

Key Property Inspection Group

Property Inspection Report



KEY
PROPERTY INSPECTION GROUP



14850 Noblewood Cir, Lake Elsinore, CA 92530
Inspection prepared for: Christine Iniguez-Jackson
Real Estate Agent: Alyssa Barajas -

Date of Inspection: 11/23/2024 Time: 9:00 AM
Age of Home: 2004 Size: 2705
Weather: Clear
Order ID: 1515

Inspector: Clark Gerdes

7374 Lenox Ave, Riverside, CA 92504
Phone: 9518188161
Email: clarkgerdes44@gmail.com

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

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

Address: _____

Client Name: _____

Phone: _____

Email: _____

Inspection Fee: \$ _____

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Client's Initials: _____

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

Client's Initials: _____

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

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

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

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

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

Client's Signature: _____ Date _____

Inspector's Signature _____ Date _____

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

The Home Inspector Shall Observe The Following:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

We may not comment on minor deficiencies such as commonplace settlement cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing. There is no absolute standard for evaluating cracks, but those that are less than 1/4" are generally not regarded as structurally relevant.

Structural comments are of the conditions observed at the time of the inspection are the opinion of the inspector (who is not a structural engineer and/or licensed foundation contractor or seismic retrofitter). For expert evaluation of the structure (foundation, walls, framing, anchoring/seismic retrofitting) we recommend to hire a qualified structural engineer and/or foundation contractor/expert.

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

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

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

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

General Information and Comment Key:

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

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

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

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

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

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

Inspection Details

1. Style Of Building

Single Family Dwelling

2. Age Of Building

Over 20 Years

3. Client Attendance

- Present

4. Other Attendance

Materials:

- Buyers Agent

5. Weather

- Clear

6. Temperature

- Over 65

7. Rain In The Last Three Days

- No

8. Resident Status

- House was Occupied at The Time of Inspection

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



2. Vegetation, Grading, and Drainage

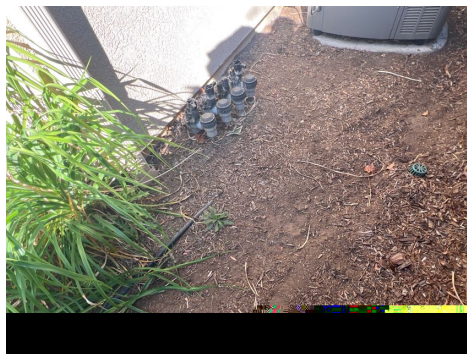
Observations:

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

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

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

2.4. Planter(s) built at the foundation - not recommended. Recommend to remove to prevent water seepage into crawl space/foundation.



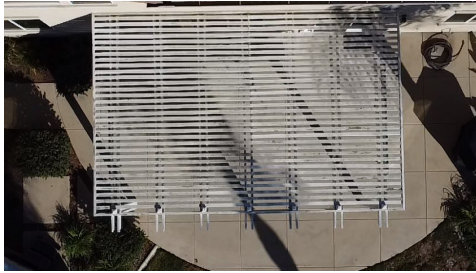
3. Porch/Patio, Decks, Steps/Stairs, Railings

Type:

- Concrete
- Pergola

Observations:

3.1. Peeling paint, wear noted at patio cover. Check the records, with seller any known defects, repairs. Recommend further evaluation by qualified structural pest specialist for any necessary correction.



4. Fencing and Gates

Type:

- Wood
- Masonry / Block Wall
- Wood Gate(s)

Observations:

4.1. No major defects noted at the time.





5. Eaves, Soffits, and Fascia

Observations:

5.1. No major defects noted at the time. Have it checked by a qualified structural pest inspector.



6. Wall Cladding, Flashing, and Trim

Type:

- Stucco

Observations:

6.1. Moisture stains at base of stucco noted due to lack of gutters. Recommend to install to prevent damage and for proper drainage.

6.2. Damage noted at stucco molding at exterior window(s). Recommend to have checked, repairs made by qualified specialist.



7. Window Trim and Sills (Exterior)

Window Type:

- Vinyl
- Louvered
- Dual Pane

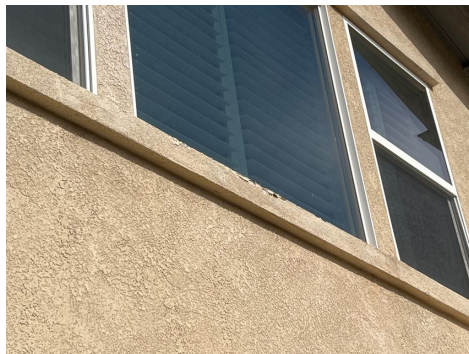
Observations:

7.1. Dual pane windows noted. It is not always possible to determine fogging of this type of window due to temperature changes, etc. Check with the seller or records for any know defects, repairs.

7.2. Damage noted at stucco molding at exterior window(s). Recommend to have checked, repairs made by qualified specialist.



Damaged stucco molding - rear



Damaged stucco molding - rear

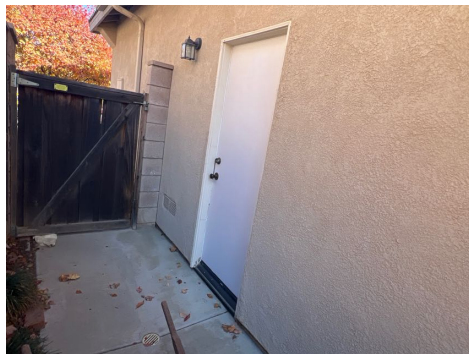
8. Doors (Exterior)

Door Type:

- Wood
- Vinyl Slide

Observations:

8.1. Damaged Weatherstripping at exterior doors noted. Recommend to correct and replace by qualified specialist.



9. Other/Features

Materials:

- Trash bin(s)
- Above Ground Spa

Observations:

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

9.2. Recommend to check the building records, permits.

9.3. Above Ground Spa noted, not part of this inspection, was functional at the time. Check with seller for operation and any necessary maintenance.

9.4. Some spa jets are not working properly - not responding to control panel. Check with seller for operation, any known defects, maintenance- Have checked for any necessary correction by a qualified specialist.





Roofing

1. Roof Pictures

Materials:

- Sloped Roof
- Concrete Tile

Materials:

- Ground
- Drone
- Concrete/Clay Roofing - Not Walked On

Observations:

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

2. Roof Coverings

Observations:

2.1. No major deterioration at roof cover noted at the time. Check the records, warranties.

2.2. Concrete tiles: The underlayment is not visible to comment on at this inspection. This material is the main waterproofing component in this roof system. Recommend to check the records with the seller regarding the age of the roof (lifespan of roof underlayment is 25 to 35 years based on the type of material used) and/or have it checked by a qualified roofer.

2.3. Recommend to re-inspect the roof after fumigation - if any, to make sure there are no damage done to the roof. Quite often concrete and clay tiles get cracked/broken during the fumigation process.

2.4. Concrete and clay tile type roofing is not walked by the Inspectors of this Company in order to prevent damage to the material - Inspection is limited - Roof was not fully visible due to height. Recommend to check the records for any known defects repairs and or have it checked by a qualified roofer. Recommend to re-inspect the roof after fumigation. If any.





3. Roof Drainage Systems

Drainage Type:

- Full

Observations:

3.1. Gutters appear to be intact but do to no recent/lack of rain, unable to determine if gutters leak or function properly. Check with seller for any known defects.

