



HOME INSPECTION REPORT



PROPERTY ADDRESS

771 W. 91st Street, Los Angeles

ORDERED BY

Marcela Herrera , Pak Home Realty & Hummingbird Escrow

REPORT NUMBER

670819

DATE OF INSPECTION

February 7, 2026

INSPECTOR

Matthew Klausner

A handwritten signature in blue ink, reading 'Matthew Klausner', written over a horizontal line.

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Report Overview

A GENERAL DESCRIPTION OF THE STRUCTURE

This is a one story single family dwelling. Based on the information provided, the structure was built in 1925. Ongoing maintenance is required and improvements to the systems of the home will be needed over time.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

! - IMMEDIATE RECOMMENDED IMPROVEMENTS

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations. No relative importance should be placed on the photographs provided in this report. The photographs in this report do not necessarily illustrate all of the damage in any particular finding. Also, not all problem areas will be supported by photographs. If more than one photograph is available for a particular item, additional photographs can be found at the end of the report in the section entitled 'Photographs'. Please contact HomeGuard if you have any questions.

Structure

1. There are conditions indicating a past building fire in the attic. The owner or the local building department may have further information on the cause and extent of the fire, any repairs performed, and the status of permits involved in such work. If further information is desired the appropriate tradesperson should be contacted. (See Photo 69) (See Photo 68)
2. The wood members at the front right side of the crawlspace show evidence of damage. We recommend the services of a licensed structural pest control operator for investigation of this condition. (See Photo 73)
3. One or more piers and post at the crawlspace are marginally connected and/or shimmed. We recommend repair or replacement, in accordance with present standards. It is recommended that a qualified licensed contractor be consulted for further advice on structural improvements. (See Photo 76) (See Photo 75)



Photo 69



Photo 73



Photo 76

Structure

4. Due to the lack of clearance between the ground and ducting, plumbing, and/or floor joist/girders, the rear section of the crawl space was not inspected. With access and an opportunity for a complete inspection, conditions in need of attention may be discovered. We recommend further inspection when a minimum of 16 inches between the ground and any obstructions is provided. (See Photo 74)



Photo 74

5. The wall framing of the attic shows evidence of damage. We recommend the advice and services of a licensed contractor and/or structural pest control operator. (See Photo 70)



Photo 70

6. Evidence of past repairs and/or modifications have been made to the foundation. The owner may have information about the repairs or remodeling work, and any permits that were required, obtained and completed. (See Photo 78)



Photo 78

7. Water stains were evident in the attic. This could indicate leakage through the roof covering. We recommend the services of a licensed roofing contractor to further evaluate this condition. (See Photo 71)



Photo 71

Roofing

8. There is a large crack at the chimney. This condition may indicate movement of the chimney. It is impossible to determine the rate of movement during a one time visit to the property. We recommend the advice of a licensed masonry contractor. (See Photo 12)



Photo 12

Roofing

- 9. All missing roof plumbing or appliance vent caps should be replaced. (See Photo 22)



Photo 22

Exterior

- 10. For safety purposes, railing(s) should be provided at the front. (See Illustration 3J) (See Photo 1)



Photo 01

- 11. Evidence of water damage was noted at the rear patio cover. Consult a licensed structural pest control company regarding necessary repairs. (See Photo 25)



Photo 25

- 12. There are metal bars on one or more of the windows which do not all open from the inside. This is a significant safety hazard. We recommend that all window bars be removed or modified so they can be opened from the interior in case of an emergency. (See Photo 14)



Photo 14

- 13. The cracked, heaved, or uneven walkway sections at the exterior pose a potential trip hazard. We recommend corrective action to improve safety and reduce the risk of injury. A qualified contractor should assess the affected areas and perform necessary repairs to ensure a level walking surface. (See Photo 11) (See Photo 2)



Photo 11

Exterior

14. Portions of the exterior of the structure or property at the rear and rear left side were inaccessible due to owner storage. Reportable conditions may be hidden from inspection. We recommend this area be cleared to allow for further inspection. (See Photo 35) (See Photo 36)



Photo 35

15. Water damage was observed to the roof eaves/sheathing at the front. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 3)



Photo 03

16. Water damage was observed to the fascia at the front. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 6)



Photo 06

17. The exterior sty siding material shows evidence of weathering, cracking and/or delaminating (coming apart). Localized repairs, replacement and/or painting may extend the life of the siding. Replacement may eventually be necessary. (See Photo 9) (See Photo 7)



Photo 09

18. The openings in the exterior siding at the various plumbing or gas piping penetrations should be filled to prevent rodent and moisture entry. (See Photo 32)



Photo 32

19. Localized damage and/or large stucco cracks at the front and rear should be further evaluated by the appropriate tradesperson to determine if any moisture intrusion has occurred and to repair the stucco in this area. (See Photo 4) (See Photo 8) (See Photo 32)



Photo 04

Exterior

20. Loose and/or damaged hardware was noted at the rear right side door. We recommend that hinges, knobs, latches and strike plates be adjusted or replaced to restore full operation. (See Photo 72)



Photo 72

21. The abandoned anchor bolts at the rear right side section of the walkway presents a trip hazard. This condition should be altered for improved safety. (See Photo 33)



Photo 33

22. The patio cover roofing is damaged or in need of repairs. Damaged or missing roofing material should be repaired or replaced as necessary. (See Photo 26)



Photo 26

23. Water damage was noted at the rear right side door jamb. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 34)

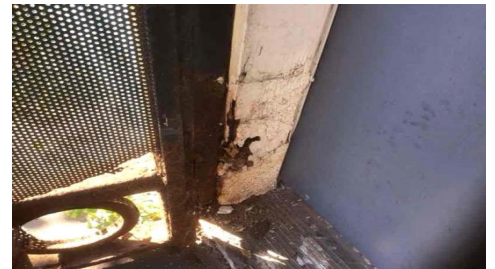


Photo 34

24. The retaining wall at the front shows evidence of movement. It is impossible to determine the rate of movement during a one time visit to the property. We recommend further evaluation by the appropriate trades for any recommendation deemed necessary to prevent further movement. (See Photo 5)



Photo 05

Electrical

25. The installation of the distribution wiring at the rear is non-standard. It is suspected that installation was performed by someone other than a licensed electrician. We recommend the services of a licensed electrician. (See Photo 29)



Photo 29

26. One or more outlets and/or receptacle housings at the kitchen are loose. Based upon our inspection of a representative number of outlets we recommend testing of every outlet. All loose outlets and receptacles should be repaired as necessary. (See Photo 50)



Photo 50

27. The loose, missing, damaged, or improperly installed light fixture at the kitchen should be repaired or replaced. (See Photo 48)



Photo 48

28. One or more outlets at the living room have reversed polarity, i.e. the hot and neutral connection inside the outlet are wired backwards. These outlets and the circuit should be investigated and corrected. Based upon our inspection of a representative number of outlets, we recommend testing of every outlet at a later date. Repairs or rewiring are recommended at all deficient locations. (See Illustration 4M) (See Photo 41)



Photo 41

29. A ground fault circuit interrupter (GFCI) outlet at the hall bathroom did not function or did not trip when tested with an outside source and/or the test button. This outlet and circuit should be investigated and repaired. (See Photo 59)



Photo 59

30. A switch at the kitchen is faulty or damaged. We recommend it be replaced. (See Photo 54)



Photo 54

Electrical

31. We found exposed wiring at the right side and rear. Even if insulated, we recommend all wiring be encased in conduit or otherwise protected in accordance with present standards. (See Photo 18)



Photo 18

32. Loose, sagging or unsecured conduit at the right side and crawlspace should be properly re-secured or strapped. (See Photo 15) (See Photo 79)



Photo 15

33. An exterior switch at the right side is missing a water proof cover plate. We recommend an exterior approved cover be installed. (See Photo 16)



Photo 16

34. One or more electrical outlets or junction boxes at the right side were noted to be loose or unsecured. We recommend all loose or unsecured junction boxes be repaired. (See Photo 17)



Photo 17

35. The main electric panel weatherproof cover plate latch is loose, damaged or missing. We recommend it be repaired or replaced. (See Photo 19)



Photo 19

Insulation/Ventilation

36. The exhaust vent built into the microwave is not configured to vent the air to the exterior, the air is currently blown out the front grill. As a gas cooktop was present, we recommend the exhaust vent be repaired to properly exhaust the air to the exterior. (See Photo 52)



Photo 52

Plumbing

37. The water heater seismic straps are loose or disconnected, this will allow movement of the tank in an earthquake. We recommend tightening the straps and/or adding bracing between the tank and wall to improve safety. (See Photo 28)



