

# Key Property Inspection Group

## Property Inspection Report



# KEY

PROPERTY INSPECTION GROUP



14362 Ramona Blvd, Baldwin Park, CA 91706  
Inspection prepared for: Central City  
Real Estate Agent: -

Date of Inspection: 8/4/2023 Time: 1:00 PM  
Age of Home: 1926 Size: 10400  
Weather: Clear  
Order ID: 1102

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**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

Commercial

### 2. Age Of Building

Over 95 Years

### 3. Client Attendance

- Present

### 4. Other Attendance

Materials:

- Sellers Agent

### 5. Weather

- Clear

### 6. Temperature

- Over 65

### 7. Rain In The Last Three Days

- No

### 8. Resident Status

- Building Was Vacant at The Time

### 9. Add On/Alterations

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

## Exterior and Grounds

### 1. Driveway and Walkways

Type: Concrete, Asphalt, Street Parking, Parking Lot

#### Observations:

- 1.1. Cracks, settlement present at driveway/sidewalk surfaces. Have checked, any necessary corrections made by qualified specialist.
- 1.2. Worn, cracked, damaged asphalt noted. Have it checked, evaluated by a qualified paving contractor for any necessary correction or repair.
- 1.3. This is not a ADA compliance inspection. Recommend to hire a Qualified ADA certified inspector for complete evaluation.
- 1.4. Worn, cracked, damaged asphalt noted at parking area. Have it checked, evaluated by a qualified paving contractor for any necessary correction or repair. Check records, with city.



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

Type:

- Concrete



### 3. Fencing and Gates

Type:

- N/A

## 4. Wall Cladding, Flashing, and Trim

Type:

- Stucco
- With settlement Cracks
- Concrete Walls

**Observations:**

**4.1. settlement cracks were noted in the exterior stucco walls. Have checked by paint contractor.**

**4.2. Building is a concrete building type. Some cracks noted at the walls, seepage noted from cracks at interior of the building( common for this type Buildings).**

**Concrete walls need to be properly painted/ sealed to prevent water seepage. Have it checked by a qualified specialist/ Painting contractor.**



Damaged glass

## 5. Window Trim and Sills (Exterior)

Window Type:

- Aluminum
- With Common Age Defects
- With Missing Screens
- Dual Pane
- Single Pane

**Observations:**

**5.1. Common age defects noted.**

**5.2. Moisture stains was noted to exterior window sills and/or framing - Repairs/corrections recommended. Have it checked by a qualified structural pest inspector and contractor.**

**5.3. Peeling paint /damage at window frames noted - Have it cleaned sealed or repaired as necessary by qualified specialist.**

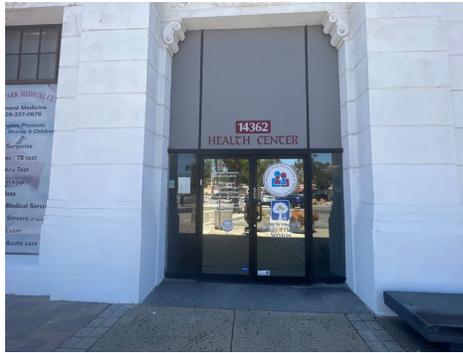
**5.4. Window screen(s) missing and/or not installed at the time . Check with seller or have checked, any necessary correction made by qualified specialist.**

**5.5. Some Louvered windows appear slightly ajar. Have checked for any necessary correction. Seepage may occur.**

**5.6. Cracked/damaged glass noted at many window(s). Have them checked, fixed, replaced by a qualified specialist.**

**5.7. House with some old aluminum (single pane) windows type. Recommend to upgrade.**

**5.8. Recommend further evaluation, necessary correction, repairs by a qualified contractor.**



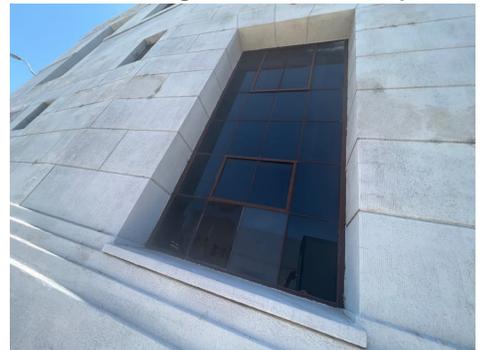
Cracked glass



Window ajar

Window ajar

Cracked glass, window ajar





Boarded up

Damaged glass



Damaged glass

Damaged glass



Damaged glass

## 6. Doors (Exterior)

Door Type:

- Aluminum, Glass

Observations:

6.1. Damaged exterior door(s) at rear exterior door noted. Boarded up. Have checked, fixed by qualified specialist.



Damaged - rear

## 7. Other/Features

### Observations:

- 7.1. Recommend to check the building records, permits.
- 7.2. Recommend to check the building records, permits on: additions, alterations, remodel.
- 7.3. A number of defects found at the time of the inspection - Recommend to hire a qualified contractor for further evaluation, repair
- 7.4. This is not an ADA inspection. Among other things, the Americans with Disabilities Act (ADA) ensures access to the built environment for people with disabilities. The ADA Standards establish design requirements for the construction and alteration of facilities subject to the law. These enforceable standards apply to places of public accommodation, commercial facilities, and state and local government facilities. Recommend to hire a Qualified ADA certified inspector and/or architect for complete evaluation and to consult for your project and business use.
- 7.5. Recommend to check the building records, and permits with the City to make sure that the location/space is suitable for your business use.

# Roofing

## 1. Roof Pictures

Materials:

- Flat Roof
- Built Up, Torch Down

Materials:

- Walked Roof

**Observations:**

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

1.2. HVAC unit(s) located on the roof. No access ladder found at the time- recommend to install proper service access for servicing HVAC unit(s). This is a safety/liability concern. Recommend to hire a qualified specialist for further complete evaluation for any necessary corrections.

## 2. Roof Coverings

**Observations:**

2.1. Debris noted at the Roof. May cause future leaks and/or damage. Recommend to clean, remove.

2.2. Granular loss, age defects noted, some damaged areas at roof. In need of further evaluation, any necessary correction or repair performed by a qualified roofer.

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

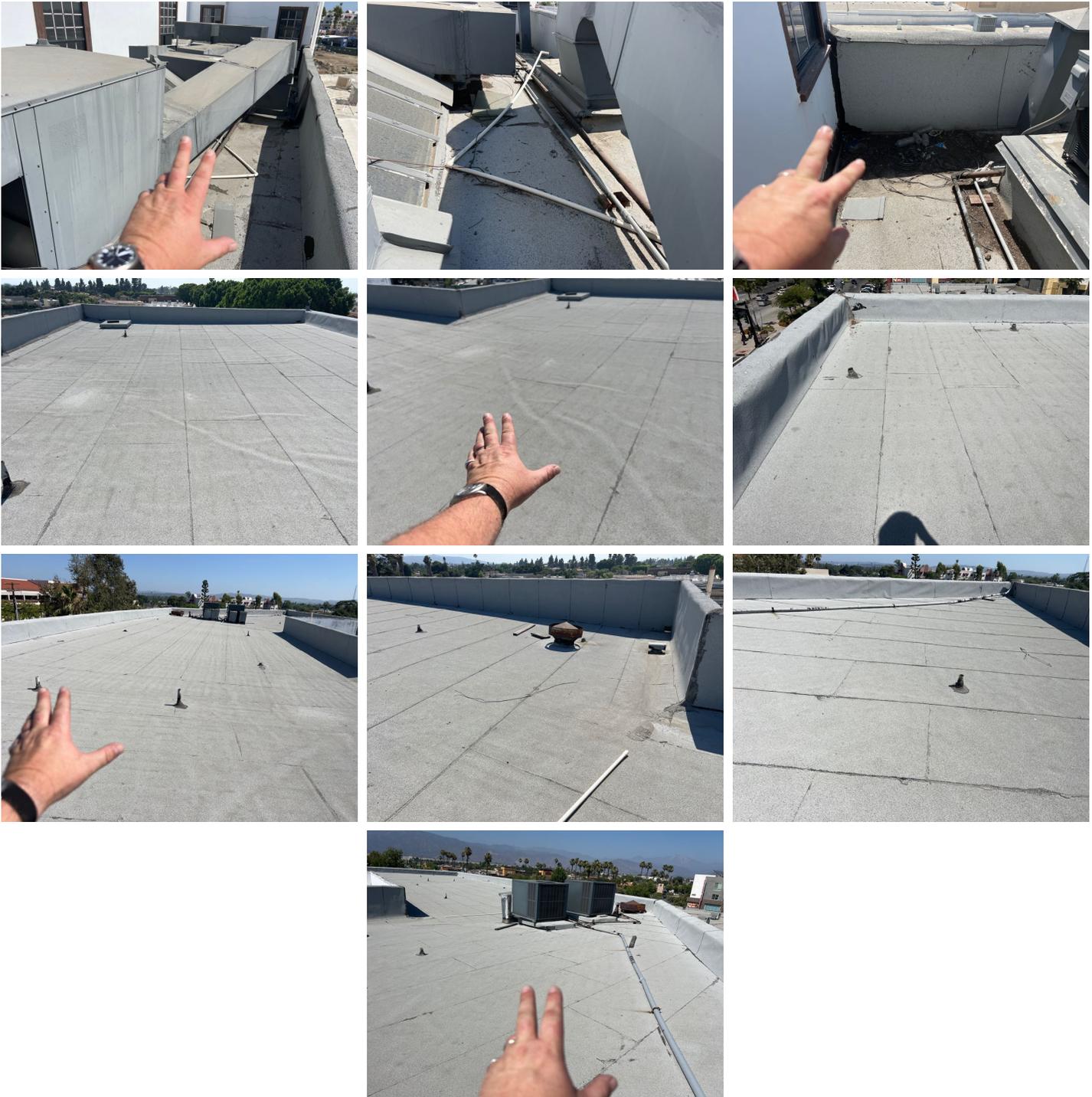
2.4. Aged flat roof cover noted. Recommend to apply roof coating to prolong life of the roof. Have it evaluated by a qualified roofer for any necessary correction.

2.5. Signs of Water ponding at sections at flat roof area noted- Recommend to have it checked, evaluated and any necessary corrections made by a qualified Roofer.

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

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





### 3. Flashings

#### Observations:

- 3.1. Cracked, worn mastic at flashing(s) noted. Recommend to re-seal to prevent leaks. Have evaluated by qualified roofer for any necessary correction or maintenance.
- 3.2. No visible flashing present at the vent pipes/roof penetrations. Are mastic covered which must be regularly maintained in order to prevent moisture penetration/leaks. Have it checked by qualified Roofer.
- 3.3. All roof flashing(s) in need of further complete evaluation, any necessary corrections made by a qualified roofer.



#### 4. Roof Drainage Systems

Drainage Type:

- With Roof Drains

**Observations:**

- 4.1. Downspouts terminate at foundation- Poor location. Recommend to extend away and/or install flash block(s).**
- 4.2. Building with flat roof type - Without secondary, overflow roof drain type (common for the age of the building). Periodic maintenance, care required and/or have it checked by a qualified roofer to add an overflow drain pipe(s).**
- 4.3. Debris and signs of water ponding noted at roof drain(s). Drain area(s) at roofing in need of periodic cleaning, service. Recommend to clean and install proper coating at drain area roofs. Have evaluated by qualified roofing specialist for any necessary maintenance, corrections.**
- 4.4. Limited roof drains noted. Have evaluated by qualified roofer for any necessary correction.**



#### 5. Roof Vents

Ventilation Type:

- Gable Vents
- Thermostatically controlled fan

**Observations:**

- 5.1. Missing proper screens at Eave and/or Gable vent(s) noted. Have it checked, installed to prevent bird/rodent intrusion.**
- 5.2. Thermostatically controlled vent fan in attic noted. Unable to determine operation- not working at the time, rusted covers. Recommend to check with the seller. Have checked by roofer for any necessary correction.**



## 6. Skylight(s)

### Observations:

6.1. Crack(s) found at skylight(s). Have it checked, necessary correction/repair or replacement made by a qualified roofer, contractor.

6.2. Old metal frame type skylight noted, cracks and rust noted. Recommend to upgrade. Have it checked, evaluated by a qualified roofer, contractor.



Damaged glass



## 7. Chimney

Number Of Units:

- None

Chimney Type:

- None

## 8. Other

### Observations:

- 8.1. 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.
- 8.2. Recommend further complete evaluation of roof system, any necessary maintenance, corrections or repair performed by a qualified roofer.
- 8.3. Recommend complete system evaluation to determine the cost and scope of work before expiration of your Contingency Period and before the Close of Escrow by a qualified roofer.

## Garage

### 1. Garage Type

Materials:

- None - building without Garage

## Electrical System

### 1. Service Entrance Conductors

Service Type:

- Below Ground Service

Panel Capacity:

- Unable To Determine

**Observations:**

**1.1. Underground service was noted. In order to inspect the condition of the wires it requires removal of panel covers. Panel covers at pull box are not removed for safety reasons and are not part of this inspection (its beyond the scope of this inspection).**

**Recommend to check the records for any known defects, repairs. Further evaluation by a qualified Electrical Contractor and or the local Utility Co. is recommended.**

**1.2. Power Backup Generator not found noted. Check with the city if this is a requirement for your business.**

**1.3. Main panel is not part of this inspection. Check the records, with seller for any known issues regarding the Main panel and Electrical System.**



### 2. Main Panel

Main Panel Type:

- Fused Main Disconnect Box

**Observations:**

**2.1. Breakers are not properly labeled for emergency identification.**

**2.2. Electrical system is Old and is considered to be obsolete, outdated. Upgrade of the Electrical System by a qualified Electrical Contractor is recommended.**

**2.3. Recommend to have electrical service checked by a qualified electrician to make sure that existing service will satisfy your business use requirements.**

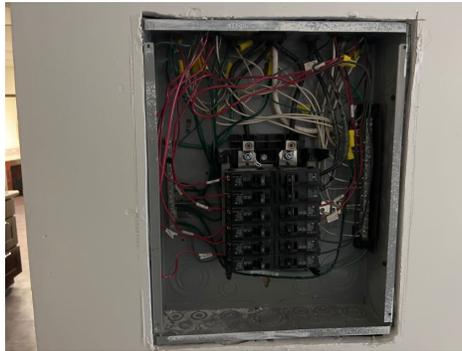
**2.4. Recommend complete system evaluation, necessary corrections made by a qualified electrician.**



### 3. Sub Panels

#### Observations:

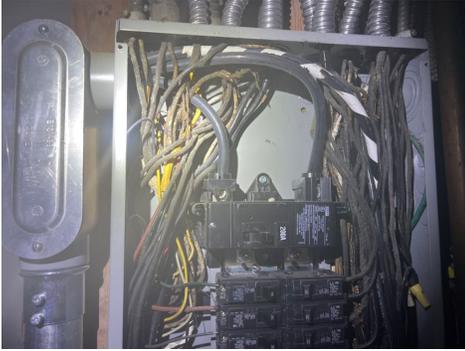
- 3.1. Some labels are present, but illegible or confusing. Recommend correcting for safety reasons.
- 3.2. Missing or improper screws at cover at some panels/ Recommend to correct by qualified specialist.
- 3.3. Panel is a Zinsco brand panel - A older brand which is known by industry professionals to be problematic in certain cases. Recommend further evaluation, upgrade for safety by a qualified Electrical Contractor.
- 3.4. Unprotected openings at main panel cover noted - Safety hazard. Recommend to cover.
- 3.5. Old cloth wiring noted - Replacement with Plastic-Sheathed wiring is recommended as a safety upgrade. Have checked by electrician.
- 3.6. Breaker(s) in OFF position at panel, and/or missing wires, not turned on at this inspection. Check with seller and/or Have it checked by a qualified electrician.
- 3.7. Deadfront cover loose at panel under stairs at closet, missing screws noted. Have checked by qualified electrician to correct.
- 3.8. Recommend to check the records for any known defects/repairs and or have it checked by a qualified electrician(s).
- 3.9. Recommend complete system evaluation, any necessary correction made by a qualified electrician.