3.2. **Downspouts terminate at foundation- Poor location. Recommend to extend away and/or install flash block(s).**

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



4. Roof Vents

Ventilation Type:

- Eave/Soffit Vents
- Dormer Type



5. Chimney

Number Of Units:

- One

Chimney Type:

- Metal Flue Pipe

Observations:

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



6. Other

Observations:

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

Garage

1. Garage Type

Materials:

- Attached

2. Garage Vehicle Door(s)/Reverse Sensors

Garage Door Type:

- Metal
- Roll Up Type

Auto Reverse Sensors:

- Operational
- Not Present - small door

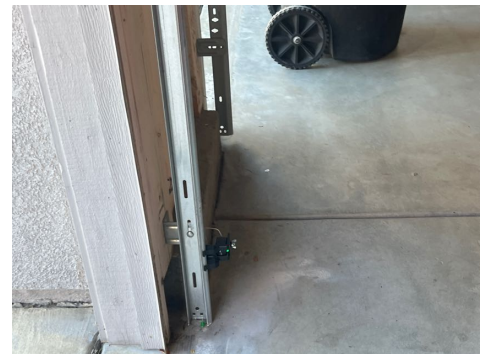
Observations:

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

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

2.3. No automatic opener present at small door - Manual vehicle door type. (FYI)

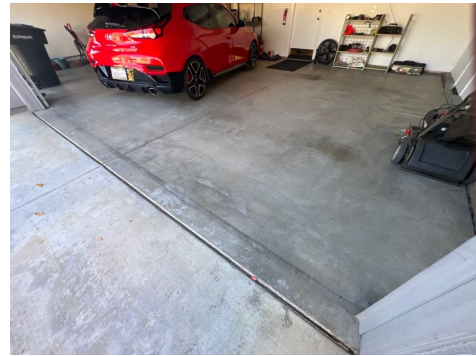
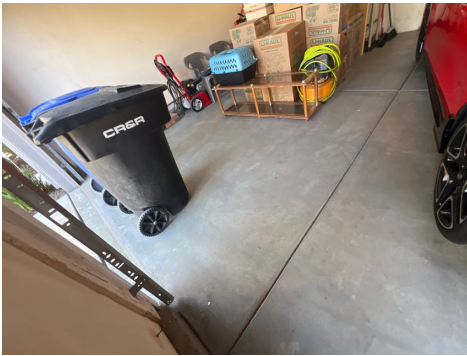
2.4. Recommend to adjust the auto sensors within 6" of floor line for child/animal safety.



3. Floors

Observations:

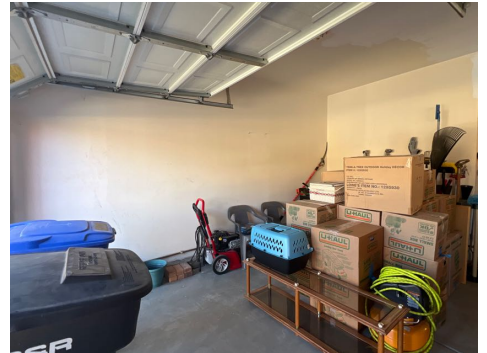
3.1. **Flooring/walls of the garage was not fully visible at the time of inspection due to belongings or floor covering. Have it checked at Your final walk through.**



4. Walls/Firewall

Observations:

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



5. Ceiling and Framing

Observations:

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



6. Garage To Exterior Door

Observations:

6.1. Damaged weatherstripping at garage exterior door - recommend to correct.



7. Garage To Interior Door



8. Garage Electric

Observations:

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



9. Garage Feature

Feature Type:

- None

Electrical System

1. Service Entrance Conductors

Service Type:

- Below Ground Service

Panel Capacity:

- 200 Amp Main Service

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.**



2. Main Panel

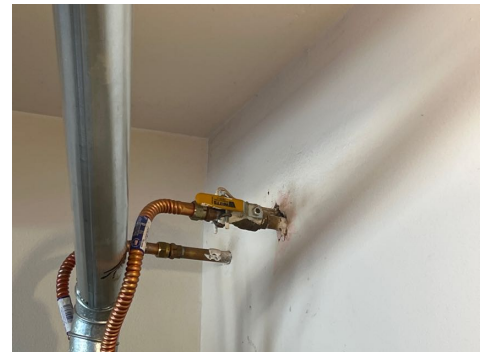
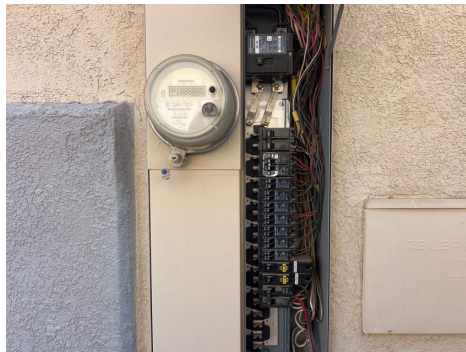
Main Panel Type:

- Circuit Breakers

Observations:

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

2.2. Ground rod and clamp not visible at the meter base. Possible ground rod/clamp was installed the wall (UFER ground) - was not accessible at the time. Check with the seller/building records and/or have it checked by a qualified electrician.





3. Branch Circuit Conductors

Materials:

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

Observations:

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

4. Exterior Lights, Outlets

Observations:

4.1. Garden lights, transformers, timers not part of this inspection. Check with the seller.



5. Operation of GFCI Outlets

Observations:

5.1. GFCI type outlets at kitchen, bathroom(s) noted at the time. Recommend to test them periodically.

6. Interior Fixtures, Outlets

Observations:

- 6.1. Electrical covers (switch, outlets, junction boxes, etc) not removed as part of this inspection - Inspection of the wiring is limited to Main panel. For a more in depth inspection recommend to hire a qualified Electrician.
- 6.2. Ceiling fans not tested for attachment/safety at this inspection. Recommend to check the records - Make sure it was installed and tested by a qualified specialist.
- 6.3. Light at Ceiling fan not working and/or not responding to switch at wall, unable to locate remote at primary bedroom. Have checked, necessary correction made by qualified specialist.
- 6.4. missing light cover(s) at interior noted at primary bedroom ceiling fan. Have checked, corrections made by qualified electrician.

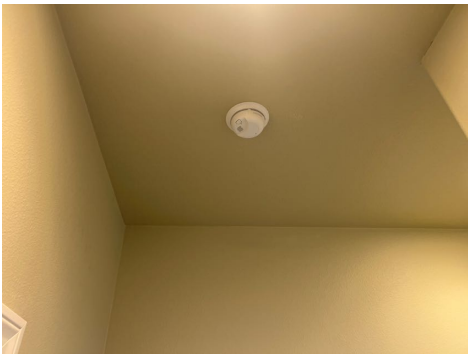


Missing light cover, light not working - primary

7. Smoke and Carbon Detectors

Observations:

- 7.1. Smoke detectors in bedrooms and/or hallway noted - Recommend to test them periodically
- 7.2. Carbon monoxide detector noted- improper location noted- recommend to locate within 6 ft of bedrooms - Recommend to test it periodically.
- 7.3. **Smoke and Carbon Monoxide detectors, fire alarms/systems not inspected. Beyond the scope of this inspection. Recommend to install smoke and carbon monoxide detectors per City/Manufacturers requirements and test them periodically - Recommend to have checked by a qualified retrofitter. THIS IS A HEALTH/SAFETY CONCERN.**
- 7.4. CO2 detectors in wrong location- should be within 8FT outside each bedroom - FYI. Recommend to correct.