Photo 28

38. The tub faucet and/or handles are leaking at the hall bathroom. We recommend all leaks be repaired. (See Photo 66)



Photo 66

39. The gas shut off valve at the laundry area is within the structure at the rear. We recommend that installation of an approved valve be installed on the outside to be readily accessible. (See Photo 32)



Photo 32

40. For enhanced safety, it is recommended that the loose or damaged connections of the water heater venting system be improved. A minimum of 3 screws at each section of the duct is recommended. (See Illustration 8M) (See Photo 27)



Photo 27

Plumbing

41. The exterior hose bib at the right side is leaking. We recommend all leaks be repaired. (See Photo 13)



Photo 13

42. A plastic corrugated flex material has been used at the hall bathroom drain. This is not an approved configuration. We recommend an approved drain be installed. (See Photo 58)



Photo 58

43. There is evidence of corrosion and rust on the exterior of the exposed and accessible metal gas supply piping at the main meter. This section of piping should be protected and/or replaced as necessary. (See Photo 21)



Photo 21

44. The supply piping at the rear does not have sufficient support. Additional support or bracing is recommended. (See Photo 30)



Photo 30

Interior

45. The fireplace hearth and/or face is made of combustible materials or the clearance from combustible materials is inadequate. This is a potential fire hazard and we recommend further evaluation by a licensed fireplace specialist. (See Photo 44)



Photo 44

Interior

46. The ceiling at the rear left bedroom closet and hall bathroom shows evidence of water stains and/or damage. We recommend the services of a licensed structural pest control company for investigation of this area. (See Photo 56)
(See Photo 67)



Photo 56

47. The wall at the hall bathroom shows evidence of water damage. We recommend the services of a licensed structural pest control company for investigation. (See Photo 60)



Photo 60

48. The faucet handles at the hall bathroom are damaged or missing. We recommend the handles be repaired or replaced for full use of the faucet. (See Photo 64)



Photo 64

49. The base and/or side of the kitchen cabinet sink shelf is water damaged. We recommend the services of a licensed structural pest control operator for investigation of this condition. (See Photo 51)



Photo 51

50. The wall at the hall bathroom is damaged. We recommend it be repaired. (See Photo 65)



Photo 65

51. The tub in the hall bathroom shows evidence of wear and/or chipping. It may be desirable to refinish or repair it for cosmetic considerations and/or prolong the life of the tub. (See Photo 63)



Photo 63

Interior

52. Cracked, deteriorated and/or missing grout and caulk in the hall bathroom shower should be replaced. Water leaking through non-sealed areas can cause damage. Damage caused by water seepage cannot be determined by this visual observation. A flexible caulking material is recommended rather than rigid cementitious grout. (See Photo 62)



Photo 62

53. Cracked floor tile in the kitchen and hall bathroom should be replaced. Water leaking through non-sealed areas can cause damage. Damage caused by water seepage cannot be determined by this visual inspection. (See Photo 47)



Photo 47

54. The tub/shower door in the hall bathroom is not installed or adjusted properly. We recommend it be properly reinstalled and/or adjusted to function properly. (See Photo 61)



Photo 61

55. There does not appear to be a damper in the fireplace. We recommend the installation of a damper. (See Photo 42)



Photo 42

56. California law requires that all homes have a State Fire Marshall approved Carbon Monoxide Detector be installed outside of the sleeping areas in the hallway and on each level of the home including basements. At the time of this inspection a Carbon Monoxide Detector could not be located. We recommend consulting with the owner to see if a Carbon Monoxide Detector exists and if not they should be installed in all required locations. (See Photo 55)



Photo 55

57. Evidence of vermin activity was observed within the structure. It is likely this evidence will extend into inaccessible areas. The owner is advised to contact the appropriate trade for further evaluation and remedial measures if necessary. (See Photo 43)



Photo 43

Interior

58. The door frame (jambs and/or trim) is cracked, split or damaged at the front left bedroom. We recommend all damaged door framing be repaired or replaced. (See Photo 45)



Photo 45

The Scope of the Inspection

All components designated for inspection in the ASHI standards of practice are inspected, except as may be noted in the "Limitations" section within the report. This inspection will not disclose compliance with regulatory requirements (codes, regulation laws, ordinances, etc.)

This inspection is visual only. Only a representative sample of the building and system components was viewed. No destructive testing or dismantling of building components was performed. The strength, adequacy, effectiveness, or efficiency of any system or components was not determined. Not all recommended improvements will be identified in this inspection. Unexpected repairs should still be anticipated. This inspection should not be considered a guarantee or warranty of any kind. The purpose of our inspection is to provide a general overview of the structure reflecting the conditions present at the time of this inspection. The inspection is performed by visual means only, reflecting only the opinions of the inspector. Nothing in the report, and no opinion of the inspector, should be construed as advice to purchase, or to not purchase, the property. It is the goal of this inspection to put the buyer in a better position to make a buying decision

Our inspection does not address, and is not intended to address, the possible presence of hazardous plants or animals or danger from known and unknown environmental pollutants such as, but not limited to, asbestos, mold, radon gas, lead, urea formaldehyde, underground storage tanks, soil contamination and other indoor and outdoor substances, water contamination, toxic or flammable chemicals, water or airborne related illness or disease, and all other similar or potentially harmful substances and conditions. This property was not inspected for the presence or absence of health related molds or fungi. We are neither qualified, authorized nor licensed to inspect for health related molds or fungi. If you desire information about the presence or absence health related molds, you should contact the appropriate specialist. Be aware that many materials used in building construction may potentially contain hazardous substances. Furthermore, other environmental concerns may exist elsewhere. An environmental specialist should be contacted if additional information is desired about these issues.

PLEASE NOTE: The inspector is NOT required to determine whether items, materials, conditions or components are subject to recall, controversy, litigation, product liability, or other adverse claims or conditions.

PLEASE NOTE: Important disclosure information and other inspection reports may exist. All present and prior disclosures along with other inspection reports should be reviewed and any adverse conditions and/or concerns that may not be mentioned in our report should be addressed prior to the close of escrow. Furthermore, there may be conditions known by the seller that have not been disclosed to us.

PLEASE NOTE: Work performed by others will be reinspected, upon request, for an additional fee for each trip out to the property.

Pictures are provided to assist in clarifying some of the findings made in the report. No relative importance should be placed on these pictures. There are likely to be significant comments that do not have pictures associated with them. Please read the report thoroughly. Sections of this building appear to have been remodeled. We recommend consultation with the owner or local municipality to determine whether the necessary permits were obtained, inspections performed and final signatures received.

BINDING ARBITRATION PROVISION

Any controversy or claim arising out of or relating to the inspection performed by HomeGuard Incorporated shall be settled by final and binding arbitration filed by the aggrieved party with and administered by the American Arbitration Association (hereafter referred to as "AAA") in accordance with its Construction Arbitration Rules in effect at the time the claim is filed. The Rules, information and forms of the AAA may be obtained and all claims shall be filed at any office of the AAA or at Corporate Headquarters, 335 Madison Avenue, Floor 10, New York, New York 10017-4605. Telephone: 212-716-5800, Fax: 212-716-5905, Website: <http://www.adr.org/>. The arbitration of all disputes shall be decided by a neutral arbitrator, and judgment on the award rendered by the arbitrator may be entered in any court having competent jurisdiction thereof. Any such arbitration will be conducted in the city nearest to the property that was inspected by HomeGuard Incorporated having an AAA regional office. Each party shall bear its own costs and expenses and an equal share of the administrative and arbitrators' fees of arbitration. This arbitration Agreement is made pursuant to a transaction involving interstate commerce, and shall be governed by the Federal Arbitration Act, 9 U.S.C. Sections 1-16. THE PARTIES UNDERSTAND THAT THEY WOULD HAVE HAD A RIGHT OR OPPORTUNITY TO LITIGATE THROUGH A COURT AND TO HAVE A JUDGE OR JURY DECIDE THEIR CASE, BUT THEY CHOOSE TO HAVE ANY AND ALL DISPUTES DECIDED THROUGH ARBITRATION. BY SIGNING THIS AGREEMENT, THE PARTIES ARE GIVING UP ANY RIGHT THEY MIGHT HAVE TO SUE EACH OTHER.

