors (Exterior)	<p>8.1. Recommend to install awnings at some exterior doors to prevent water seepage, damage.</p>
Page 19 Item: 9	Other/Features	<p>9.3. Recommend to check the building records, permits.</p> <p>9.4. BBQ and/or BBQ features not part of this inspection. Was functional at the time of inspection. Check with the seller and/or have it checked by a qualified specialist.</p> <p>9.5. Mini Fridge noted - Not part of this inspection. Check with the seller for operation or of any known defects, repairs.</p> <p>9.6. Rain tight covers are not present at unattended power cords. Missing cover plate at outlet at island. Risk of water intrusion and damage present. Recommend to correct by qualified specialist.</p> <p>9.7. Cabinet drawers diffuse To open and/or off track/loose at BBQ island. Have checked, fixed by qualified specialist.</p>
Roofing		
Page 21 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</p>

		service records, with seller regarding any known defects or repairs relating to the roof.
Page 21 Item: 2	Roof Coverings	<p>2.1. Exposed fastener(s) noted at area(s) of the metal perimeter roof which may allow moisture/water penetration. Recommend to seal, have checked, evaluated and any necessary corrections made by qualified roofing specialist.</p> <p>2.2. White coat noted at flat roof. Check records, with seller regarding warranties.</p> <p>2.3. Water ponding and rust present at sections at metal perimeter flat roof area noted- Recommend to have it evaluated, any necessary corrections made by a qualified Roofer.</p> <p>2.4. Yearly roof service contract with a qualified Roofing Company is recommended.</p> <p>2.5. Recommend further complete evaluation of roof system, necessary maintenance and/or corrections performed by a qualified roofer.</p>
Page 22 Item: 3	Roof Drainage Systems	<p>3.1. Some Below ground drain lines for downspout(s) noted - No tests done at this inspection- Unable to determine if drains will function properly. Check with the seller.</p> <p>3.2. Planter boxes noted built at structure to control rain water drainage from roof. Check with builder about care/maintenance- waterproofing not checked at this inspection.</p> <p>Planter wall is attached to the wall framing without gap and proper flashing - poor design, possible water seepage may occur. Have it checked, evaluated by a qualified contractor for any necessary correction.</p> <p>3.3. Leaking gutter noted at rear above water heater. Have checked, recommend to seal and correct by qualified specialist.</p>
Page 23 Item: 5	Chimney	<p>5.1. Chimney/flue(s) are not fully visible at this inspection. Video inspection of the chimney/flue by qualified Chimney Inspector is a Must. This is a limited inspection at readily visible areas of the chimney. We recommend to Hire qualified Chimney Inspector for a more detailed in depth inspection and evaluated qualified Chimney Inspector. This is a Safety/Fire Hazard and peace of mind concern.</p> <p>5.2. Recommend complete evaluation, any necessary corrections made by a qualified chimney inspector.</p>
Page 23 Item: 6	Other	<p>6.1. 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 24 Item: 3	Floors	<p>3.1. Flooring/walls of the garage was not fully visible at the time of inspection due to belongings or floor covering. Have it checked at Your final walk through.</p>

		3.2. Epoxy type coating noted at garage floor. Check records, with seller for any known defects, warranties.
Page 26 Item: 8	Garage Feature	8.1. Central vacuum system noted - Not part of this inspection. Check records.
Electrical System		
Page 27 Item: 2	Main Panel	2.1. Gas pipes are not grounded/bonded. Recommend to install. Have it checked, corrections made by a qualified electrician.
Page 28 Item: 4	Branch Circuit Conductors	4.1. Most of the electric wiring is enclosed within the walls and ceilings and other parts of the structure. It is not visible and its condition cannot be fully determined. No representation is made as to its status.
Page 28 Item: 5	Exterior Lights, Outlets	5.1. Rain tight covers are not present at unattended power cords. Risk of water intrusion and damage present. Recommend to correct by qualified specialist. 5.2. Garden lights, transformers, timers not part of this inspection. Check with the seller. 5.3. Outlet(s) with missing, damaged covers noted. Recommend to correct and install new exterior rated covers. 5.4. Rain tight covers are not present at unattended power cords. Risk of water intrusion and damage present. Recommend to correct by qualified specialist.
Page 29 Item: 7	Interior Fixtures, Outlets	7.1. Electrical covers (switch, outlets, junction boxes, etc) not removed as part of this inspection - Inspection of the wiring is limited to Main panel. For a more in depth inspection recommend to hire a qualified Electrician. 7.2. House was occupied at the time - Most of the outlets were not visible, accessible at the time to test. Check the records for any known defects, repairs. 7.3. Ceiling light(s) loose at- Top floor hall in front of elevator. Have checked, fixed by a qualified specialist.
Page 29 Item: 8	Smoke and Carbon Detectors	8.3. 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.
Page 31 Item: 10	Low Voltage Systems	10.1. Low Voltage systems (phone, cable, security, intercom, sound...) not part of this inspection. Check with the seller. 10.2. Alarm, security systems are not inspected or tested at time of inspection. Check the records, check with seller for operation or known defects. 10.3. Built in speaker system is not tested, inspected at time of inspection. Check the records, with seller for operation or known defects.
Page 31 Item: 11	Fire Sprinklers	11.1. House with Fire sprinkler system type - Not part of this inspection. Check the records for any known defects, repairs. Check the service records. 11.2. Loose and/or missing sprinkler cap present at lower bedroom ceiling. Have it checked, fixed by qualified specialist.