8. Door Bell

Observations:

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



9. Low Voltage Systems

Observations:

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

Plumbing

1. Interior Drain, Waste, and Vent Systems

Drain Line Type(s):

- **ABS**
- Not Fully Visible

Observations:

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

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

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

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

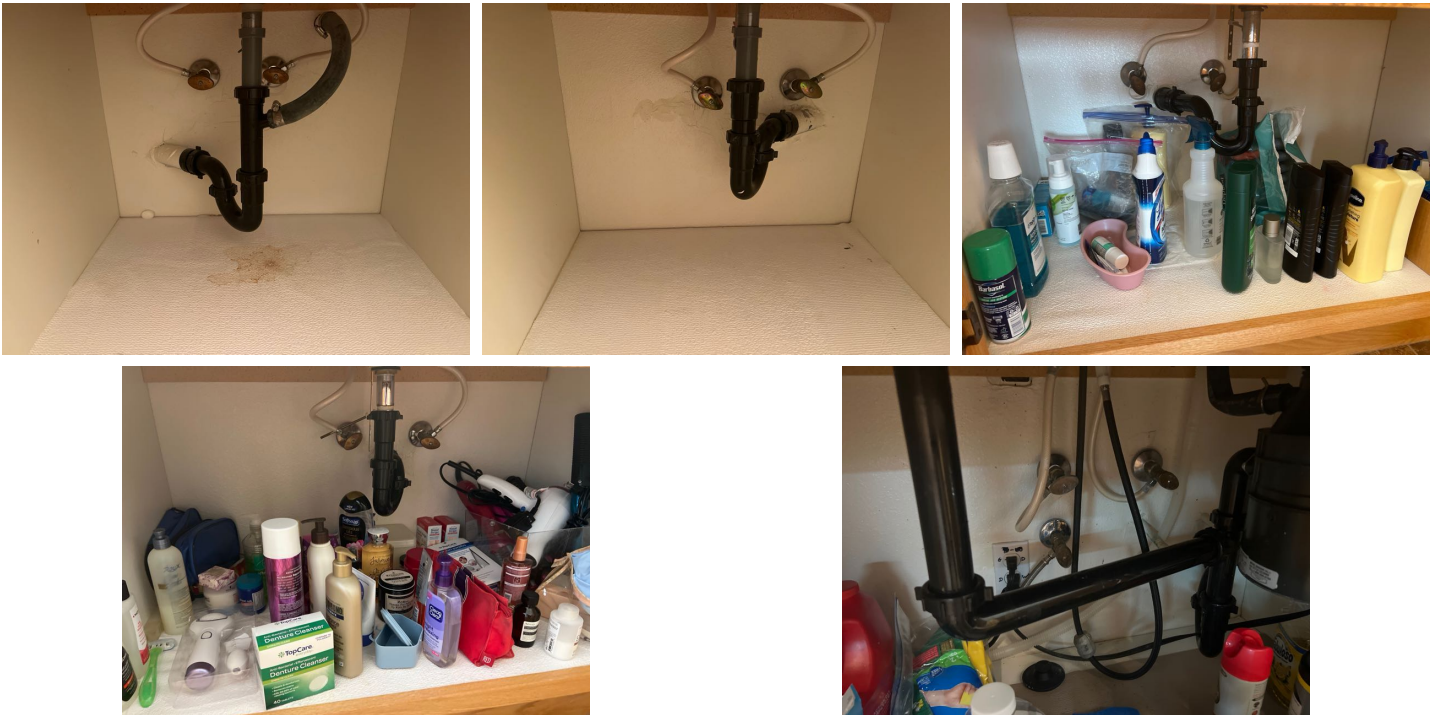
We can not determine if building is on a public sewer system or on a septic system. Recommend to check the records with the seller/builder and or check the public records.

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

1.3. Sewer clean out at front and side yard noted - Recommend to check service records.

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





2. Water Main Line

Type & Location:

- Copper
- Main shut off valve at front elevation

Water Pressure (PSI):

- Water pressure was below 80 psi (FYI)

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.



55 psi

3. Interior Water Supply and Distribution

Supply Line Type(s):

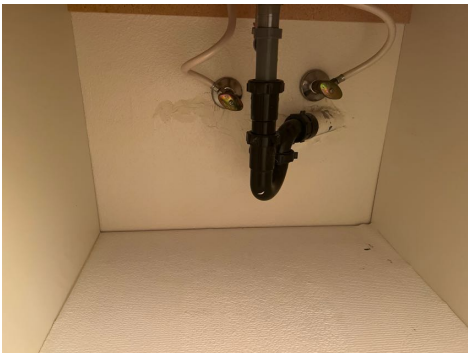
- Copper
- Not Fully Visible

Observations:

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

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

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



4. Fuel System

Observations:

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

4.2. Gas meter - Seismic shut off was not present at the time of inspection, recommend to install - May not be required in the City of Location - Recommend to check the local regulations.

4.3. Underground gas pipe noted (type unknown). Have it checked for possible gas leak. Gas leaks or pipe testing not part of this inspection. Recommend to check the building records, permits for any known issues or repairs regarding gas pipes, fuel systems and/or have it tested by the Gas Co. and/or a qualified plumber.



5. Water Heater(s)

Type and Size:

- Gas
- 50 GAL

Age:

- 6 Years Old

Observations:

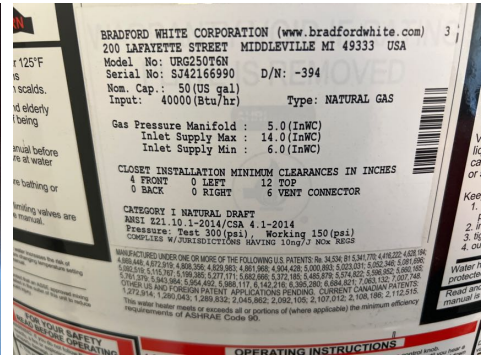
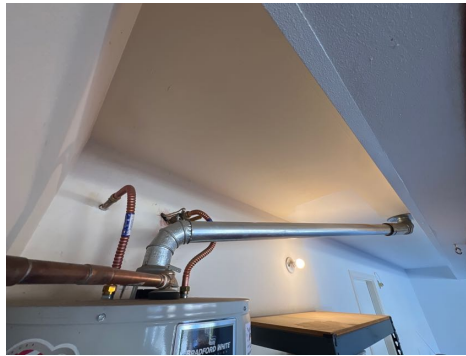
5.1. Water heater. No major defects found at the time.

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

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

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

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



6. Yard Sprinkler System

Observations:

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

6.2. Sprinkler systems, automatic timers are not tested and are not a part of this inspection. Check with the seller for operation or any known issues, service/maintenance.



7. Other

Observations:

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

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

Heating & Cooling System

1. Heating System Operation

Heating Type and # of Units:

- Forced Air Gas
- One

Heating Size/ Age

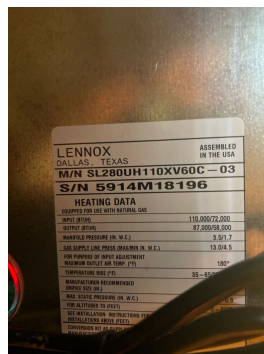
- 110,000 BTU
- 10 Years old

Observations:

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

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



2. Venting



3. Gas Pipe, Closet



4. Air Filter

Filter Type:

- Electronic Air Filter(s)

Observations:

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

4.2. Electronic air cleaner noted- Operated at the time. Periodic care, cleaning required. Check service, maintenance records and/or have checked and tested by qualified HVAC specialist.



5. Distribution Systems

Distribution Type:

- Insulated Vinyl Air Ducts

Observations:

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

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

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

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

5.4. House with Zone system type control - Not part of this inspection (dampers are not tested at this inspection). Check with the seller about operation and service and/or have it tested by a qualified specialist.



6. A/C Type, Size, & Age

A/C Type, Size, & Age:

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

Power Source & Number Of Units:

- One

7. A/C Compressor

Observations:

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

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

7.3. 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.



