Tuesday, March 31, 2026
Cristina Hagerty
2537 Fulton Rd
La Verne, CA 91750

Dear Cristina Hagerty,

We have enclosed the report for the property inspection we conducted for you on Tuesday, March 31, 2026 at:

2537 Fulton Rd
La Verne, CA 91750

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

SC = Safety Concerns: Conditions noted that may pose a hazard to humans, the building or both. These conditions warrant further evaluation and corrections by a specialist in the appropriate trade.

RU = Recommended Upgrades: Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. These may be, but are not limited to safety related items; such as GFCI receptacle and smoke detector locations and the installation of safety glass where subject to human impact.

FE = Further Evaluation: Conditions noted that warrant further evaluation by specialists in the appropriate trades.

CR = Corrections Recommended: Conditions noted in need of maintenance, repair or replacement. We recommend that all corrections be made by specialists in the appropriate trades.

DH = Drowning Hazard: Conditions noted that pose a drowning hazard to humans. These conditions warrant further evaluation and corrections by a specialist in the appropriate trade.

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Eric Bergeron
BellHamm Inspection Group

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Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. Our inspection is conducted in accordance with the Standards of Practice of the California Real Estate Inspection Agreement. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard California Real Estate Inspection Agreement contract provided by the inspector who prepared this report.

INSPECTION CONDITIONS

It is the clients sole responsibility to read this report in its entirety and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of escrow. The client is to personally perform a diligent visual inspection of the property after the seller vacates to insure that no "condition" was concealed by personal property and/or stored items while occupied, or damaged during the seller's evacuation of the building. Should any "condition" be revealed that was not addressed within this report prior to, or after the close of escrow please contact our office

immediately for an additional evaluation regarding such "condition."

106 WEATHER/SOIL
Weather conditions during the inspection:
overcast
60-70 degrees

108 STRUCTURE
Age: 1978, 2 story, 1384 sqf.

Single Family Residence

109 FOUNDATION
Foundation types:
Concrete slab on grade.

113 UTILITIES
All utilities on

114 ATTENDING
People present:
owner(s)
buyers agent
Client(s)

115 OCCUPIED
Electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

116 INSPECTED BY
Eric Bergeron
InterNachi Certified Professional Inspector

118 IMPORTANT INFORMATION
[NOTE] Any statements made in the body of this inspection report pertaining to left, right, front or rear are referenced to standing in front of and facing the building.

[NOTE] We recommend obtaining equipment operating manuals and documentation for all warranted items of the building.

FE We recommend inquiring about any/all permits and inspection records with final signatures for any changes or additions that may have been made to the building, and/or any known conditions that may have been inadvertently left out of the disclosure statements.

[NOTE] We recommend having the locks on all of the exterior doors re-keyed after taking possession of the building for security reasons.

[NOTE] Photographs when used, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed.

[NOTE] This report is solely produced for the client listed. Reproduction of this report is unauthorized and not to be used for insurance purposes or any other other matters.

FE The interior of the home has been repainted and there have been flooring changes. Each of these can remove or conceal evidence of any past conditions that may have been present prior to the work being done. We recommend inquiring the sellers about any past conditions that may no longer be visible.

FE Sections of the building appeared to have been remodeled. We recommend inquiring about any/all permits and inspection records with final signatures for any changes or additions that may have been made to the building.

[NOTE] Buildings built before 1978 may have products in them that contain some amounts asbestos or lead, determining the presence of these products is beyond the scope of this report. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

[NOTE] We are not soil or geotechnical engineers and cannot render an opinion regarding soil stability or potential soil movement. If desired, qualified specialists should be consulted on these matters.

[NOTE] As of January 1, 2017, building standards/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. We recommend inquiring with the seller on the condition noted.

Level 2 Fireplace/Chimney Inspection.
A Level 2 inspection is required when any changes are made to the system. Changes can include a change in the fuel type, changes to the shape of, or material in, the flue (i.e. relining), or the replacement or addition of an appliance of a dissimilar type, input rating or efficiency. Additionally, a Level 2 inspection is required upon the sale or transfer of a property or after an operation malfunction or external event that is likely to have caused damage to the chimney. Building fires, chimney fires, seismic events as well as weather events are all indicators that this level of inspection is warranted.

DH [NOTE] Pool Safety Act. As of Jan 1 2018 In connection with the transfer, as defined in subdivision (e), of real property with a swimming pool or spa, an appropriate inspection shall include a noninvasive physical examination of the pool or spa and dwelling for the purpose of identifying which, if any, of the seven drowning prevention safety features listed in subdivision (a) of Section 115922 of the Health and Safety Code the pool or spa is equipped. Except as provided in Section 115925, when a building permit is issued for the construction of a new swimming pool or spa or the remodeling of an existing swimming pool or spa at a private single-family home, the respective swimming pool or spa shall be equipped with at least two of the following drowning prevention safety features: (1) An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home. (2) Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device. (3) An approved safety pool cover, as defined in subdivision (d) of Section 115921. (4) Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open." (5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa. (6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature. (7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).

119 ENVIRONMENTAL CONCERNS

Environmental issues include but are not limited to asbestos, lead paint, lead contamination, radon, mold/mildew, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one or more of these materials in this report when we observe one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists is recommended. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

120 SAFETY CONCERNS

SC Safety Concerns: Conditions noted that may pose a hazard to humans, the building or both. These conditions warrant further evaluation and corrections by a specialist in the appropriate trade.

121 FURTHER EVALUATION

FE Further Evaluation: Conditions noted that warrant further evaluation before close of escrow by specialists in the appropriate trades.

122 CORRECTIONS RECOMMENDED

CR Corrections Recommended: Conditions noted in need of maintenance, repair or replacement. We recommend that all corrections be made by specialists in the appropriate trades.

123 RECOMMENDED UPGRADE

RU Recommended Upgrades: Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. These may be, but are not limited to safety related items; such as GFCI receptacle and smoke detector locations and the installation of safety glass where subject to human impact.

124 DROWNING HAZARD

DH Drowning Hazard: Conditions noted that may pose a drowning hazard to humans. These conditions warrant further evaluation and corrections by a specialist in the appropriate trade.

125 SERVICEABLE

As defined in the Websters Dictionary; "That can be of service; ready for use; useful; useable". Means that a system and/or component was capable of performing its intended function and/or task. It does not imply that the system and/or component was in perfect or in like new condition or that it would meet every individuals interpretation of an acceptable state.

126 FUNCTIONED

As defined in the CREIA/ASHI Standards of Practice; "Performing its normal, proper and characteristic action."

127 FAILED

As defined in Websters Dictionary; "To be deficient or negligent in an obligation, duty, or expectation". If an item did not function, then it was not serviceable and was considered to have failed.

128 SPECIALIST

As defined in the Websters Dictionary; "A person who specializes in a particular field of study, professional work". Any individual schooled, trained and/or otherwise holds a special knowledge of specific systems or components. Trade school or factory trained individuals in specific fields of expertise may be considered a " Specialist " as well as qualified state licensed contractors in specific occupations.

129 CLOSE OF ESCROW

SC RU FE CR DH Safety Concerns, Further Evaluation, Corrections Recommended, Recommended Upgrades, Drowning Hazard: When the above listed items/abbreviations are stated in the report, we recommend the listed items be evaluated and/or corrected prior to the close of escrow.

FOUNDATION/UNDER-FLOOR AREAS

Areas of the foundation and/or structural components of the building were inaccessible because they were installed at or below grade level, and/or behind walls. Areas concealed from view by any means and assessing the structural integrity of a building is excluded from this report. The inspectors observations take into account the age of the building and the construction standards of that time, older buildings may lack many of the modern framing and seismic connections presently being utilized. Foundations may have curing cracks that do not represent a structural problem. All concrete experiences some degree of cracking due to shrinkage in the drying process. If large cracks are present along with movement, we recommend further evaluation by a structural engineer, foundation specialist or a geologist. All exterior grades should allow for surface and roof water to be diverted away from the foundation system. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended

[RU] Recommended Upgrade

201 TYPE
Foundation types observed:
Concrete slab on grade

202 BOLTS/BRACING
FE The wall surfaces or design/configuration of the building prevented access to visually verify the presence or condition of anchor bolts.

203 EXTERIOR CONDITION
The visible exterior areas of the concrete foundation showed no sign of unusual cracking or movement.

204 INTERIOR CONDITION
The current condition of the concrete slab could not be confirmed by visual inspection due to wall to wall floor coverings.

205 COMMENTS
The interior floors of the building are not required to be perfectly smooth, flat and/or level.

EXTERIORS

The items listed below were visually observed to determine their current condition during the inspection, areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation, with exception to lawn sprinklers and low voltage yard lighting. This inspection is a visual observation and does not attempt to determine site drainage performance or the condition of any underground piping, including municipal water and sewer service piping or concealed cleanouts. This inspection is not intended to address or include any geological conditions or site stability information, for information in these areas we recommend consulting with a geologist and/or a geotechnical engineer. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

301 SIDING TYPE
Materials: Stucco and wood/manufactured

303 EXT TRIM TYPE
Materials: Wood

304 EXT DOOR TYPE
Materials: Wood
entry door(s)

305 WINDOW TYPE
Type:
Horizontal/vertical sliding
double-paned (thermal) windows were present

306 WINDOW MATERIALS
Materials: vinyl/plastic

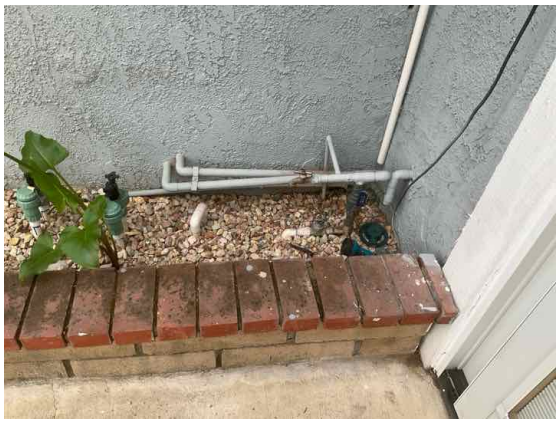
308 STUCCO SIDING

CR There were gaps between the stucco siding and adjacent materials. These conditions are conducive to moisture intrusion/deterioration. All similar areas should be inspected as part of an annual maintenance item. We recommend correcting the condition(s) noted.

CR There were cracks/holes in the stucco siding. These conditions are conducive to moisture intrusion/deterioration. We recommend sealing all cracks/holes to help minimize moisture intrusion. We recommend evaluation and corrections by a specialist in the appropriate trade.

CR The stucco siding was loose/damaged. These conditions are conducive to moisture intrusion/deterioration. We recommend correcting the condition(s) noted.