Missing screw/unprotected opening - storage room



Not labeled, loose deadfront cover, missing screws



Breakers no wires - electrical closet

Zinsco/wrong screws/breakers off- upstairs

## 4. Branch Circuit Conductors

### Materials:

- Copper
- Non-Metallic Cable
- Conduit
- Not Fully Visible
- Old Cloth Type

### Observations:

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

4.2. Old two wire type cloth wiring noted serving this property. Recommend further, complete evaluation by a qualified electrician for possible upgrade, replacement of the wires.

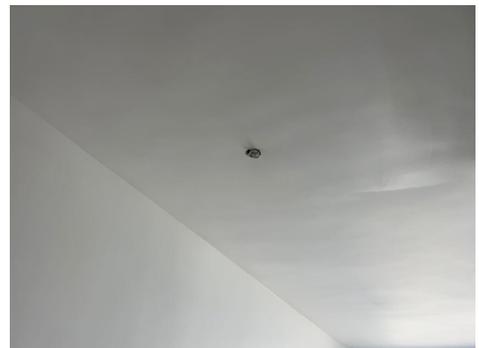
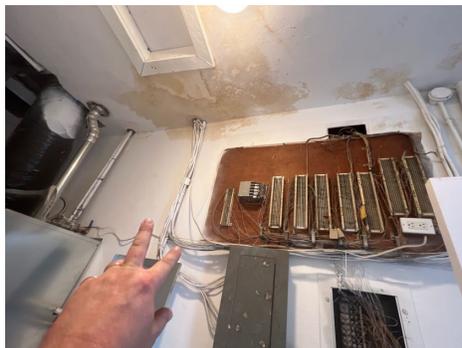
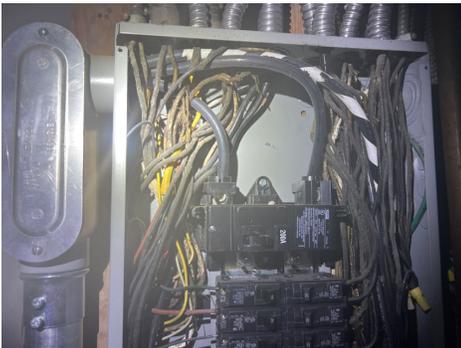
4.3. Exposed splices, missing box covers... Noted in the attic - A fire hazard/Safety concern. Have it checked, fixed by a qualified Electrician.

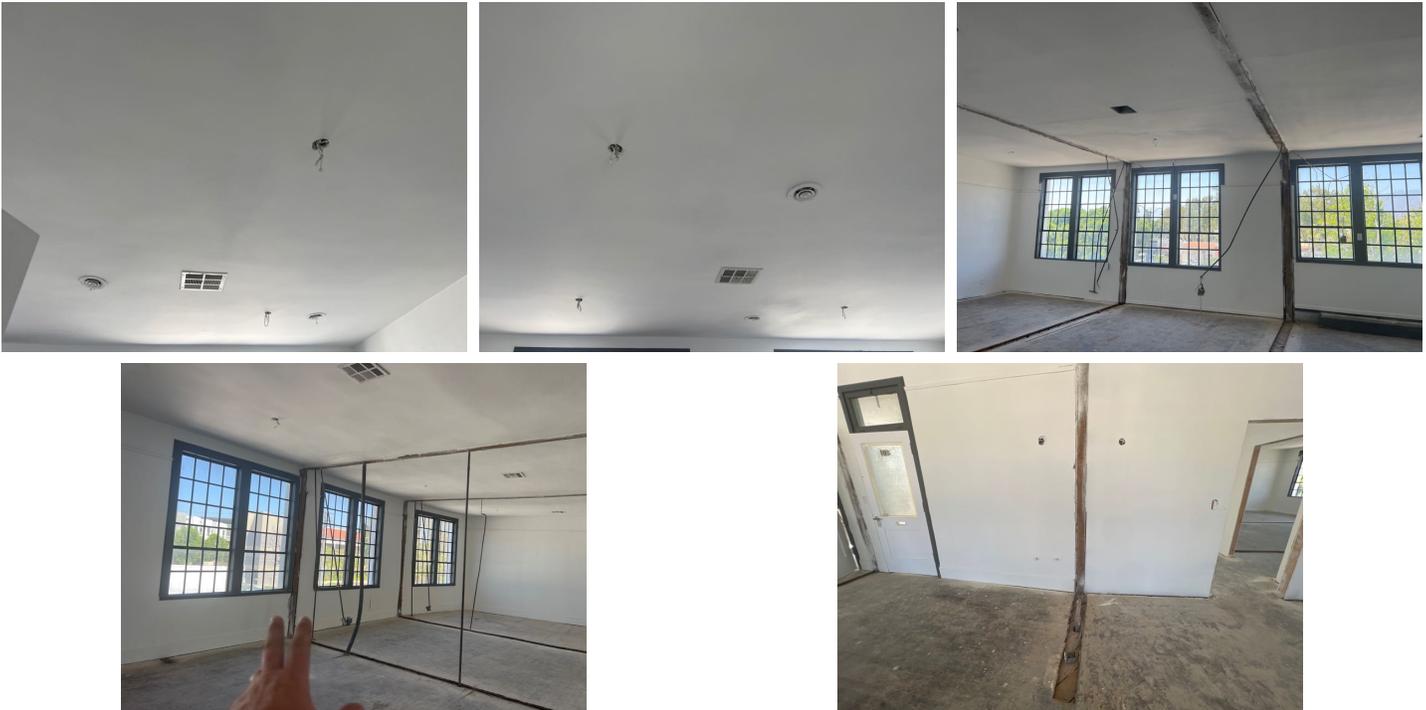
4.4. Exposed splices, missing box covers, loose junction boxes, Noted at interior - A fire hazard/Safety concern. Have it checked, fixed by a qualified Electrician.

4.5. Exposed Romex type wiring noted at interior at several areas - Improper. Requires protection of conduit. Have the condition corrected for safety by a qualified Electrician.

4.6. Loose, improperly supported, installed electric conduits noted at the roof. Have it checked, fixed by a qualified electrician.

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





## 5. Exterior Lights, Outlets

### Observations:

- 5.1. Garden lights, transformers, timers not part of this inspection. Check with the seller.
- 5.2. Building with timer, sensor operated exterior lights noted. Unable to determine operation - Have it checked at night time. Check the records, with seller for operation.



## 6. Operation of GFCI Outlets

### Observations:

- 6.1. Recommend to have **GFCI** outlets in all wet locations as a safety upgrade, and to test them periodically. Missing at bathrooms and most office rooms near sinks. Have checked/evaluated, necessary corrections made by qualified electrician.
- 6.2. GFCI outlet tested defective and in need of replacement by qualified electrician at: office 7 space. Have checked, correction, repair made by qualified electrician.

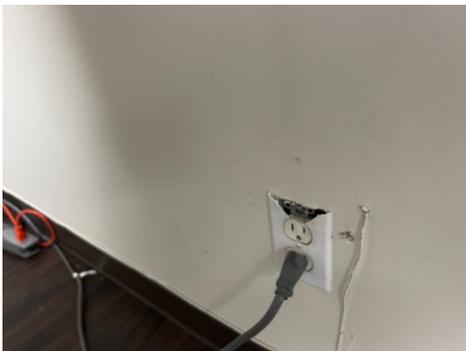


Bad GFCI - office 7

## 7. Interior Fixtures, Outlets

### Observations:

- 7.1. Electrical covers (switch, outlets, junction boxes, etc) not removed as part of this inspection - Inspection of the wiring is limited to Main panel. For a more in depth inspection recommend to hire a qualified Electrician.
- 7.2. Ceiling light(s) not working at- several areas. Have them checked by a qualified specialist.
- 7.3. Damaged and/or missing light cover(s) at interior noted. Have checked, corrections made by qualified electrician.
- 7.4. Non grounded outlets not working at many areas noted. Recommend to have complete evaluation to correct. Have checked by qualified electrician.
- 7.5. Reverse polarity found at interior outlet(s) at interior. Further evaluation, necessary correction by a qualified electrician recommended.
- 7.6. Cover plate(s) at outlet(s) missing noted- at laundry and water heater closwt. Have checked, fixed by qualified specialist.
- 7.7. Exposed wiring at some fixtures noted, loose outlets and conduit at several areas, open j boxes, exposed splices, several defects. In need complete evaluation by qualified electrician for necessary corrections.
- 7.8. Recommend complete evaluation, any necessary corrections made by a qualified Electrician.
- 7.9. Several material, installation defects, and/or safety considerations were noted with regard to the Electrical System - Further evaluation of the system for repairs, corrections, safety upgrades by qualified Electrical Contractor is recommended.
- 7.10. Recommend complete system evaluation to determine the cost and scope of work before expiration of your Contingency Period and before the Close of Escrow by a qualified electrician.



Lower front office



Painted outlets



Exposed wires - break room



Exposed wires- storage room



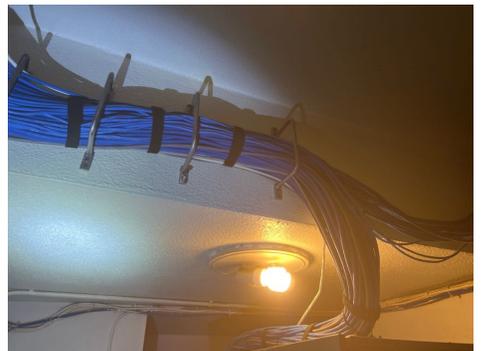
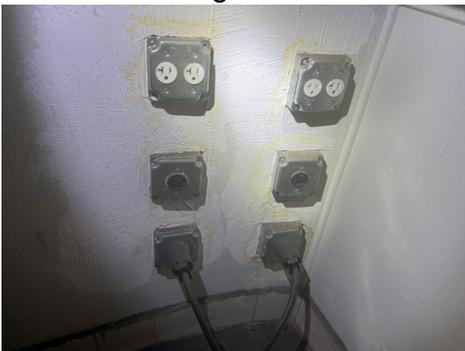
Lights not working - lower level



Not working - lower level



Not working - lower level



Scorched, reverse polarity - office 2



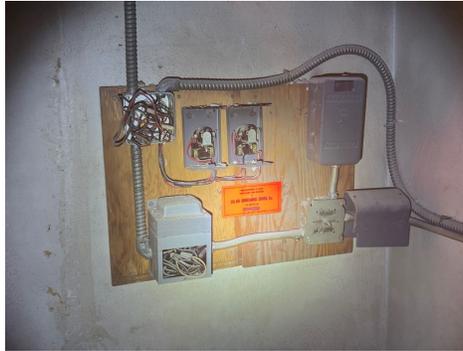
Reverse polarity - break room



Loose at wall- rear office area



Office 6



Water heater closet



Loose lights mezzanine



Outlets not working - mezzanine



Outlets not working - mezzanine



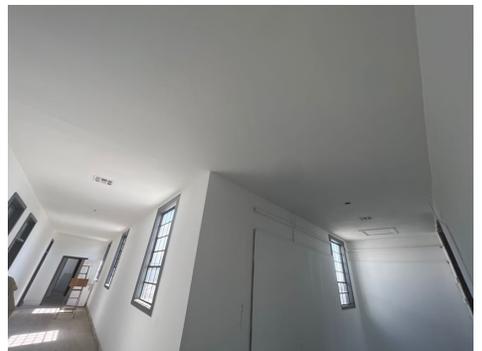
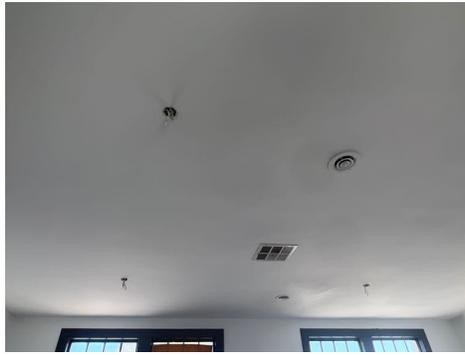
Outlets not working - mezzanine



Lights not working- mezzanine



Scorched, not working - rear



## 8. Smoke and Carbon Detectors

### Observations:

- 8.1. Smoke detectors in bedrooms and/or hallway noted - Recommend to test them periodically
- 8.2. **Smoke and Carbon Monoxide detectors, fire alarms/systems not inspected. Beyond the scope of this inspection. Recommend to install smoke and carbon monoxide detectors per City/Manufacturers requirements and test them periodically - Recommend to have checked by a qualified retrofitter. THIS IS A HEALTH/SAFETY CONCERN.**
- 8.3. Old smoke detectors found. Recommend to replace, upgrade to today's safety standards and test them periodically. Recommend further evaluation by a qualified retrofitter.
- 8.4. Recommend to install carbon monoxide detectors per City/Manufacturers requirements and test them periodically- unable to locate at time of inspection, recommend to correct. Information regarding placement can be found on the State Fire Marshall website at <http://osfm.fire.ca.gov>
- 8.5. Missing smoke detectors at rear entrance back area, mezzanine and at second story noted. Recommend to Install and test periodically for fire safety. Have checked by qualified retrofitter.



## 9. Door Bell

### Observations:

- 9.1. No doorbells present. 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. Phone/cable, low voltage systems are not part of this inspection.
- 10.3. Alarm, security systems are not inspected or tested at time of inspection. Check the records, check with seller for operation or known defects.
- 10.4. Camara at exterior is disconnected, loose wires present. Check with seller or have checked by qualified specialist. This comment made as courtesy.



Disconnected



## 11. Other

### Observations:

11.1. Several material, installation defects and/or safety considerations were noted with regard to the Electrical System - Further evaluation of the system for determined scope of repairs, corrections, safety upgrades by qualified Electrical Contractor is recommended.

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

## 12. Fire Sprinklers

### Observations:

12.1. Building without Fire sprinkler system or extinguishers noted. Recommend to check with the city for any requirements.

## Plumbing

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

Drain Line Type(s):

- Cast Iron (Old)
- **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 exterior not found noted - Recommend to check service records, with seller or have checked by qualified plumber.

1.4. Sewer clean out at rear of building at floor noted - Recommend to check service records.

1.5. House with old, rusted/aged cast iron sewer pipes type. Periodic inspection recommended, **LIMITED LIFE EXPECTANCY** - In most cases cast iron sewer pipes should last 50-75 years in a residential application. Recommend to hire a qualified plumber for further evaluation for possible replacement and/or necessary upgrade(s) of the pipes.

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

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

1.8. Open/Exposed waste pipe noted at closet - recommend to install protective cover to prevent damages. Have checked, corrections made by qualified plumber.

1.9. Old cast iron pipe clean out noted at exterior at ground level and/or cast iron pipes enter ground at crawlspace. Recommend to scope the main sewer line to know the condition and type of underground pipes. Recommend to Hire a qualified specialist for a sewer line inspection.