8. Refrigerant Line

Observations:

8.1. Worn insulation at refrigerant line noted at AC unit. Recommend to upgrade, correct.



9. Evaporator Coil

Observations:

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

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

10. A/C Condensation Line

Observations:

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



11. Thermostat(s)

Observations:

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



12. Other

Observations:

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

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

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

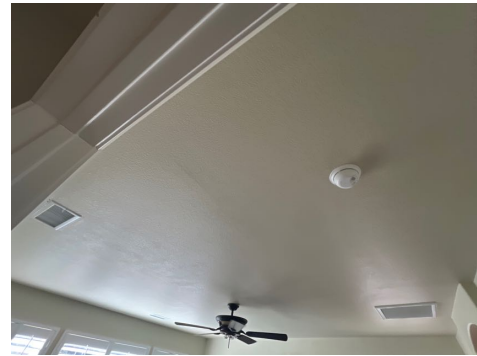
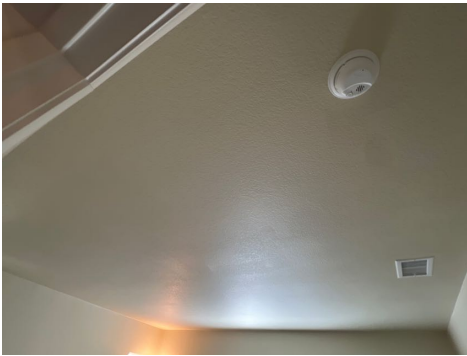
Interior

1. Ceilings

Ceiling Type(s):

- Sheetrock





2. Walls

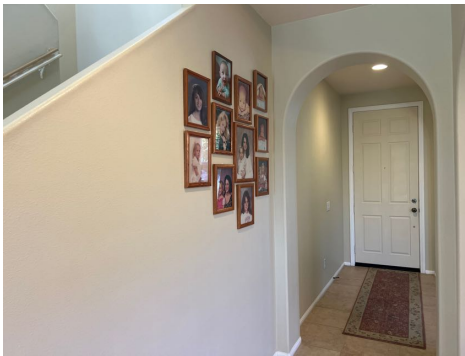
Wall Type(s):

- Sheetrock

Observations:

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

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





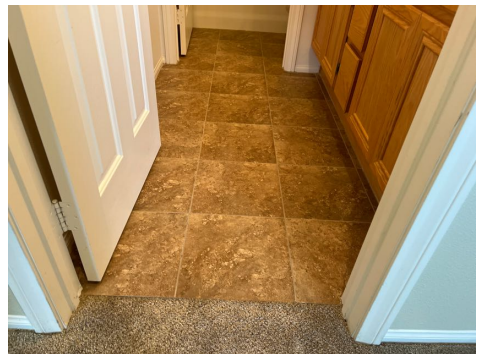
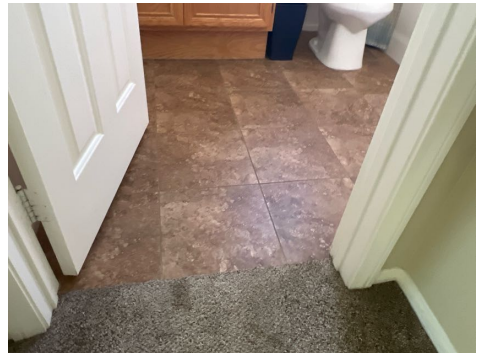
3. Floors

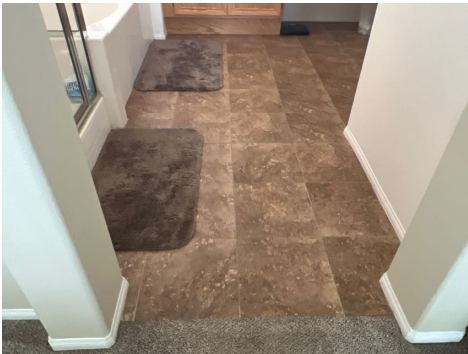
Floor Type(s):

- Carpet
- Tile

Observations:

3.1. Cracked grout, Loose Tile(s) noted at interior at upper hall and primary bathrooms - Recommend further evaluation, any necessary correction made by qualified specialist(s).





4. Interior Doors

Observations:

4.1. Screen door hardware is not operational, locking mechanism is defective. Have it checked, repaired by a qualified specialist.



5. Interior Windows

Observations:

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

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

5.3. Damaged, broken spring(s) noted at window(s) noted at - lower guest bath and primary bedroom. Have checked, repairs made by a qualified specialist.

5.4. Window coverings, shutters not part of this inspection report. Check with seller for any known defects.



Lower guest bath - bad spring

Bad spring - primary bedroom

6. Fireplace

Number Of Fireplaces:

- One

Type Of Unit:

- Prefabricated
- Vented Gas

Observations:

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

6.2. Gas was operational at the time. Flue was not fully visible at this inspection.

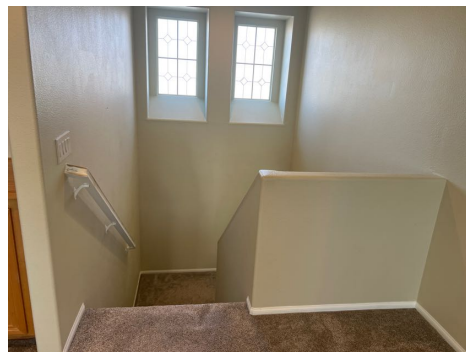
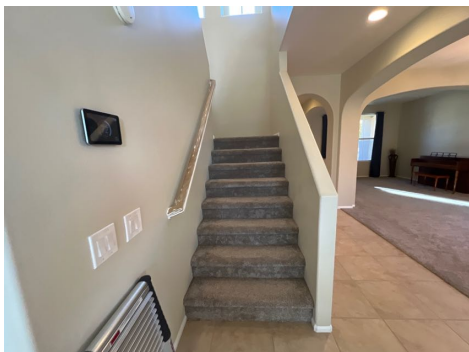
6.3. Recommend further and complete evaluation, video inspection of flue by qualified Chimney Inspector - This is a Safety and Fire concern.



7. Steps, Stairways, and Railings

Observations:

7.1. 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.



8. Laundry Service

Dryer Type:

- Gas Dryer Type

Drain Size:

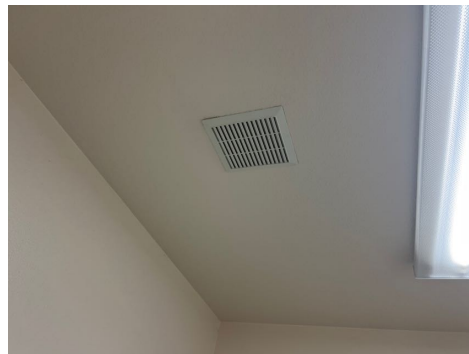
- 2" Diameter

Observations:

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

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

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



9. Other

Observations:

9.1. 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.**

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

9.3. 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.

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

Kitchen

1. Kitchen General Comments

General Pictures

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

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

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

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



2. Cabinets and Counter Tops

Cabinets Type:

- Wood
- Pressed Board

Counter Top Type:

- Laminate

Observations:

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



3. Sinks

Observations:

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



4. Food Waste Disposer

Observations:

4.1. Unit(s) operated at the time. (FYI)



5. Dishwasher

Observations:

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

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



6. Ranges/Oven/Cook Tops

Oven & Cook Top Type:

- Gas Cook Top
- Gas Oven



7. Range Hood

Range Hood Type:

- Vented



8. Microwave

Observations:

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



9. Kitchen Features

Features Type:

- Refrigerator

Observations:

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



10. Other

Observations:

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

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

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



Bathroom General Comments

1. Bathroom General

Observations:

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

Supply valves and angle stops not tested at this inspection (these type of valves not reliable and may leak if turned on and off). Check the records with the seller for any known issues/repairs regarding the supply valves and angle stops.