Plumbing

Page 32 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 front yard noted - Recommend to check service records.</p> <p>1.4. 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>
Page 34 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</p>

		<p>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 - 85 PSI - recommend adjustment, repair, replacement of the regulator to below 80 PSI.</p>
Page 34 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 35 Item: 4	Fuel System	<p>4.2. This is a limited visual inspection of the gas system. We have partial access to burn chambers and other interior appliance parts only, and no way to inspect underground/interior wall pipes. Check records, permits for any known issues or repairs - Gas leaks and pipe testing is not part of this inspection The Gas Company has it's own testing methods, which are more intensive, and updated periodically. Recommend contacting the Gas Company for a complete inspection of the gas system and associated appliances before close of escrow.</p> <p>4.3. Most of the plumbing pipes not visible at this inspection. Check the records for any known defects, repairs.</p> <p>4.4. Gas lines on roof were not sealed, painted. Have it checked, corrected by qualified specialist.</p>
Page 36 Item: 5	Water Heater(s)	<p>5.2. 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>5.3. 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>5.4. tankless water heater noted - To determine the proper size gas line is used for this application/installation is beyond the scope of the Home Inspection. Recommend to check the permits for water</p>

		<p>heater installation and/or have it checked by a qualified Plumber.</p> <p>5.5. Tankless water heater life expectancy is estimated at around 20 years. Recommend to monitor.</p> <p>5.6. Water temperature is set too high at 130F - may cause Scalding from Hot Water. Recommend to adjust the temperature at 115 to 120F.</p> <p>5.7. Water heater control panel located at exterior. Poor location, not weather proof. Recommend to locate FYI</p>
Page 37 Item: 6	Yard Sprinkler System	<p>6.1. Yard Sprinkler systems/automatic timers are not tested and are not a part of this inspection (most of the pipes, spray heads installed underground). Check with the seller for any known defects, repairs of the system. We inspect type of pipes used for sprinkler system and report when old, galvanized pipes are present. We report location of the sprinkler heads and damage they cause to the structure.</p>
Page 37 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 38 Item: 1	Heating System Operation	<p>1.1. 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. Check with seller.</p> <p>1.2. 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>1.3. Exterior, attic temperature was high at the time- Unable to test, evaluate the furnace. Check the records for any known defects, repairs and/or have it checked, serviced by a qualified specialist.</p> <p>1.4. Some rust at interior of unit at garage. Check with seller or service records for any known defects or previous service</p>
Page 39 Item: 3	Gas Pipe, Closet	<p>3.1. Gas pipe is not properly painted/sealed at the roof and/or unit at exterior. Have it checked, fixed by qualified specialist.</p>