CR Portions of the metal stucco weep screed along the bottom edge of the stucco siding lacked adequate clearance from or were buried in the ground. These conditions are conducive to moisture intrusion/deterioration. We recommend further evaluation and corrections by a specialist in the appropriate trade.

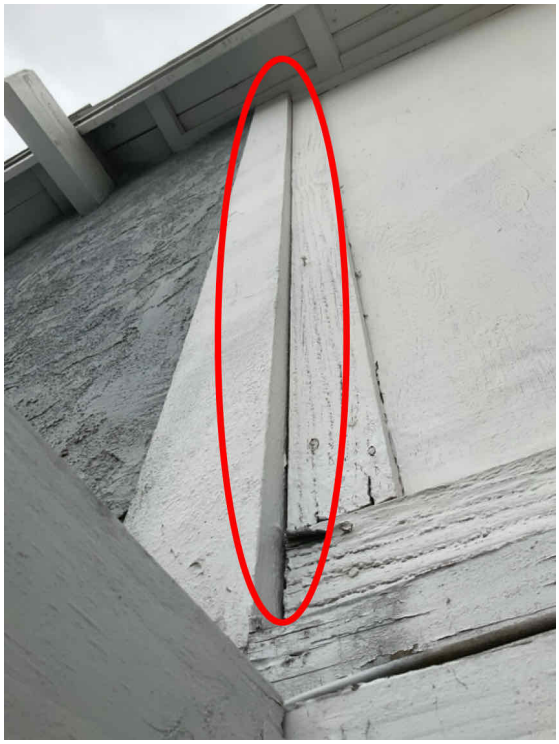


CR The patio/walkway surface had been installed above the metal stucco weep screed along the bottom edge of the stucco siding. This condition is conducive to moisture intrusion/deterioration. We recommend further evaluation and corrections by a specialist in the appropriate trade.

309 WOOD SIDING

(General): Wood/Manufactured siding can expand and contract and can open gaps between each slat. Ongoing examination/maintenance is needed to ensure any gaps that form remain sealed to prevent moisture intrusion and possible damage.

CR There were gaps between the wood siding and or adjacent materials. (Note) Not all gaps were photographed. All similar areas will need annual inspections. These conditions are conducive to moisture intrusion/deterioration. We recommend correcting the condition(s) noted.



317 EXTERIOR TRIM

CR The finish on the exterior trim was worn. We recommend they be refinished for better appearance and to maximize their service life. We recommend correcting the condition(s) noted.

There were damaged/deteriorated trim surfaces noted at the
fascia boards

door and/or window trim.

garage door trim.

exterior trim materials

318 EXTERIOR DOORS

The doors viewed from the exterior appeared serviceable
The sliding glass door(s) were in serviceable condition

319 WINDOWS

FE (GENERAL) Double-paned windows/doors reduce noise and improve efficiency of heating/cooling systems. The space between the panes is factory sealed. If a seal fails, air from the environment enters the formerly sealed space. This condition causes condensation or fogging in the window(s), depending on the climatic conditions. We cannot assure the seal on each and every window, but we will attempt to note in the report the presence of visible condensation, fogging and/or moisture staining noted during the inspection. Due to climatic conditions, nature of the components and cleanliness of the glass it is not possible to determine all failures. We recommend full evaluation by a specialist in the appropriate trade.

The windows viewed from the exterior appeared serviceable
FE CR with exceptions noted.

CR Some of the windows are retro-fit type windows and require the sealant at the trim to be sealed at all times, these areas will require future or current maintenance. We recommend correcting the condition(s) noted.

322 EXTERIOR ELECTRICAL

SC CR The lights and accessible receptacles appeared to be in serviceable condition. The receptacles were not GFCI protected. We recommend upgrading to the current standards and providing GFCI protection to all of the exterior receptacles.

CR Light fixtures were loose/damaged. We recommend correcting the condition(s) noted.

RU There were outdoor receptacles without an in-use weather tight cover. We recommend installing the in-use weather tight type cover(s) where needed

SC CR There were loose/unsecured receptacles noted. We recommend correcting the condition(s) noted.

323 CHIMNEY

The chimney appeared serviceable [from grade to the roof line]

325 MOISTURE CONTROL

FE Observations regarding any evidence of damaged or deteriorated wood should not be a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

327 DRIVEWAY

Materials: concrete
brick

329 WALKWAYS

Materials: concrete

331 MAIN ENTRY

Materials: concrete
brick

332 PATIOS

Materials: concrete

333 PATIO COVERS

Materials:
wood frame design
and
Cloth retractable

335 RETAINING WALLS

Materials:
block

336 FENCING & GATES

Materials:
block
metal

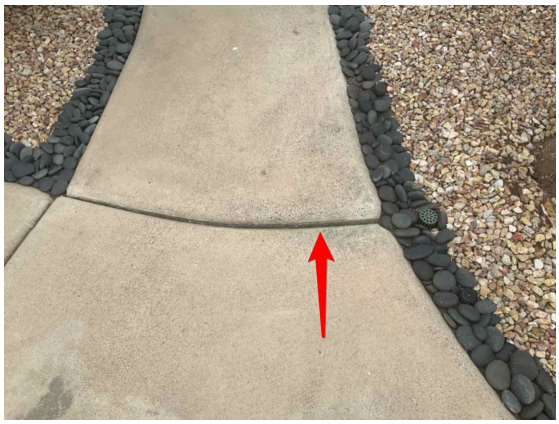
338 DRIVEWAY

There were common cracks in the driveway, no action is needed at this time.

340 WALKWAYS

There were common cracks noted in the walkways, no action is needed at this time.

SC CR Uneven sections were noted in the walkway surface. This condition is a trip hazard. We recommend correcting the condition(s) noted.



344 MAIN ENTRY

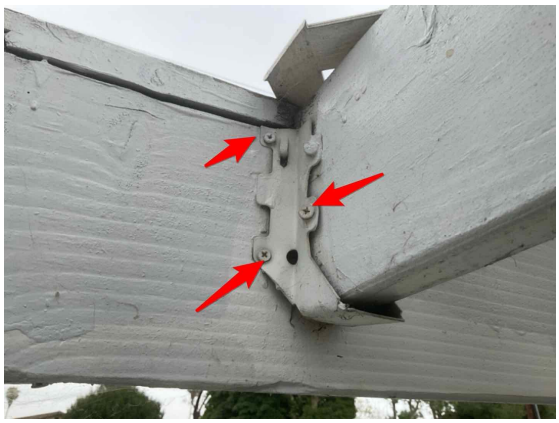
The entry/porch appeared serviceable

345 PATIOS

The patio appeared serviceable

346 PATIO COVERS

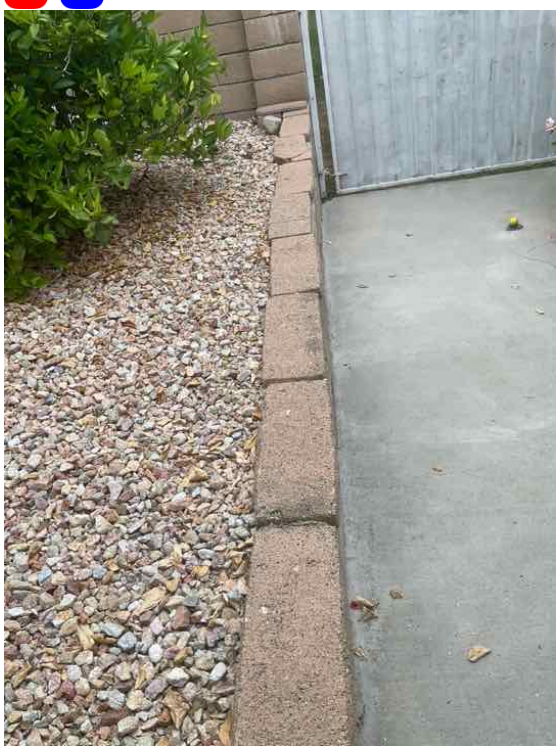
CR The wood patio cover was attached to the building using screws. We recommend using nails for their superior shear strength. We recommend correcting the condition(s) noted.



The cloth retractable patio cover is beyond the scope of the inspection.

349 RETAINING WALLS

SC CR a.



350 FENCING & GATES

[NOTE] The concrete block fencing had common settlement or movement cracks. We recommend monitoring the condition(s) noted.

CR The gate(s) needed adjustment or repairs to restore proper operation. We recommend correcting the condition(s) noted.

FE The gate was locked and operation could not be verified. We recommend correcting the condition(s) noted.

SC FE CR DH The gates/fencing do not meet the present pool safety standards. We recommend they be upgraded to the present standards. A copy of which may be obtained at the local building department.

357 SITE GRADING
Flat site

358 SITE DRAINAGE
Surface and underground drains

359 LAWN SPRINKLERS
NOTE: Yard sprinkler systems are outside of the scope of the inspection agreement and are not inspected.

362 SITE GRADING
The grading at the foundation and appeared to be adequate to drain excess surface water away from the building.

363 SITE DRAINAGE
The exposed areas of the surface drainage system appeared serviceable
An underground drainage system was installed, it was not water tested during the inspection. We make no representations as to its effectiveness and recommend its operation be noted during adverse weather.

A surface drainage system is designed to collect and divert surface and roof runoff. It is typically installed with plastic piping and flows downhill to a point of discharge or into a sump pump.

(General) Underground drain maintenance is important for proper draining of runoff water around the property.

364 LANDSCAPING
The vegetation and landscaping appeared manicured

ROOF COVERINGS

The visible areas of the roof and components were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The testing of gutters, downspouts and underground drain piping is beyond the scope of this report. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

401 INSPECT METHOD
A drone was used to observe and photograph the main roof structure.

402 ROOF COVERING
Materials:
dimensional fiberglass composition shingles

403 ROOF LAYERS
1 layer

404 CHIMNEY/FLUE
Materials:
brick chimney
with a
clay tile flue

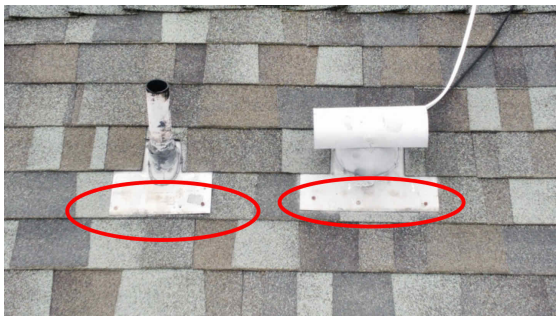
405 ROOF DRAINAGE
RU There were no rain gutters installed.