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

1.11. Recommend further, complete evaluation, necessary corrections and/or repairs made by a qualified plumber.



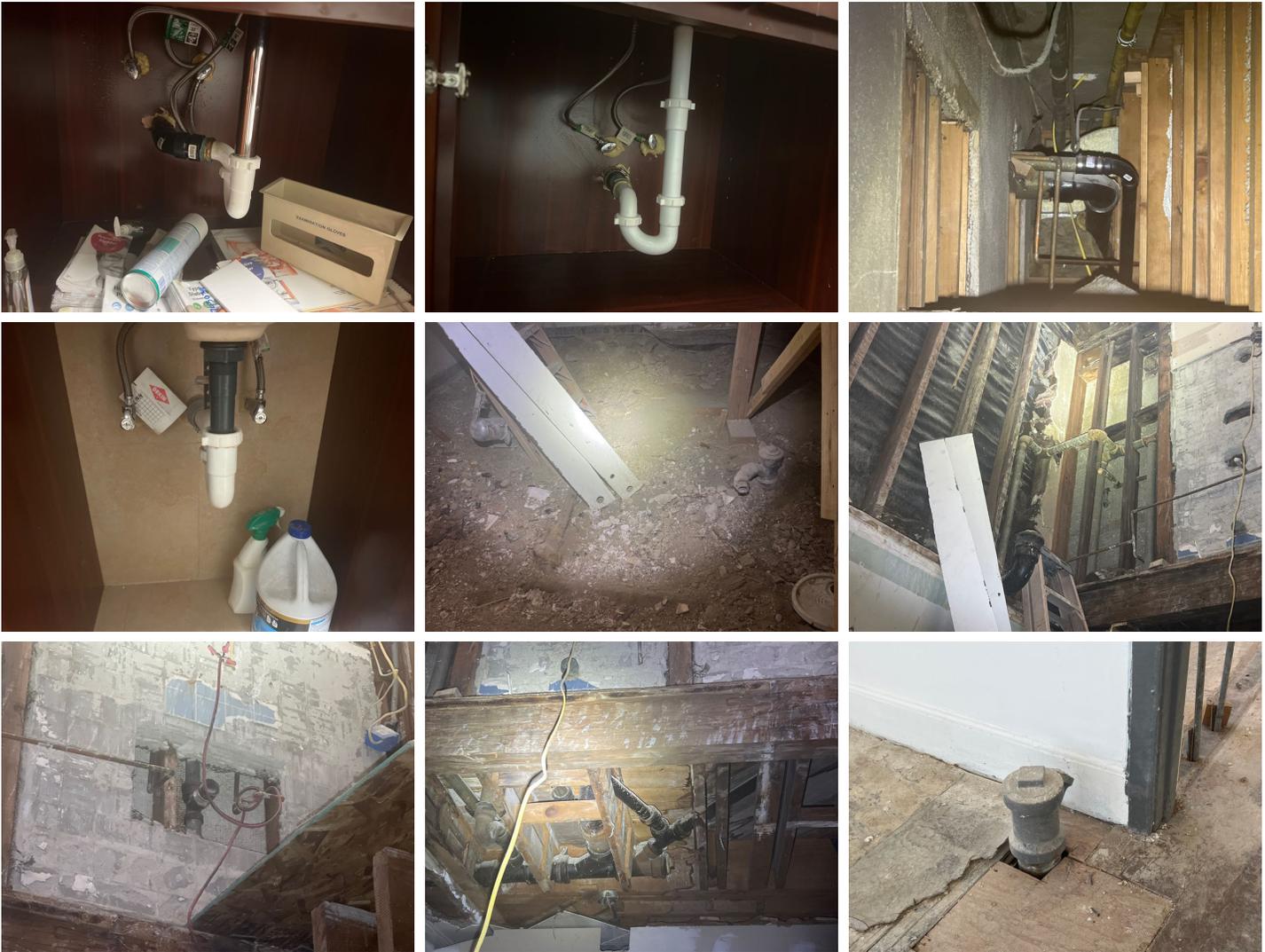
Storage room



Oxidation/corrosion- rear office/sink area



Not working , disconnected- rear office 4



## 2. Water Main Line

Type & Location:

- Main shut off valve- Not found

Water Pressure (PSI):

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

**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. Could not locate the main shut-off for water. Please ask the current owners for the location. Otherwise, you will need to use a water key at the street meter or have a plumber install one.**

### 3. Interior Water Supply and Distribution

Supply Line Type(s):

- Copper
- Galvanized
- PVC
- 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. Active galvanized water supply pipes were noted - Type is considered to be at or near end of life, of limited remaining life. Recommend to upgrade, re-pipe. Have it checked, corrections made by a qualified plumber.

3.4. Restriction and/or fluctuation noted to water flow with more than one tap running. Possibly Due to old pipes. Recommend further evaluation, any necessary corrections made by a qualified plumber.

3.5. Copper to galvanized pipe contact noted - Improper. This contact will result in dielectric reaction which will deteriorate the pipes. Recommend to install dielectric fitting. Have it checked for necessary correction by qualified plumber.

3.6. Some of the pipes were not properly secured/strapped in crawl space. Have it corrected by qualified specialist.

3.7. PVC in use as supply lines at some areas. Recommend to upgrade. Have checked by qualified plumber.

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

3.9. Mineral encrustation/oxidation/corrosion noted on the fittings/supply shut off valve(s) around the angle stops or water lines which should be cleaned, replaced by a qualified plumber to ensure the fittings/valve(s) are not still leaking. Noted at rear office/sink area.

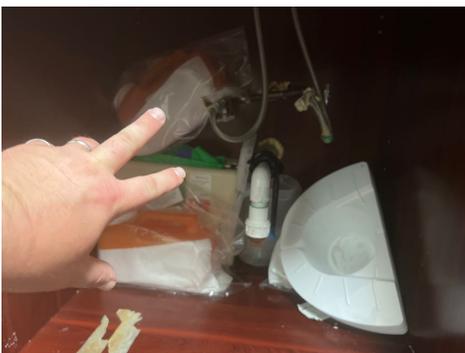
3.10. Recommend further, complete evaluation, necessary correction/repairs by a qualified plumber.



Storage room



Oxidation/corrosion- rear office/sink area



Not working , disconnected- rear office 4



Galvanized

## 4. Fuel System

### Observations:

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

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

## 5. Water Heater(s)

Type and Size:

- Gas
- 30 GAL
- 40 GAL

Age:

- 10 Years Old
- 5 Year Old

Observations:

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

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

5.3. Missing cover plate at burner noted - recommend to install/correct.

5.4. Rumbling/knocking noise noted at water heater- indicates possible sediment build up and/or improper operation. Have it checked and serviced/any necessary corrections made by a qualified plumber.

5.5. Recommend water heater(s) installation meet all current safety standards.

5.6. Vent pipe lack screws - Improper. Recommend to correct by qualified specialist.

5.7. Pilot was not lit at the time of inspection - Unable to test the water heater(s).

Recommend it be activated and it's performance inspected prior to the expiration of the contingency period. Note: repairs may be necessary. Have it checked by a qualified technician and or The Gas Co.

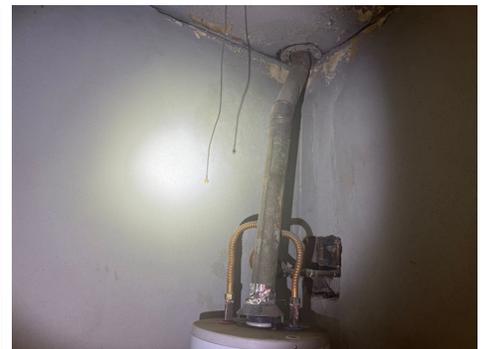
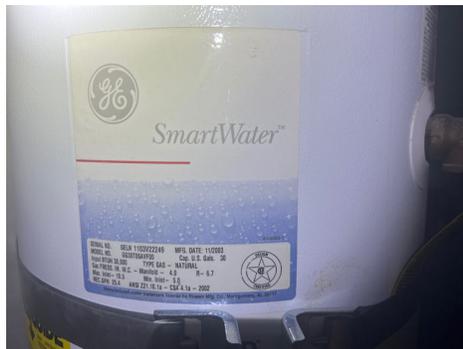
5.8. **IPR valve** pipe is not present. Recommend to install and terminate to outside into safe location. Have checked, corrections made by qualified specialist.

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

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

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

5.12. 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 plumber.





Galvanized

## 6. Other

### Observations:

- 6.1. The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status.
- 6.2. As of January 1, 2017, The building standards and state law require that flow rates for fixtures in the home not exceed 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. Refer to seller and or have it checked by a qualified retrofitter specialist.
- 6.3. Recommend further, complete evaluation, necessary corrections/repairs performed by a qualified plumber.
- 6.4. 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 plumber.

## Heating & Cooling System

### 1. Heating System Operation

Heating Type and # of Units:

- Forced Air Gas Package Unit
- Five

Heating Size/ Age

- 80.000 BTU
- 80.000 BTU
- 80.000 BTU
- 80.000 BTU
- 5 years old
- 5 years old
- 3 Years old
- 3 Years old
- Old Unit Type - Limited Life Left
- Unable to determine Size and/or Age Of The Unit(s)

#### Observations:

1.1. Furnace is old but did work at time of inspection. Unable to determine life remaining expectancy. Recommend routine service maintenance every 12 months. Recommend further evaluation, any necessary service/corrections made by a qualified HVAC specialist.

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

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

1.4. One older Unit(s) did not operate at the time of the inspection, not responding to thermostat - Recommend to have heat system evaluated, any necessary corrections or repairs made by a qualified HVAC specialist.

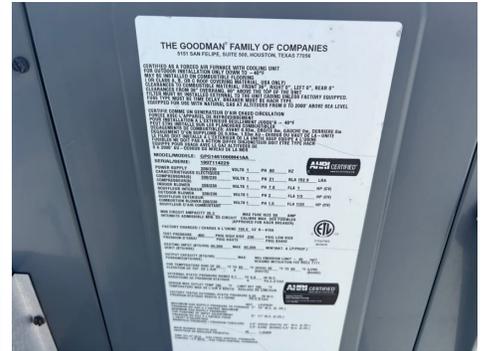
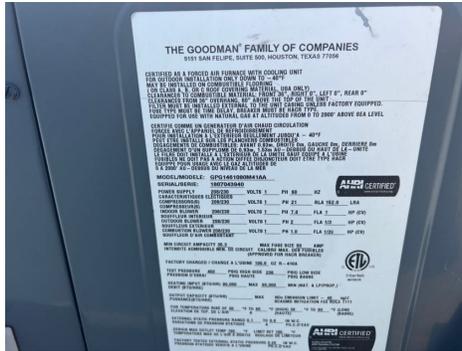
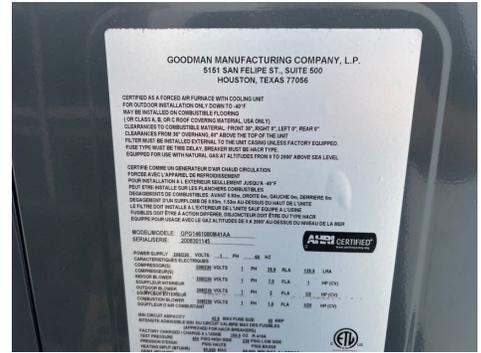
1.5. Old unit at utility room noted (did not operate at the time- did not respond to controls and/or missing thermostat noted). This is a limited visual inspection. Recommend further complete evaluation by a qualified technician and/or The Gas Co.

1.6. HVAC unit(s) - This is a limited visual inspection where we check installation defects with the unit(s). For more complete evaluation and operation of the unit(s) recommend to hire a qualified HVAC specialist for complete testing and evaluation.

1.7. Recommend to hire a qualified HVAC contractor for complete evaluation of the existing unit(s) to make sure that existing system will provide proper conditioned air for your intended business use.

1.8. Recommend complete system evaluation, any necessary corrections made by a qualified HVAC specialist.





## 2. Gas Pipe, Closet

### Observations:

- 2.1. Gas line at heater(s) without drip leg/sediment trap, these serve as a collection area for sediment to reduce the chance of clogging gas valves and burners, dirt and scale can enter the gas valve and possibly cause malfunctions and may void any remaining appliance warranty (this type installation is common for the area/age) - Check with your Home Warranty provider. Have evaluated by a qualified plumber for correction.
- 2.2. Gas pipe is not properly painted/sealed at the roof and/or unit at exterior. Have it checked, fixed by qualified specialist.



### 3. Air Filter

**Observations:**

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

**3.2. Missing air filter noted. I do not know how long unit was running without filter in current condition- Recommend to have coils to be checked, cleaned if necessary by HVAC specialist.**



## 4. Distribution Systems

Distribution Type:

- Insulated Vinyl Air Ducts
- Metal Ducts Covered With Insulation Type
- Asbestos Like Material At Ducts Noted
- Possible Asbestos Type Ducts- Have It Checked

**Observations:**

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

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

**4.3. Ducts not visible at this inspection to comment. Check with the seller about air flow/comfort.**

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

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

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

**4.6. Asbestos-like materials were noted on the ducting- Further evaluation, testing for abatement/removal is recommended. This is a health concern, have checked by a qualified specialist.**

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

**4.8. building with some original installation metal ducts type covered with insulation. Check the maintenance records. Recommend to have it cleaned, sanitized.**

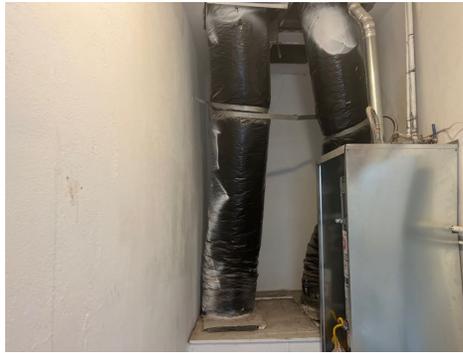
**4.9. Some Old ducting system noted, recommend to upgrade. Have evaluated, any necessary corrections made by qualified HVAC contractor.**

**4.10. Some disconnected ducts/air cans, some distribution vents missing covers at ceilings. Have evaluated and necessary correction made by hvac specialist.**





Disconnected



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

A/C Type, Size, & Age:

- Package Unit Central AC
  - 6 Ton
  - 6 Ton
  - 6 Ton
  - 6 Ton
  - Unable To Determine The Size And Age Of The old Unit(s)
  - 5 Years Old- 2 units
  - 3 Years Old - 2 units
  - Older Unit(s) Type (Life span of these type units are 20 to 25 years)
- Power Source & Number Of Units:
- Five

## 6. A/C Compressor

### Observations:

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

6.2. 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.

6.3. Ambient air test was performed by using thermometers on air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates unit is cooling as intended. The range in Temperature drop was not normal, poor differential noted. Recommend further complete evaluation and any necessary correction made by qualified HVAC specialist.

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

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

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

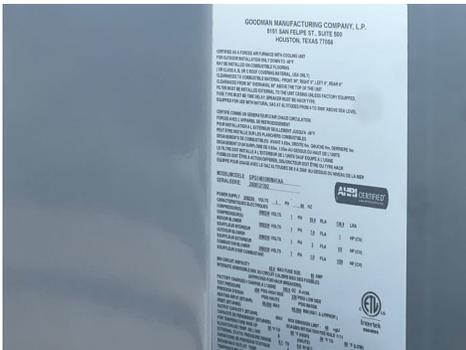
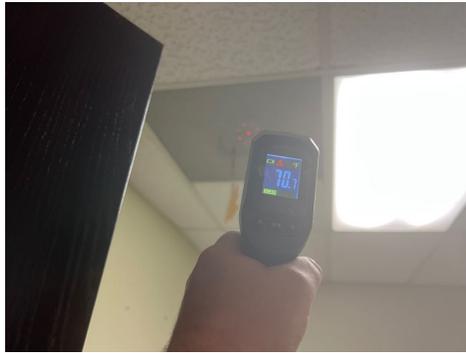
6.6. Compressor(s) outside (AC unit) old and may last a few years more, but maybe not-limited life expectancy. Possible unit(s) could fail after a home inspection during seasonal change from mild to hot weather. I cannot determine how long your AC will last before a replacement is necessary and life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

6.7. Oldest AC unit at roof AC Unit did not operate at the time of the inspection. Recommend to have it checked, necessary corrections made by a qualified specialist (HVAC contractor).

6.8. HVAC unit(s) located on the roof. No access ladder found at the time- recommend to install proper service access for servicing HVAC unit(s). This is a safety/liability concern. Recommend to hire a qualified specialist for further complete evaluation for any necessary corrections.

6.9. Recommend complete System evaluation, any necessary corrections made by a qualified HVAC Contractor.





Not working



## 7. Evaporator Coil

### Observations:

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

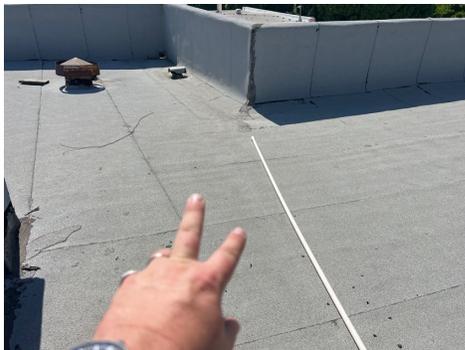
7.2. Coils are not visible at this inspection to comment. Old unit type. Periodic care, service recommended.

## 8. A/C Condensation Line

### Observations:

8.1. **A/C** condensation lines drain and terminate at sewer vent(s) at attic space- Poor location - Improper (It is possible to get sewer gases inside the house). Recommend to correct. Have checked, necessary corrections made by qualified HVAC specialist.

8.2. A/C condensation line drains at the roof and/or gutter - Poor location. Have it checked, recommend to upgrade by qualified HVAC specialist.



## 9. Thermostat(s)

### Observations:

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

9.2. Missing protective locking covers at thermostats. Have checked by qualified specialist for any necessary correction



## 10. Other

### Observations:

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

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

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

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

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



## Interior

### 1. Ceilings

Ceiling Type(s):

- Sheetrock
- Plaster
- Concrete

**Observations:**

**1.1. Water stains and/or loose/gaps at panels at ceilings noted- unable to determine cause of stains. Check the records, with seller of known defects. Have it evaluated, any necessary corrections or repairs by a qualified qualified contractor.**

**1.2. Water Stains, Damage, ceiling/floor removed at some areas at interior noted at ceiling at- several areas. Unable to determine cause, check with seller for any known defects, repairs. Have it evaluated, necessary correction, repairs made by qualified contractor, specialist(s).**

**1.3. Previous Patches, repairs noted at ceiling- Check the records, with seller of any known defects or repairs.**

**1.4. Interior ceilings in need of patch, paint, repair- several defects Have them evaluated by a qualified specialist, contractor.**



Loose, stains





Loose/damaged



Patchwork- lower level

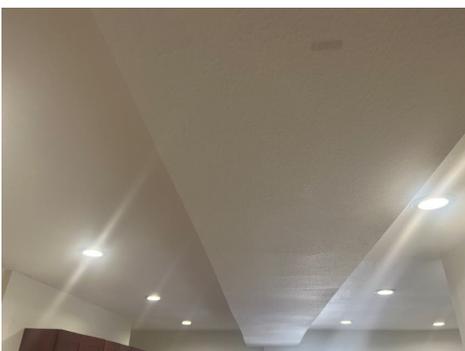
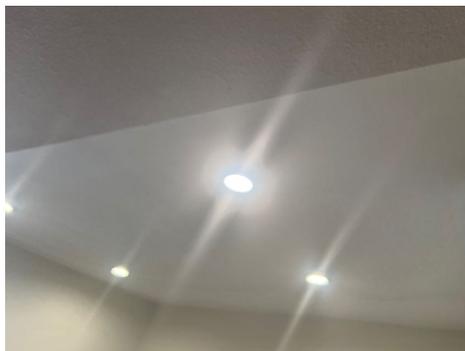


Stains





Stains, loose panels

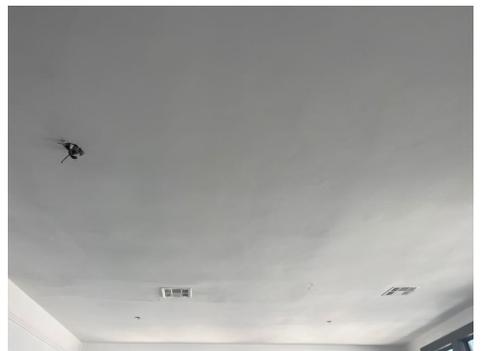
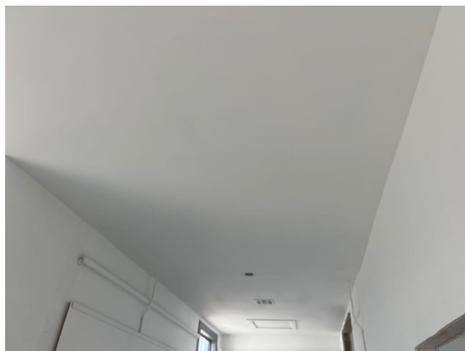
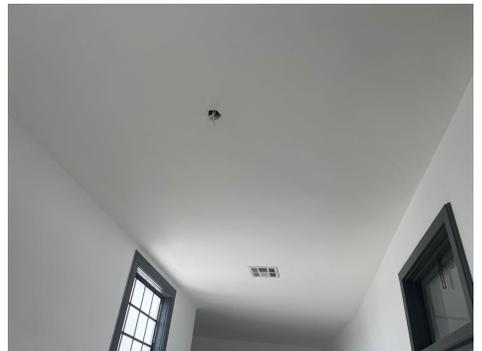




Patchwork- mezzanine



Stains- mezzanine





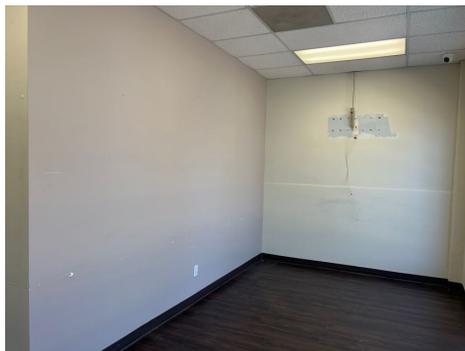
## 2. Walls

Wall Type(s):

- Sheetrock
- Plaster
- Concrete

**Observations:**

- 2.1. Settlement cracks and/or anchor holes or scuff marks, damage at some window sills were noted at the interior walls. Have checked by paint contractor.**
- 2.2. Prior patchwork noted at interior wall(s). Check the records, permits and/or with seller of known defects/repairs.**
- 2.3. Interior walls in need of patch, paint, repair. Have checked, necessary corrections made by a qualified specialist.**
- 2.4. Walls had holes, cut out, and/or damage, open framing and ongoing construction at various areas - In need of patch, paint, repair. Have it evaluated by a qualified specialist for any necessary patchwork, repair.**
- 2.5. Water stains, bubbling, signs of seepage and/or damage present at the interior wall(s) at - several areas at interior. Recommend further evaluation, repairs by qualified specialist(s).**
- 2.6. Missing baseboards present at interior of home at some areas. Have it checked, any necessary corrections made by a qualified specialist.**
- 2.7. Damaged baseboards present at interior of home at some areas. Have checked, any necessary correction, repair or replacement made by a qualified specialist.**
- 2.8. Gap(s), poor workmanship noted at baseboards present at interior of home. Have them checked, any necessary corrections made by a qualified specialist.**





Moisture stains/damage- storage room



Damage/cut out - storage room

Damaged wall- electrical room

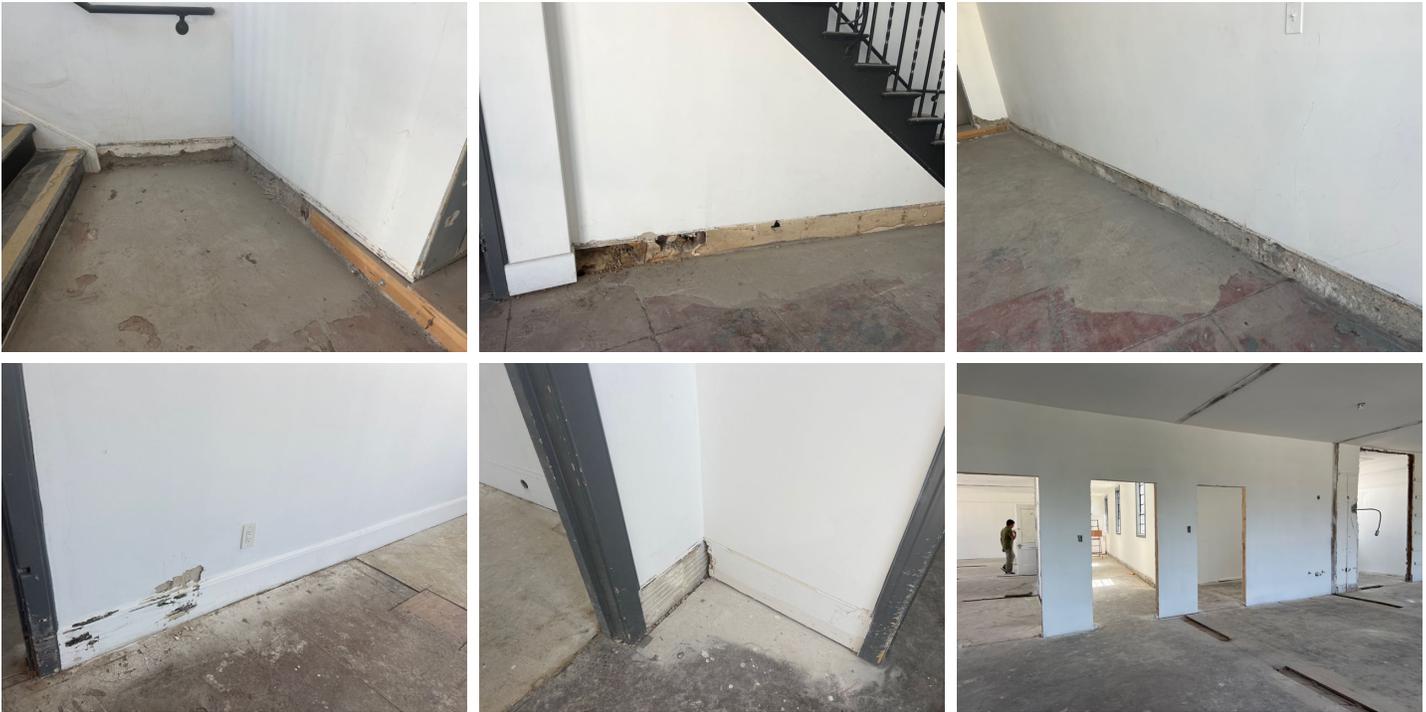
Moisture stains/damage/bubbling





Stains, damaged baseboards - mezzanine





### 3. Floors

Floor Type(s):

- Tile
- Laminate Flooring
- Vinyl
- Old Vinyl Tiles (possible asbestos)
- With Common Age Defects and Wear

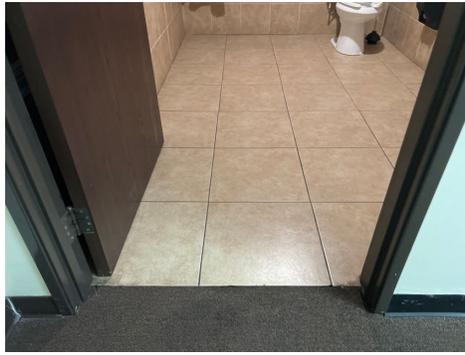
**Observations:**

- 3.1. Trip hazards noted due to differing flooring material heights. FYI
- 3.2. Uneven areas, sloping was noted at various areas of the flooring. Check the records for any known defects, repairs and/or have it checked by a qualified specialist(s).
- 3.3. Worn, aged flooring materials, scratches/scuff marks noted at floor(s) of the inspected property. May need repair/replacement. Have checked by qualified specialist.
- 3.4. Worn, aged flooring materials noted at floor(s) of the inspected property. May need repair/replacement. Have checked by qualified specialist.
- 3.5. Some expanded gaps noted at flooring material joints. In need of further evaluation, corrections by a qualified floor specialist.
- 3.6. Unfinished floors at several areas. evidence floor/ceiling removal noted. In need of evaluation for any necessary correction/repairs by qualified specialists.
- 3.7. Sloped flooring noted. No tests and/or engineering done at this type inspection. Recommend further evaluation by a qualified specialist(s) for any necessary correction.
- 3.8. Old vinyl floor tile(s) noted- May contain asbestos. Have it checked by a qualified specialist.
- 3.9. Damaged floor covering(s) noted - In need of repairs, replacement. Have it evaluated by a qualified contractor for necessary corrections.



Damaged





Damaged





Damaged



Rodent dropping- second level





### 4. Interior Doors

Door Type(s):

- Wood
- Aluminum, Glass
- Metal

Observations:

- 4.1. Recommend to install door stops to prevent wall damage.
- 4.2. Door frames are not square, some rub at frames and/or not closing, latching properly - An indication of settlement or movement. Further evaluation and corrections by a qualified Contractor is recommended.
- 4.3. Damage glass entry doors noted at rear, boarded up. Have it checked, repaired by a qualified specialist.
- 4.4. Missing interior door(s) noted at- several areas. Recommend further evaluation, any necessary correction made by a qualified specialist.
- 4.5. missing or defective hardware at some interior doors. Have it checked, any necessary correction made by a qualified specialist.
- 4.6. Multiple defects noted to interior and/or exterior door(s). Recommend further evaluation, necessary correction, repairs/replacement made by a qualified specialist.



Rubs - front office



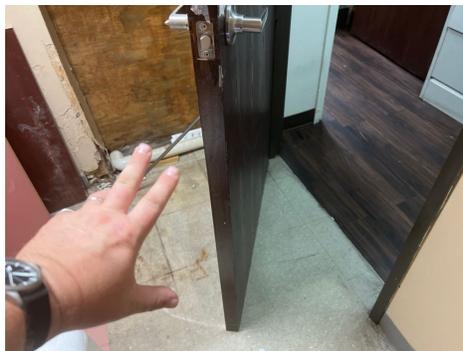
Not latching, locking properly- left side hall access door



Defective hardware - right side hall access door



Missing kick stop- lower middle office



Rubs- storage room



Soft close defective - front desk



Bathroom



Doors rub - electrical closet



Damaged - rear



Missing door - main electrical room



Hardware missing

## 5. Interior Windows

### Observations:

- 5.1. Some 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.
- 5.2. Common age defects were noted to windows at the time of inspection.
- 5.3. Some Worn window roller(s) noted - Have it checked, necessary corrections made by a qualified specialist. (Try soap/water/brush/clean tracks and apply 3M silicone lubricant)
- 5.4. Water Stains or peeling/chipped paint noted at window frame due to possible seepage from exterior. Have it evaluated, any necessary correction, repair by a qualified contractor.
- 5.5. Screens at Windows were loose or damaged noted. Have checked, repaired/replaced by a qualified specialist.
- 5.6. Screens at Window(s) were missing noted. Check with seller or have checked by qualified specialist for any necessary correction.
- 5.7. Cracked/damaged glass noted at window(s) at- several windows. Have them all checked, any necessary correction, repair or replacement by a qualified specialist.
- 5.8. Building with some old aluminum (single pane) windows type at Add on Noted. Recommend to upgrade.
- 5.9. Some windows slightly ajar and/or not closing, latching properly. Have checked by qualified specialist for any necessary correction.
- 5.10. Multiple defects noted to window(s). Recommend further evaluation, necessary corrections, repairs/replacement made by a qualified specialist.