Page 39 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. Filter is located in the unit area plenum in the garage (FYI).</p>
Page 40 Item: 5	Distribution Systems	<p>5.1. AC duct/ceiling vent missing trim, taped over, taped shut at primary bedroom. Have checked, any necessary correction made by qualified HVAC specialist.</p> <p>5.2. 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>
Page 41 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. Water/condensation at base of unit at roof at platform. Recommend complete System evaluation, any necessary corrections made by a qualified HVAC Contractor.</p>
Page 41 Item: 8	Evaporator Coil	<p>8.1. Evaporator Coil at FAU is not visible at time of the inspection to comment. Periodic care, maintenance recommended, check the service records.</p>
Page 41 Item: 9	A/C Condensation Line	<p>9.1. AC condensation pump noted in use- Pump and drainage not tested at this inspection. Check the service records, periodic care and maintenance required.</p> <p>9.2. A/C condensation line drains at the roof and/or gutter - Poor location, gutter leaks, rust stains noted at metal perimeter roofing material. Have it checked, recommend to upgrade by qualified HVAC specialist.</p>
Page 42 Item: 11	Other	<p>11.1. 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>11.2. Recommend service maintenance by a qualified HVAC specialist if one hasn't been performed within past 12 months. FYI</p> <p>11.3. Recommend further evaluation of the HVAC unit(s), any necessary maintenance and/or corrections made by a qualified HVAC contractor.</p> <p>11.4. 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</p>

Interior		
Page 44 Item: 2	Walls	<p>2.2. Common cracks and/or anchor holes or scuff marks were noted at the interior walls.</p> <p>2.3. Paneling is installed on the walls, unable to determine condition of the walls behind the coverings.</p>
Page 45 Item: 3	Floors	<p>3.1. House was occupied at the time of the inspection - Floors were not fully visible. Recommend to check the records for any known defects and/or previous repairs.</p> <p>3.2. Area rug(s) noted at inspected property. Rug(s) are not removed or moved at time of inspection, may mask or hide hidden defects. Check with seller for any known defects. Recommend to have checked prior to close of escrow.</p> <p>3.3. Uneven areas, sloping was noted at various areas of the flooring. Check the records for any known defects, repairs and/or have it checked by a qualified specialist(s).</p> <p>3.4. Some expanded gaps noted at flooring material joints. In need of further evaluation, corrections by a qualified floor specialist.</p> <p>3.5. Cracked grout, Loose Tile(s) noted at interior at primary bathroom. Recommend further evaluation, repairs by qualified specialist(s).</p>
Page 47 Item: 4	Interior Doors	<p>4.2. Screen door hardware is not operational, locking mechanism is defective at sliders. Have it checked, repaired by a qualified specialist.</p>
Page 47 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 known defects, repairs.</p> <p>5.3. Screens at Window(s) were missing noted at dining area. Check with seller or have checked by qualified specialist for any necessary correction.</p> <p>5.4. automated window coverings noted at windows throughout. Not part of this inspection. Were all working and functional at time of inspection. This comment made as courtesy. (Unable to locate remote at primary bath for window coverings, check with seller)</p>
Page 48 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. Fireplace not responding to remote, unable to locate switch. fireplace not tested at this inspection. Check with seller for controls or any known defects or have checked and tested by qualified chimney specialist. Recommend further and complete evaluation, video inspection of flue by qualified Chimney Inspector - This is a Safety and Fire concern.</p>
Page 49 Item: 8	Laundry Service	<p>8.1. View behind the equipment was limited due to equipment location, space restrictions. Appliances are</p>

		<p>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>
Page 50 Item: 9	Interior Features	<p>9.2. Mini Fridge noted at wet bar area - Not part of this inspection. Check with the seller for operation or of any known defects, repairs.</p> <p>9.3. Alarm, security systems are not inspected or tested at time of inspection. Check the records, check with seller for operation or known defects.</p> <p>9.4. Central vacuum system not inspected or tested at time of inspection. Check the records, check with seller for operation, known defects.</p> <p>9.5. Fire sprinkler system is not tested or part of this inspection. Check the records, with seller of any known defects, warranties</p> <p>9.6. Loose and/or missing sprinkler cap(s) present at ceiling. Have it checked, fixed by qualified specialist.</p> <p>9.7. Built in speaker system is not tested, inspected at time of inspection. Check the records, with seller for operation or known defects.</p> <p>9.8. Elevator and equipment is not part of this inspection. Check the service records and contracts. Unit was functional at the time. FYI</p> <p>9.9. Movie Projector system noted - not part of this inspection. Check with seller for operation or any known defects or Have it evaluated by a qualified specialist.</p>
Page 52 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 complete evaluation and building inspection by a qualified structural pest specialist.</p> <p>10.5. Lower floor room(s) were built below ground level - To determine if proper drainage and waterproofing was installed is beyond the scope of this inspection. Check the records, with the seller and/or the builder.</p>
Kitchen		
Page 53 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 and/or 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 53 Item: 2	Cabinets and Counter Tops	2.1. View under sink cabinets was restricted due to belongings.
Page 54 Item: 3	Sinks	<p>3.2. View under sink cabinets was restricted due to belongings and not fully visible. FYI</p> <p>3.3. Water filter/faucet noted - Was functional at the time (FYI). Water filter system and quality of water is not part</p>