407 COMP SHINGLE
(GENERAL) Representation of remaining roof life expectancy is beyond the scope of his inspection.

The visible areas of the roof surface appeared serviceable. Periodic inspection and maintenance is recommended.

with exceptions noted,
FE The ridge cap shingles for these roofs are deteriorating in 6-8 years after installation. They are a different material than the roof shingles and require periodic replacement. The ridge caps are worn/deteriorated and should be replaced. We recommend further evaluation and corrections by a professional in the appropriate trade.

CR There are unsealed exposed nails on the shingles/flashings. We recommend correcting the condition(s) noted.



CR Trees were touching/overhanging the roof. We recommend they be trimmed and the debris removed to prevent damage to the roof and to prevent animal access.

416 FLASHINGS
The flashings appeared serviceable where visible.

417 FLUE PIPES
The visible exhaust flue pipes and weather caps appeared serviceable.

418 SKYLIGHTS
The visible skylight(s) appeared serviceable, with no evidence of leakage.

419 CHIMNEY / CAP
SC CR There were no spark arrester(s) installed on the chimney(s). We recommend installing rain cap type spark arrester(s) to help minimize moisture entry into the flue and prevent the escape of hot embers.

CR The mortar cap on top of the chimney was cracked. We recommend the cracks be sealed to prevent water intrusion into the brick structure.

420 ROOF DRAINAGE

RU There were no rain gutters to control the rooftop drainage. We recommend installing rain gutters and downspouts on all down sloped roofs.

ATTIC AREAS & ROOF FRAMING

The visible areas of the attic and roof framing were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for their basic operation. Thermostatically operated attic vent fans are excluded from the inspection. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

501 ATTIC ACCESS
Access's:
2
Type:
Hatch in the ceiling
Drop down ladder
Location:
Garage
Hall

502 FRAMING
Factory built truss system

503 SHEATHING
Plywood
over
Wood planks/boards

504 INSULATION
Blown-in

505 VENTILATION
Vent types:

roof
gable

506 ACCESS
The attic space was restricted by framing and/or vaulted ceilings. The inspection is limited to the accessible areas.

507 FRAMING
The visible areas of the roof framing appeared serviceable

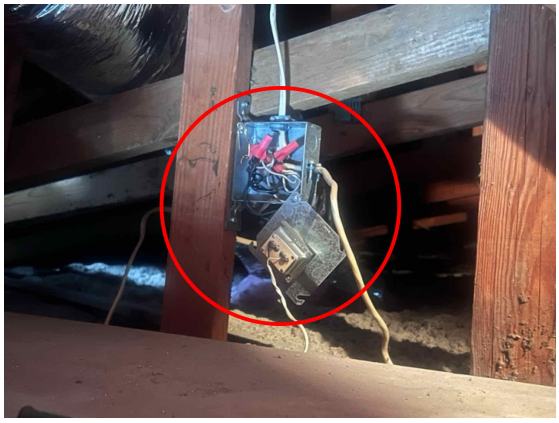
508 SHEATHING
The visible areas of the roof sheathing appeared serviceable.

509 INSULATION
The visible attic insulation appeared serviceable.

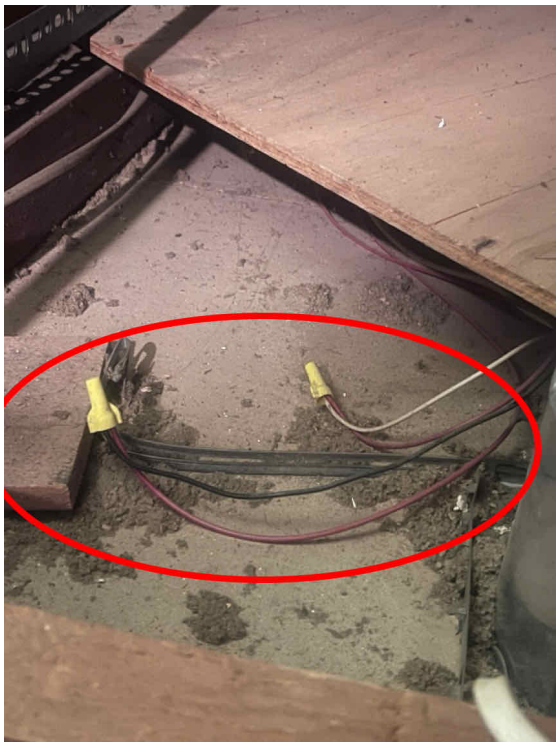
510 VENTILATION
Good attic ventilation is beneficial to the longevity of the roofing material and comfort of the living spaces. Attic ventilation can be provided by eave, gable, and automatic or wind driven fans.

The attic ventilation appeared to be adequate.

511 ELECT WIRING
SC CR There was improper wiring in the attic in the form of open junction boxes with exposed wire connections. We recommend correcting the condition(s) noted.



SC CR There was improper wiring in the attic in the form of splices in wiring that were not contained in approved/covered boxes



513 EXHAUST VENTS

FE The was no view of exhaust vents in the attic space.

514 PESTS

FE CR Evidence of rodent activity was observed in the attic. We recommend a full evaluation by a specialist in the appropriate trade.

PLUMBING

The visible areas of the main water line, shutoff valve, water supply & drain lines, gas meter and piping were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for their basic operation. Leakage or corrosion in underground or concealed piping cannot be detected by a visual inspection. Older fixtures or components should be budgeted for replacement. Fixture shutoffs are not tested, some corrosion is common. We are not equipped to repair a leaky shutoff caused by a test, we recommend fixture shutoffs be tested by a specialist in the appropriate trade equipped to repair or replace the shutoffs. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

601 MAIN WATER LINE

Materials:
where visible

602 WATER SHUTOFF
The main water shutoff valve was located at the front of the building.

603 WATER PRESSURE
60-70 PSI

604 WATER PIPING
Materials:
copper piping
where visible

605 WASTE LINES
Materials:
a combination of ABS plastic, cast iron and galvanized piping
where visible

606 GAS SHUTOFF
The gas meter and shutoff valve are located at the left side of the building

607 WATER SHUTOFF
The main water shutoff valve appeared serviceable, no leakage observed. We do not operate these devices.

The main water shutoff valves are outside the scope of the inspection and are not tested.

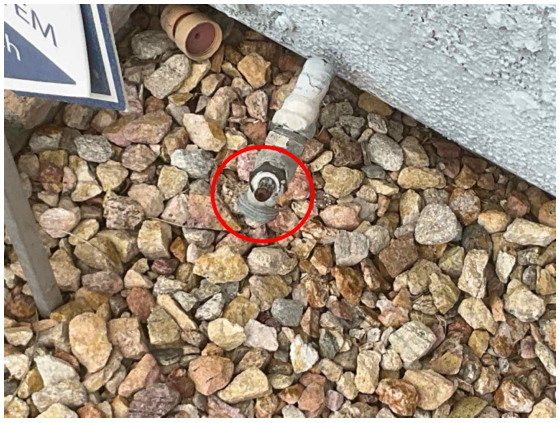
608 WATER PRESSURE
The water pressure measured at an exterior hose faucet was within the acceptable range.

609 WATER PIPING
The visible water supply piping appeared serviceable

610 WATER FLOW
A number of fixtures were operated simultaneously with a serviceable water flow.

611 HOSE FAUCETS
The accessible hose faucets were serviceable.

CR There were damaged or missing hose faucet handles. We recommend correcting the condition(s) noted.



612 WASTE PIPING
The visible waste piping appeared serviceable.

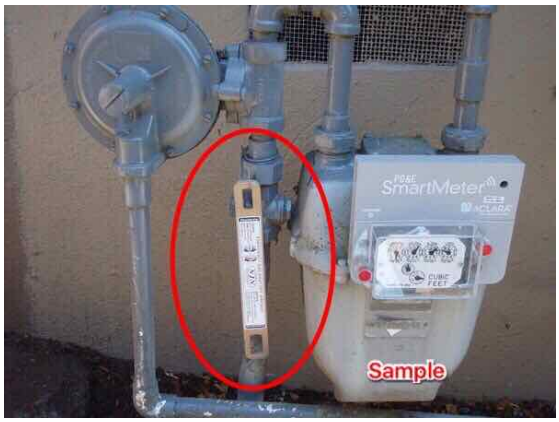
FE The underground main sewer line is not visible to inspect and no representations are made about this system. We recommend further evaluation/scope/camera by a specialist in the appropriate trade.

613 WASTE FLOW
A number of drains were emptied simultaneously and appeared serviceable.

615 VENT PIPING
FE There was no view of vent pipes.

616 GAS SHUTOFF

RU The supply shutoff appeared serviceable, we do not operate these devices. There is no emergency shutoff wrench present. We recommend providing a wrench or installing a seismic automatic shut off valve for emergencies.



617 GAS PIPING

The visible areas of the gas piping appeared serviceable.

WATER HEATER

701 LOCATION

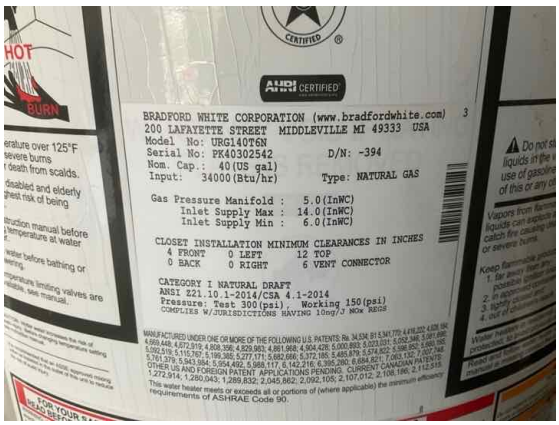
The water heater was located in the garage.

702 MANUFACTURER

Bradford White

703 MANUFACTURE DATE

2017



704 SIZE / GALLONS

Tankless

705 ENERGY TYPE

Natural gas

707 VENTING SYSTEM

SC CR The flue vent pipe was not secured as required. We recommend correcting the condition(s) noted.

708 WATER PIPES

RU The shutoff valve and visible water supply connectors appeared serviceable, they were not insulated. We recommend insulating the exposed water piping to minimize heat loss.

The operation of water shutoff valves is outside the scope of the inspection and were not operated.

The water shutoff valve appeared serviceable

709 T&P VALVE

SC CR The temperature & pressure relief valve's discharge line was too short. We recommend installing an approved discharge line that extends to the exterior or terminates close to the ground facing downward.

710 TANK

The water heater appeared serviceable, no leakage noted.

711 SEISMIC

SC CR The water heater was double strapped, it was not stabilized/blocked to resist movement as required by the State Architect. We recommend correcting the condition(s) noted.