Structure

ITEM DESCRIPTIONS:

Attic (Access)	• Location: Hallway • Attic Method Of Inspection: From the Access
Roof Structure	• Rafters • Plywood or Orientated Strand Board
Ceiling Structure	• Joist
Wall Structure	• Wood Frame
Floor Structure	• Wood Joist • Wood Columns • Wood Floor Beams • Board and Plank Subfloor
Crawlspace/Basement (Access)	• Location: Exterior
Foundation	• Poured Concrete Perimeter • Slab on grade • Pier & Beam

COMMENTS:

The sill appeared to be adequately secured (anchor bolts or straps) to the foundation, unless noted otherwise. Evidence of past repairs and/or modifications have been made to the foundation. The owner may have information about the repairs or remodeling work, and any permits that were required, obtained and completed. (See Photo 78)

Due to the lack of clearance between the ground and ducting, plumbing, and/or floor joist/girders, the rear section of the crawl space was not inspected. With access and an opportunity for a complete inspection, conditions in need of attention may be discovered. We recommend further inspection when a minimum of 16 inches between the ground and any obstructions is provided. (See Photo 74)

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

1. The opening of the exterior door for the crawl space should be covered, weather stripped or the door replaced to eliminate rodent or moisture entry. (See Photo 40) (See Photo 37)
- ! 2. There are conditions indicating a past building fire in the attic. The owner or the local building department may have further information on the cause and extent of the fire, any repairs performed, and the status of permits involved in such work. If further information is desired the appropriate tradesperson should be contacted. (See Photo 69) (See Photo 68)
- ! 3. The wood members at the front right side of the crawlspace show evidence of damage. We recommend the services of a licensed structural pest control operator for investigation of this condition. (See Photo 73)
- ! 4. One or more piers and post at the crawlspace are marginally connected and/or shimmed. We recommend repair or replacement, in accordance with present standards. It is recommended that a qualified licensed contractor be consulted for further advice on structural improvements. (See Photo 76) (See Photo 75)
- ! 5. The wall framing of the attic shows evidence of damage. We recommend the advice and services of a licensed contractor and/or structural pest control operator. (See Photo 70)
6. The plastic piping installed in the crawlspace has inadequate support. We recommend the pipe be supported as per industry standards. (See Photo 77)
- ! 7. Water stains were evident in the attic. This could indicate leakage through the roof covering. We recommend the services of a licensed roofing contractor to further evaluate this condition. (See Photo 71)
8. There is a condition known as efflorescence on portions of the foundation walls. This fuzzy material is a salt deposit left when moisture in the foundation evaporates on the inside of the foundation. This indicates an occasional surplus of moisture on the outside of the foundation. Steps could be taken to improve the exterior drainage (See "Roofing" section downspout locations for additional comments/recommendations in regard to this condition).
9. All debris and/or trash should be removed from the crawl space. This will aid in future inspections.
10. Minor cracks were observed in the foundation walls of the structure. Smaller foundation cracks are not uncommon and often indicate some settlement and/or movement may have occurred. The rate of movement cannot be predicted during a one-time inspection. A thorough evaluation of this condition is beyond our qualifications. For additional information we recommend contacting a licensed foundation contractor for further evaluation.
11. There is evidence of moisture entry and periodic accumulation of water in the crawl space. This condition may vary seasonally and/or with precipitation intensity. This condition should be monitored to determine if excessive moisture is present. If excessive moisture develops, upgrading of the drainage system should then be considered. The owner should consult a licensed soils specialist for further information.
12. Surface deterioration known as spalling was observed on the exposed foundation walls in the crawl space or basement. This condition is common in many homes and does not usually represent a structural concern. In an effort to prevent long term deterioration, it would be wise to consider repairing or patching deteriorated areas. For further recommendations contact the appropriate tradesperson.

13. Past repairs have been performed in the crawl space. We recommend consultation with the owners regarding the extent of the repairs and any permits that may have been obtained and/or signed off.
14. It would be wise to consider incorporating a moisture barrier on the crawl space floor throughout. The application of a moisture barrier membrane will help provide additional protection against fungus damage to sub area-structure flooring and related components. With expansive soil conditions existing in the region the application of a moisture barrier will contribute to providing a level of soil stability.

LIMITATIONS:

This is a visual inspection to the accessible areas only. Assessing the structural integrity of a building is beyond the scope of a typical inspection. A certified professional engineer is recommended where there are structural concerns about the building.

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some of the structural components.
- The attic was viewed from the attic access hatch only due to insulation covering the wood members. If further inspection of this area is desired catwalks or planks will need to be installed over the exposed ceiling joists. When access has been provided we will return and further inspect this area.
- Insulation within the roof attic cavity obstructed the view of some structural members, plumbing and electrical components.

Roofing

ITEM DESCRIPTIONS:

Roof	• Composition shingle • Rolled Roofing • Method of inspection: From the UAV
Chimney	• Masonry / Stucco • Lined • Method of inspection: From the UAV
Gutters and Downspouts	• None

COMMENTS:

It is recommended that the seller of the home be consulted regarding any available warranties.
For further evaluation of the roof, we recommend a licensed roofing contractor be consulted.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

- ! 1. There is a large crack at the chimney. This condition may indicate movement of the chimney. It is impossible to determine the rate of movement during a one time visit to the property. We recommend the advice of a licensed masonry contractor. (See Photo 12)
- ! 2. All missing roof plumbing or appliance vent caps should be replaced. (See Photo 22)
- 3. Portions of the surface granulation are deteriorated and minor surface cracks are developing. These may be normal signs of aging. For further evaluation of the condition of the roof we recommend you consult a licensed roofing contractor.
- 4. There is no provision for rooftop drainage. Gutters would be beneficial. We recommend the installation of gutters and downspouts be considered. (See Illustration 2A)
- 5. Tree branches that are in close proximity to the roof should be trimmed.
- 6. The cap of the chimney has minor cracking visible which can be patched during regular household maintenance. (See Illustration 2C)
- 7. Due to the height of the chimney and/or presence of a spark arrestor which was not removed during our examination, the interior of the chimney was not inspected. We recommend the advice and servicing of a licensed masonry contractor or fireplace specialist.
- 8. The chimney does not have a spark arrestor or rain cap. A rain cap and/or screen should be installed on the chimney. (See Illustration 2E)
- 9. The roof and/or plumbing/appliance vent flashing should be re-caulked where worn, loose or missing.
- 10. One or more roof, appliance or plumbing vent flashing were noted to be loose. We recommend all loose flashing be secured and caulked.
- 11. Prior repairs to the roofing are evident. For further evaluation of these repairs we recommend a licensed roofing contractor be consulted. (See Illustration 2J)
- 12. Damaged or missing roofing material should be repaired or replaced. All roof penetrations should be examined and sealed as necessary. For further evaluation of the condition of the roof we recommend you consult a licensed roofing contractor.
- 13. Water appears to pond on various areas of the roof membrane. This usually leads to a shortened life expectancy and increases the potential for damage when leakage occurs. Drainage improvements are not usually practical until re-roofing is performed. At that time, the roof should be appropriately sloped or drains should be provided as necessary. For further evaluation of the condition of the roof we recommend you consult a licensed roofing contractor.
- 14. There does not appear to be any flashing or the flashing is improper for the roof at the front. We recommend all improper or missing flashing be corrected.
- 15. The "ABS" plumbing vents on the roof were not painted as per industry standards. We recommend they be painted to protect them from deterioration.

LIMITATIONS:

This is a visual inspection to the accessible areas only. Roofing life expectancies can vary depending on several factors. Any estimates on remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc.

- We did not go on the surface of the roof. The chimney was inspected from a unmanned aerial vehicle (UAV). Our comments are based only upon a limited visual inspection.

- We did not go on the surface of the roof. The roof was inspected from a unmanned aerial vehicle (UAV). Our comments are based only upon a limited visual inspection.