		of this inspection.
Page 55 Item: 4	Food Waste Disposer	4.2. No Disposer noted at- island sink. FYI
Page 55 Item: 5	Dishwasher	5.2. 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.
Page 56 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 56 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. 9.2. Wine Cooler noted - Not part of this inspection. Check with the seller of any known defects, repairs. 9.3. Warming drawer noted at kitchen, not part of this inspection. Was functional at time of inspection. Check with seller for operation or any known defects. 9.4. Cappuccino maker noted. Check with seller for operation, warranties or any known defects.
Page 57 Item: 10	Other	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

Page 58 Item: 1	Bathroom General	1.1. This is true to all bathrooms: It is typical to have hidden defects and or damage inside/under the cabinets, inside the walls where moisture and water can be trapped and Mold growth will occur. Home inspection is a limited, non invasive Inspection of readily visible areas. We recommend to hire a Qualified MOLD Inspector for further and complete evaluation to determine the presence or absence of any Mold that may affect the health or safety of the occupants. Supply valves and angle stops not tested at this inspection (these type of valves not reliable and may leak if turned on and off). Check the records with the seller for
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		<p>any known issues/repairs regarding the supply valves and angle stops.</p> <p>1.2. Recommend to re-caulk at fixtures, trims, enclosures as routine maintenance.</p> <p>1.3. 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 59 Item: 3	Shower	3.1. Recommend to have a qualified termite (structural pest) inspector to test the shower pan for possible leaks.
Bathroom #3		
Page 63 Item: 3	Shower	<p>3.1. Recommend to have a qualified termite (structural pest) inspector to test the shower pan for possible leaks.</p> <p>3.2. Leaking at shower head noted. Have it checked, fixed, replaced by a qualified specialist.</p>
Bathroom #4		
Page 64 Item: 2	Sink(s), Faucets	2.2. Missing proper backsplash at sink noted. Recommend to install to prevent water damage.
Page 65 Item: 3	Shower	<p>3.1. Recommend to have a qualified termite (structural pest) inspector to test the shower pan for possible leaks.</p> <p>3.2. Shower valve(s) loose noted. In need of adjustment, correction. Have it checked by a qualified plumber.</p> <p>3.3. Shower door opens inward only- improper. Should open outward for safety. Recommend to reverse weatherstripping and correct by qualified specialist.</p>
Bathroom #5		
Page 66 Item: 2	Sink(s), Faucets	2.2. Missing and/or damaged caulking noted at backsplash. Have it evaluated, corrected by a qualified specialist to prevent water seepage.
Page 67 Item: 3	Shower	<p>3.1. Recommend to have a qualified termite (structural pest) inspector to test the shower pan for possible leaks.</p> <p>3.2. Cracked, dirty grout noted at shower enclosure noted. Recommend to re-grout or caulk, seal at shower tiles.</p>
Bathroom #6		
Page 69 Item: 2	Sink(s), Faucets	2.2. Missing and/or damaged caulking noted at backsplash. Have it evaluated, corrected by a qualified