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

1.3. This is true to all the bathrooms: This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants.

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

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

Bathroom #1

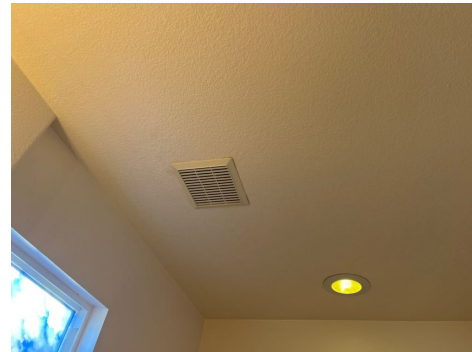
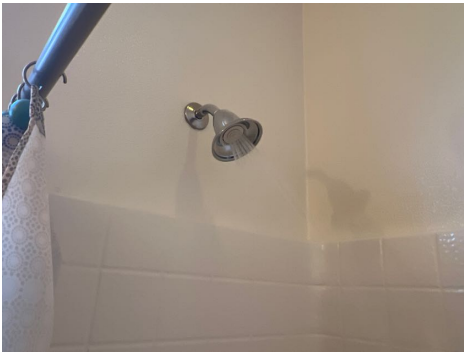
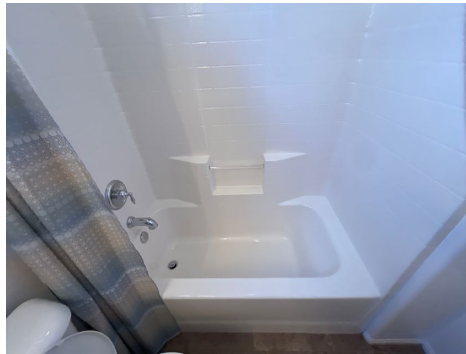
1. Bathroom # 1

Location:

- Lower Guest Bathroom

Fixtures:

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



2. Sink(s), Faucets

Observations:

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

3. Toilet, Bidet

Observations:

- 3.1. Toilet was functional at the time of inspection. FYI

4. Electrical

Observations:

- 4.1. GFCI type outlet(s) noted, reset located at- garage. Recommend to test periodically.

Bathroom #2

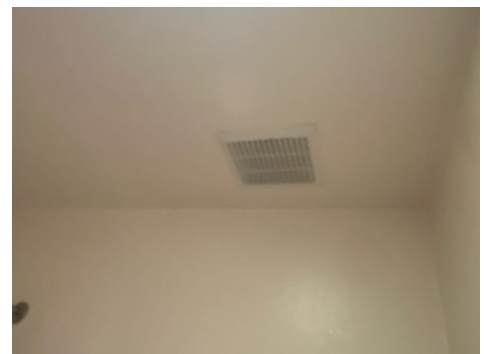
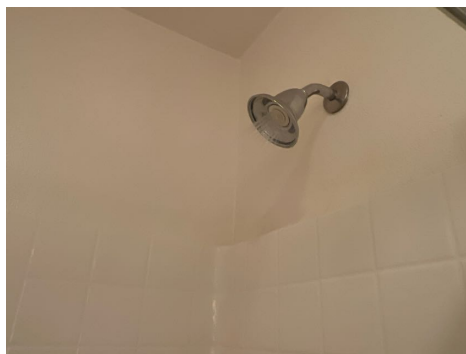
1. Bathroom #2

Location:

- Upper Hall Bathroom

Fixtures:

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



2. Sink(s), Faucets

Observations:

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

2.2. Hot and cold reversed noted at left side sink - have checked, recommend to correct



Hot cold reverse - left side sink

3. Cabinets, Floors

Observations:

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

4. Toilet, Bidet

Observations:

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

5. Bathtub

Observations:

5.1. Leaking at downspout noted at shower mode due to defective shower diverter. Have it checked, evaluated, necessary correction or repair made by qualified specialist.



6. Electrical

Observations:

6.1. GFCI type outlet(s) noted, reset located at- primary bath. Recommend to test periodically.

Bathroom #3

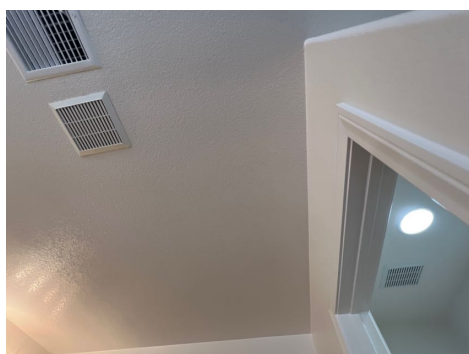
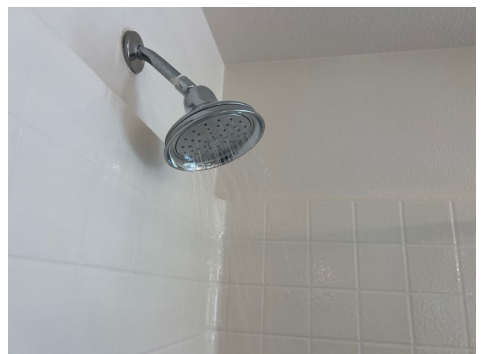
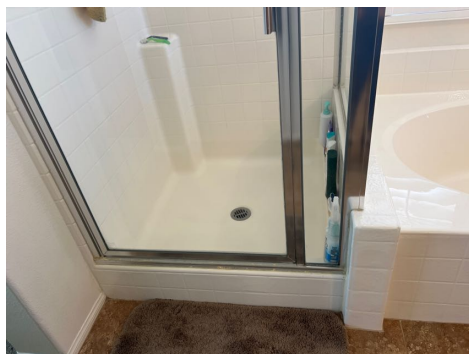
1. Bathroom #3

Location:

- Primary Bathroom

Fixtures:

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



2. Sink(s), Faucets

Observations:

- 2.1. Sink faucet(s) functional at time of inspection.
- 2.2. **Defective sink stopper noted. Have it checked, fixed by qualified specialist.**



3. Cabinets, Floors

Observations:

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

4. Toilet, Bidet

Observations:

- 4.1. Toilet was functional at the time of inspection. FYI

5. Shower

Observations:

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

6. Electrical

Observations:

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



Attic

1. Attic Access Location

Observation Method:

- From Entry

Attic Info:

- Scuttle Hole

Observations:

- 1.1. Attic access was located at hallway.



2. Roof Structure and Attic

Roof Type:

- Engineered Wood Truss

Ceiling Type:

- Not Fully Visible Due To Insulation

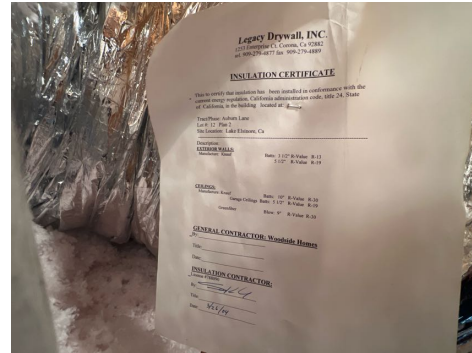
Observations:

- 2.1. Ceiling joists were not fully visible to comment due to insulation. Check the records for any known defects, repairs.



3. Insulation

- Insulation Type:
- Blown



4. Venting

- Venting Type:
- Eave/Soffit Vents
 - Dormer Type



5. Other

Observations:

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

Foundation

1. Foundation

Foundation Type:

- Concrete Slab

Observations:

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

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

2. Walls

Anchor Bolts:

- Unable To Determine 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.

3. Floors

Floors Type:

- Concrete Slab

Observations:

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

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

4. Other

Observations:

4.1. Recommend to check the Building Records and Permits.

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

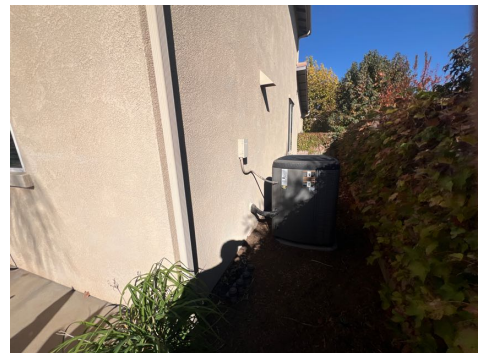
Additional Photos

1. Interior Photos





2. Exterior Photos



Invoice

1. Inspection Fee:

Materials:

- Inspection Fee: \$460

Materials:

- Credit Card

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

Report Summary

Exterior and Grounds		
Page 11 Item: 2	Vegetation, Grading, and Drainage	<p>2.1. Plants/shrubs touch structure. Recommend to move sprinklers and vegetation minimum 2' away from house/foundation. FYI</p> <p>2.2. Subsurface drains Noted at exterior and/or driveway - Not tested at this inspection, unable to determine if they will operate properly or if tree roots exist. Check with the seller for any known defects, repairs and or have it tested/scoped by a qualified specialist.</p> <p>2.3. Some Below ground drain lines for downspout(s) noted - No tests done at this inspection, unable to determine if drains will function properly or if tree roots exist. Check with the seller of any known defects or have tested/scoped.</p> <p>2.4. Planter(s) built at the foundation - not recommended. Recommend to remove to prevent water seepage into crawl space/foundation.</p>
Page 12 Item: 3	Porch/Patio, Decks, Steps/Stairs, Railings	<p>3.1. Peeling paint, wear noted at patio cover. Check the records, with seller any known defects, repairs. Recommend further evaluation by qualified structural pest specialist for any necessary correction.</p>
Page 13 Item: 5	Eaves, Soffits, and Fascia	<p>5.1. No major defects noted at the time. Have it checked by a qualified structural pest inspector.</p>
Page 13 Item: 6	Wall Cladding, Flashing, and Trim	<p>6.1. Moisture stains at base of stucco noted due to lack of gutters. Recommend to install to prevent damage and for proper drainage.</p> <p>6.2. Damage noted at stucco molding at exterior window(s). Recommend to have checked, repairs made by qualified specialist.</p>
Page 14 Item: 7	Window Trim and Sills (Exterior)	<p>7.1. Dual pane windows noted. It is not always possible to determine fogging of this type of window due to temperature changes, etc. Check with the seller or records for any know defects, repairs.</p> <p>7.2. Damage noted at stucco molding at exterior window(s). Recommend to have checked, repairs made by qualified specialist.</p>
Page 15 Item: 8	Doors (Exterior)	<p>8.1. Damaged Weatherstripping at exterior doors noted. Recommend to correct and replace by qualified specialist.</p>

Page 15 Item: 9	Other/Features	<p>9.2. Recommend to check the building records, permits.</p> <p>9.3. Above Ground Spa noted, not part of this inspection, was functional at the time. Check with seller for operation and any necessary maintenance.</p> <p>9.4. Some spa jets are not working properly - not responding to control panel. Check with seller for operation, any known defects, maintenance- Have checked for any necessary correction by a qualified specialist.</p>
Roofing		
Page 17 Item: 1	Roof Pictures	<p>1.1. We recommend an annual inspection, service, maintenance of the roofing material and its components to prevent leaks and/or damage. This is a visual inspection - The home inspector cannot warranty the roof to be free from leaks in the past or the future. Check the service records, with seller regarding any known defects or repairs relating to the roof.</p>
Page 17 Item: 2	Roof Coverings	<p>2.2. Concrete tiles: The underlayment is not visible to comment on at this inspection. This material is the main waterproofing component in this roof system. Recommend to check the records with the seller regarding the age of the roof (lifespan of roof underlayment is 25 to 35 years based on the type of material used) and/or have it checked by a qualified roofer.</p> <p>2.3. Recommend to re-inspect the roof after fumigation - if any, to make sure there are no damage done to the roof. Quite often concrete and clay tiles get cracked/broken during the fumigation process.</p> <p>2.4. Concrete and clay tile type roofing is not walked by the Inspectors of this Company in order to prevent damage to the material - Inspection is limited - Roof was not fully visible due to height. Recommend to check the records for any known defects repairs and or have it checked by a qualified roofer. Recommend to re-inspect the roof after fumigation. If any.</p>
Page 18 Item: 3	Roof Drainage Systems	<p>3.2. Downspouts terminate at foundation- Poor location. Recommend to extend away and/or install flash block(s).</p> <p>3.3. Some Below ground drain lines for downspout(s) noted - No tests done at this inspection- Unable to determine if drains will function properly. Check with the seller.</p>
Page 19 Item: 5	Chimney	<p>5.1. Chimney/flue(s) are not fully visible at this inspection. Video inspection of the chimney/flue by qualified Chimney Inspector is a Must. This is a limited inspection at readily visible areas of the chimney. We recommend to Hire qualified Chimney Inspector for a more detailed in depth inspection and evaluated qualified Chimney Inspector. This is a Safety/Fire Hazard and peace of mind concern.</p>

Page 19 Item: 6	Other	6.1. The roof has been inspected at a time when it was not raining. Since one of the purpose of the roof is to repel water this could not be observed and verified as occurring in all cases. Therefore the roof has not been tested under wet conditions and how it performs in these condition is unknown. No warranty is made that it will not leak when it is under a wet condition.
Garage		
Page 20 Item: 2	Garage Vehicle Door(s)/Reverse Sensors	2.2. Beginning July 1, 2019 a new law requires automatic garage door opener(s) to have a battery backup function that is designed to operate when activated because of an electrical outage for safety. Senate Bill No. 969 will make a violation of those provisions subject to a civil penalty of \$1,000 and will on or After July 1, 2019 prohibit a replacement residential garage door from being installed in a manner that connects the door to an existing garage door opener that does not meet the requirements of these provisions. 2.3. No automatic opener present at small door - Manual vehicle door type. (FYI) 2.4. Recommend to adjust the auto sensors within 6" of floor line for child/animal safety.
Page 20 Item: 3	Floors	3.1. Flooring/walls of the garage was not fully visible at the time of inspection due to belongings or floor covering. Have it checked at Your final walk through.
Page 21 Item: 6	Garage To Exterior Door	6.1. Damaged weatherstripping at garage exterior door - recommend to correct.
Electrical System		
Page 23 Item: 1	Service Entrance Conductors	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.
Page 24 Item: 3	Branch Circuit Conductors	3.1. Most of the electric wiring is enclosed within the walls and ceilings and other parts of the structure. It is not visible and its condition cannot be fully determined. No representation is made as to its status.
Page 24 Item: 4	Exterior Lights, Outlets	4.1. Garden lights, transformers, timers not part of this inspection. Check with the seller.

Page 25 Item: 6	Interior Fixtures, Outlets	<p>6.1. Electrical covers (switch, outlets, junction boxes, etc) not removed as part of this inspection - Inspection of the wiring is limited to Main panel. For a more in depth inspection recommend to hire a qualified Electrician.</p> <p>6.2. Ceiling fans not tested for attachment/safety at this inspection. Recommend to check the records - Make sure it was installed and tested by a qualified specialist.</p> <p>6.3. Light at Ceiling fan not working and/or not responding to switch at wall, unable to locate remote at primary bedroom. Have checked, necessary correction made by qualified specialist.</p> <p>6.4. missing light cover(s) at interior noted at primary bedroom ceiling fan. Have checked, corrections made by qualified electrician.</p>
Page 25 Item: 7	Smoke and Carbon Detectors	<p>7.3. Smoke and Carbon Monoxide detectors, fire alarms/systems not inspected. Beyond the scope of this inspection. Recommend to install smoke and carbon monoxide detectors per City/Manufacturers requirements and test them periodically - Recommend to have checked by a qualified retrofitter. THIS IS A HEALTH/SAFETY CONCERN.</p> <p>7.4. CO2 detectors in wrong location- should be within 8FT outside each bedroom - FYI. Recommend to correct.</p>
Page 26 Item: 9	Low Voltage Systems	<p>9.1. Low Voltage systems (phone, cable, security, intercom, sound...) not part of this inspection. Check with the seller.</p>

Plumbing

Page 27 Item: 1

Interior Drain,
Waste, and Vent
Systems

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

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

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

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

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

1.3. Sewer clean out at front and side yard noted - Recommend to check service records.

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

Page 28 Item: 2	Water Main Line	<p>2.1. Water main; Most of the water piping is located under ground - Not visible to comment. Check the records for any known defects, repairs. This is a limited visual inspection we do not perform leak tests on plumbing pipes. Recommend to check the records with the seller for any known issues, repairs with water pipes and or have it checked, tested by a qualified plumber.</p> <p>Hose Bibs: Missing anti-siphon valve at hose bibs (An anti-siphon (or, anti-siphon) valve is a device that prevents liquid from returning to the line from which it came if a siphon action occurs). Recommend to install.</p> <p>2.2. Hose Bibs: Missing anti-siphon valve at hose bibs (A anti-siphon valve is a device that prevents liquid from returning to the line from which it came if a siphon action occurs). Recommend to have checked and installed by a qualified specialist.</p>
Page 29 Item: 3	Interior Water Supply and Distribution	<p>3.1. The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status. Check the records for any known defects and/or repairs.</p> <p>3.2. As of January 1, 2017, The building standards and state law require that flow rates for fixtures in the home not exceed 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. Refer to seller and or have it checked by a qualified retrofitter specialist.</p> <p>3.3. Most of the plumbing pipes were not visible at this inspection. Check the records for any known defects, repairs.</p>
Page 30 Item: 4	Fuel System	<p>4.1. This is a limited visual inspection of the gas system. We have partial access to burn chambers and other interior appliance parts only, and no way to inspect underground/interior wall pipes. Check records, permits for any known issues or repairs - Gas leaks and pipe testing is not part of this inspection The Gas Company has it's own testing methods, which are more intensive, and updated periodically. Recommend contacting the Gas Company for a complete inspection of the gas system and associated appliances before close of escrow.</p> <p>4.2. Gas meter - Seismic shut off was not present at the time of inspection, recommend to install - May not be required in the City of Location - Recommend to check the local regulations.</p> <p>4.3. Underground gas pipe noted (type unknown). Have it checked for possible gas leak. Gas leaks or pipe testing not part of this inspection. Recommend to check the building records, permits for any known issues or repairs regarding gas pipes, fuel systems and/or have it tested by the Gas Co. and/or a qualified plumber.</p>

Page 30 Item: 5	Water Heater(s)	<p>5.2. The adequacy or efficiency of the hot water heater cannot be determined in a limited time visual inspection. It is not known how hot the water will get or how long it will last (this is many times a matter of personal preference).</p> <p>5.3. Recommend water heater(s) installation meet all current safety standards.</p> <p>5.4. Most of the vent pipe is inside the wall and/or not visible at this inspection to comment. Check the records for any known defects/repairs.</p> <p>5.5. Your water heater does not have a "Thermal Expansion tank" installed to prevent a possible leak at the T&P or "Pop-off" valve. Recent changes in code require one when a new water heater is installed. This change is not retroactive on older previously installed Gas/LP water heaters such as yours. There were no leaks or drips at the T&P valve during inspection. If your water heater does begin to drip or leak, then a Thermal Expansion tank may be needed.</p>
Page 31 Item: 6	Yard Sprinkler System	<p>6.1. Yard Sprinkler systems/automatic timers are not tested and are not a part of this inspection (most of the pipes, spray heads installed underground). Check with the seller for any known defects, repairs of the system. We inspect type of pipes used for sprinkler system and report when old, galvanized pipes are present. We report location of the sprinkler heads and damage they cause to the structure.</p> <p>6.2. Sprinkler systems, automatic timers are not tested and are not a part of this inspection. Check with the seller for operation or any known issues, service/maintenance.</p>
Page 31 Item: 7	Other	<p>7.1. The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status.</p> <p>7.2. As of January 1, 2017, The building standards and state law require that flow rates for fixtures in the home not exceed 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. Refer to seller and or have it checked by a qualified retrofitter specialist.</p>

Heating & Cooling System		
Page 32 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>
Page 33 Item: 4	Air Filter	<p>4.1. Air filters should be changed or cleaned regularly according to Manufacturer's instructions (seasonally and/or every 3-4 months recommended). Air flow, balance is not a part of this inspection. Recommend to check with the seller about air comfort and distribution.</p> <p>4.2. Electronic air cleaner noted- Operated at the time. Periodic care, cleaning required. Check service, maintenance records and/or have checked and tested by qualified HVAC specialist.</p>
Page 34 Item: 5	Distribution Systems	<p>5.1. We conduct a limited visual inspection of the distribution system components and comment on any defects found. Air flow, distribution, duct sizing and comfort is not a part of this inspection, these require testing by a Qualified HVAC Technician. Temperature is checked at the registers to determine heating/cooling function. Check with the seller for any known defects, issues with air flow and distribution and or have it checked by a Qualified Technician.</p> <p>5.2. 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>5.3. Newer HVAC installations (After October 1, 2005, Title 24 of the Building Energy Efficiency Standards) require (Home Energy Rating System rating) testing of the ducts for leaks and Refrigerant charge verification. Ducts that leak 15% or more require repair, replacement. This can only be done by a qualified specialist and is beyond the scope of this inspection. (Property inspection does not include HERS efficiency testing of the ducts or Refrigerant charge verification testing - more information can be found at: https://www.energy.ca.gov/HERS/)</p> <p>5.4. House with Zone system type control - Not part of this inspection (dampers are not tested at this inspection). Check with the seller about operation and service and/or have it tested by a qualified specialist.</p>

Page 34 Item: 7	A/C Compressor	7.3. 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.
Page 35 Item: 8	Refrigerant Line	8.1. Worn insulation at refrigerant line noted at AC unit. Recommend to upgrade, correct.
Page 35 Item: 9	Evaporator Coil	9.1. Evaporator Coil at FAU is not visible at time of the inspection to comment. Periodic care, maintenance recommended, check the service records. 9.2. Coils are not visible at this inspection to comment. Old unit type. Periodic care, service recommended.
Page 35 Item: 10	A/C Condensation Line	10.1. A/C condensation line drains at bathroom sink (FYI). Periodic cleaning, service required.
Page 36 Item: 12	Other	12.1. This is a limited visual inspection of the HVAC SYSTEM. For more detailed inspection of the components: such as air flow, sizing, refrigerant lines, pressure, high temp switches, HERS efficiency testing of the ducts or Refrigerant charge verification testing etc. Recommend to hire a qualified specialist for further more detailed inspection, evaluation. 12.2. Recommend service maintenance by a qualified HVAC specialist if one hasn't been performed within past 12 months. FYI

Interior

Page 38 Item: 2	Walls	2.2. Common cracks and/or anchor holes or scuff marks were noted at the interior walls.
Page 39 Item: 3	Floors	3.1. Cracked grout, Loose Tile(s) noted at interior at upper hall and primary bathrooms - Recommend further evaluation, any necessary correction made by qualified specialist(s).
Page 40 Item: 4	Interior Doors	4.1. Screen door hardware is not operational, locking mechanism is defective. Have it checked, repaired by a qualified specialist.
Page 41 Item: 5	Interior Windows	5.2. Dual pane windows noted. It is not always possible to determine fogging of this type of window due to temperature changes, etc - (This company does not inspect or check hermetic seal of windows - FYI). Check with the seller for any know defects, repairs. 5.3. Damaged, broken spring(s) noted at window(s) noted at - lower guest bath and primary bedroom. Have checked, repairs made by a qualified specialist. 5.4. Window coverings, shutters not part of this inspection report. Check with seller for any known defects.

Page 41 Item: 6	Fireplace	<p>6.1. We conduct a limited visual inspection of readily visible and accessible areas of the fireplace and chimney. A complete chimney inspection by a qualified Inspector is required in all cases. We recommend further and complete evaluation by a qualified Chimney Inspector - This is a safety and Fire concern - Video inspection and complete evaluation of the flue by qualified Chimney Inspector is highly recommended.</p> <p>6.2. Gas was operational at the time. Flue was not fully visible at this inspection.</p> <p>6.3. Recommend further and complete evaluation, video inspection of flue by qualified Chimney Inspector - This is a Safety and Fire concern.</p>
Page 42 Item: 7	Steps, Stairways, and Railings	<p>7.1. 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>
Page 42 Item: 8	Laundry Service	<p>8.1. View behind the equipment was limited due to equipment location, space restrictions. Appliances are not removed at this type of inspection. There can be damage, defects not visible as a result. We recommend to check the records, with seller regarding any known defects/issues. Laundry machines and drainage are not part of this inspection. Machines area not tested at this inspection. We inspect and report installation defects. Check with the seller about functionality of the machines. Water pipes and drainage is not tested at this inspection. Check with the seller and or have it tested.</p> <p>8.2. Recommend to check the Contracts. warranties on laundry machines.</p> <p>8.3. Water supply pipes, drains not tested at this inspection. Check the records and/or have it tested by a qualified plumber.</p>

Page 43 Item: 9	Other	<p>9.1. This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants. It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report.</p> <p>This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose. FAILURE TO CONDUCT A MOLD SPECIALIST CAN RESULT IN EXPENSIVE AND COSTLY REPAIRS.</p> <p>9.2. Remodel and/or addition(s) noted to inspected property. Recommend to check the records, permits on remodel, improvements and/or addition(s).</p> <p>9.3. It is typical when a building is remodeled and/or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.</p> <p>9.4. Recommend further complete evaluation and building inspection by a qualified structural pest specialist.</p>
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Kitchen		
Page 44 Item: 1	Kitchen General Comments	<p>1.1. Appliances are not removed at this type of inspection. There can be damage, defects not visible as a result. We recommend to check the records, seller regarding any known defects/issues.</p> <p>1.2. It is typical to have hidden defects and or damage inside and/or under the cabinets, inside the walls where moisture and water can be trapped and Mold growth will occur. Home inspection is a limited, non invasive Inspection of readily visible areas. We recommend to hire a Qualified MOLD Inspector for further and complete evaluation to determine the presence or absence of any Mold that may affect the health or safety of the occupants.</p> <p>1.3. This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants. It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report.</p> <p>This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose. FAILURE TO CONDUCT A MOLD SPECIALIST CAN RESULT IN EXPENSIVE AND REPAIRS.</p>
Page 44 Item: 2	Cabinets and Counter Tops	2.1. View under sink cabinets was restricted due to belongings.
Page 45 Item: 5	Dishwasher	5.2. Appliances are not removed at this type of inspection - There can be damage, defects not visible as a result. We recommend to check the records, with seller regarding any known defects or issues.
Page 46 Item: 8	Microwave	8.1. Microwave noted - Not part of this inspection. Check with the seller. Proper operation and/or microwave leak is not part of this inspection. We turn the unit on and off and check for visual damage.
Page 46 Item: 9	Kitchen Features	9.1. Refrigerators are not part of this inspection. Recommend to check the records with the seller for any known defects, repairs. Appliances are not removed at this type of inspection. There can be damage/defects not visible as a result. We recommend to check the records, with seller regarding any known defects/issues.

Page 47 Item: 10	Other	<p>10.2. This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants. It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report.</p> <p>This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose. FAILURE TO CONDUCT A MOLD SPECIALIST CAN RESULT IN EXPENSIVE AND REPAIRS.</p>
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Bathroom General Comments

Page 48 Item: 1	Bathroom General	<p>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.</p> <p>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.</p> <p>1.2. Recommend to re-caulk at fixtures, trims, enclosures as routine maintenance.</p> <p>1.3. This is true to all the bathrooms: This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants.</p> <p>It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.</p> <p>FAILURE TO CONDUCT A MOLD INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.</p>
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Bathroom #1		
Page 49 Item: 4	Electrical	4.1. GFCI type outlet(s) noted, reset located at- garage. Recommend to test periodically.
Bathroom #2		
Page 50 Item: 2	Sink(s), Faucets	2.2. Hot and cold reversed noted at left side sink - have checked, recommend to correct
Page 51 Item: 3	Cabinets, Floors	3.1. Cracked grout, loose floor tiles noted. Have it evaluated, any necessary corrections, repairs or replacement made by a qualified specialist.
Page 51 Item: 5	Bathtub	5.1. Leaking at downspout noted at shower mode due to defective shower diverter. Have it checked, evaluated, necessary correction or repair made by qualified specialist.
Bathroom #3		
Page 53 Item: 2	Sink(s), Faucets	2.2. Defective sink stopper noted. Have it checked, fixed by qualified specialist.
Page 53 Item: 3	Cabinets, Floors	3.1. Cracked grout, loose floor tiles noted. Have it evaluated, any necessary corrections, repairs or replacement made by a qualified specialist.
Page 53 Item: 5	Shower	5.1. Recommend to have a qualified termite (structural pest) inspector to test the shower pan for possible leaks.
Attic		
Page 54 Item: 2	Roof Structure and Attic	2.1. Ceiling joists were not fully visible to comment due to insulation. Check the records for any known defects, repairs.
Page 55 Item: 5	Other	5.1. This is not a structural pest control (termite) inspection - Recommend to hire a qualified Structural Pest inspector for complete building inspection.
Foundation		
Page 56 Item: 1	Foundation	1.1. This is not a structural pest control (termite) inspection - Recommend to hire a qualified Structural Pest inspector for complete building inspection for any necessary correction or repair. 1.2. Foundation is Slab On Grade type construction. Slab is not visible due to floor coverings. Recommend to check the disclosures regarding any known issues with the slab.
Page 56 Item: 2	Walls	2.1. Foundation walls, bolts were not visible at this inspection to comment due to construction method. Check records for any known defects.
Page 56 Item: 3	Floors	3.1. Building is slab on grade type structure. Slab was covered with floor covering, unable to evaluate. Check the records for any known defects, repairs. Note: We do not remove floor coverings at this type of inspection. It is common that when floor coverings are removed, you may find hidden defects, cracks or deterioration at slab/foundation.

Page 56 Item: 4	Other	4.1. Recommend to check the Building Records and Permits. 4.2. This is not a structural pest control(termite) inspection - Recommend to hire a qualified Structural Pest inspector for complete building inspection, evaluation.
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