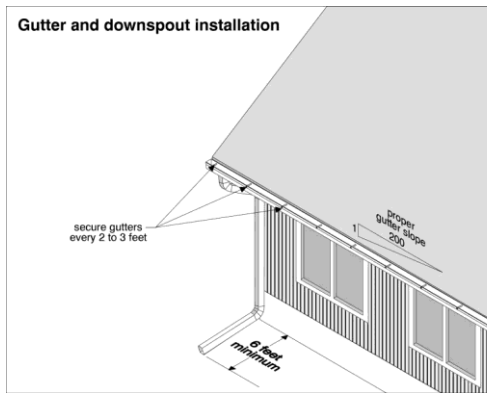


Illustration 2A

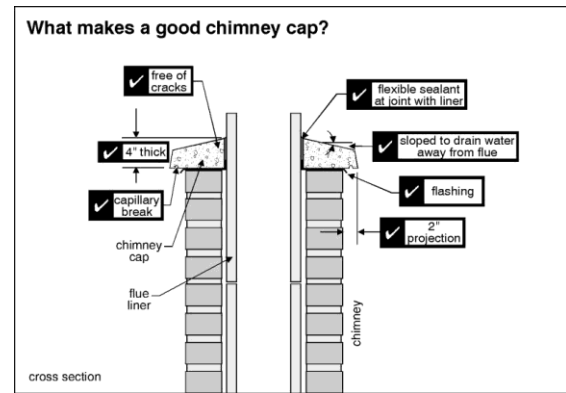


Illustration 2C

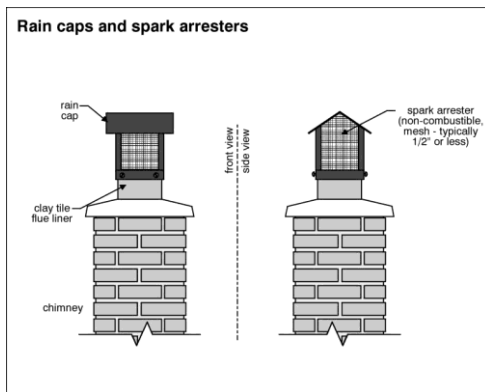


Illustration 2E

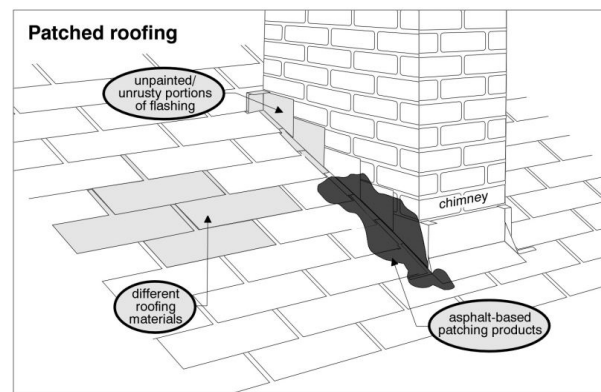


Illustration 2J

Exterior

ITEM DESCRIPTIONS:

Lot Topography	• Level grade
Driveway	• Concrete
Walkway & Sidewalks	• Concrete • Pavers • Bricks
Retaining Walls/Abutments	• Concrete • Masonry Block • Decorative Planters
Fencing/Gates	• Wood • Steel • Stucco • Masonry
Porch/Deck, Patio Covers	• Brick/Pavers • Concrete
Stairs/Railings/Landings	• Concrete • Brick/Pavers
Exterior Walls	• Stucco
Fascia, Eaves and Rafters	• Wood • Metal • Vinyl • Enclosed Parapet Walls
Windows	• Vinyl • Metal
Doors	• Wood • Metal
Garage/Carport	• None
The Swimming Pool Safety Act	• Not Applicable

COMMENTS:

Portions of the exterior of the structure or property at the rear and rear left side were inaccessible due to owner storage. Reportable conditions may be hidden from inspection. We recommend this area be cleared to allow for further inspection. (See Photo 35) (See Photo 36)

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

- ! 1. For safety purposes, railing(s) should be provided at the front. (See Illustration 3J) (See Photo 1)
- ! 2. Evidence of water damage was noted at the rear patio cover. Consult a licensed structural pest control company regarding necessary repairs. (See Photo 25)
- ! 3. There are metal bars on one or more of the windows which do not all open from the inside. This is a significant safety hazard. We recommend that all window bars be removed or modified so they can be opened from the interior in case of an emergency. (See Photo 14)
- ! 4. The cracked, heaved, or uneven walkway sections at the exterior pose a potential trip hazard. We recommend corrective action to improve safety and reduce the risk of injury. A qualified contractor should assess the affected areas and perform necessary repairs to ensure a level walking surface. (See Photo 11) (See Photo 2)
- ! 5. Water damage was observed to the roof eaves/sheathing at the front. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 3)
- ! 6. Water damage was observed to the fascia at the front. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 6)
- ! 7. The exterior sty siding material shows evidence of weathering, cracking and/or delaminating (coming apart). Localized repairs, replacement and/or painting may extend the life of the siding. Replacement may eventually be necessary. (See Photo 9) (See Photo 7)
8. There are minor sized cracks in the exterior stucco that should be patched and sealed as part of preparation for the next painting. Flexible patching materials are recommended rather than rigid patching compounds. (See Photo 24)
- ! 9. The openings in the exterior siding at the various plumbing or gas piping penetrations should be filled to prevent rodent and moisture entry. (See Photo 32)
- ! 10. Localized damage and/or large stucco cracks at the front and rear should be further evaluated by the appropriate tradesperson to determine if any moisture intrusion has occurred and to repair the stucco in this area. (See Photo 4) (See Photo 8) (See Photo 32)
- ! 11. Loose and/or damaged hardware was noted at the rear right side door. We recommend that hinges, knobs, latches and strike plates be adjusted or replaced to restore full operation. (See Photo 72)
- ! 12. The abandoned anchor bolts at the rear right side section of the walkway presents a trip hazard. This condition should be altered for improved safety. (See Photo 33)
- ! 13. The patio cover roofing is damaged or in need of repairs. Damaged or missing roofing material should be repaired or replaced as necessary. (See Photo 26)

14. The weather stripping is worn, missing and/or damaged at one or more of the exterior doors. We recommend all missing, worn or damaged weather-stripping be replaced. (See Photo 40) (See Photo 30)
15. The screen for the door is damaged at the exterior. We recommend that it be repaired or replaced. (See Photo 20)
- ! 16. Water damage was noted at the rear right side door jamb. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 34)
17. There is an opening or hole in the stucco at various areas. We recommend this area be repaired or replaced to eliminate moisture or rodent entry. (See Photo 23)
- ! 18. The retaining wall at the front shows evidence of movement. It is impossible to determine the rate of movement during a one time visit to the property. We recommend further evaluation by the appropriate trades for any recommendation deemed necessary to prevent further movement. (See Photo 5)
19. There are some larger than normal sized cracks in the walkways. The cracks could be sealed for a better appearance and to prevent moisture intrusion.
20. There are some larger than normal sized cracks in the patio. The cracks could be sealed for a better appearance and to prevent moisture intrusion.
21. No weep holes were visible in the retaining wall at the exterior. Weep holes provide an outlet for water, thereby reducing the soil pressure against the wall. It would be wise to consider the installation of weep holes.
22. Vegetation growing on or within 6" of exterior walls should be kept trimmed away from siding, window trims and the eaves.
23. The tree proximity at the exterior could disrupt drainage pipes, cause mechanical damage to the exterior of the house or influence the foundation over time. For additional information and recommendations we recommend appropriate trades be consulted. (See Illustration 3T)
24. The gaps in the exterior trim/siding should be caulked as necessary to prevent moisture intrusion.
25. The gate and/or latch mechanism at the front needs repair and/or adjustment to keep from rubbing and to assist in smoother function.
26. There are some larger than normal sized cracks in the driveway. The cracks could be sealed for a better appearance and to prevent moisture intrusion.
27. The fencing at the front and left side is overgrown with vegetation. We were not able to determine the condition of the fencing. We recommend the vegetation be trimmed to allow for further inspection of this area and for maximum service life.
28. Obvious repairs and/or modifications have been made to various exterior walls. The owner may have information about the original conditions, repairs or remodeling work and any permits that were required.
29. Water stains were noted under the eaves or overhang at the front. This may be the result of roof leakage. For further evaluation of the condition of the roof, we recommend you consult a licensed roofing contractor. Refer also to the Roofing section of this report.
30. The decorative landscape retaining walls/planters are damaged. We recommend they be repaired or replaced for better appearance.
31. The openings in the exterior siding electrical penetrations should be filled to prevent rodent and moisture entry.
32. The pavers have settled or heaved relative to the house proper. While still functional they should be monitored for further settlement and repaired or replaced as necessary.
33. The gate at the front left and right side was locked at the time of our inspection and therefore was not inspected. We recommend the function of the gates be verified.
34. There is a condition known as efflorescence / water stains on portions of the exterior stucco. This fuzzy material is a salt deposit left over when moisture within the stucco evaporates onto the surface of the stucco. As this is a cosmetic issue, steps can be taken to correct this condition.
35. Difficult to operate or non-functional latches, knobs or locks at the front door should be corrected.
36. Minor cracks and splits were noted in the roof sheathing. This is a cosmetic issue and no recommendations are necessary at this time.
37. The fencing at various areas of the property is in need of repairs.
38. The fence gate at the front needs repair and/or adjustment in order to function properly.
39. Loose, damaged or worn out window weather-strip should be repaired or replaced. This would help to limit moisture intrusion and interior heat loss.

MAINTENANCE ITEMS & GENERAL INFORMATION

40. There is no functional garage or covered parking space on this property. Some jurisdictions require at least one covered parking area. No action is required, but the lack of a garage may impact the issuance of permits for future remodeling and/or additions.

41. This home was constructed without the use of a weep screed at the base of the stucco. Although this was an accepted construction method it can allow condensation to build up and not drain properly. For further information we recommend appropriate trades be consulted.
42. The exterior appears to have been recently painted. Water stains and/or cracks may not be visible at the time of our inspection. If, at a later date, water stains and/or cracks are discovered, we recommend further inspection by the appropriate trade.

LIMITATIONS:

This is a visual inspection to the accessible areas only.

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions, site stability and property surface and/or underground drainage runoff.
- The detached barbecue was not inspected and is excluded from this report.
- The detached outbuilding, related equipment and ancillary wiring and plumbing services were not inspected and are excluded from this report.

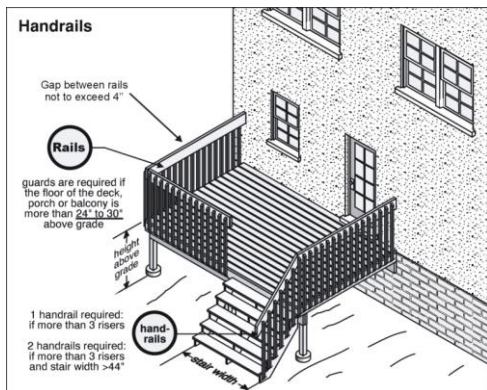


Illustration 3J

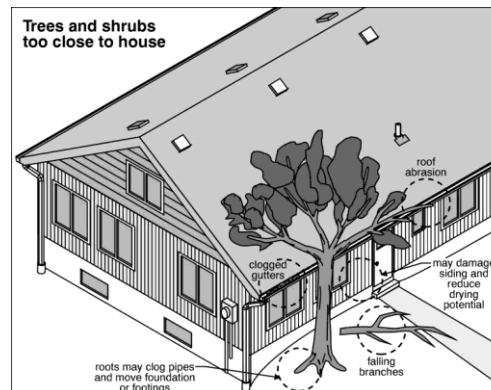


Illustration 3T

Electrical

ITEM DESCRIPTIONS:

Service	• 120/240 volt main service
Service Entrance	• Overhead Service Wires
Service Ground	• Copper Ground Wire
Main Disconnect	• Breakers • Main Service Rating: 100 Amps
Main Distribution Panel	• Breakers • Location: Exterior Side • Panel Rating (Amps): 100
Branch/Auxiliary Panel	• Unknown
Distribution Wiring	• Copper Wire
Outlets, Switches & Lights	• Grounded/Ungrounded
Ground Fault Circuit Interrupters	• Bathroom • Kitchen • None

COMMENTS:

Evidence of remodeling or modifications to the electrical system were evident. Inquire with the owner as to their nature and any permits that may have been required. Evaluation of permits, identifying the extent of modifications and code compliance are beyond the scope of this inspection.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

- ! 1. The installation of the distribution wiring at the rear is non-standard. It is suspected that installation was performed by someone other than a licensed electrician. We recommend the services of a licensed electrician. (See Photo 29)
- ! 2. One or more outlets at the living room have reversed polarity, i.e. the hot and neutral connection inside the outlet are wired backwards. These outlets and the circuit should be investigated and corrected. Based upon our inspection of a representative number of outlets, we recommend testing of every outlet at a later date. Repairs or rewiring are recommended at all deficient locations. (See Illustration 4M) (See Photo 41)
- ! 3. We found exposed wiring at the right side and rear. Even if insulated, we recommend all wiring be encased in conduit or otherwise protected in accordance with present standards. (See Photo 18)
- ! 4. Loose, sagging or unsecured conduit at the right side and crawlspace should be properly re-secured or strapped. (See Photo 15) (See Photo 79)
- ! 5. An exterior switch at the right side is missing a water proof cover plate. We recommend an exterior approved cover be installed. (See Photo 16)
- ! 6. One or more electrical outlets or junction boxes at the right side were noted to be loose or unsecured. We recommend all loose or unsecured junction boxes be repaired. (See Photo 17)
- ! 7. The main electric panel weatherproof cover plate latch is loose, damaged or missing. We recommend it be repaired or replaced. (See Photo 19)
8. Loose wiring at the exterior should be corrected by securing it to the framing.
9. The water heater cold and hot water lines do not appear to be bonded to the gas lines. The local building department may presently require that the lines be bonded. We recommend consulting the local building authority regarding this condition.
10. The missing outlet cover plates at the rear should be replaced. Based upon our inspection of a representative number of outlets we recommend checking every outlet to make sure they all have covers.
11. Extension cord wiring used at the exterior and interior should not be used as permanent wiring. We recommend all extension cords be removed and proper wiring and circuitry installed.
12. The main and/or branch electrical panel is crowded with wiring. A larger panel would be desirable, especially if future remodeling or upgrades are considered.
13. One or more of the circuitry in the main panel is not labeled. We recommend this be corrected to allow individuals unfamiliar with the equipment to operate it properly when and if necessary.
14. One or more of the main panel screws are missing or incorrect. We recommend proper blunt-end screws be installed.
15. The missing cover(s) at the exterior light fixture should be replaced.
- ! 16. One or more outlets and/or receptacle housings at the kitchen are loose. Based upon our inspection of a representative number of outlets we recommend testing of every outlet. All loose outlets and receptacles should be repaired as necessary. (See Photo 50)

- ! 17. The loose, missing, damaged, or improperly installed light fixture at the kitchen should be repaired or replaced. (See Photo 48)
- ! 18. A switch at the kitchen is faulty or damaged. We recommend it be replaced. (See Photo 54)
- ! 19. A ground fault circuit interrupter (GFCI) outlet at the hall bathroom did not function or did not trip when tested with an outside source and/or the test button. This outlet and circuit should be investigated and repaired. (See Photo 59)

MAINTENANCE ITEMS & GENERAL INFORMATION

20. The service ground wire runs into the enclosed wall, therefore it was inaccessible and determining its method of grounding connections to the structure was not noted at this time. This note is for general information only.

DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

21. The installation of ground fault circuit interrupter "GFCI" devices is advisable on exterior, garage, bathroom, laundry, and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with "GFCI"s. A ground fault circuit interrupter "GFCI" offers protection from shock or electrocution. Please note that "GFCI" may already be in one or more of these areas. See "description" section above for exact location of any "GFCI" which may be present on this property. (See Illustration 4L)

LIMITATIONS:

This is a visual inspection to the accessible areas only. The inspection does not include (if applicable) low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers, central vacuum systems, exterior sprinkler systems, exterior landscape lighting or exterior motion sensor lights. Also smoke detectors out of reach were only visually inspected unless noted otherwise. We recommend these systems be checked by interested parties for proper operation when possible.

- Due to inaccessibility of concealed wiring or undocumented improvements of the structure, we are unable to predict whether the number of circuits within a home will be sufficient for the needs of the occupants during a typical home inspection. If fuses blow or breakers trip regularly, this may indicate that additional loads or remodeling modifications may have been added to existing circuits.
- Inspection of the installation, wiring and function of an electrical vehicle charger is excluded from this report. We recommend consulting the vehicles manufacturer specifications for further information on installation, testing and operation.
- Electrical components concealed behind finished surfaces could not be inspected.
- According to "ASHI" standards only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage may have restricted access to some electrical components.
- Exterior light fixtures on motion or light sensors were not tested.
- One or more added recessed light fixtures appear to have been installed in the ceiling. Some recessed light fixtures require a certain amount of clearance between the insulation and the metal fixtures, however due to inaccessibility, clearance issues or time limitations we were unable to fully evaluate every light fixture. For additional information we recommend further evaluation of the fixtures by a licensed electrical contractor.

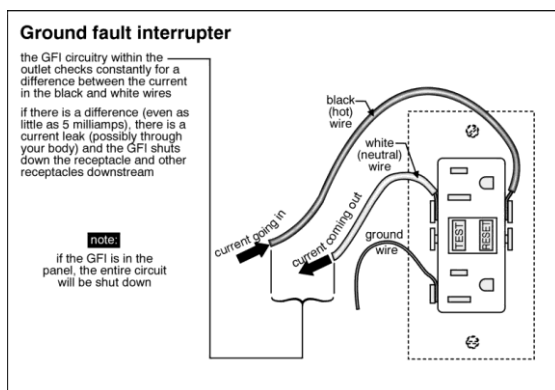


Illustration 4L

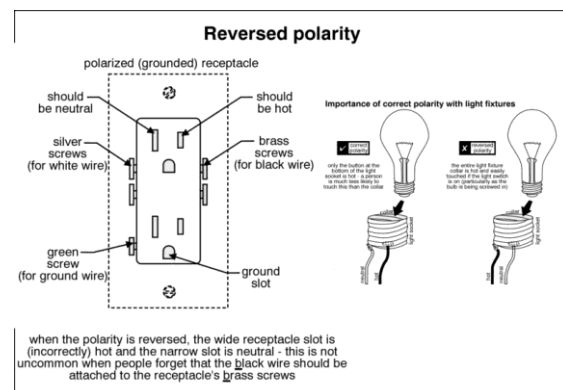


Illustration 4M

Heating System

ITEM DESCRIPTIONS:

Primary Source Heat	• None
Heating System	• N/a
Distribution/Ducting	• N/a

COMMENTS:

MAINTENANCE ITEMS & GENERAL INFORMATION

1. There is no permanently installed cooling system present on the property.

LIMITATIONS:

This is a visual inspection to the accessible areas only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection.

- As per ASHI standards determining furnace heat supply adequacy or inadequacy, distribution balance or sizing of the unit or units is not a part of this inspection.
- The wall mount and/or window mounted air conditioning unit (if applicable) was not inspected and are excluded from this report.
- Heating and/or air conditioning registers where accessible were visually inspected. Manual operation of the registers was not performed.
- As per ASHI standards the heat exchanger of the furnace was not inspected and interior portions of the heater were restricted. For additional information we recommend the services of a licensed heating contractor. As a free public service, the local utility company will perform a "safety" review of the heat exchanger and other gas operated components. We recommend that you take advantage of this service before the next seasonal operation.
- Inspection of the heater and/or air conditioner thermostat is limited to operating the units(s) on and off function only. Testing of the thermostat timer, temperature accuracy, clock, set back functions, etc. were not performed.

Cooling/Heat Pump System

ITEM DESCRIPTIONS:

Cooling System • None

COMMENTS:

LIMITATIONS:

This is a visual inspection to the accessible areas only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time.

Insulation/Ventilation

ITEM DESCRIPTIONS:

Attic/Roof Insulation	• No attic insulation noted
Exterior Walls Insulation	• Unknown
Crawlspace Insulation	• None
Attic/Roof Ventilation	• Roof Vents • Gable vents
Crawlspace Ventilation	• Exterior wall vent(s)

COMMENTS:

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

1. One or more of the ventilation screens for the crawl space is torn, damaged or missing. We recommend the damaged or missing ventilation screens be repaired or replaced as necessary.
2. The crawl space ventilation screens are obstructed by vegetation, storage and/or insulation. All obstructions should be cleared or opened to aid in crawl space cross ventilation.
3. No insulation was observed in the attic at the time of inspection. This condition may result in reduced energy efficiency and increased utility costs. We recommend evaluation and improvement by a licensed insulation contractor to help meet current energy standards and improve overall thermal performance.
- ! 4. The exhaust vent built into the microwave is not configured to vent the air to the exterior, the air is currently blown out the front grill. As a gas cooktop was present, we recommend the exhaust vent be repaired to properly exhaust the air to the exterior. (See Photo 52)

LIMITATIONS:

This is a visual inspection to the accessible areas only.

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests were performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation "R" values or depths are rough average values.
- Due to the inaccessible attic, the area containing the insulation and related components could not be inspected.

Plumbing

ITEM DESCRIPTIONS:

Main Water Valve	• Unknown/Inaccessible (Not Inspected)
Supply Piping	• Metallic Material • Plastic Material
Drain/Waste/Vent	• Plastic Material • Metallic Material
Cleanout	• Location: Exterior
Main Gas Valve	• Location: Exterior Side
Water Heaters	• Manufacturer: Rheem • Capacity: 28 Gallons • Approximate Age (years): 16 • Gas • Location: Rear
Seismic Gas Shut-off	• Not Present
Excess Flow Gas Shut-off	• Not Present

COMMENTS:

Due to the design of this unit/building, most of the drain lines were inaccessible for inspection. For additional information, we recommend a licensed plumbing contractor be consulted.

Due to the design of this unit/building, most of the supply piping was inaccessible for inspection. For additional information, we recommend a licensed plumbing contractor be consulted.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

- ! 1. The water heater seismic straps are loose or disconnected, this will allow movement of the tank in an earthquake. We recommend tightening the straps and/or adding bracing between the tank and wall to improve safety. (See Photo 28)
2. Inspection of the sprinkler system and related equipment is beyond the scope of this inspection. However, the sprinkler valve or pipe at the front right side was noted to be leaking. We recommend all leaks be repaired. (See Photo 10)
- ! 3. For enhanced safety, it is recommended that the loose or damaged connections of the water heater venting system be improved. A minimum of 3 screws at each section of the duct is recommended. (See Illustration 8M) (See Photo 27)
- ! 4. The exterior hose bib at the right side is leaking. We recommend all leaks be repaired. (See Photo 13)
- ! 5. There is evidence of corrosion and rust on the exterior of the exposed and accessible metal gas supply piping at the main meter. This section of piping should be protected and/or replaced as necessary. (See Photo 21)
- ! 6. The supply piping at the rear does not have sufficient support. Additional support or bracing is recommended. (See Photo 30)
7. The supply piping/fittings shows evidence of minor corrosion where it meets the water heater, no evidence of active leakage was noted at this time. This is a common condition which should be monitored.
8. The installation of a sediment trap at the water heater appliance gas line is recommended.
- ! 9. The gas shut off valve at the laundry area is within the structure at the rear. We recommend that installation of an approved valve be installed on the outside to be readily accessible. (See Photo 32)
10. The water pressure of the home was tested and found to be 75 psi. The current pressure of the home is within the normal range of 45-75 psi.
11. There is evidence of heavy corrosion and rust, but no leakage on the exterior of the exposed and accessible metal supply piping at the kitchen sink. This piping should be monitored for leakage and repaired as necessary. Upgrading this piping and connections should also be considered.
- ! 12. The tub faucet and/or handles are leaking at the hall bathroom. We recommend all leaks be repaired. (See Photo 66)
- ! 13. A plastic corrugated flex material has been used at the hall bathroom drain. This is not an approved configuration. We recommend an approved drain be installed. (See Photo 58)
14. The tub or shower faucet diverter valve mechanism is not functioning properly at the hall bathroom. We recommend repair or replacement of the diverter valve mechanism.
15. The tub/shower faucet assembly and/or shower head neck was noted to be loose at the hall bathroom. This is usually caused by improper securing of the faucet plumbing inside the wall. We recommend the faucet assembly be properly secured or tightened to eliminate this condition.
16. The toilet seat in the hall bathroom is damaged. cracked/chipped, however, no evidence of active leakage was noted at this time. This is primarily a cosmetic condition, however it may be desirable to replace it for cosmetic considerations.

MAINTENANCE ITEMS & GENERAL INFORMATION

17. The typical life cycle for a water heater is 8-12 years. As is not uncommon in homes of this age, the water heating system is older and may be approaching the end of its useful life. Some units will last longer; others can fail prematurely. Although operating, the need for replacement should be expected in the near future. Please be aware that shutting the gas off to this unit for any reason may cause this unit to fail.

DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

18. During the process of plumbing fixture renovation, we recommend that exposed older piping and or shut off valves be replaced.
19. To reduce the risk of contamination of supply water, installation of anti-siphon devices on exterior hose bibs are recommended.

LIMITATIONS:

This is a visual inspection to the accessible areas only. We do not determine whether the properties' water supply and sewage disposal are public or private. Testing of the sinks, tubs and shower fixtures is limited to running hot and cold water for a brief moment, we cannot detect backups or obstructions in the homes main drain or sewer lateral systems.

- Water and gas shut-off valves, including but not limited to seismic, excess flow shut-off valves and gas fireplace valves where applicable, were not operated or tested. Identification of these devices is limited to the accessible areas only.
- Portions of the plumbing system concealed by finishes and/or storage (below sinks, below the structure and beneath the yard) were not inspected.
- Water quantity and quality are not tested. The effect of lead content in solder and/or supply lines is beyond the scope of the inspection.
- Inspection of any water conditioning system (filters, purifiers, softeners, etc.) is beyond the scope of this inspection and are excluded from this report.
- Inspection of any lawn sprinkler system is beyond the scope of this inspection and are excluded from this report (unless noted otherwise).
- The interior portions of the water heater were restricted. For additional information we recommend the services of a licensed plumbing contractor. As a free public service, the local utility company will perform a "safety" review of the interior of the water heater and other gas operated components. We recommend that you take advantage of this service before the next seasonal operation.
- HomeGuard Incorporated does not determine if any fixtures or toilets are water conserving.

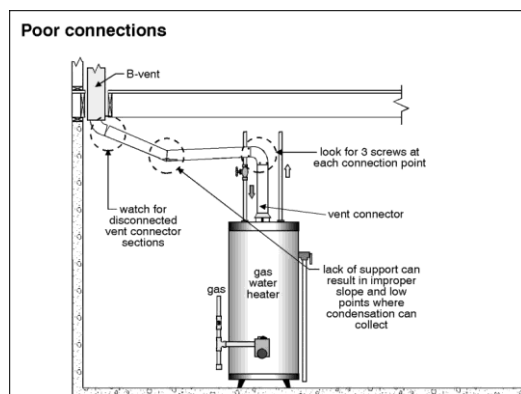


Illustration 8M

Interior

ITEM DESCRIPTIONS:

Kitchen Appliances Tested	• Electric Range • Built in Electric Oven • Microwave • Exhaust Hood • N/a
Wall Finishes	• Drywall/Plaster
Ceiling Finishes	• Drywall/Plaster
Floors	• Tile/Stone • Wood • Laminate Flooring
Doors	• Hollow Core • Raised Panel
Window Style and Glazing	• Sliders • Fixed Pane • Single Pane
Stairs/Railings	• Not Present
Fireplace/Wood Stove	• Masonry Fire Box • Gas / N/a
Cabinets/Countertops	• Wood • Laminate • Solid Surface
Laundry Facilities/Hookup	• 120 Volt Circuit for Washer • Gas Piping for Dryer • Hot and Cold Water Supply for Washer • Waste Standpipe for Washer
Other Components Inspected	• Smoke Detector

COMMENTS:

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

INTERIOR

- ! 1. The fireplace hearth and/or face is made of combustible materials or the clearance from combustible materials is inadequate. This is a potential fire hazard and we recommend further evaluation by a licensed fireplace specialist. (See Photo 44)
2. The oven is not properly secured to the cabinet. We recommend it be attached according to the manufacture's installation instructions. (See Photo 53)
- ! 3. There does not appear to be a damper in the fireplace. We recommend the installation of a damper. (See Photo 42)
4. The trim at various areas shows evidence of cosmetic damage. Repairs are considered optional. (See Photo 46)
- ! 5. California law requires that all homes have a State Fire Marshall approved Carbon Monoxide Detector be installed outside of the sleeping areas in the hallway and on each level of the home including basements. At the time of this inspection a Carbon Monoxide Detector could not be located. We recommend consulting with the owner to see if a Carbon Monoxide Detector exists and if not they should be installed in all required locations. (See Photo 55)
- ! 6. Evidence of vermin activity was observed within the structure. It is likely this evidence will extend into inaccessible areas. The owner is advised to contact the appropriate trade for further evaluation and remedial measures if necessary. (See Photo 43)
- ! 7. The door frame (jambs and/or trim) is cracked, split or damaged at the front left bedroom. We recommend all damaged door framing be repaired or replaced. (See Photo 45)
8. Some of the interior floors were noted to squeak when walked on. This does not affect the functional use of the floor. Squeaks can usually be eliminated by additional attachment of the subfloor to the floor joist.
9. The fireplace chimney should be cleaned and inspected prior to the close of escrow. (See Illustration 9J)
10. The surface is damaged at various areas door. We recommend repair for cosmetic considerations.
11. Past repairs were noted at various areas in the interior of the home. We recommend consultation with the sellers regarding the reason for the repairs and what permits and inspections were obtained to complete the work.
12. One or more interior closet doors have been removed. We recommend that doors be installed in all necessary openings and checked for proper operation.
13. There appears to be a slope at various areas interior floors. This may be the result of support system settlement or support system modifications. Individual perception and sensitivity to floor sloping and/or settlement varies greatly. Measurement and evaluation of floor slope and/or settlement is beyond the scope of this inspection. For additional information, we recommend contacting the appropriate trades.
14. The floor covering at various areas is cosmetically scratched, loose, damaged, worn or torn.
15. Cracks were observed in the hall interior ceiling. This is a common occurrence and may result from normal building settlement or material movement over time. Cosmetic repairs can be performed as needed by a qualified contractor. However, if the cracks worsen, new cracks develop, or additional movement is observed, further evaluation by a structural professional is recommended to rule out any underlying structural concerns.
16. The doorbell has been removed at the time of this inspection. We recommend it be replaced.

17. The light in the oven is inoperative. We recommend that the bulb be replaced and the operation verified.
18. The wall at various areas shows evidence of patching or repairs. The cause of this condition is unknown. It is recommended that the seller be consulted for an explanation.
19. The flooring and/or seams in the rear left bedroom are loose and/or unbound. Improvements are recommended. Damage caused by water seepage cannot be determined by this visual inspection.
20. It may be desirable to replace the window screens where loose, missing or damaged.
21. Various pane windows were dirty at the time of our inspection, therefore, the condition of the windows was not fully verified. We recommend the windows be cleaned to verify their seal.
22. The interior wall or ceiling blemishes or minor holes and or cracks are cosmetic and can be repaired in the course of routine maintenance.
23. Various interior doors, windows, and electrical outlets were partially inaccessible due to personal belongings and/or furniture at the time of our inspection. With access and an opportunity for a complete inspection, conditions in need of attention may be discovered. We recommend all personal belongings and furniture be removed and these areas further inspected.
24. Slight gaps and cracks were noted in the interior trim and molding due to shrinkage of the lumber. We recommend that these voids be caulked as necessary.
25. The flooring molding or seam strip/threshold cover in the front bedroom is loose and/or unbound. Correction is recommended. Damage caused by water seepage cannot be determined by this visual inspection.

KITCHEN

- ! 26. The base and/or side of the kitchen cabinet sink shelf is water damaged. We recommend the services of a licensed structural pest control operator for investigation of this condition. (See Photo 51)
 - ! 27. Cracked floor tile in the kitchen and hall bathroom should be replaced. Water leaking through non-sealed areas can cause damage. Damage caused by water seepage cannot be determined by this visual inspection. (See Photo 47)
28. One or more of the kitchen cabinet door and/or drawers are missing. We recommend any missing doors or drawers be replaced. (See Photo 49)
 29. The kitchen countertop shows evidence of wear.
 30. Cracked, deteriorated and/or missing caulk at the kitchen countertop backsplash should be replaced. A flexible caulking material is recommended rather than rigid cementitious grout.
 31. The kitchen faucet and/or handle is loose and should be properly tightened and caulked.
 32. The kitchen exhaust hood or cooktop filter is dirty. We recommend it be serviced or replaced. Washing the filter in the dishwasher may be adequate.
 33. The kitchen cabinets are in serviceable condition. Several of the doors and drawers need adjustment or minor repairs for smoother operation and proper fit.
 34. The kitchen cabinet shows evidence of typical minor wear.
 35. Hinges for the kitchen cabinet doors are loose. We recommend they be repaired or replaced.
 36. One or more of the kitchen cabinet door or drawer knobs are missing, damaged and/or loose. We recommend repair or replacement as necessary.
 37. The exhaust vent for the kitchen cooktop or hood uses a corrugated material. A galvanized smooth wall material with a 5" minimum diameter is recommended to avoid trapping greases in the duct.
 38. The oven/range was excessively dirty or greasy at the time of our inspection and was not fully tested. We recommend the unit be thoroughly cleaned and proper operation verified by a licensed appliance technician.
 39. The kitchen exhaust hood is excessively dirty or greasy. We recommend it be cleaned and serviced.

BATHROOMS

- ! 40. The ceiling at the rear left bedroom closet and hall bathroom shows evidence of water stains and/or damage. We recommend the services of a licensed structural pest control company for investigation of this area. (See Photo 56) (See Photo 67)
- ! 41. The wall at the hall bathroom shows evidence of water damage. We recommend the services of a licensed structural pest control company for investigation. (See Photo 60)
- ! 42. The faucet handles at the hall bathroom are damaged or missing. We recommend the handles be repaired or replaced for full use of the faucet. (See Photo 64)
- ! 43. The wall at the hall bathroom is damaged. We recommend it be repaired. (See Photo 65)
- ! 44. The tub in the hall bathroom shows evidence of wear and/or chipping. It may be desirable to refinish or repair it for cosmetic considerations and/or prolong the life of the tub. (See Photo 63)

- ! 45. Cracked, deteriorated and/or missing grout and caulk in the hall bathroom shower should be replaced. Water leaking through non-sealed areas can cause damage. Damage caused by water seepage cannot be determined by this visual observation. A flexible caulking material is recommended rather than rigid cementitious grout. (See Photo 62)
- 46. The basin countertop or cabinet in the hall bathroom is loose or disconnected. It should be properly secured and caulked. (See Photo 57)
- ! 47. Cracked floor tile in the kitchen and hall bathroom should be replaced. Water leaking through non-sealed areas can cause damage. Damage caused by water seepage cannot be determined by this visual inspection. (See Photo 47)
- ! 48. The tub/shower door in the hall bathroom is not installed or adjusted properly. We recommend it be properly reinstalled and/or adjusted to function properly. (See Photo 61)
- 49. The tub drain stopper at the hall bathroom was not functioning properly or is missing. We recommend repair or replacement. (See Illustration 9E)
- 50. The cabinets show evidence of minor wear at the bathroom. Refinishing or painting for cosmetic purposes is recommended.
- 51. One or more of the interior door(s) rubs on the frame/jamb at the rear left bedroom and hall bathroom. We recommend all rubbing doors be trimmed, planed or adjusted as necessary to improve operation.
- 52. Cracked, deteriorated and/or missing caulk at the bathroom countertop backsplash should be replaced. A flexible caulking material is recommended rather than rigid cementitious grout.
- 53. The window and sill of the hall bathroom enclosure should be protected from moisture. Windows in bathtub/shower enclosures have a reputation for allowing leakage behind the walls, causing water damage. Damage caused by water seepage cannot be determined by this visual observation.
- 54. A gap was noted at the escutcheons at the bathroom. We recommend sealing this trim piece for a better appearance and to avoid leakage in this area.

MAINTENANCE ITEMS & GENERAL INFORMATION INTERIOR

55. ENVIRONMENTAL ISSUES:

Issues Based on the age of this home, there is a possibility the structure may contain asbestos such as ceiling texture, insulation on the distribution piping and/or transit piping and siding. This can only be verified by laboratory analysis. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" damaged, crumbling, or in any state that allows the release of fibers. If replacement necessitates the removal of the acoustic ceiling or insulation, a specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, it is likely that there are other materials within the home that contain asbestos but are not identified by this inspection report.

KITCHEN

- 56. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission CPSC at www.cpsc.gov for further guidance.

DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

KITCHEN

- 57. The kitchen range does not have a "anti-tip" device. This upgrade would help to keep the range from tipping when the doors are open.

LIMITATIONS:

This is a visual inspection to the accessible areas only. Assessing the quality of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments are general, except where functional concerns exist. Due to texturing and painting of interior surfaces there is no possible way of determining point of origin of any gypsum (sheetrock) material without destructive testing. HomeGuard Incorporated does not perform any destructive testing. Smoke detectors and carbon monoxide detectors were not manually tested. The sensors of these units are not tested. Both smoke detectors and carbon monoxide detectors have a limited life span and should be replaced according to the manufactures instructions.

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- No access was gained to the wall cavities of the home.
- The adequacy of the fireplace draw cannot be determined during a visual inspection.
- The operation of the dishwasher was limited to a filling and draining cycle only, however due to time limitations timers, dryer cycles and/or higher functions were not tested. For additional information in regards to the operation and full function of the dishwasher we recommend consultation with the owner or appropriate trades.

- The washing machine faucets were visually inspected however they were not tested.
- The above listed kitchen appliances were operated unless noted otherwise. These appliances were not inspected for installation according to manufacturer specifications and were not evaluated for performance, efficiency or adequacy during their operation. No refrigerators whether "built in" or portable are operated, inspected or tested.
- All appliances not "built in" to the structure such as washing machine, dryer, refrigerator and/or countertop microwaves were not inspected and are excluded from this report. No refrigerators whether "built in" or portable are operated, inspected or tested.
- Fireplace screens or doors were not inspected (unless otherwise noted) and are excluded from this report.
- The fireplace was visually inspected however the gas burner was not tested.
- The interior appears to have been recently painted. Water stains and/or cracks may not be visible at the time of our inspection. If, at a later date, water stains and/or cracks are discovered, we recommend further inspection by the appropriate trades.
- Testing of the oven cleaning function is beyond the scope of this inspection. For proper operation and testing of this function we recommend consultation with the existing homeowner.

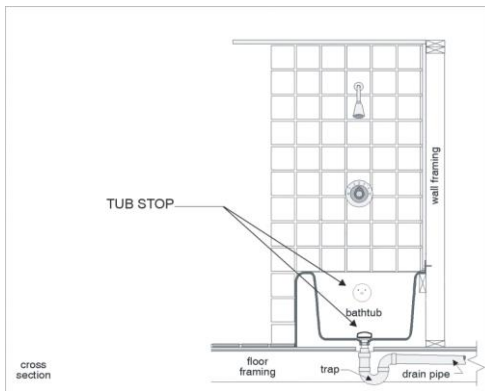


Illustration 9E

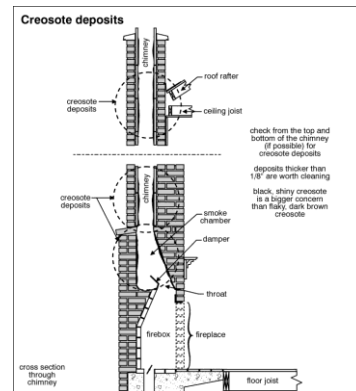


Illustration 9J

Sewer Lateral

COMMENTS:

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

1. The sewer cleanout opening at the right side has a test cap installed. This type of cap is not meant to be used as a permanent cover and should be replaced with one that is.

LIMITATIONS:

This is a visual inspection to the accessible areas only. The sewer lateral inspection focuses only on the main sewer line, which is the pipe exterior to the structure that extends from the building to the city sewer connection. This is the last point where the drain lines connect and the waste water is carried through to the street. Specifically this is the main sewer line which is viewed by the camera during the course of the inspection.

- The homes drain-waste-vent system was not inspected with the camera during the course of this inspection.

Photographs

No relative importance should be placed on the photographs provided in this report. The photographs in this report do not necessarily illustrate all of the damage in any particular finding. Also, not all problem areas will be supported with photographs. Please contact HomeGuard if you have any questions.



Photo 01



Photo 02



Photo 03



Photo 04



Photo 05



Photo 06



Photo 07



Photo 08



Photo 09



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27

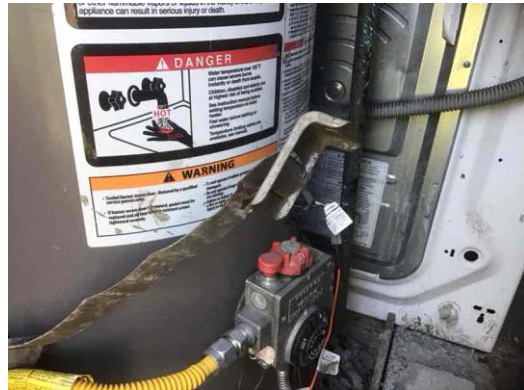


Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38

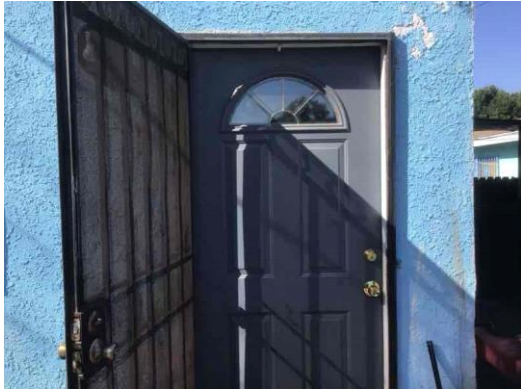


Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79

Maintenance Advice

UPON TAKING OWNERSHIP

After taking ownership of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements.

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Considerations could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of a fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attend the home inspection, these items have been pointed out to you.

REGULAR MAINTENANCE

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- Examine the roof for evidence of damage to roof covering, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.

- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood windows frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventive treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes. Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!



HomeGuard Incorporated

You trusted HomeGuard to inspect your home.

Now trust us to help you maintain it.

Visit homeguard.com/plus for details.