		specialist to prevent water seepage.
Page 69 Item: 3	Cabinets, Floors	3.1. Cracked grout, loose floor tiles noted. Have it evaluated, any necessary corrections, repairs or replacement made by a qualified specialist.
Page 70 Item: 4	Shower	4.1. Recommend to have a qualified termite (structural pest) inspector to test the shower pan for possible leaks. 4.2. Underside of ledge is not waterproofed properly, not tiled. Have checked, any necessary correction made by qualified specialist.
Attic		
Page 71 Item: 1	Attic Access Location	1.1. No attic present in the inspected property.(FYI)
Foundation		
Page 72 Item: 1	Foundation	1.1. This is not a structural pest control (termite) inspection - Recommend to hire a qualified Structural Pest inspector for complete building inspection for any necessary correction or repair. 1.2. Foundation is Slab On Grade type construction. Slab is not visible due to floor coverings. Recommend to check the disclosures regarding any known issues with the slab.
Page 72 Item: 2	Walls	2.1. Foundation walls, bolts were not visible at this inspection to comment due to construction method. Check records for any known defects.
Page 72 Item: 3	Floors	3.1. Building is slab on grade type structure. Slab was covered with floor covering, unable to evaluate. Check the records for any known defects, repairs. Note: We do not remove floor coverings at this type of inspection. It is common that when floor coverings are removed, you may find hidden defects, cracks or deterioration at slab/foundation.
Page 72 Item: 4	Other	4.1. Recommend to check the Building Records and Permits. 4.2. This is not a structural pest control(termite) inspection - Recommend to hire a qualified Structural Pest inspector for complete building inspection, evaluation.
Pool, Spa & Equipment		
Page 74 Item: 1	Operational Condition Of Pool/Spa	1.1. Our company does not inspect pool for leaks or seepage. Only components readily accessible are inspected. Recommend to install fence around the pool for child, animal safety. A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: http://www.ihf.org/foryourhealth/article_children.html 1.2. This is a limited visual type inspection of the pool system. This is not a pool safety inspection. Recommend to hire a qualified Pool Inspector who is familiar with "ASTM Pool Safety Standards" for complete inspection, evaluation, and any necessary corrections.

Based on this limited visual inspection, this pool does not comply with today's current safety requirements. Have it checked and verified proper safety requirements and features are present or have proper safety features installed. This is a safety concern.

1.3. As of January 1st, 2018 Senate Bill No. 442 proposed new safety standards and requirements for all pools in California. It is advised that all buyers review and reference the new required safety features and understand that a minimum of two of the seven safety features are present as stated in Senate Bill No. 442: 1. Enclosure, 2. Mesh Fencing, 3. Approved Pool Safety Cover, 4. Exit Alarm(s), 5. Self-Closing, Self-Latching Door Devices, 6. Pool Alarms, 7. Other means of protection.

Please review the following website for more information and requirements or have full evaluation and necessary corrections made by qualified Pool specialist that is familiar with ASTM standards for proper compliance: https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201720180SB442

1.4. Our company does not inspect pool for leaks or seepage. Only components readily accessible are inspected.

1.5. Recommend to install fencing with self closing latching gate around the around the pool for child, animal safety.

1.6. Missing enclosure, fence around the pool and/or spa equipment noted. Recommend to install. This is a safety concern. Have evaluated by a qualified specialist for correction.

1.7. A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website:

http://www.ihf.org/foryourhealth/article_children.html

1.8. Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. A child can drown in the time it takes to answer a phone. A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near drownings each year, 15% die in the hospital and as many as 20% suffer severe or permanent brain damage. Of all pre schoolers who drown, 70% are in the care of one or both parents at the time of the drowning and 75% are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington. A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do

		not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: http://www.ihf.org/foryourhealth/article_children.html
Page 74 Item: 2	Surface Walls, Floor Of Pool And Spa	2.2. Damaged tiles noted at pool, spa ledge. Have it evaluated by a qualified pool professional for necessary correction, repairs.
Page 76 Item: 8	Other	8.2. Pool fill Valve connections leaks. Have checked, fixed by qualified specialist.

Pool Safety

Page 79 Item: 1	Pool Safety	<p>1.1. As of January 1st, 2018 Senate Bill No. 442 proposed new safety standards and requirements for all pools in California. It is advised that all buyers review and reference the new required safety features and understand that a minimum of two of the seven safety features are present as stated in Senate Bill No. 442: 1. Enclosure, 2. Mesh Fencing, 3. Approved Pool Safety Cover, 4. Exit Alarm(s), 5. Self-Closing, Self-Latching Door Devices, 6. Pool Alarms, 7. Other means of protection.</p> <p>Please review the following website for more information and requirements or have full evaluation and necessary corrections made by qualified Pool specialist that is familiar with ASTM standards for proper compliance: https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201720180SB442</p> <p>1.2. Pool & Spa Fencing Notes:</p> <p>CALIFORNIA HEALTH AND SAFETY CODE SECTION 115920 –115929 adopted January 1, 2018 now requires a pool be equipped with at least TWO (2) of the following Seven (7) drowning prevention safety features:</p> <ol style="list-style-type: none"> 1. The pool shall be isolated from access to a home by an enclosure that meets the requirements of SECTION 115923. 2. The pool shall incorporate removable mesh fencing that meets America Society for Testing and Material (ASTM Specifications F 2286 standards (the inspector is not able to determine if the ASTM specifications are met). 3. The pool shall be equipped with an approved safety pool cover. 4. The residence shall be equipped with exit alarms on those doors/windows providing direct access to the pool. 5. All doors providing direct access from the home to the swimming pool shall be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor. 6. Swimming pool alarms that, when placed in pools, will sound upon detection of accidental or unauthorized entrance into the water. 7. Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by the device set forth above.
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		<p>Local codes may be more restrictive than those listed above.</p> <p>Recommend where needed installing two or more of the choices above. A qualified person should evaluate and repair or replace as necessary, and as per CALIFORNIA HEALTH and SAFETY CODE 115920 – 115929.</p> <p>1.3. Based on this limited visual inspection, this pool does not comply with today's safety requirements (this pool did not have two safety features mentioned "Pool Safety Act" page). Have it checked and verified proper safety requirements and features are present or have proper safety features installed prior to close of escrow - This is a safety concern.</p> <p>1.4. This is a limited visual type inspection of the pool system. This is not a pool safety inspection. Recommend to hire a qualified Pool Safety Inspector who is familiar "ASTM Pool Safety standards" for complete system inspection, evaluation, and necessary corrections. Based on this limited visual inspection, this pool does not comply with today's safety requirements. Have it checked and verified proper safety requirements and features are present or have proper safety features installed prior to close of escrow - This is a safety concern.</p> <p>1.5. Recommend to install fencing with self closing latching gate around the pool for child/animal safety.</p> <p>1.6. A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: http://www.ihf.org/foryourhealth/article_children.html</p> <p>1.7. Any water feature that is 18" or deeper is considered a pool. FYI</p>
Page 79 Item: 2	Safety Feature One - Enclosure	2.1. "Enclosure" means a fence, wall, or other barrier that isolates a swimming pool from access to the home. There are six characteristics for enclosure to comply with the law. All six are required or the enclosure does not meet the requirements of the legislation.
Page 79 Item: 3	Safety Feature Two - Mesh Fencing	3.1. "Mesh Fencing" means a fence that's removable that meets all of the performance standards of the American Society for Testing and Materials (ASTM), in compliance with standard F2288 & F2286
Page 79 Item: 4	Safety Feature Three - Approved Pool Safety Cover	4.1. "Approved Safety Pool Cover" means a manually or power operated safety pool cover that meets all of the performance standards of the American Society for Testing and Materials (ASTM), in compliance with standard F1346-91.
Page 79 Item: 5	Safety Feature Four - Exit Alarm	5.1. "Exit Alarms" mean device that make audible, continuous alarm sounds when any door or window that permits access from the residence to the pool area that is without any intervening enclosure is opened or is left ajar. Exit alarms may be battery operated or may be connected to the electric wiring of the building.
Page 79 Item: 6	Safety Feature	6.1. "Self - Closing, Self -Latching" means device that

	Five - Self Closing, Self Latching Doors	automatically closes the door and latches when closing that meets all of the performance standards of the American Society for Testing and Materials(ASTM).
Page 80 Item: 7	Safety Feature Six - Pool Alarms	7.1. "Pool Alarms" means alarm that is attached or placed in the swimming pool that meets all of the performance standards of the American Society for Testing and Materials(ASTM), compliance with standard F2208.
Page 80 Item: 8	Other	<p>8.1. Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. A child can drown in the time it takes to answer a phone. A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near drownings each year, 15 percent die in the hospital and as many as 20 percent suffer severe or permanent brain damage. Of all pre schoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington. A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety.</p> <p>8.2. Based on this limited visual inspection, this pool does not comply with today's safety requirements(this pool did not have two safety features mentioned "Pool Safety Act" page). Have it checked and verified proper safety requirements and features are present or have proper safety features installed prior to close of escrow - This is a safety concern.</p> <p>8.3. Recommend to hire a Qualified Pool Contractor who is familiar "CALIFORNIA HEALTH AND SAFETY CODE SECTION 115920 - 115929 adopted January 1, 2018" for Complete System Evaluation and Repairs.</p>