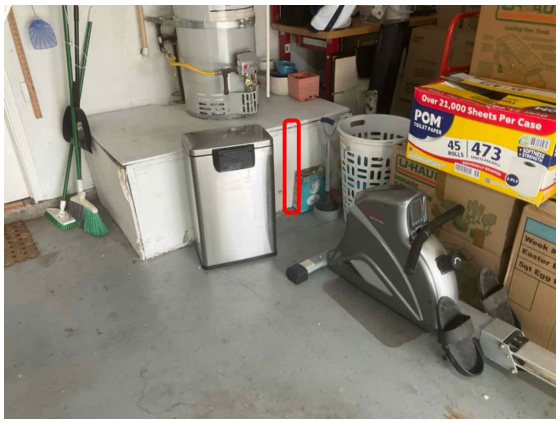
712 COMBUSTION AIR
A combustion air supply for the water heater was present. Adequate ventilation for all fuel burning appliances is vital for their safe operation.

713 ENERGY SUPPLY
The gas shutoff valve and flexible gas connector appeared serviceable.

714 CONTROLS
The temperature control was set in the "normal range" and the water at the faucets was warm/hot.

715 ELEVATION
The water heater ignition source/pilot light was elevated 18" inches or more above the floor.

717 COMMENTS
RU There were no vehicle barrier posts installed at the water heater location. We recommend correcting the condition(s) noted.



RU There was no drip pan and drain line under the water heater to catch and divert any dripping water to the exterior. We recommend a pan and drain line be installed for water heaters located in interior spaces.

ELECTRICAL SYSTEMS

The service entrance, grounding system, main and sub panels were observed to determine their current condition. Areas concealed from view by any means are excluded from the report. Lights and accessible receptacles were checked for basic operation. Light fixtures that have missing or dead bulbs were considered non-functioning. The location of GFCI circuit protection devices will be identified when present. The operation of time control devices was not verified. The location of smoke detectors will be identified when present. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

801 SERVICE TYPE
Underground.

802 MAIN PANEL
Located at the left side of the building

803 SERVICE RATING
120/240 volt system, rated at 100 Amperes

804 SERVICE WIRING
Material observed:
copper

805 BRANCH WIRING
Material observed:
copper
where visible in the
main panel

806 DISCONNECT TYPE
Circuit breakers

807 GROUNDING
The grounding connection was not visible

808 SERVICE WIRING
The underground service lateral was not visible to inspect

809 GROUNDING
FE The grounding connection(s) were not visible/located. We recommend further evaluation by a specialist in the appropriate trade.

810 MAIN PANEL

SC CR The cover hinges were missing/damaged. We recommend correcting the condition(s) noted.

RU A number of breakers were not labeled. We recommend they be accurately labeled to allow individual circuits to be shut off for maintenance or emergency needs.

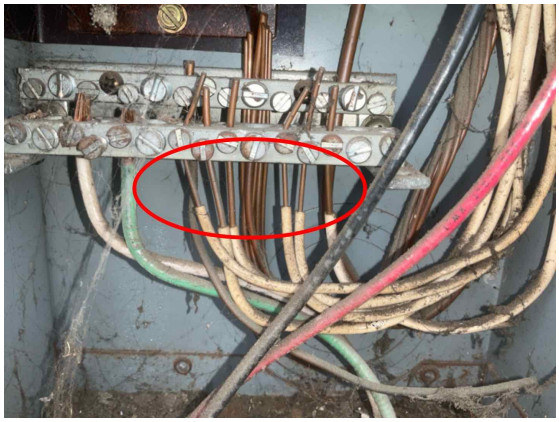
SC CR There were missing twist-outs/unused breaker slots in the panel. This condition is a safety hazard. We recommend correcting the condition(s) noted.

SC FE The buildings main electrical service panel was manufactured by Fed pacific/Zinsco/Sylvania. This panel has been known to present latent hazards by malfunctioning under certain conditions resulting in jammed circuit breakers. The breakers may not trip (disconnect) under imposed load conditions. Failure can also occur at the connections to the bus bars due to inadequate bending space for the service entrance conductors. We recommend further evaluation by a specialist in the appropriate trade.

811 WORKMANSHIP

FE The electrical system appeared to be outdated by today's standards. We recommend a full evaluation of the electrical system by a specialist in the appropriate trade.

No wire insulation



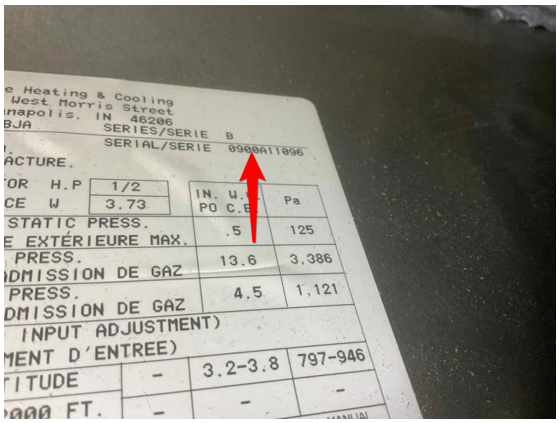
812 BREAKERS/WIRE
The breakers to wire connections appeared compatible where visible within the panel.

HEATING SYSTEM

901 LOCATION
The unit was located in the attic

902 MANUFACTURER
Payne

903 MANUFACTURE DATE
2000



904 TYPE & FUEL
Forced air natural gas fired system

905 APPROX. BTU'S
80-90,000 btu's

906 FILTER TYPE
Disposable

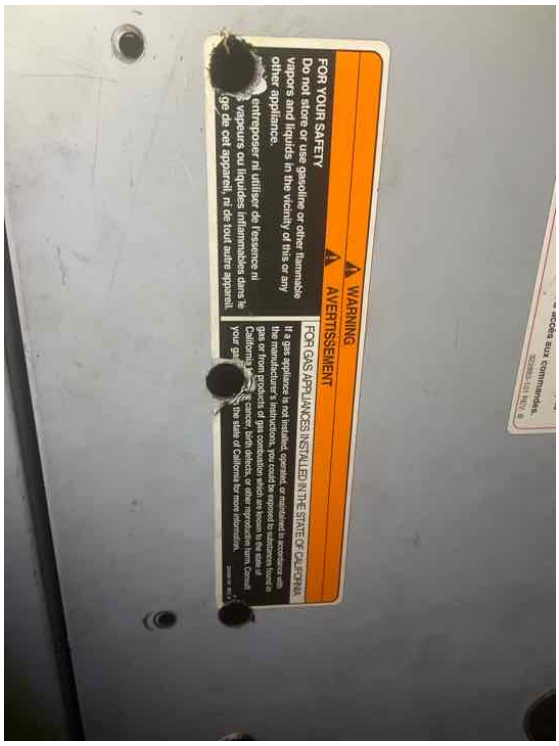
908 VENTING SYSTEM
The visible areas of the flue vent piping were intact and secured at the connections

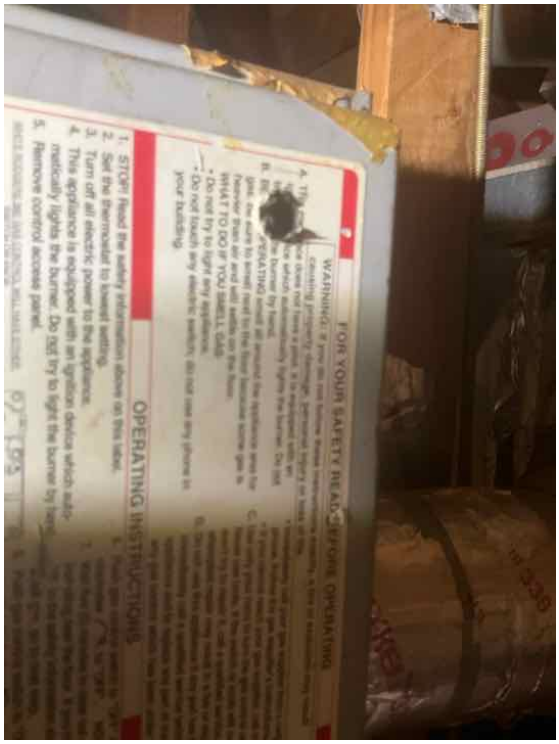
909 SUPPLY PLENUM
The supply air plenum appeared serviceable

910 HEATING UNIT
RU FE The furnace was serviceable, it was an older unit and nearing the end of its expected service life. We recommend budgeting for a replacement.

with exceptions noted. a.

CR The blower meter cover has several holes drilled into it. This allows attic air to enter the system. We recommend correcting the condition(s) noted.



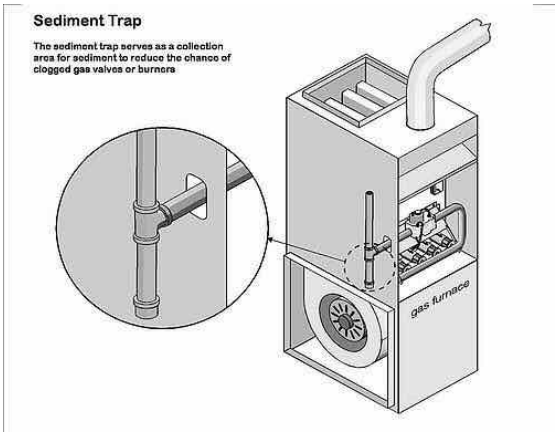


911 COMBUSTION AIR
The combustion air supply for the furnace appeared adequate.

Combustion air provides oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation.

912 ENERGY SUPPLY
The gas shutoff valve and flexible gas connector appeared serviceable

RU There were no sediment traps installed at the gas supply plumbing. We recommend correcting the condition(s) noted.



913 BURNERS
The burner flame(s) appeared typical for this type of unit

914 HEAT EXCHANGER
[NOTE] The heat exchanger was not visible to inspect without dismantling the unit, which is beyond the scope of the inspection.

915 BLOWER / FILTER
CR The filter was dirty which blocks the air flow. We recommend the filter be cleaned or replaced.

917 THERMOSTAT
The thermostat was operated and the system responded.

919 COMMENTS
RU FE There is no drain pan present under the attic installed furnace

920 DUCT TYPE
Plastic covered and insulated flexible ducting where visible

921 CONDITION
The visible areas of the conditioned air ducts appeared serviceable.

CENTRAL COOLING SYSTEMS

The visible areas of the condensing units, electrical connections, coolant lines and evaporative coil units were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

1001 LOCATION(S)
The unit was located on the left side of the building

1002 MANUFACTURER
Payne

1003 MANUFACTURE DATE
1999

1004 SYSTEM TYPE
"Split system" The condensing unit and evaporator coils were at different locations.

1005 APPROX. SIZE
4 ton

1007 ENERGY SUPPLY

CR The flex connector/conduit was not fastened to the wall after exiting the electrical disconnect panel. We recommend correcting the condition(s) noted.