Missing screens



Missing screens - single pane



Missing screens



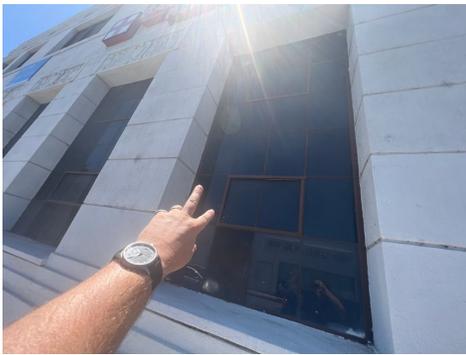
Damaged glass



Wont close properly



Cracked glass



Window ajar



Window ajar



Cracked glass, window ajar



Boarded up



Damaged glass



Damaged glass



Damaged glass

## 6. Fireplace

Number Of Fireplaces:

- None

Type Of Unit:

- None

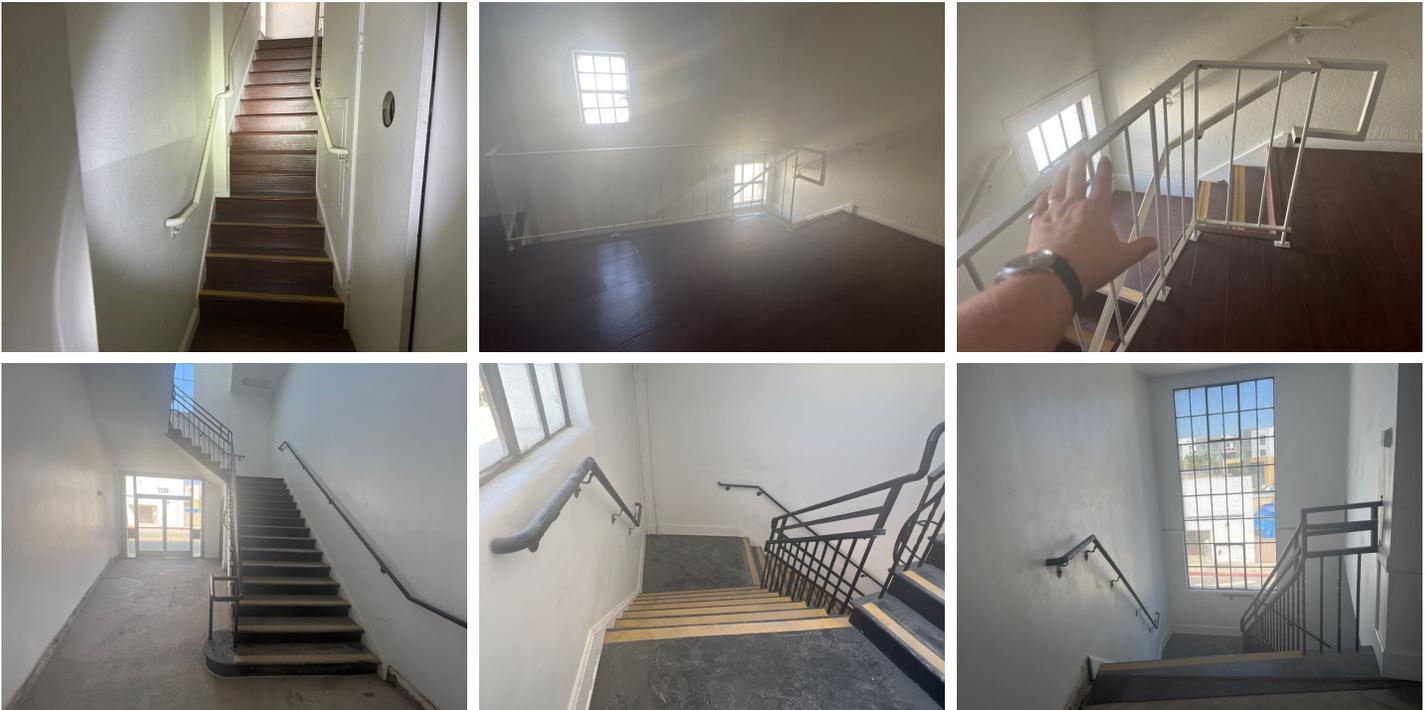
## 7. Steps, Stairways, and Railings

Observations:

7.1. Interior railing openings are not to current safety standards. Openings too wide (this is a safety upgrade). Have it evaluated by a qualified contractor for any necessary correction.

7.2. Railing height is too low. Not with today's safety standards. Recommend to upgrade. Have it evaluated by a qualified contractor for any necessary correction.

7.3. Wear, age defects, Scratch marks noted at steps. Have evaluated by a qualified specialist.



## 8. Laundry Service

Dryer Type:

- Building Without Laundry Service Area

**Observations:**

**8.1. No laundry service area. FYI**

## 9. Interior Features

Feature Type:

- Utility Sink(s)
- Alarm, Security System - Not part of this inspection

**Observations:**

**9.1. Missing GFCI type outlets at/near utility sink areas at offices noted. Recommend to install - A Safety Concern. Have checked, fixed by qualified electrician.**

**9.2. Defective wiring, GFCI outlet noted at utility sink at office 7 lower level. Have it checked, repaired, replaced by a qualified electrician.**

**9.3. Oxidation, corrosion at angle stop shut off valve(s) noted at rear office sinks hookup connection(s). Recommend to have checked, any necessary correction made by a qualified plumber.**

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

**9.5. Aerator defective, irregular water flow noted at all utility sinks. In need of further evaluation for any necessary correction/repair, replacement. Have them all checked by a qualified specialist.**

**9.6. Camara at exterior is disconnected, loose wires present. Check with seller or have checked by qualified specialist. This comment made as courtesy.**



Disconnected



Bad or missing aerator, irregular water flow - office 1



Cabinet needs adjustment - office 1



Bad or missing aerator, irregular water flow - office 2





Oxidation/corrosion- rear office/sink area

Loose sink- rear office/sink area



Sink not working disconnect drain line- rear office 4

Not working , disconnected- rear office 4



Bad aerator - office 5



Bad aerator, irregular water flow office 6



Defective GFCI - Office 7



## 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. Multiple defects noted at interior and finishings. Recommend further complete evaluation, any necessary corrections, repairs made by qualified contractor(s).

10.6. This is not a ADA compliance inspection. Recommend to hire a qualified ADA certified inspector for complete evaluation.

10.7. Recommend to check the building records, permits with the City to make sure the location, space is suitable for your intended business use.

# Kitchen

## 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.**

1.4. This is not ADA compliance inspection. Recommend to hire a Qualified ADA certified inspector for complete evaluation.

## Bathroom #1

### 1. Bathroom # 1

Location:

- Unisex Bathroom 1

Fixtures:

- Toilet, Sink, Exhaust Fan
- Hand dryer



### 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.**

2.3. **Aerator defective, irregular water flow noted. In need of repair, replacement. Have it checked, fixed by a qualified specialist.**

### 3. Electrical

**Observations:**

3.1. **Recommend to install GFCI type outlet at Bathroom(s) and to test periodically. This is a safety upgrade. Have fixed by electrician.**



#### 4. Exhaust Fan, Heater

**Observations:**

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



#### 5. Other

**Observations:**

- 5.1. Dyson hand dryer noted- was functional. Check with seller for warranties.
- 5.2. This is not ADA compliance inspection. Recommend to hire a Qualified ADA certified inspector for complete evaluation.

## Bathroom #2

### 1. Bathroom #2

Location:

- Unisex Bathroom 2

Fixtures:

- Toilet, Sink, Exhaust Fan
- Hand dryer



### 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.**

2.3. **Missing sink stopper noted. Have it checked, fixed by a qualified plumber.**

2.4. **Aerator defective, irregular water flow noted. In need of repair, replacement. Have it checked, fixed by a qualified specialist.**



### 3. Electrical

**Observations:**

**3.1. Recommend to install GFCI type outlet at Bathroom(s) and to test periodically. This is a safety upgrade. Have fixed by electrician.**



### 4. Exhaust Fan, Heater

**Observations:**

**4.1. Dirty exhaust fan(s) noted. Recommend to clean, service.**  
**4.2. Noisy exhaust fan(s) noted - Recommend to upgrade.**



### 5. Other

**Observations:**

**5.1. Dyson hand dryer noted- was functional. Check with seller for warranties.**

**5.2. This is not ADA compliance inspection. Recommend to hire a Qualified ADA certified inspector for complete evaluation.**

## Bathroom #3

**1. Bathroom #3**

Location:

- Mezzanine Bathroom

Fixtures:

- Toilet, Sink, Exhaust Fan

**2. Sink(s), Faucets**

Observations:

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

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



### 3. Cabinets, Floors

#### Observations:

3.1. Damaged, loose cabinet drawer, defective rollers present. In need of repair, adjustment. Have checked, fixed by a qualified specialist.



### 4. Toilet, Bidet

#### Observations:

4.1. Right side Toilet was functional at the time of inspection. FYI

4.2. Toilet not working, disconnected at left side. Have checked, fixed by qualified specialist.



Disconnected/not working

### 5. Electrical

#### Observations:

5.1. No outlet noted at bathroom, recommend to have evaluated and any necessary correction made by a qualified electrician.

5.2. Recommend to install GFCI type outlet at Bathroom(s) and to test periodically. This is a safety upgrade. Have fixed by electrician.

## 6. Exhaust Fan, Heater

**Observations:**

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



## Attic

### 1. Attic Access Location

Observation Method:

- From Entry

Attic Info:

- Scuttle Hole

**Observations:**

- 1.1. Attic access was located at hallway and utility closet



### 2. Roof Structure and Attic

Roof Type:

- Rafters/Ridge Board
- Engineered Metal Truss

Ceiling Type:

- Ceiling Joists

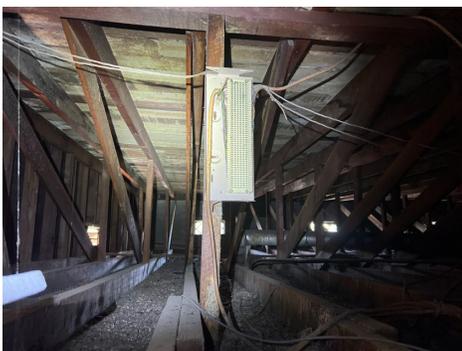
**Observations:**

**2.1. Attic was inspected from opening due to limited clearance. Inspection was limited. Check the records for any known defects, repairs.**

**2.2. Dry Water staining was noted to the structure at the time of inspection. Unable to determine if leak is present and/or has been previously fixed. Check with the seller for any known roof leaks or repairs. Recommend to have it inspected, evaluated by a qualified structural pest specialist for any necessary correction or repairs.**

**2.3. Old Roof Debris noted in the attic. Removal recommended. Have checked, evaluated by a qualified insulation specialist for correction.**

**2.4. Roof/ceiling framing not visible at this inspection to comment. Check records for any known defects.**





### 3. Insulation

Insulation Type:

- None

**Observations:**

**3.1. No insulation was present in the attic of the inspected property. Recommend to upgrade, update and install approved insulation material in the attic. Have attic space checked, evaluated by a qualified insulation specialist for correction.**

**3.2. Rodent activity is noted at attic insulation. Recommend further evaluation by qualified Pest specialist for any necessary corrections.**



### 4. Venting

Venting Type:

- Gable Vents
- Thermostatically controlled fan

**Observations:**

**4.1. To calculate if proper size and type of attic vents are installed is beyond the scope of this inspection. You may need to hire a qualified contractor to calculate the attic space and determine if existing vents are adequate for proper ventilation.**

**4.2. Missing, damaged screens at vents noted. Have it checked, fixed by a qualified specialist.**

**4.3. Thermostatically controlled vent fan in attic noted. Unable to determine operation- not working at the time, rusted covers. Recommend to check with the seller. Have checked by roofer for any necessary correction.**



## 5. Other

### Observations:

- 5.1. This is not a structural pest control (termite) inspection - Recommend to hire a qualified Structural Pest inspector for complete building inspection.
- 5.2. This is not a termite/structural pest inspection. Have it inspected, evaluated by qualified structural pest specialist for any necessary corrections.
- 5.3. Rodent droppings and/or traps noted in the attic. Have it checked, evaluated, cleaned and necessary corrections made by a qualified specialist.

## 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

Walls Type:

- Concrete

Anchor Bolts:

- Unable To Determine Due To Construction Method

**Observations:**

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

**2.2. Building is a concrete building type. Some cracks noted at the walls, seepage noted from cracks at interior of the building( common for this type Buildings).**

**Concrete walls need to be properly painted/ sealed to prevent water seepage. Have it checked by a qualified specialist/ Painting contractor.**

### 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.**

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

**No major cracks, damage found at visual part of the slab at the time. (FYI)**

### 4. Foundation Ventilation



## 5. Other

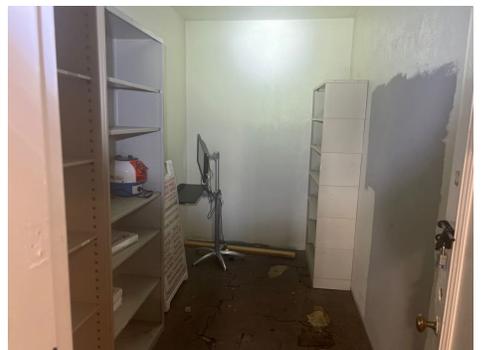
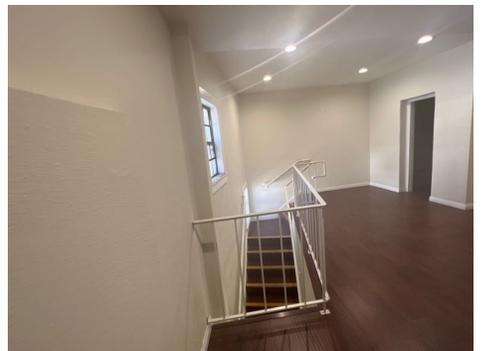
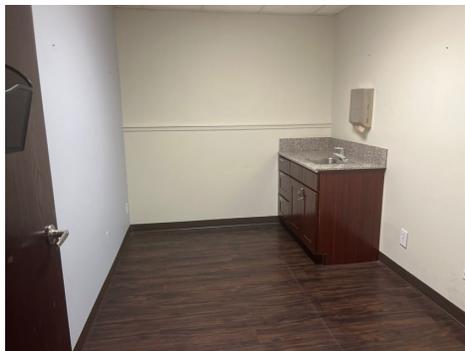
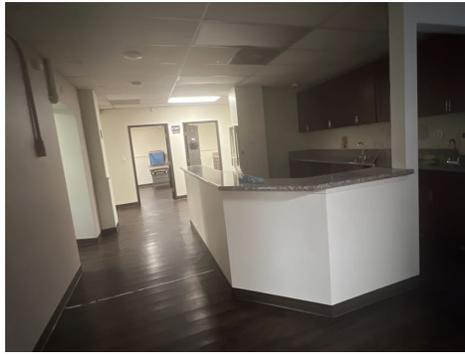
### Observations:

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

# Additional Photos

## 1. Interior Photos









**2. Exterior Photos**



# Invoice

## 1. Inspection Fee:

Materials:

- Inspection Fee: \$895

Materials:

- Check #50706

## Glossary

| Term           | Definition   |
|----------------|--|
| A/C            | Abbreviation for air conditioner and air conditioning  |
| ABS            | Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.   |
| Expansion Tank | An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.  |
| GFCI           | A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.  |
| PVC            | Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.  |
| TPR Valve      | The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves |

## Report Summary

| <b>Exterior and Grounds</b> |  |  |
|-----------------------------|--|--|
| Page 10 Item: 1             | <b>Driveway and Walkways</b>             | <p>1.1. Cracks, settlement present at driveway/sidewalk surfaces. Have checked, any necessary corrections made by qualified specialist.</p> <p>1.2. Worn, cracked, damaged asphalt noted. Have it checked, evaluated by a qualified paving contractor for any necessary correction or repair.</p> <p>1.3. This is not a ADA compliance inspection. Recommend to hire a Qualified ADA certified inspector for complete evaluation.</p> <p>1.4. Worn, cracked, damaged asphalt noted at parking area. Have it checked, evaluated by a qualified paving contractor for any necessary correction or repair. Check records, with city.</p>  |
| Page 11 Item: 4             | <b>Wall Cladding, Flashing, and Trim</b> | <p>4.1. settlement cracks were noted in the exterior stucco walls. Have checked by paint contractor.</p> <p>4.2. Building is a concrete building type. Some cracks noted at the walls, seepage noted from cracks at interior of the building( common for this type Buildings).</p> <p>Concrete walls need to be properly painted/ sealed to prevent water seepage. Have it checked by a qualified specialist/ Painting contractor.</p>   |
| Page 11 Item: 5             | <b>Window Trim and Sills (Exterior)</b>  | <p>5.1. Common age defects noted.</p> <p>5.2. Moisture stains was noted to exterior window sills and/or framing - Repairs/corrections recommended. Have it checked by a qualified structural pest inspector and contractor.</p> <p>5.3. Peeling paint /damage at window frames noted - Have it cleaned sealed or repaired as necessary by qualified specialist.</p> <p>5.4. Window screen(s) missing and/or not installed at the time . Check with seller or have checked, any necessary correction made by qualified specialist.</p> <p>5.5. Some Louvered windows appear slightly ajar. Have checked for any necessary correction. Seepage may occur.</p> <p>5.6. Cracked/damaged glass noted at many window(s). Have them checked, fixed, replaced by a qualified specialist.</p> <p>5.7. House with some old aluminum (single pane) windows type. Recommend to upgrade.</p> <p>5.8. Recommend further evaluation, necessary correction, repairs by a qualified contractor.</p> |
| Page 14 Item: 6             | <b>Doors (Exterior)</b>                  | <p>6.1. Damaged exterior door(s) at rear exterior door noted. Boarded up. Have checked, fixed by qualified specialist.</p>   |
| Page 14 Item: 7             | <b>Other/Features</b>                    | <p>7.1. Recommend to check the building records, permits.</p> <p>7.2. Recommend to check the building records, permits on: additions, alterations, remodel.</p> <p>7.3. A number of defects found at the time of the inspection - Recommend to hire a qualified contractor for</p>   |

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|                 |                | <p>further evaluation, repair</p> <p>7.4. This is not an ADA inspection. Among other things, the Americans with Disabilities Act (ADA) ensures access to the built environment for people with disabilities. The ADA Standards establish design requirements for the construction and alteration of facilities subject to the law. These enforceable standards apply to places of public accommodation, commercial facilities, and state and local government facilities. Recommend to hire a Qualified ADA certified inspector and/or architect for complete evaluation and to consult for your project and business use.</p> <p>7.5. Recommend to check the building records, and permits with the City to make sure that the location/space is suitable for your business use.</p>  |
| <b>Roofing</b>  |                |  |
| Page 15 Item: 1 | Roof Pictures  | <p>1.1. We recommend an annual inspection, service, maintenance of the roofing material and its components to prevent leaks and/or damage. This is a visual inspection - The home inspector cannot warranty the roof to be free from leaks in the past or the future. Check the service records, with seller regarding any known defects or repairs relating to the roof.</p> <p>1.2. HVAC unit(s) located on the roof. No access ladder found at the time- recommend to install proper service access for servicing HVAC unit(s). This is a safety/liability concern. Recommend to hire a qualified specialist for further complete evaluation for any necessary corrections.</p>   |
| Page 15 Item: 2 | Roof Coverings | <p>2.1. Debris noted at the Roof. May cause future leaks and/or damage. Recommend to clean, remove.</p> <p>2.2. Granular loss, age defects noted, some damaged areas at roof. In need of further evaluation, any necessary correction or repair performed by a qualified roofer.</p> <p>2.3. Flat Roof covering shows puckering, blistering and alligatoring/damage at some areas- These areas will eventually crack, leak and lead to roof being in need replacing. Have it evaluated by a qualified roofer for any necessary corrections.</p> <p>2.4. Aged flat roof cover noted. Recommend to apply roof coating to prolong life of the roof. Have it evaluated by a qualified roofer for any necessary correction.</p> <p>2.5. Signs of Water ponding at sections at flat roof area noted- Recommend to have it checked, evaluated and any necessary corrections made by a qualified Roofer.</p> <p>2.6. Yearly roof service contract with a qualified Roofing Company is recommended.</p> <p>2.7. Recommend further complete evaluation of roof system, necessary maintenance and/or corrections performed by a qualified roofer.</p> |
| Page 17 Item: 3 | Flashings      | <p>3.1. Cracked, worn mastic at flashing(s) noted. Recommend to re-seal to prevent leaks. Have evaluated by qualified roofer for any necessary correction or maintenance.</p> <p>3.2. No visible flashing present at the vent pipes/roof penetrations. Are mastic covered which must be regularly</p>  |

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|                          |                                    | <p>maintained in order to prevent moisture penetration/leaks. Have it checked by qualified Roofer.</p> <p>3.3. All roof flashing(s) in need of further complete evaluation, any necessary corrections made by a qualified roofer.</p>  |
| Page 17 Item: 4          | <b>Roof Drainage Systems</b>       | <p>4.1. Downspouts terminate at foundation- Poor location. Recommend to extend away and/or install flash block(s).</p> <p>4.2. Building with flat roof type - Without secondary, overflow roof drain type (common for the age of the building). Periodic maintenance, care required and/or have it checked by a qualified roofer to add an overflow drain pipe(s).</p> <p>4.3. Debris and signs of water ponding noted at roof drain(s). Drain area(s) at roofing in need of periodic cleaning, service. Recommend to clean and install proper coating at drain area roofs. Have evaluated by qualified roofing specialist for any necessary maintenance, corrections.</p> <p>4.4. Limited roof drains noted. Have evaluated by qualified roofer for any necessary correction.</p> |
| Page 17 Item: 5          | <b>Roof Vents</b>                  | <p>5.1. Missing proper screens at Eave and/or Gable vent(s) noted. Have it checked, installed to prevent bird/rodent intrusion.</p> <p>5.2. Thermostatically controlled vent fan in attic noted. Unable to determine operation- not working at the time, rusted covers. Recommend to check with the seller. Have checked by roofer for any necessary correction.</p>   |
| Page 18 Item: 6          | <b>Skylight(s)</b>                 | <p>6.1. Crack(s) found at skylight(s). Have it checked, necessary correction/repair or replacement made by a qualified roofer, contractor.</p> <p>6.2. Old metal frame type skylight noted, cracks and rust noted. Recommend to upgrade. Have it checked, evaluated by a qualified roofer, contractor.</p>   |
| Page 19 Item: 8          | <b>Other</b>                       | <p>8.1. 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> <p>8.2. Recommend further complete evaluation of roof system, any necessary maintenance, corrections or repair performed by a qualified roofer.</p> <p>8.3. Recommend complete system evaluation to determine the cost and scope of work before expiration of your Contingency Period and before the Close of Escrow by a qualified roofer.</p>                                    |
| <b>Electrical System</b> |                                    |  |
| Page 21 Item: 1          | <b>Service Entrance Conductors</b> | <p>1.1. Underground service was noted. In order to inspect the condition of the wires it requires removal of panel covers. Panel covers at pull box are not removed for safety reasons and are not part of this inspection (its beyond the scope of this inspection). Recommend to check the records for any known defects, repairs. Further evaluation by a qualified Electrical Contractor and or the</p>  |

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|                 |                                  | <p>local Utility Co. is recommended.</p> <p>1.2. Power Backup Generator not found noted. Check with the city if this is a requirement for your business.</p> <p>1.3. Main panel is not part of this inspection. Check the records, with seller for any known issues regarding the Main panel and Electrical System.</p>  |
| Page 21 Item: 2 | <b>Main Panel</b>                | <p>2.1. Breakers are not properly labeled for emergency identification.</p> <p>2.2. Electrical system is Old and is considered to be obsolete, outdated. Upgrade of the Electrical System by a qualified Electrical Contractor is recommended.</p> <p>2.3. Recommend to have electrical service checked by a qualified electrician to make sure that existing service will satisfy your business use requirements.</p> <p>2.4. Recommend complete system evaluation, necessary corrections made by a qualified electrician.</p>  |
| Page 22 Item: 3 | <b>Sub Panels</b>                | <p>3.1. Some labels are present, but illegible or confusing. Recommend correcting for safety reasons.</p> <p>3.2. Missing or improper screws at cover at some panels/ Recommend to correct by qualified specialist.</p> <p>3.3. Panel is a Zinsco brand panel - A older brand which is known by industry professionals to be problematic in certain cases. Recommend further evaluation, upgrade for safety by a qualified Electrical Contractor.</p> <p>3.4. Unprotected openings at main panel cover noted - Safety hazard. Recommend to cover.</p> <p>3.5. Old cloth wiring noted - Replacement with Plastic-Sheathed wiring is recommended as a safety upgrade. Have checked by electrician.</p> <p>3.6. Breaker(s) in OFF position at panel, and/or missing wires, not turned on at this inspection. Check with seller and/or Have it checked by a qualified electrician.</p> <p>3.7. Deadfront cover loose at panel under stairs at closet, missing screws noted. Have checked by qualified electrician to correct.</p> <p>3.8. Recommend to check the records for any known defects/repairs and or have it checked by a qualified electrician(s).</p> <p>3.9. Recommend complete system evaluation, any necessary correction made by a qualified electrician.</p> |
| Page 24 Item: 4 | <b>Branch Circuit Conductors</b> | <p>4.1. Most of the electric wiring is enclosed within the walls and ceilings and other parts of the structure. It is not visible and its condition cannot be fully determined. No representation is made as to its status.</p> <p>4.2. Old two wire type cloth wiring noted serving this property. Recommend further, complete evaluation by a qualified electrician for possible upgrade, replacement of the wires.</p> <p>4.3. Exposed splices, missing box covers... Noted in the attic - A fire hazard/Safety concern. Have it checked, fixed by a qualified Electrician.</p> <p>4.4. Exposed splices, missing box covers, loose junction boxes, Noted at interior - A fire hazard/Safety concern. Have it checked, fixed by a qualified Electrician.</p> <p>4.5. Exposed Romex type wiring noted at interior at several areas - Improper. Requires protection of conduit.</p>  |

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|                 |                            | <p>Have the condition corrected for safety by a qualified Electrician.</p> <p>4.6. Loose, improperly supported, installed electric conduits noted at the roof. Have it checked, fixed by a qualified electrician.</p> <p>4.7. Recommend complete system evaluation to determine the cost and scope of work before expiration of your Contingency Period and before the Close of Escrow by a qualified electrician.</p>  |
| Page 25 Item: 5 | Exterior Lights, Outlets   | <p>5.1. Garden lights, transformers, timers not part of this inspection. Check with the seller.</p> <p>5.2. Building with timer, sensor operated exterior lights noted. Unable to determine operation - Have it checked at night time. Check the records, with seller for operation.</p>  |
| Page 25 Item: 6 | Operation of GFCI Outlets  | <p>6.1. Recommend to have <b>GFCI</b> outlets in all wet locations as a safety upgrade, and to test them periodically. Missing at bathrooms and most office rooms near sinks. Have checked/evaluated, necessary corrections made by qualified electrician.</p> <p>6.2. GFCI outlet tested defective and in need of replacement by qualified electrician at: office 7 space. Have checked, correction, repair made by qualified electrician.</p>   |
| Page 26 Item: 7 | Interior Fixtures, Outlets | <p>7.1. Electrical covers (switch, outlets, junction boxes, etc) not removed as part of this inspection - Inspection of the wiring is limited to Main panel. For a more in depth inspection recommend to hire a qualified Electrician.</p> <p>7.2. Ceiling light(s) not working at- several areas. Have them checked by a qualified specialist.</p> <p>7.3. Damaged and/or missing light cover(s) at interior noted. Have checked, corrections made by qualified electrician.</p> <p>7.4. Non grounded outlets not working at many areas noted. Recommend to have complete evaluation to correct. Have checked by qualified electrician.</p> <p>7.5. Reverse polarity found at interior outlet(s) at interior. Further evaluation, necessary correction by a qualified electrician recommended.</p> <p>7.6. Cover plate(s) at outlet(s) missing noted- at laundry and water heater closet. Have checked, fixed by qualified specialist.</p> <p>7.7. Exposed wiring at some fixtures noted, loose outlets and conduit at several areas, open j boxes, exposed splices, several defects. In need complete evaluation by qualified electrician for necessary corrections.</p> <p>7.8. Recommend complete evaluation, any necessary corrections made by a qualified Electrician.</p> <p>7.9. Several material, installation defects, and/or safety considerations were noted with regard to the Electrical System - Further evaluation of the system for repairs, corrections, safety upgrades by qualified Electrical Contractor is recommended.</p> <p>7.10. Recommend complete system evaluation to determine the cost and scope of work before expiration of your Contingency Period and before the Close of Escrow by a qualified electrician.</p> |

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| Page 31 Item: 8  | <b>Smoke and Carbon Detectors</b>              | <p>8.2. Smoke and Carbon Monoxide detectors, fire alarms/systems not inspected. Beyond the scope of this inspection. Recommend to install smoke and carbon monoxide detectors per City/Manufacturers requirements and test them periodically - Recommend to have checked by a qualified retrofitter. <b>THIS IS A HEALTH/SAFETY CONCERN.</b></p> <p>8.3. Old smoke detectors found. Recommend to replace, upgrade to today's safety standards and test them periodically. Recommend further evaluation by a qualified retrofitter.</p> <p>8.4. Recommend to install carbon monoxide detectors per City/Manufacturers requirements and test them periodically- unable to locate at time of inspection, recommend to correct. Information regarding placement can be found on the State Fire Marshall website at <a href="http://osfm.fire.ca.gov">http://osfm.fire.ca.gov</a></p> <p>8.5. Missing smoke detectors at rear entrance back area, mezzanine and at second story noted. Recommend to Install and test periodically for fire safety. Have checked by qualified retrofitter.</p> |
| Page 31 Item: 9  | <b>Door Bell</b>                               | 9.1. No doorbells present. FYI   |
| Page 31 Item: 10 | <b>Low Voltage Systems</b>                     | <p>10.1. Low Voltage systems (phone, cable, security, intercom, sound... ) not part of this inspection. Check with the seller.</p> <p>10.2. Phone/cable, low voltage systems are not part of this inspection.</p> <p>10.3. 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>10.4. Camara at exterior is disconnected, loose wires present. Check with seller or have checked by qualified specialist. This comment made as courtesy.</p>   |
| Page 32 Item: 11 | <b>Other</b>                                   | <p>11.1. Several material, installation defects and/or safety considerations were noted with regard to the Electrical System - Further evaluation of the system for determined scope of repairs, corrections, safety upgrades by qualified Electrical Contractor is recommended.</p> <p>11.2. Recommend complete system evaluation to determine the cost and scope of work before expiration of your Contingency Period and before the Close of Escrow by a qualified electrician.</p>   |
| Page 32 Item: 12 | <b>Fire Sprinklers</b>                         | 12.1. Building without Fire sprinkler system or extinguishers noted. Recommend to check with the city for any requirements.  |
| <b>Plumbing</b>  |  |  |
| Page 34 Item: 1  | <b>Interior Drain, Waste, and Vent Systems</b> | 1.2. This is a limited visual inspection of the readily visible areas of the plumbing systems. Most of the vent pipes are installed in the walls and are not readily visible at this type inspection. Very often when a house, building is remodeled and/or altered vent pipes/clean outs/systems are not properly installed and/or missing. Recommend to check the records, permits and/or Have it Checked by a Qualified Plumber. Most of the plumbing pipes not visible at this inspection. Check the records for   |

any known defects and/or repairs.

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

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

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

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

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

1.4. Sewer clean out at rear of building at floor noted - Recommend to check service records.

1.5. House with old, rusted/aged cast iron sewer pipes type. Periodic inspection recommended, **LIMITED LIFE EXPECTANCY** - In most cases cast iron sewer pipes should last 50-75 years in a residential application. Recommend to hire a qualified plumber for further evaluation for possible replacement and/or necessary upgrade(s) of the pipes.

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

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

1.8. Open/Exposed waste pipe noted at closet - recommend to install protective cover to prevent damages. Have checked, corrections made by qualified plumber.

1.9. Old cast iron pipe clean out noted at exterior at ground level and/or cast iron pipes enter ground at crawlspace. Recommend to scope the main sewer line to know the condition and type of underground pipes. Recommend to Hire a qualified specialist for a sewer line inspection.

1.10. Most of the Sewer, Waste pipes are located

|                 |   |   |
|-----------------|---|---|
|                 |   | <p>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> <p>1.11. Recommend further, complete evaluation, necessary corrections and/or repairs made by a qualified plumber.</p>   |
| Page 36 Item: 2 | <b>Water Main Line</b>                        | <p>2.1. Water main; Most of the water piping is located under ground - Not visible to comment. Check the records for any known defects, repairs. This is a limited visual inspection we do not perform leak tests on plumbing pipes. Recommend to check the records with the seller for any known issues, repairs with water pipes and or have it checked, tested by a qualified plumber.</p> <p>Hose Bibs: Missing anti-siphon valve at hose bibs (An anti-siphon (or, anti-siphon) valve is a device that prevents liquid from returning to the line from which it came if a siphon action occurs). Recommend to install.</p> <p>2.2. Hose Bibs: Missing anti-siphon valve at hose bibs (A anti-siphon valve is a device that prevents liquid from returning to the line from which it came if a siphon action occurs). Recommend to have checked and installed by a qualified specialist.</p> <p>2.3. Could not locate the main shut-off for water. Please ask the current owners for the location. Otherwise, you will need to use a water key at the street meter or have a plumber install one.</p>   |
| Page 36 Item: 3 | <b>Interior Water Supply and Distribution</b> | <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. Active galvanized water supply pipes were noted - Type is considered to be at or near end of life, of limited remaining life. Recommend to upgrade, re-pipe. Have it checked, corrections made by a qualified plumber.</p> <p>3.4. Restriction and/or fluctuation noted to water flow with more than one tap running. Possibly Due to old pipes. Recommend further evaluation, any necessary corrections made by a qualified plumber.</p> <p>3.5. Copper to galvanized pipe contact noted - Improper. This contact will result in dielectric reaction which will deteriorate the pipes. Recommend to install dielectric fitting. Have it checked for necessary correction by qualified plumber.</p> <p>3.6. Some of the pipes were not properly secured/strapped in crawl space. Have it corrected by</p> |

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|                 |                        | <p>qualified specialist.</p> <p>3.7. <b>PVC</b> in use as supply lines at some areas. Recommend to upgrade. Have checked by qualified plumber.</p> <p>3.8. Most of the plumbing pipes were not visible at this inspection. Check the records for any known defects, repairs.</p> <p>3.9. Mineral encrustation/oxidation/corrosion noted on the fittings/supply shut off valve(s) around the angle stops or water lines which should be cleaned, replaced by a qualified plumber to ensure the fittings/valve(s) are not still leaking. Noted at rear office/sink area.</p> <p>3.10. Recommend further, complete evaluation, necessary correction/repairs by a qualified plumber.</p>   |
| Page 38 Item: 4 | <b>Fuel System</b>     | <p>4.1. This is a limited visual inspection of the gas system. We have partial access to burn chambers and other interior appliance parts only, and no way to inspect underground/interior wall pipes. Check records, permits for any known issues or repairs - Gas leaks and pipe testing is not part of this inspection The Gas Company has it's own testing methods, which are more intensive, and updated periodically. Recommend contacting the Gas Company for a complete inspection of the gas system and associated appliances before close of escrow.</p> <p>4.2. Gas lines on roof were not sealed, painted. Have it checked, corrected by qualified specialist.</p>   |
| Page 39 Item: 5 | <b>Water Heater(s)</b> | <p>5.1. The adequacy or efficiency of the hot water heater cannot be determined in a limited time visual inspection. It is not known how hot the water will get or how long it will last (this is many times a matter of personal preference).</p> <p>5.2. Gas line at water heater without drip leg/sediment trap, these serve as a collection area for sediment to reduce the chance of clogging gas valves and burners, dirt and scale can enter the gas valve and possibly cause malfunctions and may void any remaining appliance warranty (this type installation is common for the area/age) - Check with your Home Warranty provider. Have checked, installed by qualified plumber.</p> <p>5.3. Missing cover plate at burner noted - recommend to install/correct.</p> <p>5.4. Rumbling/knocking noise noted at water heater- indicates possible sediment build up and/or improper operation. Have it checked and serviced/any necessary corrections made by a qualified plumber.</p> <p>5.5. Recommend water heater(s) installation meet all current safety standards.</p> <p>5.6. Vent pipe lack screws - Improper. Recommend to correct by qualified specialist.</p> <p>5.7. Pilot was not lit at the time of inspection - Unable to test the water heater(s). Recommend it be activated and it's performance inspected prior to the expiration of the contingency period. Note: repairs may be necessary. Have it checked by a qualified technician and or The Gas Co.</p> <p>5.8. <b>TPR valve</b> pipe is not present. Recommend to install</p> |

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|                                     |                          | <p>and terminate to outside into safe location. Have checked, corrections made by qualified specialist.</p> <p>5.9. Water heater lacks a catch pan with exterior routed line. Recommend to install.</p> <p>5.10. Your water heater does not have a "Thermal <b>Expansion tank</b>" installed to prevent a possible leak at the T&amp;P or "Pop-off" valve. Recent changes in code require one when a new water heater is installed. This change is not retroactive on older previously installed Gas/LP water heaters such as yours. There were no leaks or drips at the T&amp;P valve during inspection. If your water heater does begin to drip or leak, then a Thermal Expansion tank may be needed.</p> <p>5.11. A number of defects found at water heater. Recommend complete evaluation, any necessary corrections, repairs and/or replacement by a qualified plumber.</p> <p>5.12. 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 plumber.</p> |
| Page 40 Item: 6                     | Other                    | <p>6.1. The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status.</p> <p>6.2. As of January 1, 2017, The building standards and state law require that flow rates for fixtures in the home not exceed 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. Refer to seller and or have it checked by a qualified retrofitter specialist.</p> <p>6.3. Recommend further, complete evaluation, necessary corrections/repairs performed by a qualified plumber.</p> <p>6.4. 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 plumber.</p>   |
| <b>Heating &amp; Cooling System</b> |                          |  |
| Page 41 Item: 1                     | Heating System Operation | <p>1.2. Recommend to check the service history with the Seller and to have the unit(s) serviced by a qualified HVAC Contractor if not performed in the past year. Air flow is not a part of this inspection. Recommend to check the disclosures regarding day to day functionality. No service tags noted. This is a limited Visual Inspection - Recommend to have the unit(s) evaluated by a qualified HVAC Contractor. Annual service, evaluation and maintenance is recommended with gas fired furnaces. Check with seller.</p> <p>1.3. Typical Lifespan of heat unit(s) are 15 to 20 years. Recommend to have a qualified HVAC specialist to inspect and/or evaluate the entire system to have a better understanding and expected life span of the HVAC system.</p>   |

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|                 |                             | <p>1.4. One older Unit(s) did not operate at the time of the inspection, not responding to thermostat - Recommend to have heat system evaluated, any necessary corrections or repairs made by a qualified HVAC specialist.</p> <p>1.5. Old unit at utility room noted (did not operate at the time- did not respond to controls and/or missing thermostat noted). This is a limited visual inspection. Recommend further complete evaluation by a qualified technician and/or The Gas Co.</p> <p>1.6. HVAC unit(s) - This is a limited visual inspection where we check installation defects with the unit(s). For more complete evaluation and operation of the unit(s) recommend to hire a qualified HVAC specialist for complete testing and evaluation.</p> <p>1.7. Recommend to hire a qualified HVAC contractor for complete evaluation of the existing unit(s) to make sure that existing system will provide proper conditioned air for your intended business use.</p> <p>1.8. Recommend complete system evaluation, any necessary corrections made by a qualified HVAC specialist.</p> |
| Page 42 Item: 2 | <b>Gas Pipe, Closet</b>     | <p>2.1. Gas line at heater(s) without drip leg/sediment trap, these serve as a collection area for sediment to reduce the chance of clogging gas valves and burners, dirt and scale can enter the gas valve and possibly cause malfunctions and may void any remaining appliance warranty (this type installation is common for the area/age) - Check with your Home Warranty provider. Have evaluated by a qualified plumber for correction.</p> <p>2.2. Gas pipe is not properly painted/sealed at the roof and/or unit at exterior. Have it checked, fixed by qualified specialist.</p>   |
| Page 43 Item: 3 | <b>Air Filter</b>           | <p>3.1. 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>3.2. Missing air filter noted. I do not know how long unit was running without filter in current condition- Recommend to have coils to be checked, cleaned if necessary by HVAC specialist.</p>  |
| Page 44 Item: 4 | <b>Distribution Systems</b> | <p>4.1. We conduct a limited visual inspection of the distribution system components and comment on any defects found. Air flow, distribution, duct sizing and comfort is not a part of this inspection, these require testing by a Qualified HVAC Technician. Temperature is checked at the registers to determine heating/cooling function. Check with the seller for any known defects, issues with air flow and distribution and or have it checked by a Qualified Technician.</p> <p>4.2. Ducting inside walls not fully visible, interior of ducts not visible at time of inspection. Check records, with seller for any known defects.</p> <p>4.3. Ducts not visible at this inspection to comment. Check with the seller about air flow/comfort.</p>   |

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|                 |                | <p>4.4. Some Newer air ducts noted- Recommend to check the records, permits.</p> <p>4.5. Newer HVAC installations (After October 1, 2005, Title 24 of the Building Energy Efficiency Standards) require (Home Energy Rating System rating) testing of the ducts for leaks and Refrigerant charge verification. Ducts that leak 15% or more require repair, replacement. This can only be done by a qualified specialist and is beyond the scope of this inspection. (Property inspection does not include HERS efficiency testing of the ducts or Refrigerant charge verification testing - more information can be found at: <a href="https://www.energy.ca.gov/HERS/">https://www.energy.ca.gov/HERS/</a>)</p> <p>4.6. Asbestos-like materials were noted on the ducting- Further evaluation, testing for abatement/removal is recommended. This is a health concern, have checked by a qualified specialist.</p> <p>4.7. Asbestos-like materials were noted at aircan(s) and/or taping- Further evaluation, testing for abatement/removal is recommended. This is a health concern, have checked by a qualified specialist.</p> <p>4.8. building with some original installation metal ducts type covered with insulation. Check the maintenance records. Recommend to have it cleaned, sanitized.</p> <p>4.9. Some Old ducting system noted, recommend to upgrade. Have evaluated, any necessary corrections made by qualified HVAC contractor.</p> <p>4.10. Some disconnected ducts/air cans, some distribution vents missing covers at ceilings. Have evaluated and necessary correction made by hvac specialist.</p> |
| Page 46 Item: 6 | A/C Compressor | <p>6.2. 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>6.3. Ambient air test was performed by using thermometers on air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates unit is cooling as intended. The range in Temperature drop was not normal, poor differential noted. Recommend further complete evaluation and any necessary correction made by qualified HVAC specialist.</p> <p>6.4. NEW FREON LAWS AND WHEN THEY TAKE EFFECT: The EPA regulations governing the Freon used in air conditioning and heating systems have changed. In 2010, Freon 22, the freon that most consumers are familiar with, began being phased out due to the laws and regulations set forth by the EPA and the Federal Government. All manufacturers of air conditioning and heating equipment were required by law, to only produce HVAC equipment that used the new, environmentally friendly, R-410A Freon. In other words, manufacturers were outlawed from even manufacturing equipment that uses R-22.<br/>Freon Manufacturers still produce R-22 for servicing and</p>  |

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|                  |                       | <p>repairs, and will continue until 2020. At that point, R-22 will become completely obsolete and extinct which may result in need for upgrade/replacement of current system.</p> <p>6.5. AC unit is using R - 22 refrigerant. After 2020 contractors may not be able to purchase R - 22 refrigerant for servicing this type AC units. Recommend to consult with a qualified HVAC contractor for possible upgrade/replacement of the HVAC system.</p> <p>6.6. Compressor(s) outside (AC unit) old and may last a few years more, but maybe not- limited life expectancy. Possible unit(s) could fail after a home inspection during seasonal change from mild to hot weather. I cannot determine how long your AC will last before a replacement is necessary and life expectancy is not determined at this inspection. Check service records or have tested, evaluated by a qualified HVAC specialist, Contractor.</p> <p>6.7. Oldest AC unit at roof AC Unit did not operate at the time of the inspection. Recommend to have it checked, necessary corrections made by a qualified specialist (HVAC contractor).</p> <p>6.8. HVAC unit(s) located on the roof. No access ladder found at the time- recommend to install proper service access for servicing HVAC unit(s). This is a safety/liability concern. Recommend to hire a qualified specialist for further complete evaluation for any necessary corrections.</p> <p>6.9. Recommend complete System evaluation, any necessary corrections made by a qualified HVAC Contractor.</p> |
| Page 48 Item: 7  | Evaporator Coil       | <p>7.1. Evaporator Coil at FAU is not visible at time of the inspection to comment. Periodic care, maintenance recommended, check the service records.</p> <p>7.2. Coils are not visible at this inspection to comment. Old unit type. Periodic care, service recommended.</p>  |
| Page 48 Item: 8  | A/C Condensation Line | <p>8.1. <b>A/C</b> condensation lines drain and terminate at sewer vent(s) at attic space- Poor location - Improper (It is possible to get sewer gases inside the house). Recommend to correct. Have checked, necessary corrections made by qualified HVAC specialist.</p> <p>8.2. A/C condensation line drains at the roof and/or gutter - Poor location. Have it checked, recommend to upgrade by qualified HVAC specialist.</p>  |
| Page 49 Item: 9  | Thermostat(s)         | <p>9.2. Missing protective locking covers at thermostats. Have checked by qualified specialist for any necessary correction</p>   |
| Page 49 Item: 10 | Other                 | <p>10.1. This is a limited visual inspection of the HVAC SYSTEM. For more detailed inspection of the components: such as air flow, sizing, refrigerant lines, pressure, high temp switches, HERS efficiency testing of the ducts or Refrigerant charge verification testing etc. Recommend to hire a qualified specialist for further more detailed inspection, evaluation.</p> <p>10.2. Recommend service maintenance by a qualified HVAC specialist if one hasn't been performed within past 12 months. FYI</p>   |

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|                 |                 | <p>10.3. Recommend further evaluation of the HVAC unit(s), any necessary maintenance and/or corrections made by a qualified HVAC contractor.</p> <p>10.4. Recommend complete system evaluation to determine the cost and scope of work before expiration of your Contingency Period and before the Close of Escrow by a qualified HVAC specialist</p>   |
| <b>Interior</b> |                 |   |
| Page 50 Item: 1 | <b>Ceilings</b> | <p>1.1. Water stains and/or loose/gaps at panels at ceilings noted- unable to determine cause of stains. Check the records, with seller of known defects. Have it evaluated, any necessary corrections or repairs by a qualified qualified contractor.</p> <p>1.2. Water Stains, Damage, ceiling/floor removed at some areas at interior noted at ceiling at- several areas. Unable to determine cause, check with seller for any known defects, repairs. Have it evaluated, necessary correction, repairs made by qualified contractor, specialist(s).</p> <p>1.3. Previous Patches, repairs noted at ceiling- Check the records, with seller of any known defects or repairs.</p> <p>1.4. Interior ceilings in need of patch, paint, repair- several defects Have them evaluated by a qualified specialist, contractor.</p>   |
| Page 54 Item: 2 | <b>Walls</b>    | <p>2.1. Settlement cracks and/or anchor holes or scuff marks, damage at some window sills were noted at the interior walls. Have checked by paint contractor.</p> <p>2.2. Prior patchwork noted at interior wall(s). Check the records, permits and/or with seller of known defects/repairs.</p> <p>2.3. Interior walls in need of patch, paint, repair. Have checked, necessary corrections made by a qualified specialist.</p> <p>2.4. Walls had holes, cut out, and/or damage, open framing and ongoing construction at various areas - In need of patch, paint. repair. Have it evaluated by a qualified specialist for any necessary patchwork, repair.</p> <p>2.5. Water stains, bubbling, signs of seepage and/or damage present at the interior wall(s) at - several areas at interior. Recommend further evaluation, repairs by qualified specialist(s).</p> <p>2.6. Missing baseboards present at interior of home at some areas. Have it checked, any necessary corrections made by a qualified specialist.</p> <p>2.7. Damaged baseboards present at interior of home at some areas. Have checked, any necessary correction, repair or replacement made by a qualified specialist.</p> <p>2.8. Gap(s), poor workmanship noted at baseboards present at interior of home. Have them checked, any necessary corrections made by a qualified specialist.</p> |
| Page 57 Item: 3 | <b>Floors</b>   | <p>3.1. Trip hazards noted due to differing flooring material heights. FYI</p> <p>3.2. Uneven areas, sloping was noted at various areas of the flooring. Check the records fro any known defects, repairs and/or have it checked by a qualified specialist(s).</p> <p>3.3. Worn, aged flooring materials, scratches/scuff marks noted at floor(s) of the inspected property. May need</p>   |

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|                 |                         | <p>repair/replacement. Have checked by qualified specialist.</p> <p>3.4. Worn, aged flooring materials noted at floor(s) of the inspected property. May need repair/replacement. Have checked by qualified specialist.</p> <p>3.5. Some expanded gaps noted at flooring material joints. In need of further evaluation, corrections by a qualified floor specialist.</p> <p>3.6. Unfinished floors at several areas. evidence floor/ceiling removal noted. In need of evaluation for any necessary correction/repairs by qualified specialists.</p> <p>3.7. Sloped flooring noted. No tests and/or engineering done at this type inspection. Recommend further evaluation by a qualified specialist(s) for any necessary correction.</p> <p>3.8. Old vinyl floor tile(s) noted- May contain asbestos. Have it checked by a qualified specialist.</p> <p>3.9. Damaged floor covering(s) noted - In need of repairs, replacement. Have it evaluated by a qualified contractor for necessary corrections.</p>                  |
| Page 62 Item: 4 | <b>Interior Doors</b>   | <p>4.1. Recommend to install door stops to prevent wall damage.</p> <p>4.2. Door frames are not square, some rub at frames and/or not closing, latching properly - An indication of settlement or movement. Further evaluation and corrections by a qualified Contractor is recommended.</p> <p>4.3. Damage glass entry doors noted at rear, boarded up. Have it checked, repaired by a qualified specialist.</p> <p>4.4. Missing interior door(s) noted at- several areas. Recommend further evaluation, any necessary correction made by a qualified specialist.</p> <p>4.5. missing or defective hardware at some interior doors. Have it checked, any necessary correction made by a qualified specialist.</p> <p>4.6. Multiple defects noted to interior and/or exterior door(s). Recommend further evaluation, necessary correction, repairs/replacement made by a qualified specialist.</p>  |
| Page 63 Item: 5 | <b>Interior Windows</b> | <p>5.1. Some Dual pane windows noted. It is not always possible to determine fogging of this type of window due to temperature changes, etc - (This company does not inspect or check hermetic seal of windows - FYI). Check with the seller for any know defects, repairs.</p> <p>5.2. Common age defects were noted to windows at the time of inspection.</p> <p>5.3. Some Worn window roller(s) noted - Have it checked, necessary corrections made by a qualified specialist. (Try soap/water/brush/clean tracks and apply 3M silicone lubricant)</p> <p>5.4. Water Stains or peeling/chipped paint noted at window frame due to possible seepage from exterior. Have it evaluated, any necessary correction, repair by a qualified contractor.</p> <p>5.5. Screens at Windows were loose or damaged noted. Have checked, repaired/replaced by a qualified specialist.</p> <p>5.6. Screens at Window(s) were missing noted. Check with seller or have checked by qualified specialist for any necessary correction.</p> |

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|                  |                                       | <p>5.7. Cracked/damaged glass noted at window(s) at several windows. Have them all checked, any necessary correction, repair or replacement by a qualified specialist.</p> <p>5.8. Building with some old aluminum (single pane) windows type at Add on Noted. Recommend to upgrade.</p> <p>5.9. Some windows slightly ajar and/or not closing, latching properly. Have checked by qualified specialist for any necessary correction.</p> <p>5.10. Multiple defects noted to window(s). Recommend further evaluation, necessary corrections, repairs/replacement made by a qualified specialist.</p>   |
| Page 65 Item: 7  | <b>Steps, Stairways, and Railings</b> | <p>7.1. Interior railing openings are not to current safety standards. Openings too wide (this is a safety upgrade). Have it evaluated by a qualified contractor for any necessary correction.</p> <p>7.2. Railing height is too low. Not with today's safety standards. Recommend to upgrade. Have it evaluated by a qualified contractor for any necessary correction.</p> <p>7.3. Wear, age defects, Scratch marks noted at steps. Have evaluated by a qualified specialist.</p>  |
| Page 66 Item: 8  | <b>Laundry Service</b>                | 8.1. No laundry service area. FYI  |
| Page 66 Item: 9  | <b>Interior Features</b>              | <p>9.1. Missing GFCI type outlets at/near utility sink areas at offices noted. Recommend to install - A Safety Concern. Have checked, fixed by qualified electrician.</p> <p>9.2. Defective wiring, GFCI outlet noted at utility sink at office 7 lower level. Have it checked, repaired, replaced by a qualified electrician.</p> <p>9.3. Oxidation, corrosion at angle stop shut off valve(s) noted at rear office sinks hookup connection(s). Recommend to have checked, any necessary correction made by a qualified plumber.</p> <p>9.4. 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>9.5. Aerator defective, irregular water flow noted at all utility sinks. In need of further evaluation for any necessary correctionC repair, replacement. Have them all checked by a qualified specialist.</p> <p>9.6. Camara at exterior is disconnected, loose wires present. Check with seller or have checked by qualified specialist. This comment made as courtesy.</p> |
| Page 70 Item: 10 | <b>Other</b>                          | <p>10.1. This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants. It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report.</p> <p>This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose. <b>FAILURE</b></p>  |

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|  |  | <p><b>TO CONDUCT A MOLD SPECIALIST CAN RESULT IN EXPENSIVE AND COSTLY REPAIRS.</b></p> <p><b>10.2. Remodel and/or addition(s) noted to inspected property. Recommend to check the records, permits on remodel, improvements and/or addition(s).</b></p> <p><b>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.</b></p> <p><b>10.4. Recommend further complete evaluation and building inspection by a qualified structural pest specialist.</b></p> <p><b>10.5. Multiple defects noted at interior and finishings. Recommend further complete evaluation, any necessary corrections, repairs made by qualified contractor(s).</b></p> <p><b>10.6. This is not a ADA compliance inspection. Recommend to hire a qualified ADA certified inspector for complete evaluation.</b></p> <p><b>10.7. Recommend to check the building records, permits with the City to make sure the location, space is suitable for your intended business use.</b></p> |
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**Bathroom General Comments**

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| <p>Page 72 Item: 1</p> | <p><b>Bathroom General</b></p> | <p><b>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.</b></p> <p><b>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.</b></p> <p><b>1.2. Recommend to re-caulk at fixtures, trims, enclosures as routine maintenance.</b></p> <p><b>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.</b></p> <p><b>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</b></p> |
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|                    |                            | <p>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><b>FAILURE TO CONDUCT A MOLD INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.</b></p> <p>1.4. This is not ADA compliance inspection. Recommend to hire a Qualified ADA certified inspector for complete evaluation.</p> |
| <b>Bathroom #1</b> |                            |   |
| Page 73 Item: 2    | <b>Sink(s), Faucets</b>    | <p>2.2. Missing proper backsplash at sink noted. Recommend to install to prevent water damage.</p> <p>2.3. Aerator defective, irregular water flow noted. In need of repair, replacement. Have it checked, fixed by a qualified specialist.</p>   |
| Page 73 Item: 3    | <b>Electrical</b>          | <p>3.1. Recommend to install GFCI type outlet at Bathroom(s) and to test periodically. This is a safety upgrade. Have fixed by electrician.</p>   |
| Page 74 Item: 4    | <b>Exhaust Fan, Heater</b> | <p>4.1. Dirty exhaust fan(s) noted. Recommend to clean, service.</p> <p>4.2. Noisy exhaust fan(s) noted - Recommend to upgrade.</p>   |
| Page 74 Item: 5    | <b>Other</b>               | <p>5.2. This is not ADA compliance inspection. Recommend to hire a Qualified ADA certified inspector for complete evaluation.</p>   |
| <b>Bathroom #2</b> |                            |   |
| Page 75 Item: 2    | <b>Sink(s), Faucets</b>    | <p>2.2. Missing proper backsplash at sink noted. Recommend to install to prevent water damage.</p> <p>2.3. Missing sink stopper noted. Have it checked, fixed by a qualified plumber.</p> <p>2.4. Aerator defective, irregular water flow noted. In need of repair, replacement. Have it checked, fixed by a qualified specialist.</p>  |
| Page 76 Item: 3    | <b>Electrical</b>          | <p>3.1. Recommend to install GFCI type outlet at Bathroom(s) and to test periodically. This is a safety upgrade. Have fixed by electrician.</p>   |
| Page 76 Item: 4    | <b>Exhaust Fan, Heater</b> | <p>4.1. Dirty exhaust fan(s) noted. Recommend to clean, service.</p> <p>4.2. Noisy exhaust fan(s) noted - Recommend to upgrade.</p>   |
| Page 76 Item: 5    | <b>Other</b>               | <p>5.2. This is not ADA compliance inspection. Recommend to hire a Qualified ADA certified inspector for complete evaluation.</p>   |
| <b>Bathroom #3</b> |                            |   |
| Page 77 Item: 2    | <b>Sink(s), Faucets</b>    | <p>2.2. Cracked grout noted at counter, backsplash. Recommend to have it corrected, sealed to prevent water seepage. Have it checked by a qualified specialist.</p>   |
| Page 78 Item: 3    | <b>Cabinets, Floors</b>    | <p>3.1. Damaged, loose cabinet drawer, defective rollers present. In need of repair, adjustment. Have checked, fixed by a qualified specialist.</p>   |
| Page 78 Item: 4    | <b>Toilet, Bidet</b>       | <p>4.2. Toilet not working, disconnected at left side. Have</p>   |

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|                 |                                 | <b>checked, fixed by qualified specialist.</b>  |
| Page 78 Item: 5 | <b>Electrical</b>               | <p>5.1. No outlet noted at bathroom, recommend to have evaluated and any necessary correction made by a qualified electrician.</p> <p>5.2. Recommend to install GFCI type outlet at Bathroom(s) and to test periodically. This is a safety upgrade. Have fixed by electrician.</p>  |
| Page 79 Item: 6 | <b>Exhaust Fan, Heater</b>      | <p>6.1. Dirty exhaust fan(s) noted. Recommend to clean, service.</p> <p>6.2. Noisy exhaust fan(s) noted - Recommend to upgrade.</p>   |
| <b>Attic</b>    |                                 |   |
| Page 80 Item: 2 | <b>Roof Structure and Attic</b> | <p>2.1. Attic was inspected from opening due to limited clearance. Inspection was limited. Check the records for any known defects, repairs.</p> <p>2.2. Dry Water staining was noted to the structure at the time of inspection. Unable to determine if leak is present and/or has been previously fixed. Check with the seller for any known roof leaks or repairs. Recommend to have it inspected, evaluated by a qualified structural pest specialist for any necessary correction or repairs.</p> <p>2.3. Old Roof Debris noted in the attic. Removal recommended. Have checked, evaluated by a qualified insulation specialist for correction.</p> <p>2.4. Roof/ceiling framing not visible at this inspection to comment. Check records for any known defects.</p> |
| Page 81 Item: 3 | <b>Insulation</b>               | <p>3.1. No insulation was present in the attic of the inspected property. Recommend to upgrade, update and install approved insulation material in the attic. Have attic space checked, evaluated by a qualified insulation specialist for correction.</p> <p>3.2. Rodent activity is noted at attic insulation. Recommend further evaluation by qualified Pest specialist for any necessary corrections.</p>   |
| Page 81 Item: 4 | <b>Venting</b>                  | <p>4.1. To calculate if proper size and type of attic vents are installed is beyond the scope of this inspection. You may need to hire a qualified contractor to calculate the attic space and determine if existing vents are adequate for proper ventilation.</p> <p>4.2. Missing, damaged screens at vents noted. Have it checked, fixed by a qualified specialist.</p> <p>4.3. Thermostatically controlled vent fan in attic noted. Unable to determine operation- not working at the time, rusted covers. Recommend to check with the seller. Have checked by roofer for any necessary correction.</p>   |
| Page 82 Item: 5 | <b>Other</b>                    | <p>5.1. This is not a structural pest control (termite) inspection - Recommend to hire a qualified Structural Pest inspector for complete building inspection.</p> <p>5.2. This is not a termite/structural pest inspection. Have it inspected, evaluated by qualified structural pest specialist for any necessary corrections.</p> <p>5.3. Rodent droppings and/or traps noted in the attic. Have it checked, evaluated, cleaned and necessary corrections made by a qualified specialist.</p>  |

| <b>Foundation</b> |                   |  |
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| Page 83 Item: 1   | <b>Foundation</b> | <p>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.</p> <p>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.</p>  |
| Page 83 Item: 2   | <b>Walls</b>      | <p>2.1. Foundation walls, bolts were not visible at this inspection to comment due to construction method. Check records for any known defects.</p> <p>2.2. Building is a concrete building type. Some cracks noted at the walls, seepage noted from cracks at interior of the building( common for this type Buildings).</p> <p>Concrete walls need to be properly painted/ sealed to prevent water seepage. Have it checked by a qualified specialist/ Painting contractor.</p>  |
| Page 83 Item: 3   | <b>Floors</b>     | <p>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.</p> <p>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.</p> <p>3.2. Foundation is Slab On Grade type construction. Slab is not visible at office area due to floor coverings. Recommend to check the disclosures regarding any known issues with the slab.</p> <p>No major cracks, damage found at visual part of the slab at the time. (FYI)</p> |
| Page 84 Item: 5   | <b>Other</b>      | <p>5.1. Recommend to check the Building Records and Permits on additions, alterations.</p> <p>5.2. Recommend to check the Building Records and Permits.</p> <p>5.3. This is not a structural pest control(termite) inspection - Recommend to hire a qualified Structural Pest inspector for complete building inspection, evaluation.</p>  |