



10904 First Avenue, Whittier, Ca.

RPM

Fullerton, CA. 92835

(714) 469-1854

Thank you for selecting *RPM* as your "Home Inspection Company"

SCOPE OF INSPECTION REPORT

This report will describe the visual conditions of the property on the date and time of the inspection based on reasonable standards of construction, workmanship and maintenance. While every effort will be made to determine the property condition accurately, our work is not technically exhaustive and does not include specialized tests. RPM does not warrant against any change of condition, operation or function of any part of the building, appliances or premises after the date of the inspection. You may wish to secure a more detailed inspection of special items after reviewing the report. This report should be used in conjunction with the "Real Estate Disclosure Statement" (TDS-14-1) provided by the seller. RPM considers the listed inspection information to be very important to our client and is very informative in stating and understanding the scope of this information.

Many buildings contain systems or appliances that RPM cannot inspect, because they are beyond the working knowledge or technical expertise of our inspectors. Some systems that we are unable to inspect are: Sewer drains, which can become blocked without warning; timer controlled devices; thermostats and similar control devices are not checked for calibration; intercoms and security systems; personal property such as refrigerators, can openers, portable dishwashers, free standing gas or electric ranges and ovens, carpets and drapes, but not limited to these items. The inspector will test some motorized appliances, some gas operated appliances and water actuated plumbing to determine if they are in working condition at the time of the inspection, but this inspection will not constitute any representation of any kind relative to the fitness for any purpose or the condition of such items except at the time of the inspection. This inspection does not result in warranties or guarantees of appliances, machinery, or altered or added to structures of any kind.

The inspector will NOT move personal property, furniture, appliances or heavy objects in making the inspection. The condition of plumbing, sewer drains, electrical wiring or receptacles, roofing materials and structures behind heavy objects, within walls, under carpets, deliberately masked, below grade surface or beneath permanently affixed construction materials will not be covered in this report. Specialty installations (Such as self-cleaning ovens, microwave ovens, radiant heating pipes or wires, alarm systems, security style operated smoke detectors or fire/heat sensors, fire sprinkler systems, intercoms or elevators) will not be inspected and no representation of any kind relative to the fitness for purpose or condition of such items is included in this report. Termites, dry rot, fungus, other wood-destroying pests or rodents, insects, rodents, geological and/or soil hazards and retaining wall strength will not be covered by this inspection or report.

Further, the report will not pertain to the following:

SATELLITE DISHES	SMOKE DETECTOR OPERATION	INTERCOM (S)
BURGLAR ALARM (S)	WATER SOFTENER (S)	PUBLIC SEWER SYSTEM
(S) SOLAR SYSTEM (S)	FIRE ALARM (S)	TV ANTENNA
MICROWAVE (S)	WELLS	SEPTIC TANK (S)
REMOTE CONTROLS	PUBLIC UTILITIES	WASHER/DRYER HOOKUPS
BUILT-IN TOASTERS OR WARMERS	LOW VOLTAGE YARD LIGHTING PONDS	ELEC. POOL/SPA HEATERS
FOUNTAINS	<u>MOLDS & MILDEW</u>	CARBON MONOXIDE OPERATION
		SAUNA (S)

RPM will not assume any responsibility for seller disclosures as outlined in CIVIL CODE Section 1102.5 et seq., which are beyond the control or knowledge of **RPM**

LIMITS OF LIABILITY: The liability of RPM Inspection Service or its employees is limited to the cost of the inspection. The person(s) ordering this inspection specifically waives any claim for liability in excess of said sum. This inspection does not result in warranties or guarantees of performance of any kind. Any repaired item(s) or expenses from repair work that has been performed on any item(s) that are found to be non-operational or damaged without first notification to RPM releases RPM from any liability or expense regarding the item(s) of dispute. RPM reserves the right to first view the item(s) in question for any necessary repair work or explanation.

NON-TRANSFERABILITY: The report shall be the exclusive property of RPMLLC and of the client(s), and shall not be transferred to any other person.

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ARBITRATION: Should any dispute arise among parties hereto concerning any matter hereunder, such dispute shall be submitted to arbitration in accordance with the latest Commercial Arbitration Rules of the American Arbitration Association and the findings and award thereon shall be final and binding on the parties.

ACKNOWLEDGMENT AND REQUEST FOR INSPECTION

I hereby acknowledge that I have read or will read the entire contents of this document, including, but not limited to, the provisions pertaining to Scope of Report, Limits of Liability, Non-Transferability, Arbitration and "About The General Inspection" comments. I agree to be bound thereby and request that an inspection be performed, and an inspection report be prepared and delivered to me pertaining to the following:

X _____ DATE 12/19/25 TIME 12:00 PM
(Client)
 10904 First Avenue, Whittier Ca. Fee \$275.00
(Inspection Site)
Title X _____ Buyer/Owner/Agent)
(Signature)

*An attempt was made to have a contract signed for the inspection at the time of the inspection. A further attempt will be made in the future. The client is equally responsible to ensure that every effort will be made to sign the contract. However, RPMLLC, will not be responsible or liable for this inspection if it does not have a signed contract by the client in its possession.

...ABOUT THE GENERAL INSPECTION

This inspection report is a description of the property conditions on the date and time of the inspection. The information covers safety, structural and functional aspects of the property in the checklist form. **THIS IS NOT A CODE REPORT**; however, each section of the report should be given every consideration in fully understanding the property, which is to be purchased. Geological conditions, cosmetic items, inaccessible areas and features are excluded from the scope of this report. Please read the report carefully and thoroughly. **THIS IS NOT A MOLD AND/OR MILDEW INSPECTION.**

WATER CONTROL

Water from rain, sprinkler systems, gutter systems etc. should be controlled and directed away from foundations and structures. This can be accomplished by any number of methods, i.e. yard drains and grading. Structures with raised foundations or facilities below grade are subject to seeping conditions if proper water control systems are not initiated. Seeping conditions are not always apparent and may go undetected at the time of the inspection. RPM will not be responsible for any water control system installation or lack thereof. RPM recommends contacting the seller for any disclosure regarding water control systems and history of any water control problems.

GRADING

RPMLLC **EXCLUDES/DOES NOT** inspect soil for possible conditions affecting the structure. For investigation and evaluation concerning soil conditions and grade, all inquiries will be referred to qualified geologists.

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SIDEWALKS, DRIVEWAYS, PATIO'S, EXTERIOR AND INTERIOR WALLS, FOUNDATIONS

Visually checked for settling damage. Due to settling, expansive soil and movement of home cracks may be visible. Cracks in sidewalks, driveways, patio's, interior walls, exterior walls and foundations which appear to be cosmetic in nature and which do not appear to compromise the structural integrity or present a safety hazard will not be commented on in this report. Accessible areas of raised foundation homes will be visually checked for electrical and plumbing conditions.

FENCING

Inspected for reasonable condition. Retaining walls, as defined by the Uniform Building Code, are walls designated to resist the lateral displacement of soil or other material in accordance with accepted engineering practice. RPM will visually check the condition of retaining walls, however engineered strength and permits for retaining walls are beyond the scope of this inspection and will not be covered in this report.

VEGETATION

It is important to keep all vegetation and trees trimmed and off walls, roofs, fencing, retaining walls and utilities. Vegetation often shortens the life expectancy of these areas and can cause damage. Tree root damage can affect the structural integrity and safety of concrete walkways, driveways, patio's, planters, porches, structures and foundations. If damage has occurred contact your contractor for repairs and/or notify your city authority of possible exposure to liability. Walls, roofs, fencing, retaining walls and utilities, which are covered with vegetation, cannot be completely inspected.

SPRINKLERS

Installations of sprinkler systems vary. Some systems are galvanized piping, and some are PVC piping. Some systems are manual while automatic devices control others. Although every effort will be made to test the sprinkler systems RPM will not assume responsible for spray patterns, underground pipe or valve corrosion, leaks or sprinkler pipe repair. RPM recommends contacting the seller for any information concerning the sprinkler system operation, maintenance or history of repair and/or problems.

ROOFS

Consideration of roof material condition, type of roof and access will determine the type of inspection or if any inspection of roof is done. Whenever possible the inspection includes walking on the roof. While every effort is made, it is virtually impossible to determine if a roof is currently leaking or will leak. Some leaks can be detected if it is raining at the time of the inspection. RPM, however, will describe the condition of the roof and roofing material at the time of the inspection and indicate if roof repairs or maintenance is recommended. RPM recommends contacting the seller for disclosure of any known roof repairs or leaks that may exist and any history of roof problems. Even new roofs leak. This inspection does not constitute or imply any guarantee, warranty or certification of roof condition or performance.

CHIMNEYS

Chimneys are checked for settlement, spark arrestors, flashing and flue clearance when possible. We do not remove spark arrestors or chase covers to inspect flues.

POOLS AND SPA'S

Inspection of decking, coping and tile to determine if significant damage exists. Minor cosmetic damage will not be noted. Some decks may pull away from pool/spa coping as a result of age, grading, settlement and poor drainage. All seams and joints around pool/spa decking, coping and tile should be sealed to prevent water intrusion. Since pool/spa leaks are difficult to detect, due to the reflective characteristics of water, this inspection will not evaluate pool/spa liners and plaster. RPMLLC recommends contacting the seller to disclose any history of leaks that may have or still exist and/or have a qualified pool/spa company check the structure of the pool/spa. RPMLLC will not claim responsibility for existing, past or future pool/spa leaks which may occur. Pool/Spa equipment is often neglected and may need repair or maintenance. Equipment is inspected and operated to determine condition and possible leak existence. Heaters are operated only if they are currently in service and if pilots are lit. RPMLLC will not light heater pilots. Backflush valves are not tested. If comments are made about pool/spa/equipment RPM recommends that a qualified pool/spa company be contacted to evaluate item(s) and systems noted for operation, repair and safety.

ELECTRICAL SYSTEMS

All 150 volt or greater electrical wires on the exterior of a home must be in approved waterproof conduit or flex cable for safety. Any underground 50 volt or greater electric wire must be buried a minimum of 12-inches below grade in approved conduit. Owner installed electric wiring to lights, receptacles and garage door open motors, which are required to have a receptacle within reach of the motor cord, is often unsafe and does not meet code requirements. RPM recommends that a licensed electrician install this type of electrical in a safe manner. Some homes in the past have been wired with aluminum wiring; some of which can be unsafe and create hazards. RPM recommends contacting the seller for any knowledge of aluminum wiring. An electrician should be consulted, if such wiring exists, to check the system for safety. RPM does not do electrical circuitry or wiring evaluations or calculations. We will not claim any responsibility for the over-or-under-rating of the ampacity level. If the house is an older style 110 volt supply, is on a fuse box system or has low overhead clearance of power lines to the house or garage RPM recommends that you contact a licensed electrician to check these and other aspects of your electrical system.

G.F.I.'S

Ground fault circuit interrupters are devices intended to break the electrical circuit when the slightest disruption of current is detected. This device is designed to protect against electrical shocks. Newer structures are required to have G.F.I.'s installed on the spa systems, some types of pool or spa lights, bath and kitchen receptacles within 6-inches of the sink, garage receptacles and exterior receptacles. If your house does not require, by code, G.F.I.'s on these items RPMLLC recommends that you contact a licensed electrician for advice on possible installation for safety.

GARAGES

Many garages are equipped with automatic garage door openers. Whether or not we have commented on the condition or existence of a safety reverse mode on this motor and because we cannot be accurate on the amount of pressure required to activate it, nor would we want to cause any motor damage while testing, RPM recommends that you contact a garage door company to check the garage door opener for safety reverse feature existence and operation.

SMOKE & CARBON MONOXIDE DETECTORS

Smoke & Carbon Monoxide detectors are required when any house changes title in the state of California. In dwelling units detectors shall be installed on the ceiling or wall at a point centrally located in the corridor or area giving access to rooms used for sleeping purposes. Where sleeping rooms are on an upper level the detectors shall be placed at the center of the ceiling directly above the stairwell. In new construction required smoke detectors shall receive their primary power from the building wiring. Wiring shall be permanent and without a disconnecting switch. Smoke detectors may be battery operated in existing homes (single family) in most cities. A smoke detector shall be installed in the basement of dwelling units having a stairway, which opens, from the basement into the dwelling. Such detectors shall be connected to a sounding device or other detector to provide an alarm, which will be audible in the sleeping areas. Before closing escrow contact your city Building Department for current smoke detector advice. A carbon monoxide detector shall be installed on each level of the structure.

APPLIANCES

If your dishwasher is not equipped with an air gap device on the drain line system; RPM recommend that you contact a licensed plumber for advice on possible installation for health and safety. In most cities appliances may be connected to receptacles by their factory installed electric cord. In no case may an appliance be attached to an extension cord for power supply from a distant receptacle. Some of these appliances include dishwashers, garbage disposals, range/ovens, trash compactors, heating units, motorized pumps, garage door openers etc.

GAS APPLIANCES

During the course of our inspection we will operate gas appliances, if the pilots are lit. WE DO NOT LIGHT PILOTS. Gas heaters such as floor furnaces, wall heaters and some forced air heaters offer a very limited view of the inside burner chamber area. If we find that this is the case in your home or that the heater is suspect; RPM will recommend that you contact the Gas Company or Heating Company to light the pilot and check the unit for safe operation. Most forced air heating unit heat exchangers (burner chambers) often have interior burn holes or deterioration, which is not always viewable during the inspection. Although we try to provide an accurate description of viewed burner chamber areas; RPM will not be responsible for deterioration, which is out of view. RPM does not dismantle heaters. All gas appliances are required to have approved gas shut-off valves within 3-feet of the unit, except clothes dryers which may be 6-feet to the shut-off valve. Double gas flex line connectors are unsafe and should not be installed. The installation of copper piping on a natural gas system is not allowed. Gas appliances located in garages, such as clothes dryers, water heaters, heating units or other sources of ignition, should be installed on an appropriate platform 18-inches up off the floor for fire safety. These appliances must also have a sufficient physical barrier installed to protect them from damage if they are in the potential path of vehicles.

WATER HEATERS

Normal life expectancy of water heaters is approximately 8 to 15 years; however, they can fail sooner. RPM does not guarantee the continued safe operation of water heaters, but will give information on the current condition, age and safety advice. If possible, RPM recommends that you read the supplied manufacturer's information and maintain your water heater. As of 1980 all water heaters are required to have a pressure/temperature relief valve with an overflow pipe. RPM also recommends that the rigid type earthquake straps be installed on all water heaters as required and/or necessary.

AIR CONDITIONING

When air conditioning units are installed, we will attempt to give a complete visual inspection and operational test of the system(s). If the inspector determines that some damage may occur from operation or that or that the unit is suspect; RPM will refer you to an Air Conditioning Company. RPM will not be responsible for existing blower/fan capacity or any coolant recharging service. All exterior air conditioning equipment should be maintained as necessary.

WATER, GAS AND ELECTRIC CONDUIT PIPE

RPM recommends that any underground utility be installed in an approved professional manner and with proper material. RPM further recommends checking with the seller for information of any new underground utility installations or repair for safety. Many older homes are equipped with galvanized piping systems. Often, due to aging, these water pipes have inside corrosion, which may lead to water discoloration and possible leaks. Contact the seller for any history of water discoloration that may exist and any recent repairs or servicing. Due to the lack of accessibility of inside water piping RPM will not be responsible for internal pipe corrosion. We will, however, make every effort to give you information on the current condition of these pipes.

SEPTIC TANK AND SEWER SYSTEMS

Sewer and private disposal systems are underground and out of access to RPM LLC inspection. RPM recommends contacting the seller to provide information regarding type of system installed and any past or presently needed servicing or maintenance and/or contact septic disposal company for information. RPM will not be responsible for sewer pipe clogs or private disposal systems.

ASBESTOS

Many home products contain some form of asbestos type materials including ceiling finishes, wall or pipe insulation, floor tiles, vinyl flooring and heating systems. Most asbestos experts feel that if asbestos materials are in good contained condition it is best left alone. RPM is not qualified to inspect asbestos and this is not an asbestos inspection. For further information contact the sellers, agents involved and/or an Asbestos Information Company.

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HAZARDOUS CHEMICALS/RADON

Many household chemicals and cleaners are considered hazardous and the list is growing. RPM recommends contacting the seller for any possible areas of chemical use or disposal on or off site of this property including termite extermination chemicals used in the past. RPM does not perform Radon testing, nor will be responsible for any soil chemical or radon containment. If desired, for further information contact companies who specialize in these fields.

PERMITS AND ADDITIONS

Any repairs, remodels or additions will not be researched by RPM for permits of building department requirements approval. Although the word "CODE" may appear in some of our descriptive comments; this does not mean that every building item is inspected for "CODE" compliance. It means that in our opinion and knowledge of this item; it should be taken seriously and most likely considered for repair or further investigation. RPM is not a building "CODE" Inspection Company. RPM will not be responsible for the agents or owner's explanations regarding any item(s) mentioned in this inspection. If any item of your concern is explained to you by owners or agents, you may want to consider having that explanation in writing for your protection.

*** This is not a material defects inspection.**

County: Los Angeles
Address: 10904 First Avenue
City: Whittier

Reg. #: 251219-3
Date: 12-19-25
Weather: Sunny & Cool

Major Systems Report

100 Exterior

101 General Appearance Satisfactory

102 Bell Button

- ***The doorbell button was inoperative.***

103 Doorbell

- ***The doorbell is missing/removed.***

104 Sprinklers

- ***The sprinkler system is controlled by an automatic timing device, and could not be tested at the time of the inspection.***
 - ***The sprinkler system has exposed PVC piping in some areas. Contact a licensed plumber to check for safety code/repair.***



- ***Contact the seller for any further information and/or demonstration of the automatic sprinkler system.***

100 Exterior (Cont'd)

105 Walls

Satisfactory

- *The stucco walls are chipped, cracked, and have visible patches.*



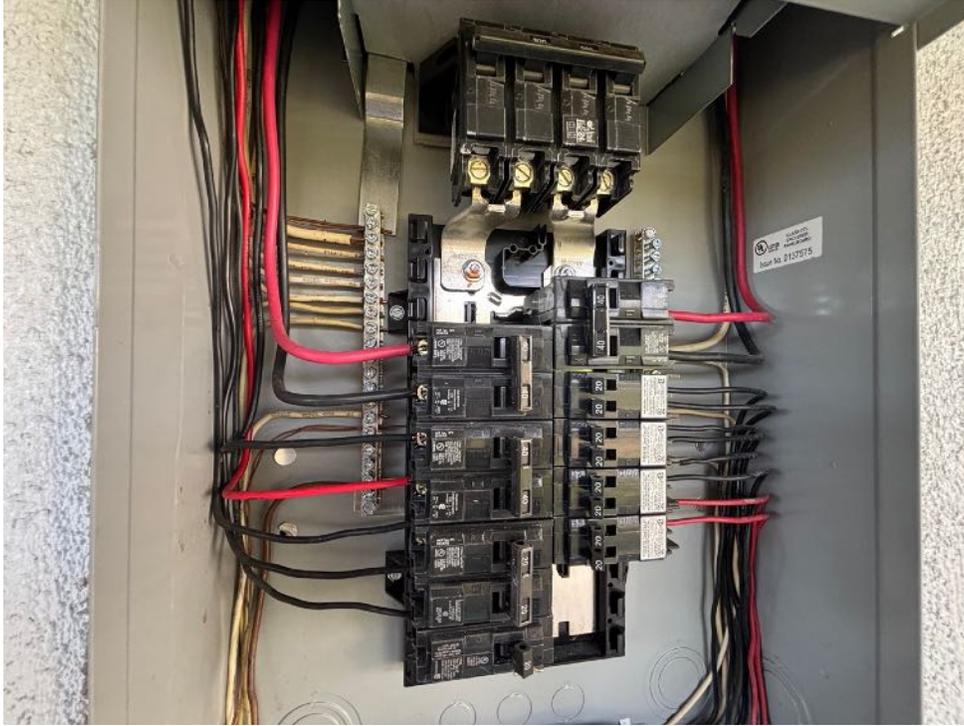
- *The bricks facing has cracks in some bricks and mortar joints, and some bricks and mortar joints have been patch repaired.*



100 Exterior (Cont'd)

106 Electrical Service

- **200 Amp Main. Copper Wiring**
 - *The main electrical panel is located in the back exterior wall.*



- *Circuits installed through the bottom of the electrical panel do not have romex connectors. (See Photos Below on Next Page) Contact a licensed electrician to check for safety code/repair.*



100
109

Exterior (Cont'd)

Roof (Cont'd)

- *The roof has some deflection in spots.*
- *The roof was stripped and sheeted before the current installation of roofing material.*
- *Tree limbs are in contact with the edge of the roof and should be removed.*
- **Composition Roll/Torch-Down Roof: (Patio Roof)**
 - *Normal Wear*
 - *Some granules of the roofing material are missing in spots. (Minor)*



- *The roof has evidence of pooling water in some areas.*



100 Exterior (Cont'd)

110 Eaves Satisfactory

- *The fascia boards and eaves have visible patches.*



111 Chimneys Satisfactory

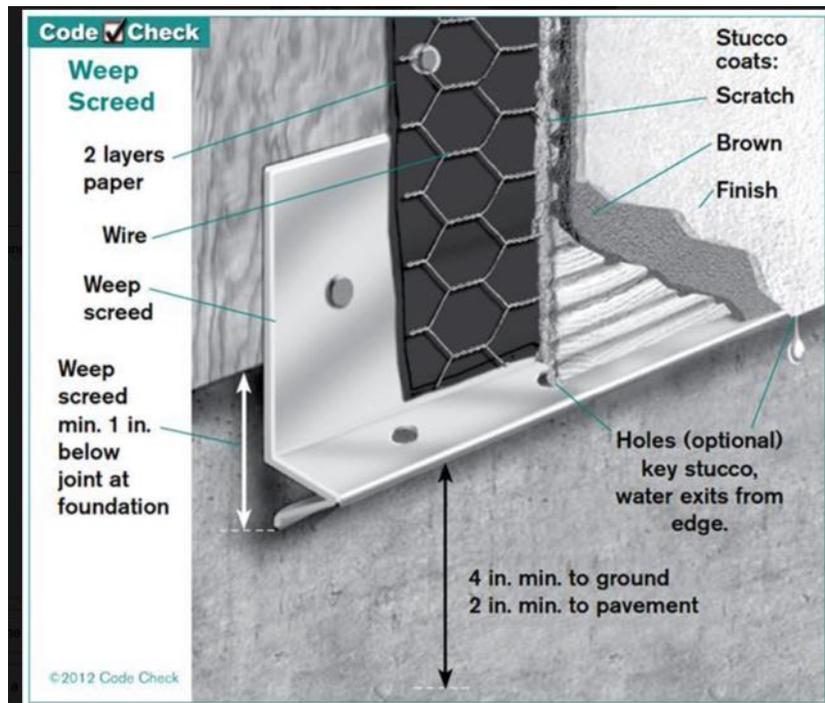
- *The brick chimney has cracks in some bricks and mortar joints. (Minor)*

112 Spark Arrestor

- *The brick chimney did not have a spark arrestor.*

113 Other

- *The front porch receptacle has reversed polarity. Contact a licensed electrician for repair.*
- *The exterior hardscape and landscape have been installed/placed less than 2" below the siding at the bases of some walls. Contact a licensed contractor to check for safety code/repair.*



100 Exterior (Cont'd)

113 Other (Cont'd)

- *The G.F.I. receptacle in the left exterior wall was inoperative and would not reset at the time of the inspection. Contact a licensed electrician for repair.*
- *The water faucet in the left exterior wall was inoperative.*
- *The handle has not been installed on the water faucet at the base of the right exterior wall.*

200 Miscellaneous

201 Heating:

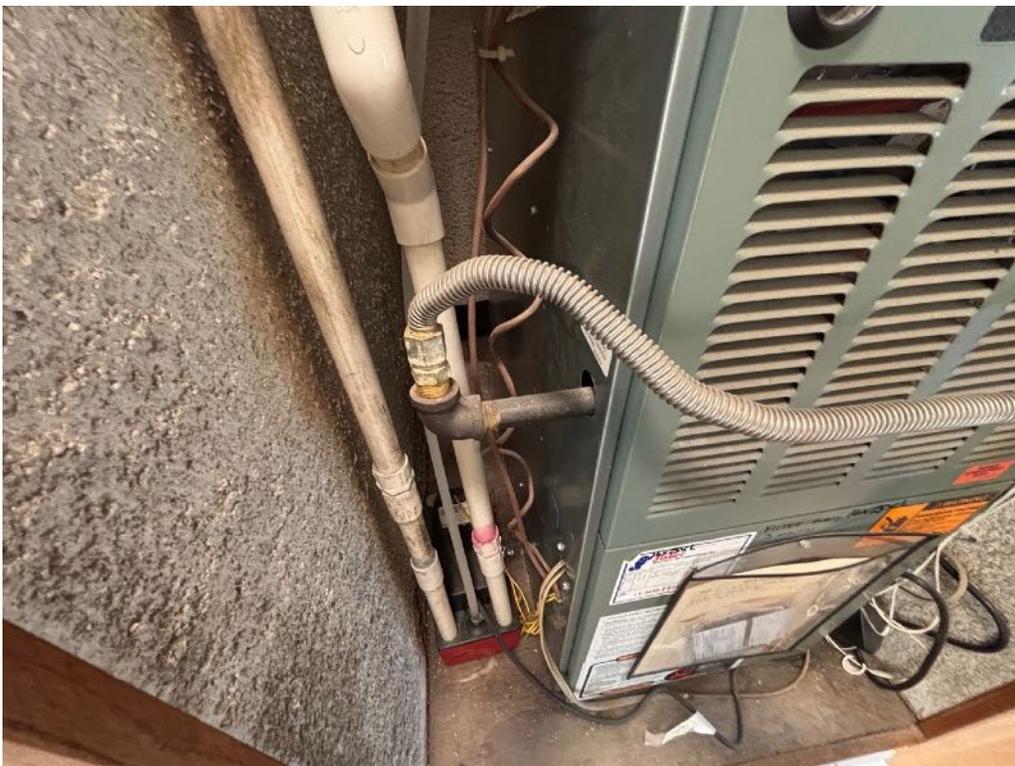
- **Gas Forced Air Heater:**



- *The forced air heater has a manufacture date of 2000.*
- *The gas line to the forced air heater does not have a "drip leg/sediment trap." (See Photos & Diagram on Following Pages) Contact a licensed plumber to check for safety code/repair.*

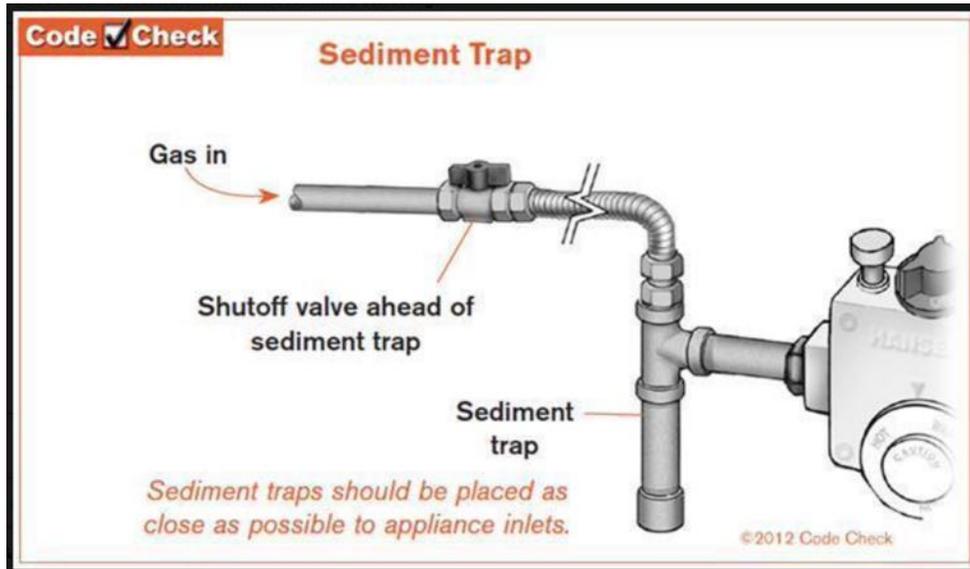
200
201

Miscellaneous (Cont'd)
Heating: (Cont'd)



200
201

Miscellaneous (Cont'd)
Heating: (Cont'd)



- *The filter for the HVAC systems is dirty, and there is typical rust and scale in the burner chamber.*
 - *Recommend the HVAC system be cleaned and serviced as necessary prior to operating.*
- *The forced air heater appeared to work satisfactorily at the time of the inspection.*
- *RPM Inspection Service does not inspect and will not be responsible for heat exchangers and burner boxes in heating systems.*
- *The platform for the HVAC system is water stained. Contact the seller for any further information or explanation concerning this condition.*

202

Air Conditioning:

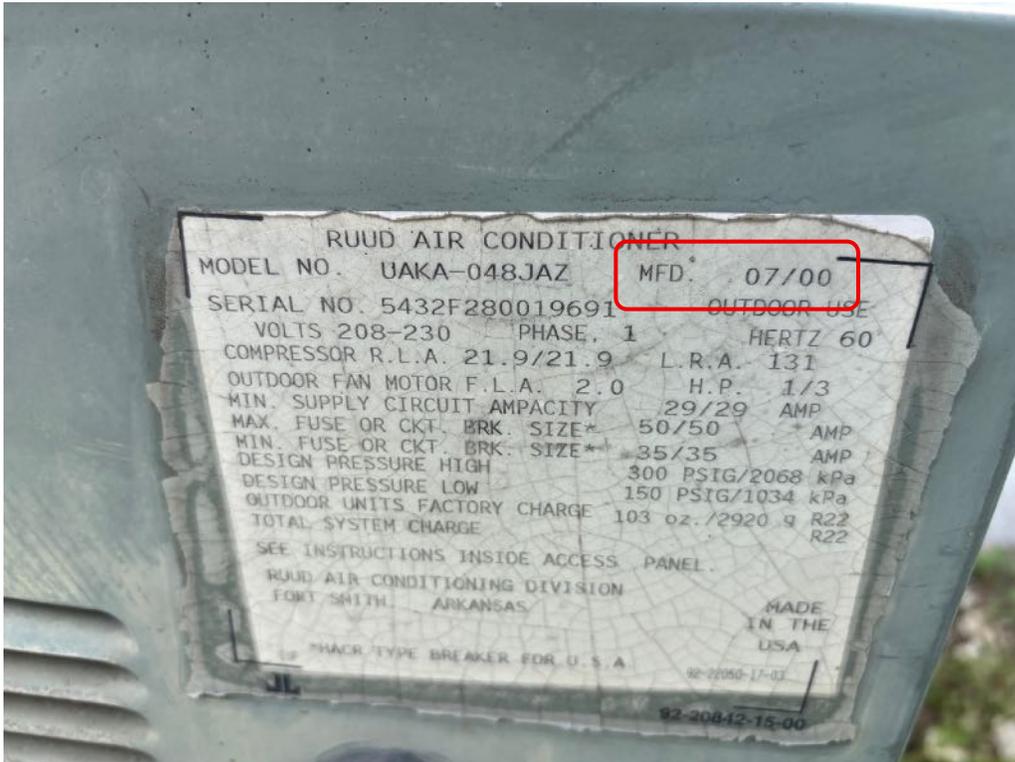
- *Central Air Conditioning:*



200
202

Miscellaneous (Cont'd)
Air Conditioning: (Cont'd)

- *The central air conditioner has a manufacture date of 2000, and appears to be a 4-ton unit.*



- *The insul-foam is torn and missing in spots on the air conditioning lines in the attic.*
 - *The ambient temperature was too cool to adequately test the central air conditioner.*
 - *The central air conditioner appeared to work satisfactorily at the time of the inspection.*
- 203 Solar None

200 **Miscellaneous (Cont'd)**

204 Hot Water Heater

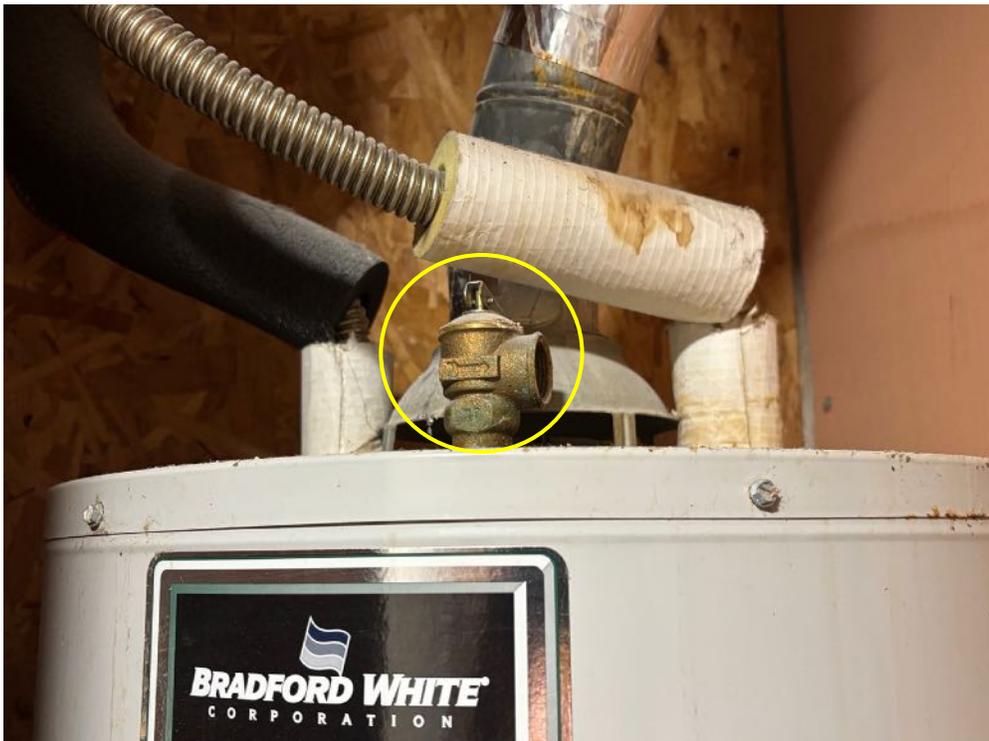
- *The water heater is a 2016, 40-gallon, gas unit.*



- *The hot water heater is earthquake strapped. However, the straps were not wrapped completely around the tank prior to be secured to the structure. The lower strap on the water heater is greater than 4" up off the gas line. (See Photo on Next Page) Contact a licensed plumber to check these conditions for safety code/repair.*



- *The water heater has a pressure/temperature valve. However, the pressure/temperature valve has not been piped to the exterior of the structure. Contact a licensed plumber to check for safety code/repair.*

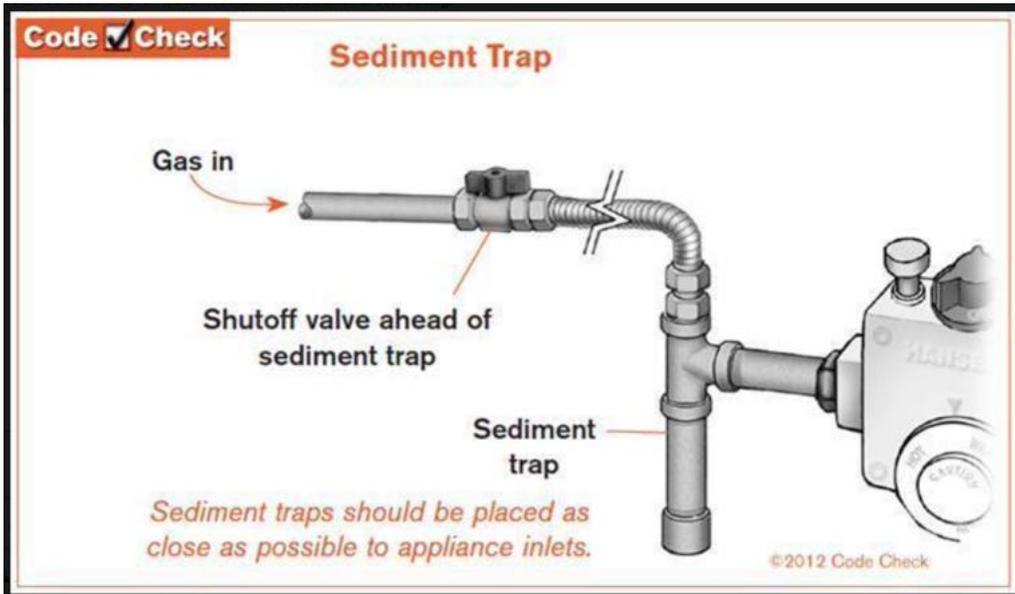


200
204

Miscellaneous (Cont'd)

Hot Water Heater (Cont'd)

- *There is typical rust and scale in the burner chamber.*
- *The gas line to the water heater does not have a "drip leg/sediment trap." Contact a licensed plumber to check for safety code/repair.*



200
204

Miscellaneous (Cont'd)
Hot Water Heater (Cont'd)

- *A "smitty" pan has not been installed underneath the water heater.*



- *The water heater does not have a bonding wire attached to the plumbing pipes. Contact a licensed plumber to check for safety code/repair.*
- *The water heater does not have an expansion tank.*
- *There were no visible signs of any leaking, and the water heater appeared to work satisfactorily at the time of the inspection.*
 - *The cabinet ceiling is water stained and discolored.*



200
207

Miscellaneous (Cont'd)
Foundation (Cont'd)



- **Recommend contacting a licensed geotech and/or structural engineer for any further evaluation and recommendations concerning these conditions.**

208 Smoke Detectors

- **Effective July 1, 2017, smoke detectors are required in residential structures, per recommended installation guidelines. All smoke detectors now need to be 10-year sealed battery (Hardwired if required by local municipality ordinances) with date of installation written on a label. One smoke detector outside bedrooms at each level of the structure, and a smoke detector in each bedroom.**

209 Carbon Monoxide Detectors

- **Effective July 1, 2017, carbon monoxide detectors are required in residential structures, per recommended installation guidelines. All carbon monoxide detectors now need to be 10-year sealed battery (Hardwired if required by local municipality ordinances) with date of installation written on a label. One carbon monoxide/smoke detector outside bedrooms at each level of the structure.**

210 Insulation

Satisfactory

211 Attic

- **There are water stains on some roof rafters and sheathing. Contact the seller for any further information and/or explanation concerning this condition.**

300 **Patio**

301 Cover

- **The patio cover uses the fascia board as a ledger. The rafters for the patio cover are secured in place with mounting brackets, but the roof rafter tails have not been secured to the fascia/ledger board with mounting brackets. (See Photo on Next Page) Contact a licensed electrician to check for safety code/repair.**

300 Patio (Cont'd)
301 Cover (Cont'd)



302 Electric None
303 Gas None

400 Laundry Room

401 Walls

- **The walls have minor cracks.**
- **The walls inside some cabinets are discolored, and have efflorescence and minor deterioration. Contact the seller for any further information or explanation concerning this condition.**

402 Ceiling Satisfactory

403 Elect. (Rec)

- **The left receptacle in the back wall does not have a ground read. Contact a licensed electrician for repair.**

404 Elect. (Switch) Satisfactory

405 Light Fixture Satisfactory

406 Laundry Tub None

407 Faucet None

408 Traps/Drains None

409 Washer H/U Satisfactory

410 Dryer H/U

- **Gas & Electric**
 - **The 220 receptacle was inoperative at the time of the inspection. Contact a licensed electrician for repair.**

500 Garage

501 Garage Door Opener

- **Extension cord wiring has been installed to convey electricity to the garage door opener. Contact a licensed electrician to check for safety code/repair.**

502 Elect. (Rec) Satisfactory

500 Garage (Cont'd)

503 Elect. (Switch)

- ***Exposed romex wiring has been installed below 8' to one switch, and the switch is not contained in an electrical junction box. Contact a licensed electrician to check for safety code/repair.***



- ***The coverplates have not been installed on the switches. Contact a licensed electrician to check for safety code/repair.***

504 Light Fixture

Satisfactory

505 Fire Door

Satisfactory

506 Firewall

- ***The garage firewall is water stained, discolored, and has some efflorescence and minor deterioration.***
- ***The garage firewall has not been completely covered and sealed with 5/8" thick wall board. Contact a licensed contractor to check for safety code/repair.***



500 Garage (Cont'd)

507 Other

- *There are water stains on some roof rafters and sheathing. The water stains are dark in nature and appear to be old. Contact the seller for any further information and/or explanation concerning this condition.*

600 Kitchen

601 Walls

- *The walls have minor cracks and visible patches.*
- *The wall underneath the sink is water stained, discolored, and has some deterioration. Contact the seller for any further information or explanation concerning this condition.*



- *The walls were partially covered with wallpaper.*
- 602 Ceiling
- *The ceiling has large visible patches, and appears to be slightly sagging in front of the cooktop hood. Contact the seller for any further information or explanation concerning this condition.*
- 603 Elect. (Rec) Satisfactory
- **G.F.I.**
- 604 Elect. (Switch) Satisfactory
- 605 Light Fixture Satisfactory
- 606 Sink Satisfactory
- 607 Faucet Satisfactory
- 608 Traps/Drains Satisfactory
- 609 Disposal Satisfactory
- 610 Dishwasher
- *The dishwasher has not been secured in the cabinet.*
 - *The dishwasher does not have an air gap valve, and does not have a "High Loop." Contact a licensed plumber to check for safety code/repair.*
- 611 Stove/Cook Top Satisfactory
- **Electric**
- 612 Oven Satisfactory
- **Electric**
- 613 Hood/Vent Satisfactory

600 Kitchen (Cont'd)

614	Trash Compactor	None
615	Water Dispenser	None
616	Microwave Oven	None

700 Entry

701	Walls	Satisfactory
	• <i>The walls have minor cracks and visible patches.</i>	
702	Ceiling	Satisfactory
703	Elect. (Rec)	None
704	Elect. (Switch)	Satisfactory
705	Light Fixture	Satisfactory

800 Living Room

801	Walls	Satisfactory
	• <i>The walls have minor cracks and visible patches.</i>	
802	Ceiling	Satisfactory
803	Elect. (Rec)	
	• <i>The front wall receptacle has reversed polarity, and the other receptacles do not have a ground read. Contact a licensed electrician for repair.</i>	
804	Elect. (Switch)	Satisfactory
805	Light Fixture	Satisfactory
806	Fireplace	
	• <i>Gas</i>	
	○	<i>A clamp has not been installed on the damper to prevent it from closing completely.</i>

900 Dining Room

901	Walls	Satisfactory
	• <i>The walls have minor cracks and visible patches.</i>	
902	Ceiling	Satisfactory
903	Elect. (Rec)	
	• <i>The back wall receptacle does not have a ground read. Contact a licensed electrician for repair.</i>	
904	Elect. (Switch)	Satisfactory
905	Light Fixture	Satisfactory
906	Other	
	• <i>A low voltage wire is sticking out at the top of the right wall.</i>	

1000 Hall

1001	Walls	Satisfactory
1002	Ceiling	Satisfactory
	• <i>The ceiling has minor cracks.</i>	
1003	Elect. (Rec)	None
1004	Elect. (Switch)	Satisfactory
	• <i>One switchplate is cracked.</i>	
1005	Light Fixture	Satisfactory

- 1000 Hall (Cont'd)**
 1006 Smoke/Carbon Monoxide Detector
- **No Installation Date**



1100 Family Room

- 1101 Walls Satisfactory
- **The walls have minor cracks and visible patches.**
- 1102 Ceiling Satisfactory
- 1103 Elect. (Rec)
- **The left wall receptacles were inoperative.**
 - **The back receptacle in the right wall Does not have a ground read.**
 - **The back wall receptacle does not have a ground read.**
 - **Contact a licensed electrician to check these conditions for safety code/repair.**
- 1104 Elect. (Switch) Satisfactory
- 1105 Light Fixture Satisfactory
- 1106 Fireplace Satisfactory
- **Wood Burning Only**
- 1107 Smoke/Carbon Monoxide Detector
- **No Installation Date**

1300 Right Bedroom

- 1301 Walls Satisfactory
- **The walls have minor cracks and visible patches.**
- 1302 Ceiling Satisfactory
- **The ceiling has visible patches. (Minor)**
- 1303 Elect. (Rec)
- **The wall receptacles do not have a ground read. Contact a licensed electrician for repair.**
- 1304 Elect. (Switch) Satisfactory
- 1305 Light Fixture Satisfactory
- 1306 Smoke Detector None
- **Contact a licensed contractor to check for safety code/repair.**

1350 Left Bedroom

- 1351 Walls Satisfactory
- ***The walls have minor cracks and visible patches.***
- 1352 Ceiling Satisfactory
- 1353 Elect. (Rec)
- ***The wall receptacles do not have a ground read. Contact a licensed electrician for repair.***
- 1354 Elect. (Switch) Satisfactory
- 1355 Light Fixture
- ***The ceiling fixture wobbles when the ceiling fan is operating. Contact a licensed electrician for repair.***
- 1356 Smoke Detector None
- ***Contact a licensed contractor to check for safety code/repair.***

1400 Back-Right Bedroom

- 1401 Walls Satisfactory
- ***The walls have minor cracks and visible patches.***
- 1402 Ceiling Satisfactory
- ***The ceiling has visible patches.***
- 1403 Elect. (Rec)
- ***The coverplate for one receptacle is cracked.***
 - ***The wall receptacles do not have a ground read. Contact a licensed electrician for repair.***
- 1404 Elect. (Switch) Satisfactory
- 1405 Light Fixture None
- ***Ceiling Fan Only***
- 1406 Smoke Detector None
- ***Contact a licensed contractor to check for safety code/repair.***

1450 Primary Bedroom

- 1451 Walls
- ***The walls have minor cracks and visible patches.***
- 1452 Ceiling Satisfactory
- 1453 Elect. (Rec)
- ***The wall receptacles do not have a ground read. Contact a licensed electrician for repair.***
- 1454 Elect. (Switch) Satisfactory
- 1455 Light Fixture Satisfactory
- 1456 Smoke Detector None
- ***Contact a licensed contractor to check for safety code/repair.***

1550 Hall Bathroom

- 1551 Walls Satisfactory
- ***The walls have minor cracks and visible patches.***
- 1552 Ceiling Satisfactory
- ***The ceiling has visible patches.***
- 1553 Elect. (Rec)
- ***The G.F.I. receptacle does not have a ground read. Contact a licensed electrician for repair.***
- 1554 Elect. (Switch) Satisfactory
- 1555 Light Fixture Satisfactory
- 1556 Tub/Shower
- ***The bathtub has been resealed. The sealant is chipped and peeling in spots.***
 - ***The small holes in some tiles have been patched.***
 - ***A few tiles have minor cracks, and the grout is cracked in spots.***
- 1557 Tub Faucet
- ***A trim screen has not been installed on the drain.***
 - ***The bathtub stopper was inoperative.***
 - ***The trim cover on the overflow is missing a mounting screw.***
 - ***Contact a licensed plumber for repair.***
- 1558 Sinks Satisfactory
- 1559 Sink Faucets Satisfactory

1550 Hall Bathroom (Cont'd)

1560 Sink Traps/Drains

- ***A corrugated drain has been attached as part of the waste pipe underneath the left sink. The corrugated tailpiece characteristically allows bacteria to be trapped inside the pipe.***



1561 Toilet Satisfactory
1562 Exhaust Fan Satisfactory

1650 Primary Bathroom

1651 Walls Satisfactory
1652 Ceiling Satisfactory
1653 Elect. (Rec) Satisfactory

- ***G.F.I.***

1654 Elect. (Switch) Satisfactory
1655 Light Fixture Satisfactory
1656 Shower Stall Satisfactory
1657 Shower Faucet Satisfactory

- ***The hot and cold water is reversed. Contact a licensed plumber for repair.***

1658 Sink Satisfactory
1659 Sink Faucet Satisfactory
1660 Sink Traps/Drains Satisfactory
1661 Toilet Satisfactory
1662 Exhaust Fan Satisfactory