1008 CONDENSING UNIT

FE CR The refrigerant line is bent beyond 90°. This could effecting the flow of refrigerant in the system. We recommend further evaluation and corrections by a professional/specialist in the appropriate trade.

FE CR The insulation on the coolant lines was damaged/deteriorated/missing by the condensing unit. We recommend correcting the condition(s) noted.

CR A number of the coil fins of the condensing unit were damaged/deteriorated. This condition reduces the units overall performance We recommend correcting the condition(s) noted.

(General ongoing maintenance) Remove debris collecting in the interior of the unit, clean fins with a vacuum then genial stream of water from a hose, straiten any bent fins for good air flow, keep area clean around the unit, keep unit level,

1009 SYSTEM CONDITION

FE CR The temperature differential between the supply and return air grills was less than 18 degrees. We recommend further evaluation and corrections by a specialist in the appropriate trade.

1010 CONDENSATE LINE

FE CR The attic installation of the cooling system had no secondary condensation drain line to the exterior. We recommend correcting the condition(s) noted.

KITCHEN

The visible areas of the walls, ceilings, floors, cabinets and counters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment were checked for basic operation. Self or continuous cleaning functions, timing devices and thermostat accuracy are not include in the inspection. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

1101 WALLS/CEILING
The visible areas of the walls and ceiling appeared serviceable

1103 TILE FLOOR
The visible areas of the tile floor appeared serviceable

1109 WINDOWS
The accessible window(s) were serviceable

1111 LIGHTS/FIXTURES
The light(s) were serviceable

1112 RECEPTACLES
SC FE CR The GFCI receptacle was providing power, but failed to trip when tested with a GFCI tester. this condition is safety hazard. We recommend correcting the condition(s) noted.

1113 CABINETS/TOPS
The cabinet(s)/ counter(s) were serviceable

1114 SINK/PLUMBING
The faucet(s), sink(s) and piping were serviceable, no leakage observed.

1115 DISPOSAL
The garbage disposal(s) functioned

1116 DISHWASHER
The dishwasher(s) functioned through the "Normal Cycle", no leakage observed.

There was an air gap device present at the sink, no leakage observed.

1118 EXHAUST VENT
The exhaust vent fan built into the microwave functioned and was configured to vent outward into the kitchen.

1119 COOKTOP
Freestanding
Gas
The cooktop/range burners functioned

SC CR The range/oven lacked an anti-tip device at the rear as required. This condition is a topple hazard. We recommend correcting the condition(s) noted.

1120 OVEN(S)
Gas
The oven functioned

1121 MICROWAVE
The microwave functioned

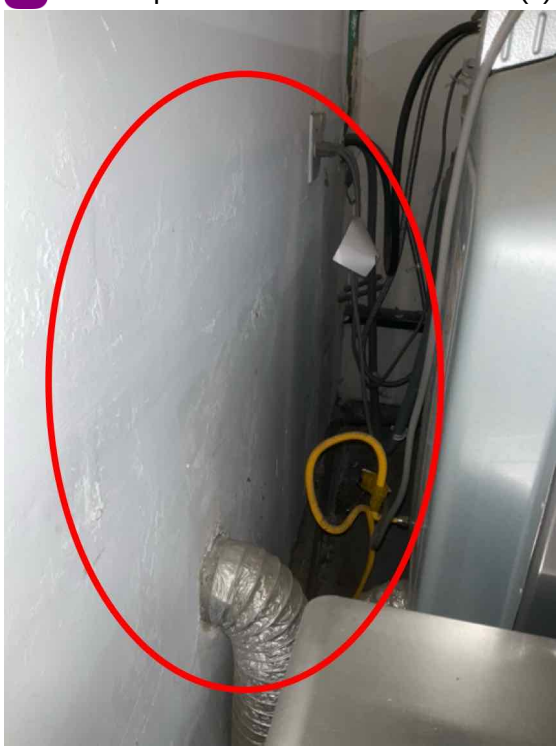
1124 REFRIGERATOR
FE These systems are outside the scope of the inspection and are not inspected. We recommend consulting with a specialist regarding the operation and maintenance of this system.

LAUNDRY ROOM

1201 LOCATION
Located in the garage

1202 WALLS/CEILING

FE Past repairs were noted on the wall(s)/ceiling. We recommend inquiring about the condition(s) noted.



1213 RECEPTACLES

SC CR The accessible receptacles were serviceable, they were not GFCI protected. We recommend upgrading to provide GFCI protection for the receptacles for safety reasons.

1217 WASHER SERVICE

The laundry faucets were serviceable, no visible leaks, a machine was connected. We do not operate the faucets.

The visible areas of the drain piping appeared serviceable.

1218 DRYER SERVICE

The dryer hookup was provided for a gas unit only.

SC RU NOTE: Future or current gas dryers and their burners should be 18" off the garage floor similar to water heaters in garage.

1219 DRYER VENTING
Dryer venting was provided and terminated at the exterior.

BATHROOMS

The visible areas of the walls, ceilings, floors, cabinets and counters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment are checked for basic operation. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

Primary Bath

1301 WALLS/CEILING
The visible areas of the walls and ceiling appeared serviceable

1303 TILE FLOOR
The visible areas of the tile floor appeared serviceable

1307 INTERIOR DOORS
The door(s) were serviceable
CR There were missing door stops/damaged. We recommend correcting the condition(s) noted.

1309 WINDOWS
There were no window(s) in this room and are not required when light and ventilation are provided by other means.

1311 LIGHTS/FIXTURES
The light(s) were serviceable

1312 RECEPTACLES
The accessible receptacles were serviceable and GFCI protected where required

1313 VENTILATION
The exhaust fan functioned.

1314 CABINETS/TOPS
The cabinet(s)/ counter(s) were serviceable

1315 SINK/PLUMBING
CR The stopper mechanisms were defective/missing/hard to operate. We recommend correcting the condition(s) noted.

1316 TOILETS

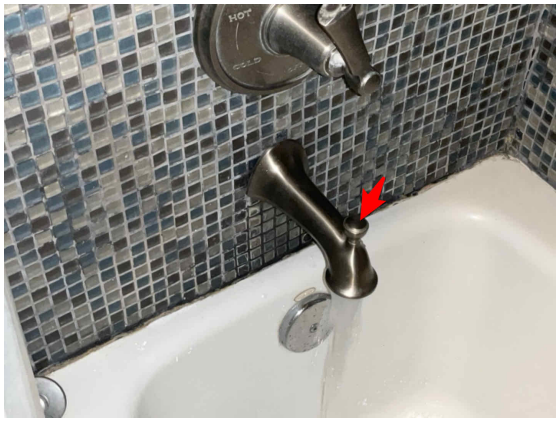
The toilet(s) functioned, no leakage observed

1319 TUB/SHOWER

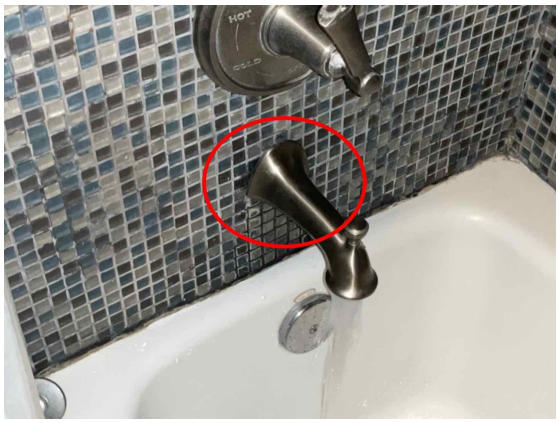
CR The stopper mechanism was defective/missing. We recommend correcting the condition(s) noted.

SC CR The hot and cold water were reversed at the faucet, this condition is a scald hazard. We recommend correcting the condition(s) noted.

CR The diverter was deteriorated/damaged. (Leaks while shower is running) We recommend correcting the condition(s) noted.



CR The faucet(s)/spout were not sealed to the wall/deck, this is a potential leak source. We recommend correcting this condition to prevent moisture intrusion into concealed spaces.



1322 ENCLOSURE
There was a shower curtain present.

1325 MEDICINE
The medicine cabinet(s) were serviceable

1327 TOWEL BARS
The towel bar(s) and toilet paper holder(s) were serviceable

Hall Bath

1301 WALLS/CEILING
The visible areas of the walls and ceiling appeared serviceable
with exceptions noted,

FE Past repairs were noted on the wall(s)/ceiling. We recommend inquiring about the condition(s) noted.

1303 TILE FLOOR
The visible areas of the tile floor appeared serviceable

1307 INTERIOR DOORS
The door(s) were serviceable

CR There were missing door stops/damaged. We recommend correcting the condition(s) noted.

1309 WINDOWS
There were no window(s) in this room and are not required when light and ventilation are provided by other means.

1311 LIGHTS/FIXTURES

CR Some of the lights failed to function or were burned out. We recommend correcting the condition(s) noted.

1312 RECEPTACLES

The accessible receptacles were serviceable and GFCI protected where required

1313 VENTILATION

The exhaust fan functioned.

1314 CABINETS/TOPS

The cabinet(s)/ counter(s) were serviceable

1315 SINK/PLUMBING

The faucet(s), sink(s) and piping were serviceable, no leakage observed

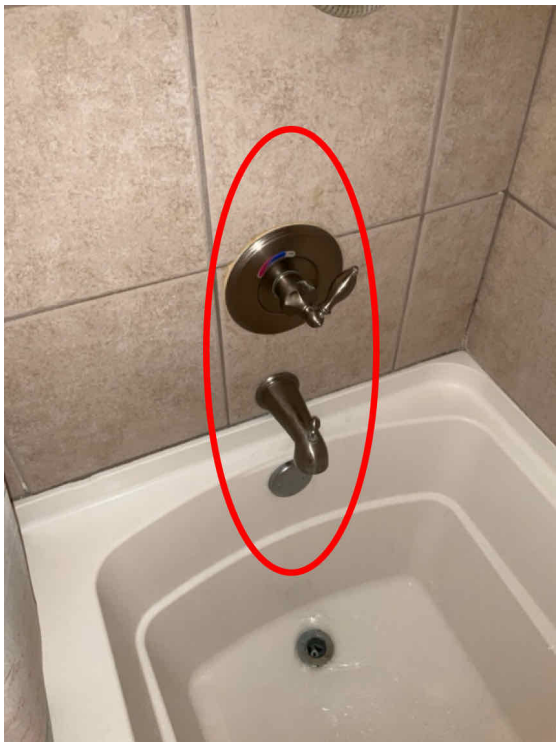
1316 TOILETS

The toilet(s) functioned, no leakage observed

1319 TUB/SHOWER

CR The stopper mechanism was defective/missing. We recommend correcting the condition(s) noted.

CR The faucet(s)/spout/handles were loose on the wall/deck. We recommend correcting this condition to prevent moisture intrusion into concealed spaces.



CR The diverter was deteriorated/damaged. (Leaks while shower is running) We recommend correcting the condition(s) noted.

CR The faucet(s)/spout were not sealed to the wall/deck, this is a potential leak source. We recommend correcting this condition to prevent moisture intrusion into concealed spaces.

1322 ENCLOSURE
There was a shower curtain present.

1325 MEDICINE
The medicine cabinet(s) were serviceable

1326 MIRRORS
The mirror(s) were serviceable
[NOTE] The mirror was hung like a picture and may not be staying with the building. We recommend inquiring about the condition(s) noted.

1327 TOWEL BARS
CR The towel bar(s) were loose/damaged. We recommend correcting the condition(s) noted.

BUILDING INTERIOR

The visible areas of the walls, ceilings, floors, cabinets and counters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment are checked for basic operation. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. In general almost all insulated glass

window seals will fail and can fail at any time. Fireplaces with gas lines should have the damper fixed so it will not close and the gas line should be sealed to the wall where it enters the fireplace. All fireplaces should be cleaned and inspected on a regular basis to insure safe operation. Smoke detectors should be installed within 15 feet of all sleeping rooms, to examine or test is outside the scope of this report. We recommend older homes be upgraded to meet the current smoke detector installation standards for added occupant safety. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

Interior Information

1401 ROOMS INSPECTED
All rooms inspected.

1402 WALLS/CEILINGS
Materials:
sheetrock

1403 FLOORS
Materials:
carpet
tile

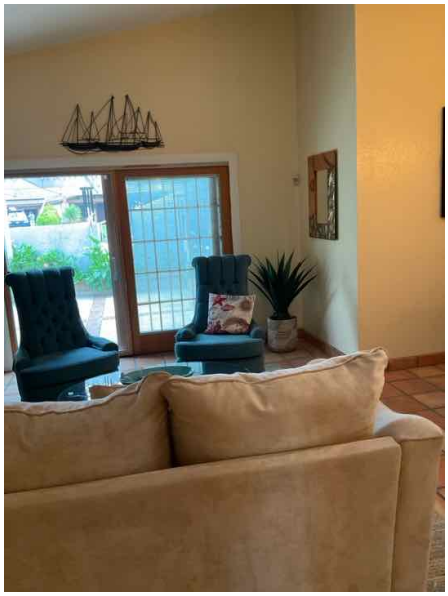
1405 FIREPLACES #
Fireplace's:
1
gas burning

1406 SMOKE DETECTORS
Location:
hallway
bedrooms

1406 CARBON MONOXIDE DETECTORS
Location:
hallway

Front Entry / Living Room



1408 WALLS/CEILING
The visible areas of the walls and ceiling appeared serviceable

1410 TILE FLOOR
The visible areas of the tile floor appeared serviceable

1415 EXTERIOR DOORS
The door(s) were serviceable
CR There were missing or damaged door stops. We recommend correcting conditions noted.

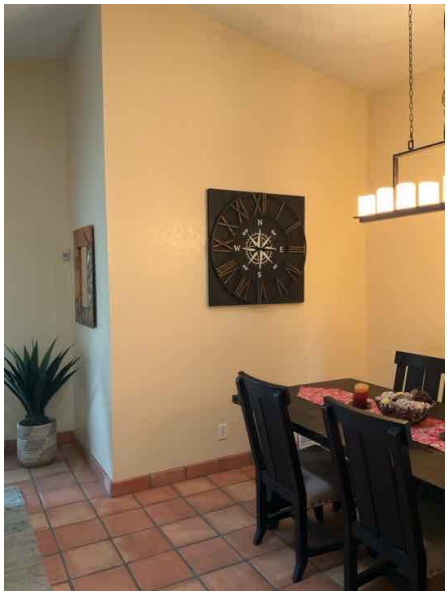
1418 LIGHTS/FIXTURES
The light(s) were serviceable
Checking the wiring for future ceiling lights/fans is beyond the scope of the inspection.

1419 RECEPTACLES
The accessible receptacles were serviceable

1420 CLOSET(S)
The closet(s) were serviceable

CR The door stop was missing/damaged. We recommend correcting the condition(s) noted.

Dining Room



1408 WALLS/CEILING
The visible areas of the walls and ceiling appeared serviceable

1410 TILE FLOOR
The visible areas of the tile floor appeared serviceable

1418 LIGHTS/FIXTURES
The light(s) were serviceable

1419 RECEPTACLES
The accessible receptacles were serviceable

Family Room




1408 WALLS/CEILING
The visible areas of the walls and ceiling appeared serviceable

1410 TILE FLOOR
The visible areas of the tile floor appeared serviceable

1418 LIGHTS/FIXTURES
The light(s) were serviceable

1419 RECEPTACLES
The accessible receptacles were serviceable

1427 FIREPLACE

SC CR We recommend that the flue damper be permanently blocked/clamped in the open position to prevent products of combustion from spilling out into the room.

SC CR A fireplace wire screen was not present. We recommend correcting the condition(s) noted.

FE There were efflorescence (white mineral salts) stains noted in the fireplace. This condition is an indication of moisture intrusion. We recommend further evaluation and corrections by a specialist in the appropriate trade.

FE The interior smoke chamber/flue is not visible to inspect and no representations are made about this system. We recommend further evaluation/scope/camera by a specialist in the appropriate trade.

FE Level 2 Inspections
A Level 2 inspection is required when any changes are made to the system. Changes can include a change in the fuel type, changes to the shape of, or material in, the flue (i.e. relining), or the replacement or addition of an appliance of a dissimilar type, input rating or efficiency. Additionally, a Level 2 inspection is required upon the sale or transfer of a property or after an operation malfunction or external event that is likely to have caused damage to the chimney. Building fires, chimney fires, seismic events as well as weather events are all indicators that this level of inspection is warranted.

CR The handle for the flu dampener disconnected during operation. We recommend correcting the condition(s) noted.

Hallway

1408 WALLS/CEILING
The visible areas of the walls and ceiling appeared serviceable

1410 TILE FLOOR
The visible areas of the tile floor appeared serviceable

1418 LIGHTS/FIXTURES
The light(s) were serviceable

1421 SMOKE DETECTOR
SC FE A smoke detector was present, regular testing is recommended.
To examine or test smoke detectors is outside the scope of the inspection.

1422 CABINETS/TOPS
The cabinet(s) were serviceable

Primary Bedroom



1408 WALLS/CEILING
The visible areas of the walls and ceiling appeared serviceable

1409 CARPET FLOOR
The visible areas of the carpet appeared serviceable
with common signs of aging and wear.

1414 INTERIOR DOORS
The door(s) were serviceable

CR The door stop were missing or damaged. We recommend correcting the condition(s) noted.

1415 EXTERIOR DOORS
The door(s) were serviceable

1418 LIGHTS/FIXTURES
The light(s) and ceiling fan were serviceable

1419 RECEPTACLES

FE The receptacles were not accessible due to stored/personal items and their operation was not verified. We recommend inquiring about the condition(s) noted.

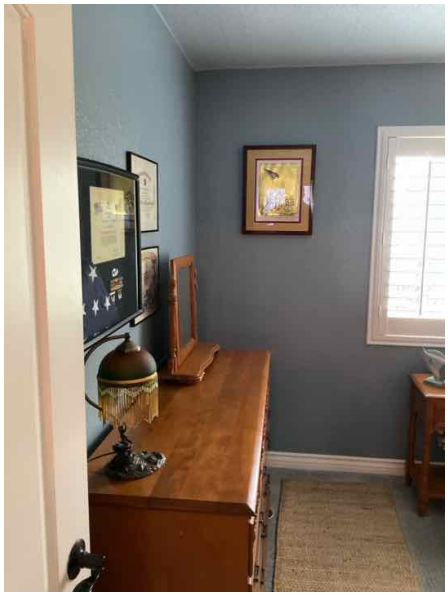
1420 CLOSET(S)

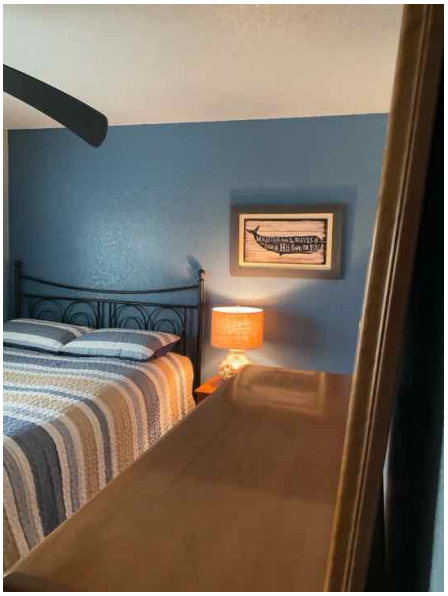
CR The door(s) did not close squarely or seal tightly. We recommend correcting the condition(s) noted.

1421 SMOKE DETECTOR

SC FE A smoke detector was present, regular testing is recommended.
To examine or test smoke detectors is outside the scope of the inspection.

Rear Bedroom





1408 WALLS/CEILING

The visible areas of the walls and ceiling appeared serviceable

1409 CARPET FLOOR
The visible areas of the carpet appeared serviceable

1414 INTERIOR DOORS
The door(s) were serviceable

1416 WINDOWS
The accessible window(s) were serviceable

1418 LIGHTS/FIXTURES
The ceiling fan was serviceable

1419 RECEPTACLES
FE The receptacles were not accessible due to stored/personal items and their operation was not verified. We recommend inquiring about the condition(s) noted.

1420 CLOSET(S)
The closet(s) were serviceable

1421 SMOKE DETECTOR
SC FE A smoke detector was present, regular testing is recommended.
To examine or test smoke detectors is outside the scope of the inspection.

with exceptions noted. a.

SC CR The smoke detector is within 3 feet of the supply register of the HVAC system. The forced air flow from a register that is too close to a smoke detector will disturb the natural upward flow of smoke to the detector, and slow its response time. We recommend correcting the condition(s) noted.

Front Bedroom



1408 WALLS/CEILING
The visible areas of the walls and ceiling appeared serviceable

1411 VINYL FLOOR
The visible areas of the vinyl floor appeared serviceable

1414 INTERIOR DOORS
The door(s) were serviceable

CR The door stop were missing or damaged. We recommend correcting the condition(s) noted.

1416 WINDOWS
The accessible window(s) were serviceable

CR The window screen(s) had damaged mesh/frames/latches or were missing. We recommend correcting the condition(s) noted.

1418 LIGHTS/FIXTURES

The light(s) and ceiling fan were serviceable

1419 RECEPTACLES

The accessible receptacles were serviceable

FE Some receptacles were not accessible due to stored/personal items and their operation was not verified. We recommend inquiring about the condition(s) noted.

1420 CLOSET(S)

CR The door(s) did not close squarely or seal tightly. We recommend correcting the condition(s) noted.

1421 SMOKE DETECTOR

SC FE A smoke detector was present, regular testing is recommended.
To examine or test smoke detectors is outside the scope of the inspection.

with exceptions noted. a.

SC CR The smoke detector is within 3 feet of the supply register of the HVAC system. The forced air flow from a register that is too close to a smoke detector will disturb the natural upward flow of smoke to the detector, and slow its response time. We recommend correcting the condition(s) noted.

GARAGE - CARPORT

The visible areas of the walls, ceilings, floors, cabinets and counters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles and permanently installed components or equipment are checked for basic operation. The garage door balance and spring tension should be checked regularly by a garage door specialist. All garage door openers should have functional auto-reverse system safety features for child safety. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

1501 TYPE & LOCATION

Garage

attached
two car

1503 VENTILATION
Vent types:

1504 INTERIOR WALLS
Materials:
sheetrock and unfinished

1505 INTERIOR FLOOR
Materials: Concrete

1506 CAR DOOR(S)
Door types: aluminum/metal, sectional(s)

1517 VENTILATION
The vents appeared to be in serviceable condition.

1518 FRAMING
FE CR The garage ceiling/wall tie framing was being used for storage. The additional weight can damage the framing. We recommend it be engineered or removed.

1519 INTERIOR WALLS
The visible areas of the walls and ceiling appeared serviceable

1520 FIRE WALL

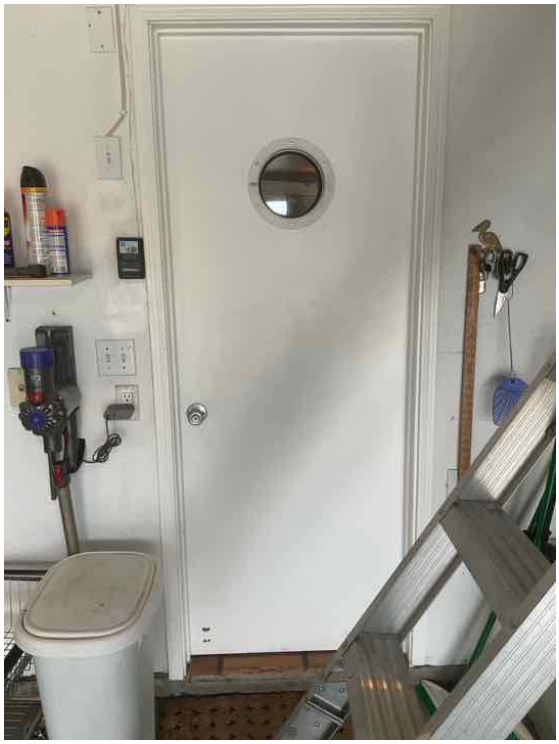
SC CR There were holes in the fire resistive wall between the garage and living space. We recommend correcting the condition(s) noted with approved methods and materials.



SC CR The recessed lights in the ceiling are a breach in the fire separation wall. We recommend correcting the condition(s) noted.


1521 FIRE DOOR

SC CR The present standards require the door between the garage and living space to be of fire resistive construction and have an automatic closer. We recommend correcting the condition(s) noted.



1522 CAR DOOR(S)

CR The car door(s) were damaged. We recommend correcting the condition(s) noted.

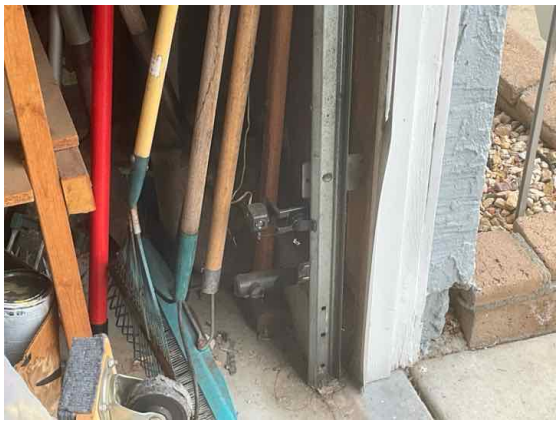
SC FE CR The car door sagged when reaching its open position. We recommend further evaluation and corrections by a specialist in the appropriate trade.

CR The weather stripping/molding was loose. We recommend correcting the condition(s) noted.

1523 DOOR OPENERS

The automatic car door opener ground sensors were operational and the automatic reversing system(s) functioned when the sensors detected an object crossing its path.

SC CR The secondary safety system (electric eyes) were mounted higher than the manufacturer's recommendation of 4" to 6" above the floor. We recommend correcting the condition(s) noted.



1524 LIGHTS/FIXTURES

CR Some of the lights failed to function or were burned out/missing bulbs. We recommend correcting the condition(s) noted.

1525 RECEPTACLES

SC CR The accessible receptacles were not GFCI protected as required, this condition is a Safety Hazard. We recommend correcting the condition(s) noted.

CR There was no power at a number of the receptacles. We recommend correcting the condition(s) noted.

SC CR Receptacle cover plates were missing. We recommend correcting the condition(s) noted.

1526 GARAGE FLOOR
The visible areas of the garage floor appeared serviceable, with common cracks present.

POOLS & SPAS

The visible areas of the vessel, drains, lights, waterline tiles, coping, decking, ladders and accessories were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation. Determining whether the vessel or underground pipes leak and disassembling of any equipment is beyond the scope of the inspection. Operation of time clock motors and thermostatic temperature controls were not verified during a visual inspection. Pilot lights on gas pool/spa heaters are not lit during the inspection. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

1601 POOL SAFETY
Safety features that comply with the law, as outlined in SB442:

1. An enclosure that isolates the swimming pool, spa or pond from the private single-family home.

2. Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.

3. An approved safety pool cover

4. Exit alarms on the private single-family home's doors that provide direct access to the swimming pool, spa or pond. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool, spa or pond is open."

5. A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool, spa or pond.

6. An alarm that, when placed in a swimming pool, spa or pond will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.

7. Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).

SC RU FE CR DH There were no pool, spa or pond safety devises in use at the time of inspection. We recommend further evaluation and corrections by a professional/specialist in the appropriate trade.

1602 COMMENTS
The pool inspection is a surface/above water level visual inspection only.

1603 VESSEL TYPE
Materials:
concrete & plaster in ground installation

1604 DECKING
Materials:
concrete

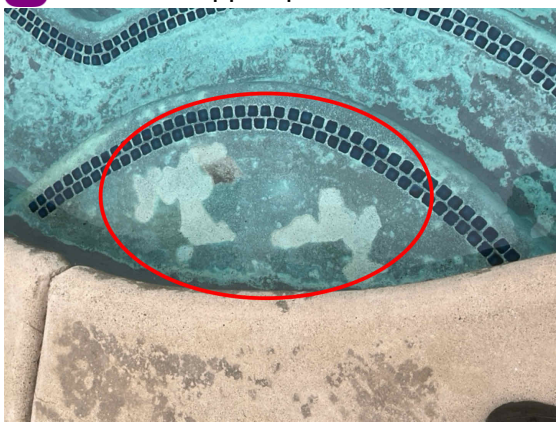
1605 COPING
Materials:
cantilevered extension of the decking

1606 VESSEL

The following vessel condition(s) were noted:

FE The pool's plaster surface was rough to the touch.

FE areas of chipped plaster were noted.



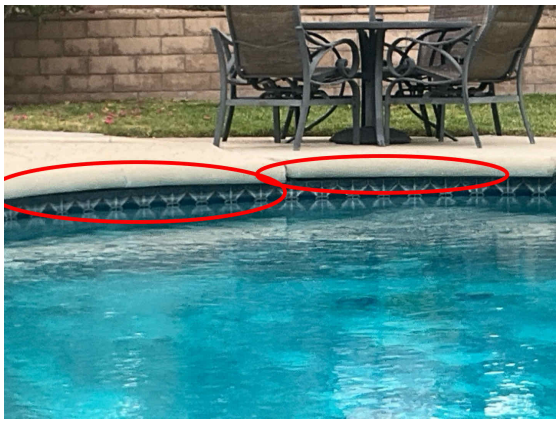
1607 DECKING

CR There were cracks noted in the pool decking. We recommend correcting the condition(s) noted.

SC CR Uneven sections were noted in the decking surface. This condition is a trip hazard. We recommend correcting the condition(s) noted.

1608 COPING

CR Caulking between the deck/tile surfaces was missing. We recommend correcting the condition(s) noted.



Lifting concrete

1609 WATERLINE TILES

CR There were loose/damaged/missing water line tiles. We recommend correcting the condition(s) noted.

1610 SKIMMER

The skimmer and basket were serviceable

1611 POOL LIGHT

The pool light(s) functioned during the inspection

The GFCI protection device(s) for the pool/spa light(s) functioned/tripped when the test button was operated. We recommend testing the device(s) at each use.

1612 POOL DRAIN

The drain cover(s) were the safety/anti vortex type and appeared serviceable.

1622 VESSEL

The following vessel condition(s) were noted:
the plaster surface was rough to the touch.

FE areas of chipped plaster were noted.

1623 DECKING

CR There were cracks noted in the spa decking. We recommend correcting the condition(s) noted.

1624 COPING

CR The caulking between the coping and deck/tile surface was cracked/damaged/deteriorated/missing. We recommend correcting the condition(s) noted.


Lifting concrete


Lifting concrete

1625 WATERLINE TILES

The waterline tiles were serviceable

1627 SPA LIGHT

The pool/spa light(s) functioned during the inspection
The GFCI protection device(s) for the pool/spa light(s) functioned/tripped when the test button was operated. We recommend testing the device(s) at each use.

1628 SPA DRAIN

SC RU The drain cover(s) were the old type/design that present a safety hazard due to suction entrapment. We recommend the cover(s) replaced with the safety/anti vortex type.

1632 FILTER PUMP

The pump/motor functioned

1637 FILTER

CR Leaks were noted at the filter body/piping connections. We recommend correcting the condition(s) noted.

1638 GAUGE

The pressure gauge was serviceable
with exceptions noted. a.

FE CR The gauge indicated a high pressure situation, this condition may indicate that the filter needs to be cleaned. We recommend cleaning/replacing the filter and operating the system to determine what the clean system pressure is. This pressure reading can be used to determine when the filter needs to be cleaned.

1640 VISIBLE PIPING
The visible piping, valves and connections appeared serviceable

1641 HEATER
The heater functioned.

1642 BONDING
The equipment and metal components within 5 feet of the pool/spa appeared to be bonded.

1643 GFCI DEVICE
The GFCI protection device(s) for the pool/spa light(s) functioned/tripped when the test button was operated. We recommend testing the device(s) at each use.

1644 CONTROLS
The circuit breakers in the panel were labeled. The accuracy of the labeling was not verified.

SC CR The conduit is missing a cap and there are exposed wires. We recommend correcting the condition(s) noted.

Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION
Residential Standards of Practice - Four or Fewer Units

Part I. Definitions and Scope

These Standards of Practice provide guidelines for a *home inspection* and define certain terms relating to these *inspections*. Italicized words in these Standards are defined in Part IV, Glossary of Terms.

A. A *home inspection* is a noninvasive visual survey and basic *operation* of the systems and *components* of a home which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the *inspection* is to provide the Client with information regarding the general *condition* of the *building(s)* to assist client in determining what further evaluation, inspection, and repair estimates Client should perform or obtain prior to the release of contingencies.

B. A *home inspection* report provides written documentation of material defects discovered in the *inspected building's systems* and *components* which, in the opinion of the Inspector, are *safety hazards*, are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.

C. All further evaluation, inspection, and repair work needs to be provided by competent and qualified professionals who are licensed and/or certified.

D. Client should consider all available information when negotiating regarding the Property.

E. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.

F. Cosmetic and aesthetic *conditions* shall not be considered

Part II. Standards of Practice

A *home inspection* includes the *readily accessible systems* and *components,* or a *representative number* of multiple similar *components* listed in Sections 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

SECTION 1 - Foundation, Basement, and Under-floor Areas

A. Items to be *inspected*:
   1. Foundation *system*
   2. Floor framing *system*
   3. Under-floor ventilation
   4. Foundation anchoring and cripple wall bracing
   5. Wood separation from soil
   6. Insulation

B. The *Inspector* is not required to:
   1. Determine size, spacing, location, or adequacy of foundation bolting/bracing *components* or reinforcing *systems*
   2. Determine the composition or energy rating of insulation materials.

SECTION 2 - Exterior

A. Items to be *inspected*:
   1. Surface grade directly adjacent to the *buildings*
   2. Doors and windows
   3. Attached decks, porches, patios, balconies, stairways and their enclosures, handrails and guardrails
   4. Wall cladding and trim
   5. Portions of walkways and driveways that are adjacent to the *buildings*
   6. Pool or spa drowning prevention features, for the sole purpose of identifying which, if any, are present.

B. The *Inspector* is not required to:
   1. *Inspect* door or window screens, shutters, awnings, or security bars
   2. *Inspect* fences or gates or *operate* automated door or gate openers or their safety devices
   3. Use a ladder to *inspect systems* or *components*
   4. Determine if ASTM standards are met or any drowning prevention feature of a pool or spa is installed properly or is adequate or effective.
   5. Test or *operate* any drowning prevention feature.

SECTION 3 - Roof Covering

A. Items to be *inspected*:
   1. Covering
   2. Drainage
   3. Flashings
   4. Penetrations
   5. Skylights

B. The *Inspector* is not required to:
   1. Walk on the roof surface if in the opinion of the Inspector there is risk of damage or a *hazard* to the *Inspector*
   2. Warrant or certify that roof *systems*, coverings, or *components* are free from leakage

SECTION 4 - Attic Areas and Roof Framing

A. Items to be *inspected*:
   1. Framing
   2. Ventilation
   3. Insulation

B. The *Inspector* is not required to:
   1. *Inspect* mechanical attic ventilation *systems* or *components*
   2. *Determine* the composition or energy rating of insulation materials

SECTION 5 - Plumbing

A. Items to be *inspected*:
   1. Water supply piping
   2. Drain, waste, and vent piping
   3. Faucets, toilets, sinks, tubs, showers
   4. Fuel gas piping
   5. Water heaters

B. The *Inspector* is not required to:
   1. Fill any *fixture* with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts
   2. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation, or solar heating *systems* or *components*
   3. *Inspect* whirlpool baths, steam showers, or sauna systems or *components*
   4. *Inspect* fuel tanks or *determine* if the fuel gas system is free of leaks
   5. *Inspect* wells, private water supply or water treatment *systems*

SECTION 6 - Electrical

A. Items to be *inspected*:
   1. Service equipment
   2. Electrical panels
   3. Circuit wiring
   4. Switches, receptacles, outlets, and lighting fixtures

B. The *Inspector* is not required to:
   1. *Operate* circuit breakers or circuit interrupters
   2. Remove cover plates
   3. *Inspect* de-icing *systems* or *components*
   4. *Inspect* onsite electrical generation or storage or emergency electrical supply *systems* or *components*

SECTION 7 - Heating and Cooling

A. Items to be *inspected*:
   1. Heating equipment
   2. Central cooling equipment
   3. Energy source and connections
   4. Combustion air and exhaust vent *systems*
   5. Condensate drainage
   6. Conditioned air distribution *systems*

B. The *Inspector* is not required to:
   1. *Inspect* heat exchangers or electric heating elements
   2. *Inspect* non-central air conditioning units or evaporative coolers
   3. *Inspect* radiant, solar, hydronic, or geothermal *systems* or *components*
   4. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution *system*
   5. *Inspect* electronic air filtering or humidity control *systems* or *components*

SECTION 8 - Building Interior

A. Items to be *inspected*:
   1. Walls, ceilings, and floors
   2. Doors and windows
   3. Stairways, handrails, and guardrails
   4. *Permanently installed* cabinets
   5. *Permanently installed* cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposals
   6. Absence of smoke and carbon monoxide alarms
   7. Vehicle doors and openers

B. The *Inspector* is not required to:
   1. *Inspect* window, door, or floor coverings
   2. *Determine* whether a building is secure from unauthorized entry
   3. *Operate*, test or *determine* the type of smoke or carbon monoxide alarms or test vehicle door safety devices
   4. Use a ladder to *inspect systems* or *components*

SECTION 9 - Fireplaces and Chimneys

A. Items to be *inspected*:
   1. Chimney exterior
   2. Spark arrestor
   3. Firebox
   4. Damper
   5. Hearth extension

B. The *Inspector* is not required to:
   1. *Inspect* chimney interiors
   2. *Inspect* fireplace inserts, seals, or gaskets
   3. *Operate* any fireplace or *determine* if a fireplace can be safely used

Part III. Limitations, Exceptions, and Exclusions

A. The following are *excluded* from a home *inspection*:
1. *Systems* or *components* of a *building*, or portions thereof, which are not readily accessible, not *permanently installed*, or not inspected due to circumstances beyond the control of the *Inspector* or which the Client has agreed or specified are not to be *inspected*
2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their components or accessories
3. Auxiliary features of *appliances* beyond the *appliance's* basic *function*
4. *Systems* or *components*, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water
5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems* or *components* located in common areas
6. *Determining* compliance with manufacturers' installation guidelines or specifications, *building* codes, accessibility standards, conservation or energy standards, regulations, ordinances, easements, setbacks, covenants, or other restrictions
7. Determining adequacy, efficiency, suitability, quality, age, or remaining life of any *building*, *system*, or *component*, or marketability or advisability of purchase
8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
9. Acoustical or other nuisance characteristics of any *system* or *component* of a *building*, complex, adjoining property, or neighborhood
10. Wood Destroying Organisms (WDO) including termites or any insect, as well as rot or any fungus, that damage wood. Under California law, only an inspector licensed by the Structural Pest Control Board is qualified or authorized to inspect for any rot or termite activity or damage. You are advised to obtain a current WDO report and must rely on that report for any potential rot or termite activity and recommendations for repair.
11. Risks associated with events or *conditions* of nature including, but not limited to; geological, seismic, wildfire, and flood
12. Water testing any *building*, *system*, or *component* or *determine* leakage in shower pans, pools, spas, or any body of water
13. *Determining* the integrity of hermetic seals or reflective coatings at multi-pane glazing
14. Differentiating between original construction or subsequent additions or modifications
15. Reviewing or interpreting information or reports from any third-party, including but not limited to; permits, disclosures, product defects, construction documents, litigation concerning the Property, recalls, or similar notices
16. Specifying repairs/replacement procedures or estimating cost to correct
17. Communication, computer, security, or low-voltage systems and remote, timer, sensor, or similarly controlled *systems* or *components*
18. Fire extinguishing and suppression *systems* and *components* or determining fire resistive qualities of materials or assemblies
19. Elevators, lifts, and dumbwaiters
20. Lighting pilot lights or activating or *operating* any *system*, *component*, or *appliance* that is *shut down*, unsafe to *operate*, or does not respond to *normal user controls*
21. *Operating* shutoff valves or shutting down any *system* or *component*
22. Dismantling any *system*, structure or *component* or removing access panels other than those provided for homeowner maintenance

B. The *Inspector* may, at his or her discretion:
1. *Inspect* any *building*, *system*, *component*, *appliance*, or improvement not included or otherwise excluded by these Standards of Practice. Any such inspection shall comply with all other provisions of these Standards.
2. Include photographs in the written report or take photographs for Inspector's reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

IV. Glossary of Terms

*Note: All definitions apply to derivatives of these terms when italicized in the text.

Appliance: An item such as an oven, dishwasher, heater, etc. which performs a specific function

Building: The subject of the inspection and its primary parking structure

Component: A part of a system, appliance, fixture, or device

Condition: Conspicuous state of being

Determine: Arrive at an opinion or conclusion pursuant to a home inspection

Device: A component designed to perform a particular task or function

Fixture: A plumbing or electrical component with a fixed position and function

Function: The normal and characteristic purpose or action of a system, component, or device

Home Inspection: Refer to Part I, 'Definitions and Scope', Paragraph A

Inspect: Refer to Part I, 'Definition and Scope', Paragraph A

Inspector: One who performs a home inspection

Normal User Control: Switch or other device that activates a system or component and is provided for use by an occupant of a building

Operate: Cause a system, appliance, fixture, or device to function using normal user controls

Permanently Installed: Fixed in place, e.g. screwed, bolted, nailed, or glued

Primary Building: A building that an Inspector has agreed to inspect

Primary Parking structure: A building for the purpose of vehicle storage associated with the primary building

Readily Accessible: Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property

Representative Number: Example, an average of one component per area for multiple similar components such as windows, doors, and electrical outlets

Safety Hazard: A condition that could result in significant physical injury

Shut Down: Disconnected or turned off in a way so as not to respond to normal user controls

System: An assemblage of various components designed to function as a whole

Technically Exhaustive: Examination beyond the scope of a home inspection, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis