INSPECTION REPORT
3616 N Bellflower Blvd
Long Beach CA 90808

INSPECTED BY
Christopher Vella
Professional
Inspection
Network

INSPECTION DATE
4/24/2026
03:30 PM

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General Info

Property Address	Date of Inspection	Report ID
3616 N Bellflower Blvd Long Beach CA 90808	4/24/2026	20260424-3616-N-Bellflower-Blvd
Customer(s)	**Time of Inspection**	**Real Estate Agent**
Raphael Sotelo Claire Sotelo	03:30 PM	Melinda Elmer Century 21 Masters

Inspection Details

In Attendance:	Type of building:	Approximate age of building(s):
Customer representative	Single Family (1 story)	77 Years Old
Building(s) Faces:	**Temperature:**	**Weather:**
West	Over 65 (F) = 18 (C)	Clear
Ground/Soil surface condition:	**Rain in last 3 days:**	**Radon Test:**
Dry	No	No

Water Test:
No

Comment Key & Definitions

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Major Concern: = Denotes a major improvement recommendation that is uncommon for a home of this age or location.

Safety Issue: = Denotes an observation or recommendation that is considered an immediate health and safety concern.

Repair or Replace: = Denotes the item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Improve: = Denotes improvements that should be anticipated over a short term.

Monitor: = Denotes and area where further investigations and/or monitoring is needed. Repairs may be necessary. During the inspection, there was insufficient information. Improvements cannot be determined until further investigations or observations are made.

Inspected = The inspector visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

This structure has been added to and/or upgraded. The owner may have pertinent information regarding both the extent of the work performed and the status of all permits that were required, issued and signed by the appropriate authorities. Determination of compliance with manufacturer's installation instructions, building codes, ordinances, regulations, covenants or other restrictions is beyond the scope of this inspection.

The comments made in this report were based on the condition of the home at time of inspection. There is no

warranty from the inspection company. For a fee, our company can return and review the inspection, or inspect the home again. The proposed buyer can hire a different inspector if desired. Different inspectors can find different things sometimes on the same home. My inspection company is not responsible for any discoveries included or not found. As this inspection report ages, the condition of this home and its components can change.

SCOPE OF THE INSPECTION:
Professional Inspection Network endeavors to perform all inspections in substantial compliance with the Standards of Practice of the California Real Estate Inspector Association (CREIA). As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in the CREIA Standards of Practice. When systems or components designated in the CREIA Standards of Practice are present but are not inspected, the reason(s) the item was not inspected is identified within this report. This report contains observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate.

USE OF PHOTOS:
Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

This categorization is the opinion of the inspector and is based on what was observed at the time of inspection. It is not intended to imply that items documented in any one category are not in need of correction. Maintenance items or latent defects left unrepaired can soon become significant defects. It should be considered very likely there will be other issues you personally may consider deficient, and you should add these as desired. There may also be defects that you feel belong in a different category, and again, you should feel free to consider the importance you believe they hold and act accordingly.

Please review the report in its entirety. It is ultimately up to your discretion to interpret its findings and to act accordingly. This report does not offer an opinion as to whom among the parties to this transaction should take responsibility for addressing any of these concerns. As with all aspects of your transaction, you should consult with your Realtor® for further advice regarding the contents of this report. Any repairs should be performed by the applicable licensed and bonded tradesman or qualified professional who will provide copies of all receipts, warranties and applicable permits for any repairs that are carried out.

This home is an older home and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

The inspection covered the accessible areas of the property, including [list of areas inspected, e.g., structural components, electrical systems, plumbing systems, etc.], as outlined in the CREIA standards of practice. It is important to note that the inspection is a visual examination of the readily accessible components of the property at the time of inspection. Hidden or concealed defects, inaccessible areas, and items beyond the scope of the inspection were not examined. The inspection revealed several observations, which have been detailed in the comprehensive report provided separately. These observations encompass [briefly describe major findings, if any, e.g., structural issues, plumbing leaks, electrical concerns, etc.]. Appropriate recommendations for further evaluation or corrective actions have been included in the report. It is advised

that qualified professionals assess and address the identified issues. Please be aware that the inspection has its limitations, and not all components or areas of the property may have been accessible or fully examined during the process. In conclusion, while the inspection has provided valuable insights into the condition of the property, it is imperative to recognize that it is not an exhaustive guarantee of the property's condition. It is advisable to consult with relevant specialists for more detailed assessments as needed. The detailed inspection report is attached herewith for your review. If you have any questions or require further clarification on any aspect of the report, please do not hesitate to contact us. Thank you for entrusting us with the inspection of your property. We look forward to assisting you with any additional information you may require.

This pre-listing home inspection report is intended to provide a comprehensive overview of the condition of the property as observed during the inspection. It is important to note that this report is not exhaustive, and there may be other issues not identified or mentioned in this report. The inspection was conducted in accordance with industry standards and practices.

Purpose: The purpose of this inspection is to assist the seller in identifying any existing or potential issues with the property prior to listing it for sale. It is not intended to be a warranty, guarantee, or assurance of the property's condition.

Scope: The inspection covered visible and accessible areas of the property at the time of the inspection. Areas that were not accessible or obstructed were not inspected, and the report will specifically mention any limitations or inaccessible areas.

General Observations: The report will include detailed observations and findings regarding various components of the property, such as the roof, exterior, interior, electrical systems, plumbing systems, HVAC systems, structural elements, and other visible areas. It will highlight any deficiencies, defects, or areas of concern that were observed during the inspection.

Recommendations: The report may provide recommendations for further evaluation, repairs, or maintenance by qualified professionals in areas where issues were identified. These recommendations are important for the seller to consider in order to address any necessary repairs or improvements prior to listing the property for sale.

Limitations: It is important to understand that not all issues or defects may be visible or detectable during a visual inspection. Hidden or concealed problems may exist that were not identified during the inspection. Additionally, the inspection does not cover areas that are inaccessible, hidden behind walls or ceilings, or underground.

Responsibility: The responsibility for addressing any issues or defects identified in the report rests with the seller. It is recommended that the seller consult with qualified professionals, such as contractors, plumbers, electricians, or structural engineers, to obtain further assessments or estimates for repairs.

Disclosures: The seller should disclose the findings of this pre-listing home inspection report to potential buyers. Providing this information transparently and proactively can help establish trust and ensure that potential buyers have a clear understanding of the property's condition.

Disclaimer: This pre-listing home inspection report is based on the observations made during the inspection and does not guarantee the absence of defects or future issues. The inspector is not liable for any issues or damages that may arise after the inspection.

It is strongly recommended that the seller review this report thoroughly and consider addressing any necessary repairs or improvements prior to listing the property for sale. It is also advisable to consult with a real estate professional for guidance on how to best disclose the findings of this report to potential buyers.

Please be aware that this inspection report is intended solely for the use of the client for whom it was prepared. The contents of this report, along with any liability arising from its findings and recommendations, are not transferable to any third parties, including prospective buyers of the property. This non-transferability clause is important for several reasons:

Specific Client Agreement: The inspection and resulting report are conducted based on an agreement with the specific client and may not cover aspects that a prospective buyer might be interested in.

Report Relevance and Timing: The findings in the report are based on the condition of the property at the time of the inspection and may not accurately reflect changes or issues that arise after the date of the inspection.

Liability Limitations: The liability for the inspection findings and recommendations is limited to the contractual relationship between the inspector and the client. Extending this liability to others, such as prospective buyers, would require a separate agreement or arrangement.

Recommendation for New Inspection: Prospective buyers are advised to commission their own property inspection to obtain current information and findings relevant to their interests and to establish their own contractual relationship with an inspector.

It is important for all parties to understand and respect the limitations and scope of this inspection report as being specific to the client and the inspection date. Prospective buyers are encouraged to seek their own independent inspections to inform their decisions.

Summary

Professional Inspection Network

17141 Erwin Lane
Huntington Beach, CA
92647

Customer
Raphael Sotelo
Claire Sotelo

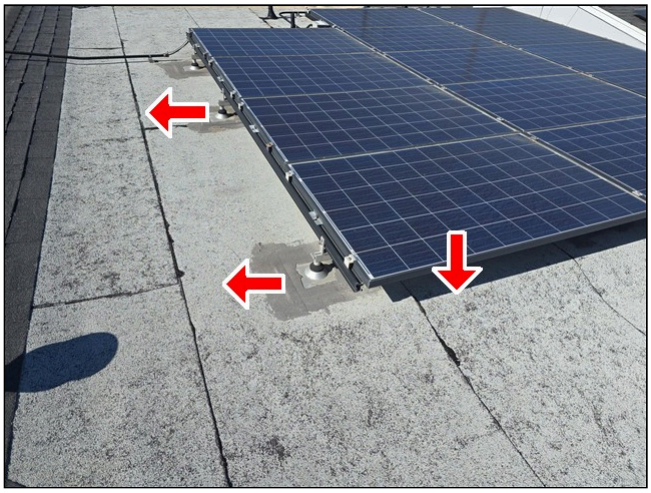
Address
3616 N Bellflower Blvd
Long Beach CA 90808

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

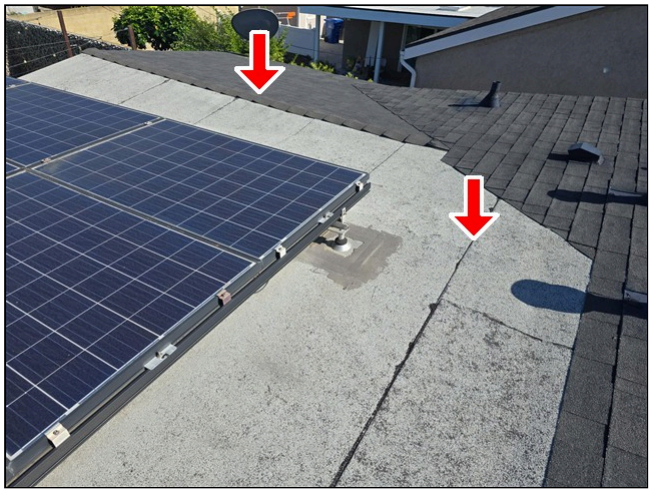
Summary

Roof Coverings

1. (1) **Repair or Replace:** The rolled asphalt roofing at the flat roof areas shows visible signs of deterioration. The roofing material appears worn and weathered, indicating reduced effectiveness in protecting against water intrusion. Deteriorated rolled roofing is more susceptible to cracking, blistering, and leaks over time. Evaluation and replacement by a qualified roofing contractor is recommended to restore a watertight condition.



Item 1 - Item 1 (Picture)



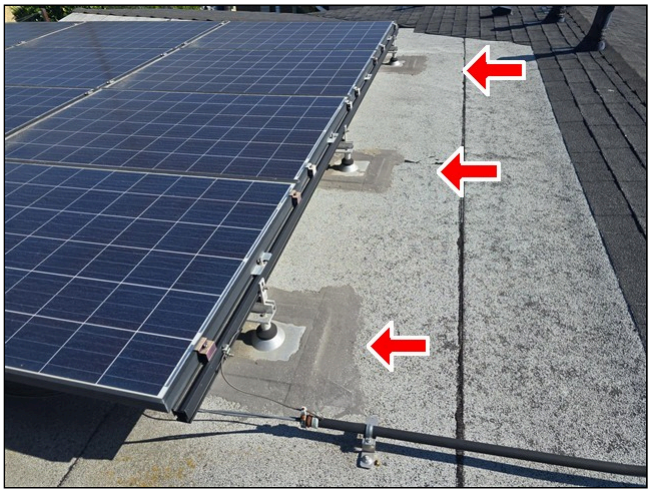
Item 1 - Item 2 (Picture)

Item 1 - Item 3 (Picture)

Item 1 - Item 4 (Picture)

Flashings/Vents

2. **Repair or Replace:** The support posts for the solar panels at the flat roof have flashing that is surface-mounted. This type of installation is considered non-conforming, as proper flashing for roof penetrations should be integrated into the roofing system to ensure a watertight seal. Surface-mounted flashing is prone to failure and can allow water intrusion at the penetration points. Evaluation and correction by a qualified roofing contractor is recommended to properly flash and seal these penetrations and prevent potential leaks.



Item 2 - Item 1 (Picture)

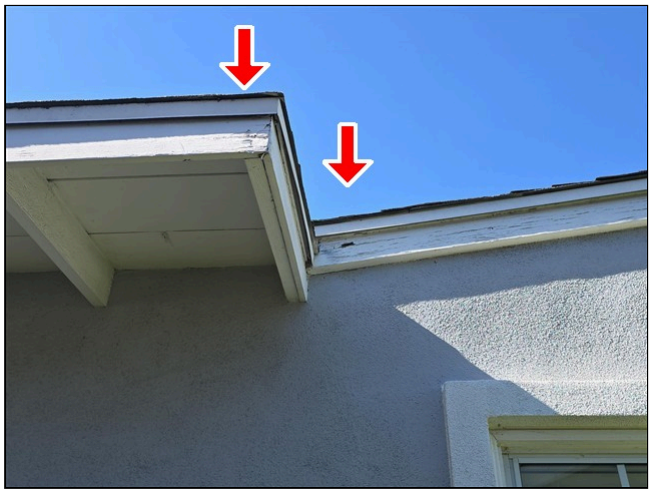
Wall Cladding, Flashing, Trims, Beams, Rafters, Eaves, Fascia Boards, Decks, Balconies, Stoops, Steps, Stairways, Areaways, Patio(s), Porches, Patio/Cover and Applicable Railings

3. (1) **Safety Issue:** The steps located at the front entry are of a non-conforming configuration. The step geometry appears inconsistent and may not meet typical standards for uniform riser height and tread depth. This condition poses a safety hazard due to the increased risk of misstep and potential fall. Evaluation and correction by a qualified contractor is recommended to improve safety and achieve a more compliant configuration.

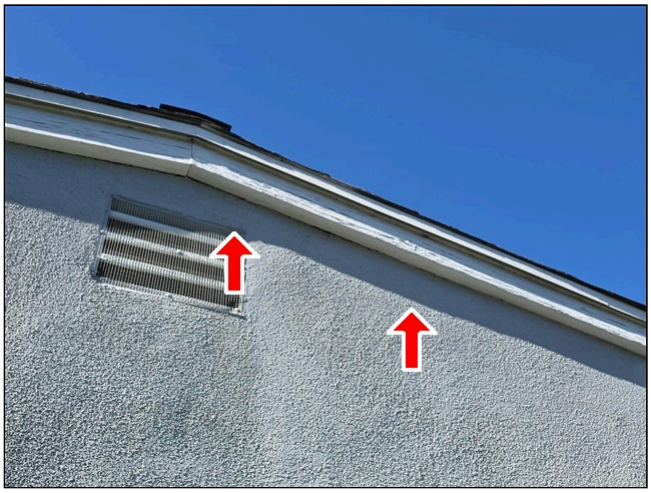
Item 3 - Item 1 (Picture)

4. (2) **Repair or Replace:** There is wood deterioration observed at the fascia boards in one or more locations. This deterioration can be caused by various factors such as moisture, pests, or age-related wear and tear. It is important to address this issue to prevent further damage. Due to the presence of wood deterioration, it is advisable to have a pest control company inspect the area for any signs of pest activity or infestation. Certain pests can cause significant damage to wood structures. A professional inspection will help determine if pests are present and if further treatment is necessary. It is recommended to hire a licensed contractor experienced in wood repairs and replacements. They will assess the extent of the wood deterioration and provide appropriate recommendations. Depending on the severity of the damage, the contractor may suggest repair techniques such as wood patching, reinforcement, or complete replacement of deteriorated wood components. Please be aware that this report is based on a visual inspection, and it is essential to consult a qualified professional, such as a licensed contractor and a pest control company, for a comprehensive assessment and appropriate repairs.

Item 4 - Item 1 (Picture)



Item 4 - Item 2 (Picture)



Item 4 - Item 3 (Picture)

Item 4 - Item 4 (Picture)

5. (3) **Improve:** Trees, vegetation, and vines that are in contact with or in close proximity to the home should be removed or trimmed back to a safe distance. This is a crucial maintenance step to protect the structural integrity and safety of the home. Vegetation in direct contact with the house can lead to several issues. Trees and plants can retain moisture against the surfaces of the home, potentially leading to wood rot, mold growth, and deterioration of siding materials. Growing vines or large tree branches can exert physical force on siding, windows, and roofs, leading to damage over time. Vegetation close to the home can act as a bridge or attractant for pests, including insects and rodents, making it easier for them to access the house. Overgrown plants can obstruct pathways, windows, and potentially interfere with the home's ventilation systems. It is advisable to regularly inspect and maintain the landscaping around the home, ensuring that all trees, shrubs, and vines are kept at a safe distance. Professional landscaping services or an arborist can provide assistance in safely removing or trimming any problematic vegetation. Regular upkeep not only preserves the aesthetic appeal of the property but also plays a critical role in safeguarding the home against potential damage.

Item 5 - Item 1 (Picture)

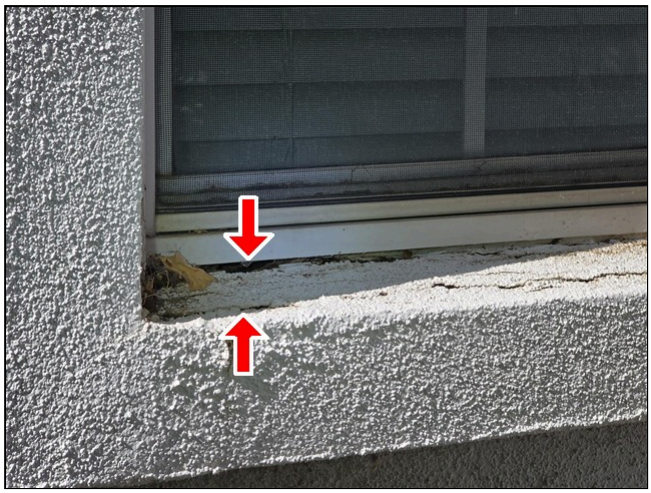
6. (4) **Repair or Replace:** The stucco cladding at the exterior walls is deteriorated in one or more areas, which is common with older homes. Additionally, a weep screed flashing detail was not observed at the base of the wall. The absence of a proper weep screed can prevent moisture from draining out of the wall assembly, increasing the risk of water intrusion and deterioration of underlying materials. Evaluation and repair by a qualified contractor is recommended to address the damaged stucco and to verify proper installation of drainage components at the base of the wall system.

Item 6 - Item 1 (Picture)

Windows

7. (1) **Repair or Replace:** A gap was observed between the exterior cladding and the window frame at the south exterior wall of the home. This condition can allow water intrusion, air infiltration, and pest entry, potentially leading to concealed damage within the wall assembly. Evaluation and repair by a qualified contractor is recommended to properly seal the gap and restore a weather-resistant condition.

Item 7 - Item 1 (Picture)



Item 7 - Item 2 (Picture)

Item 7 - Item 3 (Picture)

8. (2) **Repair or Replace:** The stucco cladding and/or paint at the exterior window frames is cracked and separated in one or more areas. These openings can allow water intrusion around the window assemblies, potentially leading to deterioration of surrounding materials and concealed damage within the wall

system. Evaluation and repair by a qualified contractor is recommended to properly seal and restore the affected areas and maintain a weather-resistant exterior.

Item 8 - Item 1 (Picture)

Vegetation, Grading, Drainage, Driveways, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

9. (1) **Improve:** The crawl space vent openings are installed at or near grade level, and a curb/footing has been constructed along the front and north exterior walls of the home. This configuration can allow water intrusion into the crawl space during rain or irrigation events, as the vents are not elevated above the surrounding grade. The added curb may also trap water against the foundation, further increasing the risk of moisture entry. This condition can contribute to elevated moisture levels within the crawl space, potentially leading to wood deterioration, structural concerns, and possible organic growth. Evaluation by a qualified contractor is recommended to improve drainage and modify the vent configuration as needed to reduce the risk of water intrusion.

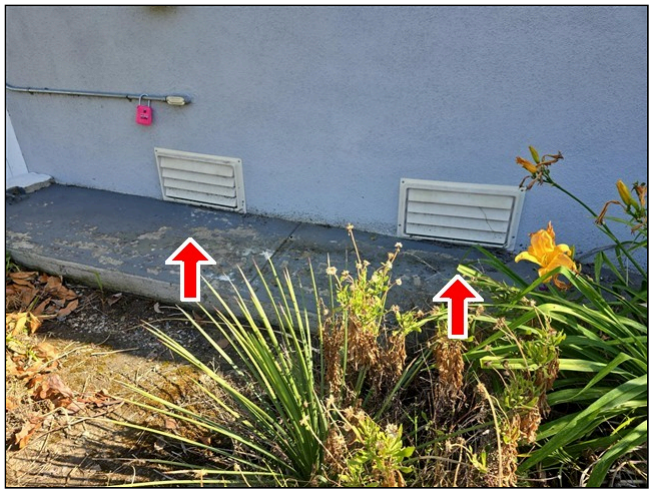
Item 9 - Item 1 (Picture)

Item 9 - Item 2 (Picture)

Item 9 - Item 3 (Picture)

Item 9 - Item 4 (Picture)

Item 9 - Item 5 (Picture)



Item 9 - Item 6 (Picture)

Item 9 - Item 7 (Picture)

10. (2) **Improve:** There is a noticeable negative slope and several flat areas towards the home in various locations around the property. During periods of rain or extended irrigation, water tends to accumulate and pond near the foundation. This improper grading can contribute to various structural and moisture-related problems over time. Continuous water ponding near the foundation can lead to erosion and weakening of the foundation materials, potentially resulting in cracks and settling. It is advisable to engage a professional landscaping or civil engineering service to regrade the affected areas. The ground should be sloped away from the home at a minimum gradient (typically at least 5% or 6 inches drop over 10 feet) to ensure effective runoff away from the foundation.

Item 10 - Item 1 (Picture)

Fence/Block Walls & Gates

11. **Repair or Replace:** The fence at the sidewall of the garage is deteriorated. This condition may affect structural stability, reduce security, and allow for further damage over time. It is recommended that the fence be evaluated and repaired or replaced by a qualified contractor to restore proper function and durability.

Item 11 - Item 1 (Picture)

Grounds

12. (1) **Safety Issue:** The swimming pool/spa is required by law to be equipped with at least two drowning prevention safety features. Acceptable options include: An enclosure that isolates the pool/spa from the home. Removable mesh fencing with a self-closing, self-latching, and lockable gate (ASTM F2286). An approved safety pool cover. Exit alarms on doors providing direct access to the pool/spa. Self-closing, self-latching devices on doors with release mechanisms at least 54 inches above the floor. A certified ASTM F2208 pool/spa alarm that sounds upon unauthorized or accidental entry. Other protective devices providing equal or greater protection, independently verified to ASTM or ASME standards. If the pool/spa is not currently equipped with at least two of these safety features, it is strongly recommended that upgrades be made by a qualified contractor to meet current safety requirements and reduce the risk of drowning accidents.

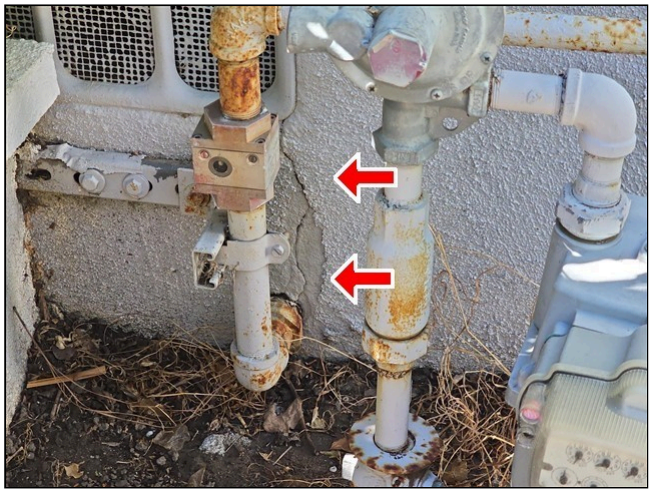
Item 12 - Item 1 (Picture)

Foundations, Basement and Crawlspace

13. (1) **Repair or Replace:** Signs of cracking and movement were visible in portions of the foundation at more than one location. Although the cracking is isolated to these areas, we feel this could affect the performance of the entire foundation, especially during seismic activity. We suggest a qualified foundation contractor or structural engineer should evaluate the foundation, and determine what repairs are needed.

Item 13 - Item 1 (Picture)

Item 13 - Item 2 (Picture)



Item 13 - Item 3 (Picture)

14. (2) **Improve:** The soil at the rear area of the crawl space is wet and/or damp. The source of the moisture could not be determined at the time of inspection and may be related to poor exterior drainage or a

possible active plumbing leak. Elevated moisture conditions in the crawl space can contribute to wood deterioration, potential structural concerns, and possible organic growth. Further evaluation is recommended to identify the source of moisture, and corrective measures by a qualified contractor should be taken to address the issue and dry the affected area.

Item 14 - Item 1 (Picture)

15. (3) **Improve/Monitor:** Access to the crawl space was not possible at the time of inspection due to ducting obstructing entry. As a result, the crawl space and its components could not be evaluated. Any conditions that may exist within this area were not observable. This limitation should be taken into consideration when reviewing the findings of this inspection.

Roof Structure & Attic Space

16. **Safety Issue:** Materials were observed within the home that may resemble asbestos-containing materials. Identification of asbestos cannot be confirmed through a visual inspection alone. If disturbed, asbestos-containing materials can pose potential health risks. It is recommended that a qualified asbestos specialist collect samples and perform laboratory testing to determine the presence of asbestos. If confirmed, appropriate handling, repair, or abatement should be conducted in accordance with applicable regulations.

Item 16 - Item 1 (Picture)

Cooling and Air Handler Equipment

17. (1) **Improve:** The condensate drain line(s) for the indoor air component of the air conditioning system should be improved. It is suggested that the drain line terminate in a graveled area and or pit to prevent soil saturation when operating the system.

Item 17 - Item 1 (Picture)

Item 17 - Item 2 (Picture)

Hot Water Systems, Controls, Flues and Vents

18. (1) **Safety Issue:** The water heater temperature and pressure relief (TPR) valve lacks a discharge pipe. This is a significant safety concern, as the TPR valve is designed to release hot water and pressure in the event of an overpressure condition. Without a proper discharge pipe, expelled water or steam can pose a risk of scalding and damage to surrounding areas. it is recommended that a properly installed discharge pipe be added by a qualified plumber, terminating in an appropriate location in accordance with accepted safety standards.

Item 18 - Item 1 (Picture)

19. (2) **Repair or Replace:** The water heater top seismic strap was not installed in the correct location. The straps should be located within the top 1/3 of the water heater unit and one at the bottom 1/3. The bottom strap must be located at least 4" away from the water heater controls. Suggest conforming installation by a qualified plumber.

Item 19 - Item 1 (Picture)

20. (3) **Repair or Replace:** The water heater water supply connections are corroded. Corrosion at these connections can lead to leaks, reduced flow, and potential failure of the fittings over time. It is recommended that a qualified plumber evaluate and replace the affected connections to prevent water damage and ensure proper operation.

Item 20 - Item 1 (Picture)

Branch Circuit Conductors, Branch Circuit Conduits, Overcurrent Devices and Compatibility of their Amperage and Voltage

21. (1) **Safety Issue:** Older cloth-covered electrical wiring is visible in the attic space of the home. Cloth-covered wiring is indicative of aging electrical systems, typically installed in homes decades ago. This type of wiring can pose safety risks as the cloth insulation may degrade over time, leading to exposed wires and increased risk of electrical fires or short circuits. Additionally, such wiring may not meet current electrical codes and can have limitations in capacity that are unsuitable for modern electrical demands. A thorough evaluation by a licensed electrician is recommended to assess the condition of the cloth-covered wiring and determine if replacement or upgrading is necessary. It is advisable to consider rewiring areas with outdated or deteriorating materials to ensure electrical safety and compliance with modern standards. This will also help improve the home's overall electrical system performance and safety.

Item 21 - Item 1 (Picture)

22. (2) **Monitor:** Older knob-and-tube wiring was observed in the attic space. Due to the presence of newer Romex wiring installed adjacent to the older conductors, it was not possible to determine whether the knob-and-tube system is still active or has been fully abandoned. Knob-and-tube wiring is considered obsolete and may present safety concerns, particularly if it remains energized or has been modified. Evaluation by a licensed electrician is recommended to determine if any of the knob-and-tube wiring is still in use and to advise on proper decommissioning or upgrading as needed.

Item 22 - Item 1 (Picture)

Item 22 - Item 2 (Picture)

Item 22 - Item 3 (Picture)

23. (3) **Safety Issue:** A flush-mounted electrical junction box was observed at the pool light. This configuration is considered outdated and may not meet current safety standards for pool and spa

electrical installations. Improper or outdated junction box installations in wet environments can increase the risk of electrical shock. Evaluation and correction by a licensed electrician is recommended to ensure the installation meets current safety requirements for pool lighting systems.

Item 23 - Item 1 (Picture)

Garage Door Operator(s)

24. **Monitor:** The garage door and opener were functional and opened and closed the door. The light beams responded when tested and caused the door(s) to stop and auto reverse. Testing of the downward force (pressure test) was not performed as this can damage the door and is outside the scope of this inspection. Proper operation of the reversing mechanism should be verified prior to the close of the inspection contingency period. Information on garage door openers is available from the Consumer Product Safety Commission at www.cpsc.gov.

Item 24 - Item 1 (Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

1. Roofing

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

Styles & Materials

Roof Covering:
Asphalt/Fiberglass Shingles
Roll/Selvage/Asphalt

Viewed Roof Covering From:
Walked Roof

Sky Light(s):
None

Chimney (exterior):
N/A

Number Of Roofing Layers:
Unknown

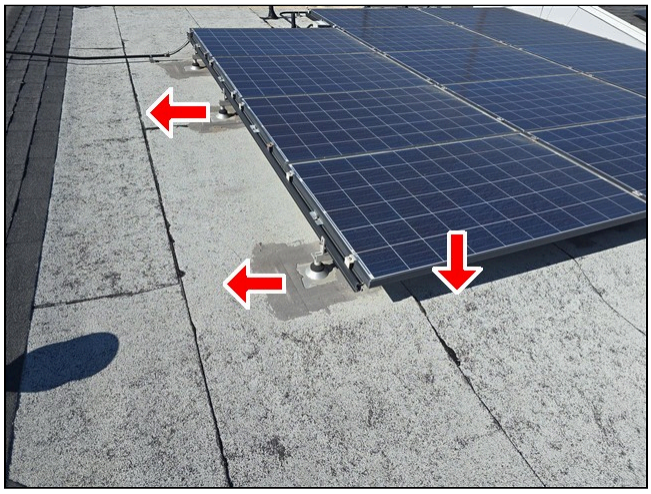
Gutters & DownSpouts:
None

Items

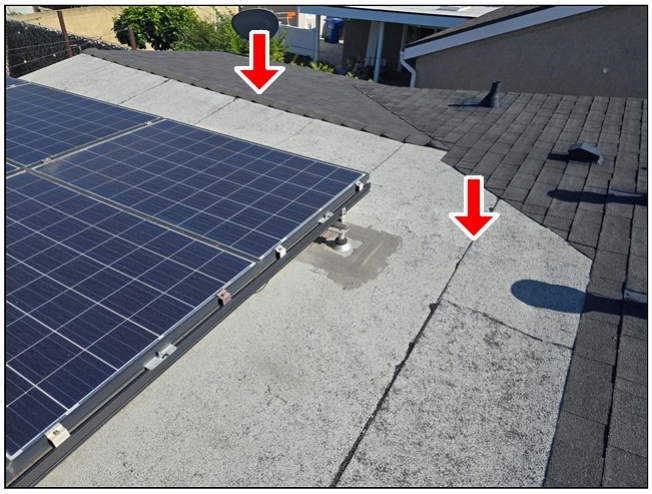
1.0 Roof Coverings

Comments: Repair or Replace

(1) **Repair or Replace:** The rolled asphalt roofing at the flat roof areas shows visible signs of deterioration. The roofing material appears worn and weathered, indicating reduced effectiveness in protecting against water intrusion. Deteriorated rolled roofing is more susceptible to cracking, blistering, and leaks over time. Evaluation and replacement by a qualified roofing contractor is recommended to restore a watertight condition.



1.0 Item 1 (Picture)



1.0 Item 2 (Picture)

1.0 Item 3 (Picture)

1.0 Item 4 (Picture)

(2) **Monitor:** During the home inspection, it was observed that the composition shingle roofing is currently in good condition. However, it is important to note that accurately determining the remaining serviceable lifespan of the roofing is challenging. To ensure the longevity and proper maintenance of the roof, periodic reviews by a licensed roof contractor are highly recommended. The composition shingle roofing of the property is currently in good condition, exhibiting no visible signs of significant damage or deterioration during the home inspection. However, it is important to note that accurately predicting the exact remaining serviceable lifespan of the roofing is difficult due to various factors such as weather conditions, installation quality, and maintenance history. As with any roof, it is advised to engage the services of a licensed roof contractor for periodic evaluations and necessary repairs. This proactive approach will help identify any potential issues or areas requiring attention and ensure the longevity and integrity of the roofing system.

1.0 Item 5 (Picture)

1.0 Item 6 (Picture)

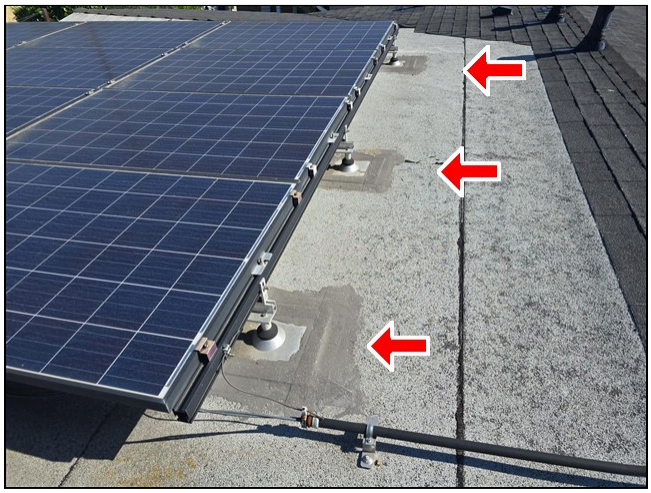
1.0 Item 7 (Picture)

1.0 Item 8 (Picture)

1.1 Flashings/Vents

Comments: Repair or Replace

Repair or Replace: The support posts for the solar panels at the flat roof have flashing that is surface-mounted. This type of installation is considered non-conforming, as proper flashing for roof penetrations should be integrated into the roofing system to ensure a watertight seal. Surface-mounted flashing is prone to failure and can allow water intrusion at the penetration points. Evaluation and correction by a qualified roofing contractor is recommended to properly flash and seal these penetrations and prevent potential leaks.



1.1 Item 1 (Picture)

1.3 Roof Drainage Systems

Comments: Improve

Improve: The property lacks adequate gutters and downspouts throughout the roof. This absence of proper drainage systems can potentially lead to several issues, including damage and deterioration to the foundation and exterior walls. Gutters and downspouts play a crucial role in channeling rainwater away from the foundation of the home. Without them, rainwater can accumulate around the perimeter of the property, potentially causing soil erosion, foundation settlement, and structural damage over time. The absence of gutters and downspouts can result

in water cascading directly down the exterior walls during rainfall. This continuous exposure to moisture can lead to deterioration of siding materials, paint damage, and potential water intrusion into the building envelope. To address these concerns, it is recommended that gutters and downspouts be installed throughout the roof of the home. This will effectively collect rainwater and direct it away from critical areas, mitigating the risk of foundation damage, exterior wall deterioration, and landscape issues.

1.3 Item 1 (Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Professional Inspection Network recommends an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life. It is impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, and other factors. Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage.

The entire underside of the roof sheathing is not inspected for evidence of leakage.

Interior finishes may disguise evidence of prior leakage.

No comment can be offered on the condition of the membrane beneath the roof surface.

2. Exterior

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

Styles & Materials

Siding Material:
Stucco Cladding

Exterior Entry Doors:
Wood
Insulated glass
Sliding Glass
Vinyl
Metal

Appurtenance:
Patio

Driveway:
Concrete

Walkways:
Concrete

Fence Type:
Covered With Vegitation

Items

2.0 Wall Cladding, Flashing, Trims, Beams, Rafters, Eaves, Fascia Boards, Decks, Balconies, Stoops, Steps, Stairways, Areaways, Patio(s), Porches, Patio/Cover and Applicable Railings

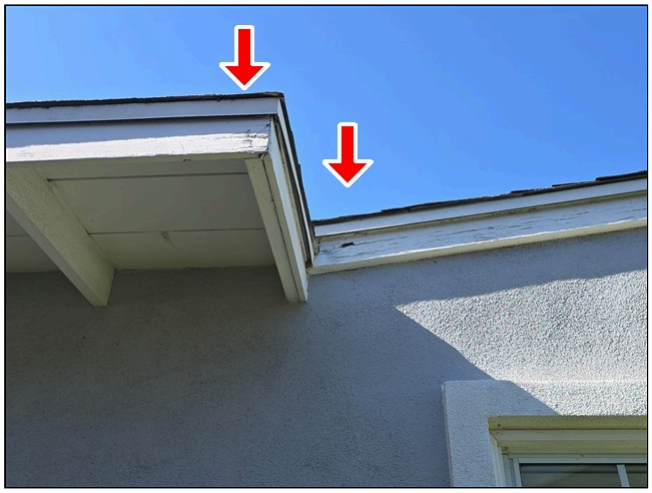
Comments: Repair or Replace

(1) **Safety Issue:** The steps located at the front entry are of a non-conforming configuration. The step geometry appears inconsistent and may not meet typical standards for uniform riser height and tread depth. This condition poses a safety hazard due to the increased risk of misstep and potential fall. Evaluation and correction by a qualified contractor is recommended to improve safety and achieve a more compliant configuration.

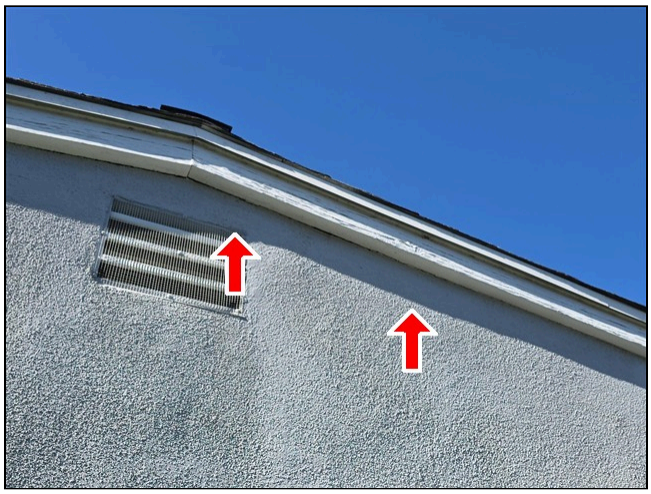
2.0 Item 1 (Picture)

(2) **Repair or Replace:** There is wood deterioration observed at the fascia boards in one or more locations. This deterioration can be caused by various factors such as moisture, pests, or age-related wear and tear. It is important to address this issue to prevent further damage. Due to the presence of wood deterioration, it is advisable to have a pest control company inspect the area for any signs of pest activity or infestation. Certain pests can cause significant damage to wood structures. A professional inspection will help determine if pests are present and if further treatment is necessary. It is recommended to hire a licensed contractor experienced in wood repairs and replacements. They will assess the extent of the wood deterioration and provide appropriate recommendations. Depending on the severity of the damage, the contractor may suggest repair techniques such as wood patching, reinforcement, or complete replacement of deteriorated wood components. Please be aware that this report is based on a visual inspection, and it is essential to consult a qualified professional, such as a licensed contractor and a pest control company, for a comprehensive assessment and appropriate repairs.

2.0 Item 2 (Picture)



2.0 Item 3 (Picture)



2.0 Item 4 (Picture)

2.0 Item 5 (Picture)

(3) **Improve:** Trees, vegetation, and vines that are in contact with or in close proximity to the home should be removed or trimmed back to a safe distance. This is a crucial maintenance step to protect the structural integrity and safety of the home. Vegetation in direct contact with the house can lead to several issues. Trees and plants can retain moisture against the surfaces of the home, potentially leading to wood rot, mold growth, and deterioration of siding materials. Growing vines or large tree branches can exert physical force on siding, windows, and roofs, leading to damage over time. Vegetation close to the home can act as a bridge or attractant for pests, including insects and rodents, making it easier for them to access the house. Overgrown plants can obstruct pathways, windows, and potentially interfere with the home's ventilation systems. It is advisable to regularly inspect and maintain the landscaping around the home, ensuring that all trees, shrubs, and vines are kept at a safe distance. Professional landscaping services or an arborist can provide assistance in safely removing or trimming any problematic vegetation. Regular upkeep not only preserves the aesthetic appeal of the property but also plays a critical role in safeguarding the home against potential damage.

2.0 Item 6 (Picture)

(4) **Repair or Replace:** The stucco cladding at the exterior walls is deteriorated in one or more areas, which is common with older homes. Additionally, a weep screed flashing detail was not observed at the base of the wall. The absence of a proper weep screed can prevent moisture

from draining out of the wall assembly, increasing the risk of water intrusion and deterioration of underlying materials. Evaluation and repair by a qualified contractor is recommended to address the damaged stucco and to verify proper installation of drainage components at the base of the wall system.

2.0 Item 7 (Picture)

2.1 Doors (Exterior)

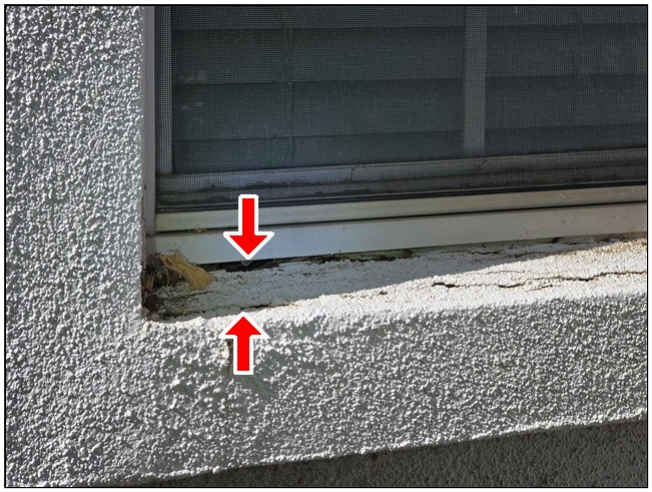
Comments: Inspected

2.2 Windows

Comments: Repair or Replace

(1) **Repair or Replace:** A gap was observed between the exterior cladding and the window frame at the south exterior wall of the home. This condition can allow water intrusion, air infiltration, and pest entry, potentially leading to concealed damage within the wall assembly. Evaluation and repair by a qualified contractor is recommended to properly seal the gap and restore a weather-resistant condition.

2.2 Item 1 (Picture)



2.2 Item 2 (Picture)

2.2 Item 3 (Picture)

(2) **Repair or Replace:** The stucco cladding and/or paint at the exterior window frames is cracked and separated in one or more areas. These openings can allow water intrusion around the window assemblies, potentially leading to deterioration of surrounding materials and concealed damage within the wall system. Evaluation and repair by a qualified contractor is recommended to properly seal and restore the affected areas and maintain a weather-resistant exterior.

2.2 Item 4 (Picture)

2.3 Vegetation, Grading, Drainage, Driveways, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Comments: Improve

(1) **Improve:** The crawl space vent openings are installed at or near grade level, and a curb/footing has been constructed along the front and north exterior walls of the home. This configuration can allow water intrusion into the crawl space during rain or irrigation events, as the vents are not elevated above the surrounding grade. The added curb may also trap water against the foundation, further increasing the risk of moisture entry. This condition can contribute to elevated moisture levels within the crawl space, potentially leading to wood deterioration, structural concerns, and possible organic growth. Evaluation by a qualified contractor is recommended to improve drainage and modify the vent configuration as needed to reduce the

risk of water intrusion.

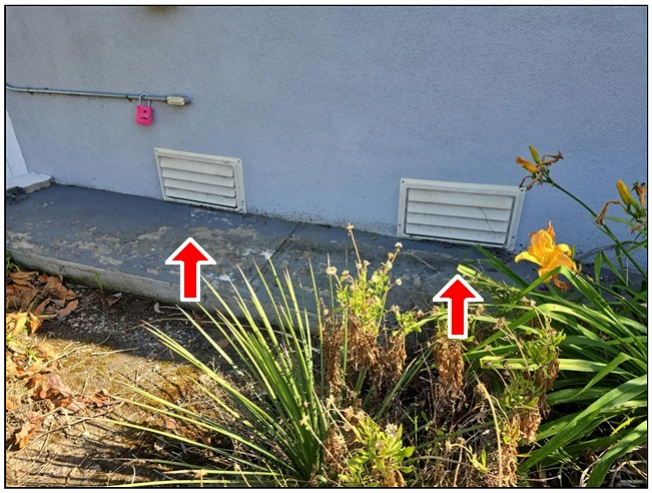
2.3 Item 1 (Picture)

2.3 Item 2 (Picture)

2.3 Item 3 (Picture)

2.3 Item 4 (Picture)

2.3 Item 5 (Picture)



2.3 Item 6 (Picture)

2.3 Item 7 (Picture)

(2) **Improve:** There is a noticeable negative slope and several flat areas towards the home in various locations around the property. During periods of rain or extended irrigation, water tends to accumulate and pond near the foundation. This improper grading can contribute to various structural and moisture-related problems over time. Continuous water ponding near the foundation can lead to erosion and weakening of the foundation materials, potentially resulting in cracks and settling. It is advisable to engage a professional landscaping or civil engineering service to regrade the affected areas. The ground should be sloped away from the home at a minimum gradient (typically at least 5% or 6 inches drop over 10 feet) to ensure effective runoff away from the foundation.

2.3 Item 8 (Picture)

2.5 Fence/Block Walls & Gates

Comments: Repair or Replace

Repair or Replace: The fence at the sidewall of the garage is deteriorated. This condition may affect structural stability, reduce security, and allow for further damage over time. It is recommended that the fence be evaluated and repaired or replaced by a qualified contractor to restore proper function and durability.

2.5 Item 1 (Picture)

2.9 Irrigation

Comments: Improve

(1) **Improve:** Various irrigation sprinklers at the are in close proximity to the exterior walls of the home. It is suggested that the sprinklers be relocated away from the home and foundation walls to prevent damage to the home.

(2) **Monitor:** The irrigation system is beyond the scope of a standard home inspection. Home inspections typically focus on the structural and mechanical components of the property, such as the foundation, electrical systems, plumbing, and HVAC. However, the irrigation system falls under the category of landscaping and outdoor systems, which are typically not included in a standard home inspection. If you have concerns about the irrigation system or would like it to be inspected, it is recommended to contact a professional irrigation specialist or landscaper. They will have the expertise to assess the irrigation system, including the sprinklers, valves, controllers, and overall functionality. They can identify any issues, provide maintenance recommendations, or suggest repairs or upgrades as needed. Remember, maintaining a properly functioning irrigation system is essential for the health and maintenance of your landscaping. Regular inspection and maintenance of the irrigation system can help ensure efficient water usage and prevent potential water waste or damage.

2.10 Grounds

Comments: Safety Issue, Monitor

(1) **Safety Issue:** The swimming pool/spa is required by law to be equipped with at least two drowning prevention safety features. Acceptable options include: An enclosure that isolates the pool/spa from the home. Removable mesh fencing with a self-closing, self-latching, and lockable gate (ASTM F2286). An approved safety pool cover. Exit alarms on doors providing direct access to the pool/spa. Self-closing, self-latching devices on doors with release mechanisms at least 54 inches above the floor. A certified ASTM F2208 pool/spa alarm that sounds upon unauthorized or

accidental entry. Other protective devices providing equal or greater protection, independently verified to ASTM or ASME standards. If the pool/spa is not currently equipped with at least two of these safety features, it is strongly recommended that upgrades be made by a qualified contractor to meet current safety requirements and reduce the risk of drowning accidents.

2.10 Item 1 (Picture)

(2) **Monitor:** The spa/pool and all associated components located at the rear of the property are beyond the scope of this inspection and were not inspected or tested. If the spa will remain in service, recommend further evaluation by a qualified spa/pool contractor. It should also be noted that spas in California are subject to specific safety requirements and guidelines, which may include (as applicable) compliant barriers and self-closing/self-latching gates, required safety covers, appropriate entrapment protection (e.g., compliant suction fittings/drain covers), and properly protected electrical systems (bonding/grounding and GFCI protection). Verify current compliance with the applicable authority having jurisdiction and make any necessary upgrades to reduce safety risks.

2.10 Item 2 (Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

The inspection does not include an assessment of geological conditions and/or site stability. If further concerned about hillside, lot, or soil conditions, we recommend that you refer to a qualified licensed Geo-Technical Engineer before the close of escrow.

3. Structural Components

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

Styles & Materials

Foundation:
Poured Concrete

Method used to observe Crawlspace:
Could Not Access

Floor Structure:
Wood Joists

Wall Structure:
Not Visible

Columns or Piers:
Wood Piers
Stem Walls
Not Visible

Ceiling Structure:
Wood Joist

Roof Structure:
Soild Plank Sheathing
Rafters

Roof-Type:
Hip

Method used to observe attic:
From Entry
Inaccessible Areas

Attic Information:
Attic Access: Hallway

Items

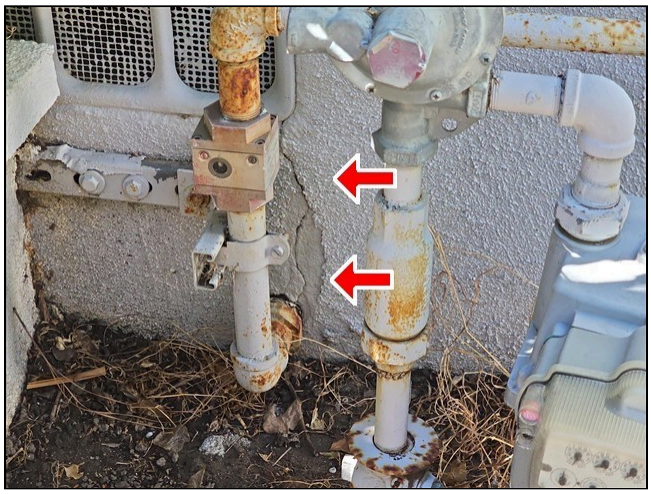
3.0 Foundations, Basement and Crawlspace

Comments: Repair or Replace

(1) **Repair or Replace:** Signs of cracking and movement were visible in portions of the foundation at more than one location. Although the cracking is isolated to these areas, we feel this could affect the performance of the entire foundation, especially during seismic activity. We suggest a qualified foundation contractor or structural engineer should evaluate the foundation, and determine what repairs are needed.

3.0 Item 1 (Picture)

3.0 Item 2 (Picture)



3.0 Item 3 (Picture)

(2) **Improve:** The soil at the rear area of the crawl space is wet and/or damp. The source of the moisture could not be determined at the time of inspection and may be related to poor exterior drainage or a possible active plumbing leak. Elevated moisture conditions in the crawl space can contribute to wood deterioration, potential structural concerns, and possible organic growth. Further evaluation is recommended to identify the source of moisture, and corrective measures by a qualified contractor should be taken to address the issue and dry the affected area.

3.0 Item 4 (Picture)

(3) **Improve/Monitor:** Access to the crawl space was not possible at the time of inspection due to ducting obstructing entry. As a result, the crawl space and its components could not be evaluated. Any conditions that may exist within this area were not observable. This limitation should be taken into consideration when reviewing the findings of this inspection.

3.3 Roof Structure & Attic Space

Comments: Safety Issue

Safety Issue: Materials were observed within the home that may resemble asbestos-containing materials. Identification of asbestos cannot be confirmed through a visual inspection alone. If disturbed, asbestos-containing materials can pose potential health risks. It is recommended that

a qualified asbestos specialist collect samples and perform laboratory testing to determine the presence of asbestos. If confirmed, appropriate handling, repair, or abatement should be conducted in accordance with applicable regulations.

3.3 Item 1 (Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Structural components concealed behind finished surfaces could not be inspected.

Only a representative sampling of visible structural components was inspected in the attic garage.

Evaluation of permits, identifying the extent of modifications and code compliance are beyond the scope of this inspection.

4. Heating / Central Air Conditioning

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls. The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage. Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

Styles & Materials

Heat Type:
Forced Air
Heat Pump Forced Air (also provides cool air)

Heater Location:
Hallway

Energy Source:
Electric

Number of Heat Systems (excluding wood):
One

Heater System Brand:
RHEEM

Heater System Age:
4 Years Old

Ductwork:
Insulated Flexible Ducting

Filter Type:
Disposable

BTU's:
UNKNOWN

Cooling Equipment Type:
Heat Pump Forced Air (also provides warm air)

Cooling Equipment Energy Source:
Electricity (240-Volt)

Number of Systems:
One

Cooling Equipment Brand:
RHEEM

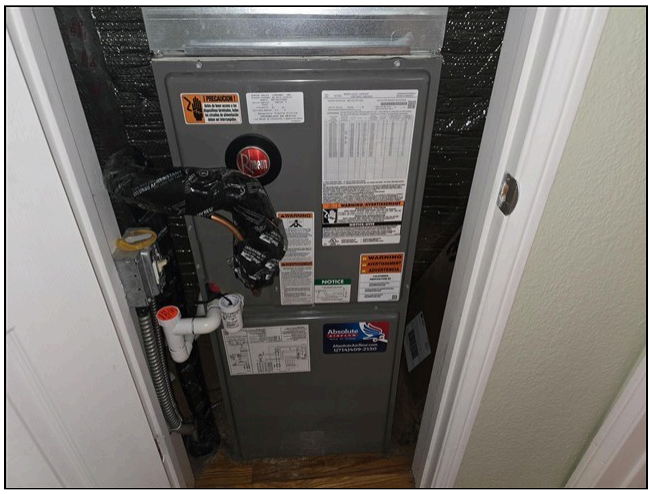
Air Conditioner Unit Age:
4 Years Old

Items

4.0 Heating Equipment

Comments: Monitor

Monitor: During the inspection of the property, it was observed that the heating and cooling system installed for the home was operational and provided adequate heating and cooling. The system was tested and found to be functioning properly, effectively maintaining the desired temperature within the home. This positive finding indicates that the home is equipped with a functional and efficient heating and cooling system, allowing for comfortable use of the space throughout the year. Please note that the specific details of the heating and cooling system, including its type, capacity, and any maintenance or service records, should be obtained from the seller or previous owner for a complete understanding of the system's condition and history.



4.0 Item 1 (Picture)

4.2 Operating Controls/Thermostat
Comments: Inspected

4.4 Air Return & Distribution Systems
Comments: Inspected

4.5 Air Filter(s)
Comments: Inspected

4.6 Presence of Installed Heat Source in Each Room
Comments: Inspected

4.7 Cooling and Air Handler Equipment
Comments: Improve

(1) **Improve:** The condensate drain line(s) for the indoor air component of the air conditioning system should be improved. It is suggested that the drain line terminate in a graveled area and or pit to prevent soil saturation when operating the system.

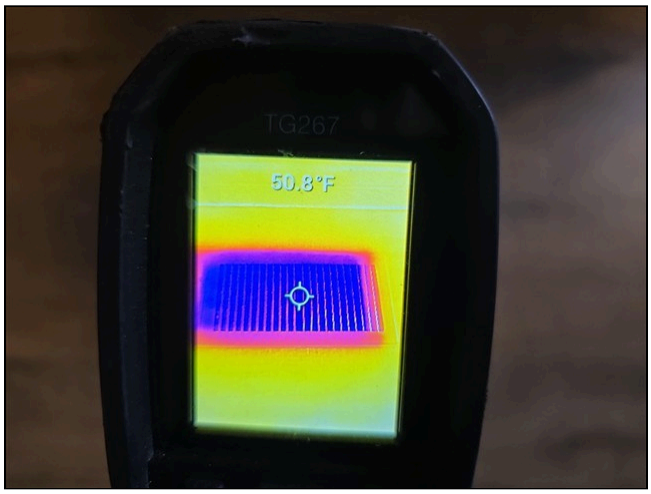
4.7 Item 1 (Picture)

4.7 Item 2 (Picture)

(2) **Monitor:** During the inspection of the property, it was observed that the heating and cooling system installed for the home was operational and provided adequate heating and cooling. The system was tested and found to be functioning properly, effectively maintaining the desired temperature within the home. This positive finding indicates that the home is equipped with a functional and efficient heating and cooling system, allowing for comfortable use of the space throughout the year. Please note that the specific details of the heating and cooling system, including its type, capacity, and any maintenance or service records, should be obtained from the seller or previous owner for a complete understanding of the system's condition and history.

4.7 Item 3 (Picture)

4.7 Item 4 (Picture)



4.7 Item 5 (Picture)

4.8 Normal Operating Controls

Comments: Inspected

4.9 Presence of Installed Cooling Source in Each Room

Comments: Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

Styles & Materials

Water Source:
Public

Water Filters:
(We do not inspect filtration systems)

Plumbing Water Supply (Main Line):
Galvanized (old)

Plumbing Water Distribution:
Galvanized
Copper

Plumbing Waste:
Cast Iron
ABS
Not Fully Visible Due To No Access At The Crawl Space

Water Heater Power Source:
Gas

Water Heater Capacity:
50 Gallon (2-3 people)

Water Heater Location:
East Exterior Wall

Water Heater Suspected Age:
5 Years Old

Water Heater Manufacturer:
A.O. SMITH

Items

5.0 Plumbing Drain, Waste and Vent Systems

Comments: Monitor

Monitor: Unable to determine the condition of underground drain and waste piping during the inspection. Drain lines can experience blockages due to construction debris, lack of proper slope in the lines, or improper fittings. -- We recommend that the building sewer be evaluated by camera by a qualified plumber to determine if any repairs or modifications are needed.

5.1 Plumbing Water Supply, Distribution System and Fixtures

Comments: Improve

(1) **Improve:** The exterior hose bibs around the home are not equipped with vacuum breakers. This absence presents a risk of backflow, which can lead to contamination of the home's potable water supply by hose water. Without vacuum breakers, there is a risk that non-potable water,

chemicals, or biological contaminants could be siphoned back into the home's drinking water system if the hose is left in a container of contaminated water or if there is a significant drop in the water pressure. It is strongly recommended that vacuum breakers be installed on all exterior hose bibs. These devices are inexpensive and easy to install, and they provide critical protection against water supply contamination.

(2) **Monitor:** The main water supply pipe for the home does not have a pressure regulator installed. It was observed that the main water supply pipe lacks a pressure regulator. Pressure regulators are devices designed to control and limit the water pressure entering the home from the municipal supply. Their absence can result in higher water pressure, which may lead to plumbing system issues and potential damage to fixtures and appliances. It is recommended that the homeowner or future homeowner consider installing a pressure regulator on the main water supply line. A pressure regulator can help maintain a safe and consistent water pressure within the home, which is essential for the proper functioning and longevity of plumbing components and appliances. To ensure proper installation and adjustment, it is advisable to consult a licensed plumber or plumbing professional. They can assess the water pressure and recommend the appropriate type and setting for the pressure regulator.

5.2 Hot Water Systems, Controls, Flues and Vents

Comments: Repair or Replace, Monitor

(1) **Safety Issue:** The water heater temperature and pressure relief (TPR) valve lacks a discharge pipe. This is a significant safety concern, as the TPR valve is designed to release hot water and pressure in the event of an overpressure condition. Without a proper discharge pipe, expelled water or steam can pose a risk of scalding and damage to surrounding areas. it is recommended that a properly installed discharge pipe be added by a qualified plumber, terminating in an appropriate location in accordance with accepted safety standards.

5.2 Item 1 (Picture)

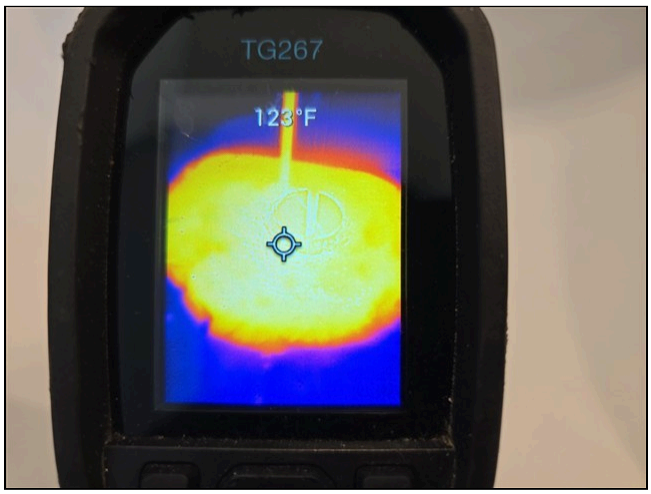
(2) **Repair or Replace:** The water heater top seismic strap was not installed in the correct location. The straps should be located within the top 1/3 of the water heater unit and one at the bottom 1/3. The bottom strap must be located at least 4" away from the water heater controls. Suggest conforming installation by a qualified plumber.

5.2 Item 2 (Picture)

(3) **Repair or Replace:** The water heater water supply connections are corroded. Corrosion at these connections can lead to leaks, reduced flow, and potential failure of the fittings over time. It is recommended that a qualified plumber evaluate and replace the affected connections to prevent water damage and ensure proper operation.

5.2 Item 3 (Picture)

(4) **Note/Monitor:** The water heater was operational and produced hot water at time of inspection.



5.2 Item 4 (Picture)

5.2 Item 5 (Picture)

5.2 Item 6 (Picture)

5.4 Gas Supply & Gas Piping

Comments: Improve, Monitor

(1) **Improve:** The gas supply pipe at the water heater lacks a sediment trap. A sediment trap, also known as a dirt leg or drip leg, is a vertical pipe section with a capped end that is installed on the gas supply line before it connects to the water heater flexible connector. The purpose of the sediment trap is to collect any debris, sediment, or moisture that may be present in the gas supply line. The sediment trap helps to prevent these contaminants from reaching and potentially damaging the internal components of the water heater, such as the gas valve or burner assembly. It also helps to ensure the smooth and efficient operation of the unit. Local building codes and regulations may vary, so it's important to consult the specific requirements in your area. In many jurisdictions, including the United States, a sediment trap is commonly required for gas-fired appliances, including water heaters. It is recommended to have a qualified professional, such as a licensed plumber or gas technician, install the sediment trap according to the manufacturer's instructions and local code requirements to ensure proper operation and safety of the water heater.

(2) **Monitor:** Testing for and locating gas leaks are beyond the scope of this inspection. As such, the condition or functionality of the gas lines and related components has not been assessed during this process. If there are concerns about the gas system or potential leaks, it is strongly recommended to consult a licensed plumber or utility professional to perform a comprehensive inspection of the gas lines and appliances. A gas leak detection test using specialized equipment should be conducted to ensure the system is safe and compliant with local codes. Regular maintenance and inspection of gas systems are advised to ensure safety and reliability. If you suspect an active gas leak, immediate action should be taken to ventilate the area and contact your local gas utility provider.

5.5 Main Gas Meter/Shut Off Valve

Comments: Inspected

Inspected: The main gas meter is located at the South wall of the home. The gas meter is equiped with a seismic shut off valve.

5.5 Item 1 (Picture)

5.6 Main Water Shut-Off Device

Comments: Inspected

Inspected: The main water shut off valve is located at the rear wall of the home.

5.7 Main Clean Out

Comments: Inspected

Inspected: The main clean-out for the sewer line is located in the South side yard. This provides access for inspecting, maintaining, and clearing the sewer line, which is essential for preventing blockages and ensuring proper drainage. The location of the clean-out should be clearly marked and kept accessible for future maintenance or inspections. A licensed plumber should inspect the clean-out periodically and ensure it is functioning properly and free from obstructions. Regular sewer line maintenance, such as hydro-jetting or camera inspections, is recommended to prevent issues and ensure the longevity of the drainage system.

5.7 Item 1 (Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.

Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.

An inspection of the water main shut off valve, pressure regulator (@ water main), yard sprinklers, and angle stops beneath plumbing fixtures are outside the scope of this inspection. We recommend that these be observed and tested on a regular basis.

The washing machine faucets were not tested for leaks given hoses are connected to machine. Faucets were not operated without means to catch water. Recommend further review before connecting hoses to washing machine.

The plumbing drain system of this house is not visible and was not inspected. If further concerned we recommend that the drains be reviewed with a video camera by a qualified licensed plumbing service.

6. Electrical System

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

Styles & Materials

Electrical Service Conductors:
Overhead Service Drop
120/240 Volt

Panel Type:
Circuit Breakers

Panel Capacity:
200 AMP

Main Disconnect/Panel:
Located: East Exterior Wall

Electric Panel Manufacturers:
SQUARE D

Branch Circuit Panel(s):
Located: Garage

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Romex
Conduit
Possible Knob & Tube

Grounding:
Cold Water Pipe
Driven Ground Rod
Copper Wire

Outlets:
Grounded

Ground Fault Circuit Interrupter:
Kitchen
Bathroom(s)
Exterior

Arc Fault Circuit Interrupter:
None Found

Items

6.0 Service and Grounding Equipment, Main Overcurrent Device, Main, Distribution Panels, Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Comments: Inspected

6.1 Branch Circuit Conductors, Branch Circuit Conduits, Overcurrent Devices and Compatibility of their Amperage and Voltage

Comments: Safety Issue, Monitor

(1) **Safety Issue:** Older cloth-covered electrical wiring is visible in the attic space of the home. Cloth-covered wiring is indicative of aging electrical systems, typically installed in homes decades ago. This type of wiring can pose safety risks as the cloth insulation may degrade over time, leading to exposed wires and increased risk of electrical fires or short circuits. Additionally, such wiring may not meet current electrical codes and can have limitations in capacity that are unsuitable for modern electrical demands. A thorough evaluation by a licensed electrician is recommended to assess the condition of the cloth-covered wiring and determine if replacement or upgrading is necessary. It is advisable to consider rewiring areas with outdated or

deteriorating materials to ensure electrical safety and compliance with modern standards. This will also help improve the home's overall electrical system performance and safety.

6.1 Item 1 (Picture)

(2) **Monitor:** Older knob-and-tube wiring was observed in the attic space. Due to the presence of newer Romex wiring installed adjacent to the older conductors, it was not possible to determine whether the knob-and-tube system is still active or has been fully abandoned. Knob-and-tube wiring is considered obsolete and may present safety concerns, particularly if it remains energized or has been modified. Evaluation by a licensed electrician is recommended to determine if any of the knob-and-tube wiring is still in use and to advise on proper decommissioning or upgrading as needed.

6.1 Item 2 (Picture)

6.1 Item 3 (Picture)

6.1 Item 4 (Picture)

(3) **Safety Issue:** A flush-mounted electrical junction box was observed at the pool light. This configuration is considered outdated and may not meet current safety standards for pool and spa electrical installations. Improper or outdated junction box installations in wet environments can increase the risk of electrical shock. Evaluation and correction by a licensed electrician is recommended to ensure the installation meets current safety requirements for pool lighting systems.

6.1 Item 5 (Picture)

6.2 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside and outiside of the home) Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures.

Comments: Safety Issue

Safety Issue: The electrical outlets in the garage lack Ground Fault Circuit Interrupter (GFCI) protection. GFCI outlets are designed to protect against electrical shocks and are typically required in areas where water and moisture are present, such as garages, bathrooms, kitchens, and outdoor locations. Since garages are susceptible to damp or wet conditions, the absence of GFCI protection in this area poses potential electrical hazards, especially if electrical equipment or tools are used in close proximity to water sources. The absence of GFCI protection in the garage electrical outlets poses potential electrical hazards, especially in damp or wet conditions.

To enhance the safety of the garage's electrical system, it is strongly recommended to install GFCI outlets or provide GFCI protection at the circuit level. Hiring a qualified electrician to perform the installation and ensure proper wiring is essential for maintaining a safe and compliant electrical system in the garage. Regular maintenance and awareness of safety measures will help prevent electrical accidents and create a secure environment for everyone using the garage area.

6.2 Item 1 (Picture)

6.3 Electrical Bonding

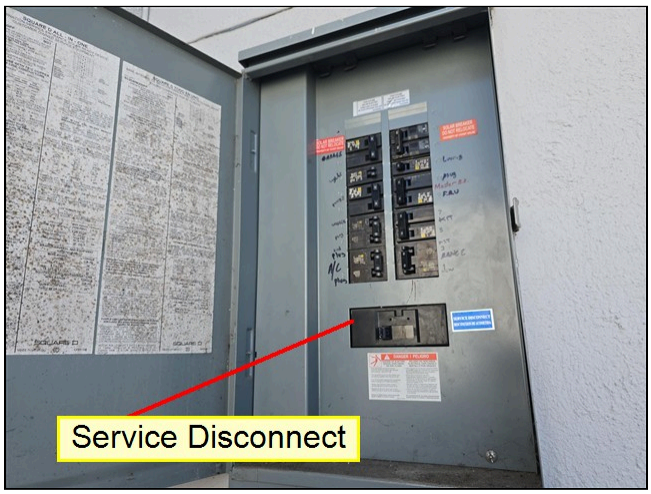
Comments: Improve

Improve: Bonding is not visible. Bonding on gas piping was not observed. It was possibly concealed behind a wall or covered by something (insulation under the house, etc). The points of attachment of the bonding jumpers should be accessible. Professional Inspection Network recommends evaluation and correction as needed by a qualified professional. Generally speaking, the difference between grounding and bonding is: Bonding is connecting the electrical system ground to the houses other systems metal components (water, gas, metal ducting, etc.). Bonding occurs when metal that could carry electricity (but is not supposed to) is intentionally connected together to provide a permanent low resistance path that is capable of conducting all electricity accidentally carried by the metal back to its source (earth/ground). Grounding is a direct connection to the earth to aid in removing damaging transient over-voltages due to lightning. The purpose of bonding is to ensure the electrical continuity of the fault current path, to provide the capacity and ability to conduct safely, any fault current likely to be imposed, and to aid in the operation of the over-current protection device (breaker, GFCI, fuse, etc). Properly bonding all metal parts within an electrical system and metal piping in the building (water and gas pipes) helps ensure a low-impedance fault current path, instead of your body.

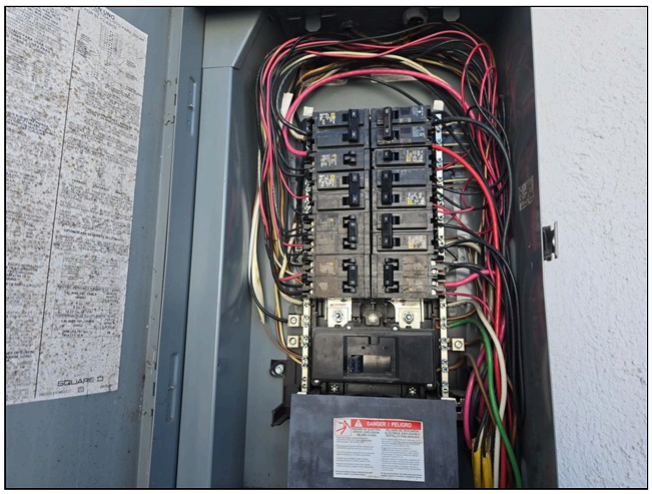
6.4 Location of Main and Distribution Panels

Comments: Inspected

Inspected: The main electrical panel is located at the rear wall of the home. The subpanel is located at the garage.



6.4 Item 1 (Picture)



6.4 Item 2 (Picture)

6.4 Item 3 (Picture)

6.6 AFCI (ARC Fault Circuit Interrupters)

Comments: Improve

Improve: The building's electrical system does not have branch circuit Arc-Fault-Interrupter (AFCI) protection device(s) installed. AFCI protection is designed to detect and mitigate the risk of electrical fires caused by arc faults, which can occur when there are damaged or deteriorated wires or connections. The lack of AFCI protection in certain areas of the property, including the family room, dining room, living room, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas, is a potential safety concern. AFCI protection is now a widely recognized and recommended electrical safety feature in modern building codes. It is strongly advised to consider having AFCI protection installed by a qualified electrician. They will be able to assess the existing electrical system, determine the best approach for implementing AFCI protection, and ensure compliance with applicable electrical codes and regulations. The installation of AFCI protection involves replacing standard circuit breakers or installing AFCI outlets in specific locations, depending on the electrical configuration of the property. By installing AFCI devices, the risk of electrical fires caused by arc faults can be significantly reduced, providing enhanced safety for the occupants of the property. It is recommended that you consult with a qualified electrician to assess the feasibility and cost of

installing AFCI protection in the mentioned areas. They will be able to provide you with more detailed information on the benefits, requirements, and potential costs associated with implementing AFCI protection in the building's electrical system. Remember, electrical safety is paramount, and investing in AFCI protection can help mitigate the risk of electrical fires, providing added peace of mind for you and future occupants of the property.

6.10 Photovoltaic System and Solar Panles

Comments: Monitor

Monitor: Inspection of the solar collector panels/equipment is beyond the scope of this inspection. For information regarding the panels and the operation of the solar system, we suggest consultation with an expert in this field.

6.10 Item 1 (Picture)

6.10 Item 2 (Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Electrical components concealed behind finished surfaces could not be inspected.

Only a representative sampling of outlets and light fixtures were tested.

Furniture and/or storage restricted access to some electrical components.

One or more of the light fixtures at exterior are controlled by sensors. The sensors or photocells activate light(s) by motion or upon darkness. Testing of these devices is specifically excluded and is beyond the scope of this inspection. Verifying the proper functionality of these fixtures is recommended.

7. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:
None

Ventilation:
Roof Vents

Dryer Power Source:
Gas Connection

Dryer Vent:
Unknown

Items

7.0 Insulation in Attic

Comments: Improve

Improve: The attic space of the home lacks insulation. Insulation plays a crucial role in maintaining energy efficiency, regulating indoor temperature, and preventing heat loss or gain. It is highly recommended to have the attic insulated by a professional insulation contractor. They will assess the attic area and recommend the appropriate type and amount of insulation based on local building codes and energy efficiency standards. Proper insulation in the attic helps to create a thermal barrier, reducing heat transfer between the living space and the attic. This helps to maintain a comfortable indoor temperature and can result in energy savings by reducing the workload on heating and cooling systems.

7.4 Venting Systems

Comments: Improve

Improve: The ceramic vent(s) in the crawl space, may contain asbestos. Asbestos-containing materials can pose health risks if disturbed, releasing fibers into the air that can be inhaled. Have a certified asbestos abatement professional assess the ceramic vent for asbestos content. If asbestos is present, follow proper abatement procedures for safe removal and disposal. Do not disturb or handle the vent material until it has been evaluated to prevent potential asbestos exposure.

7.4 Item 1 (Picture)

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed.

Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.

An analysis of indoor air quality is beyond the scope of this inspection.

Any estimates of insulation R-values or depths are rough average values.

No access was gained to the roof cavity of the sloped ceilings.

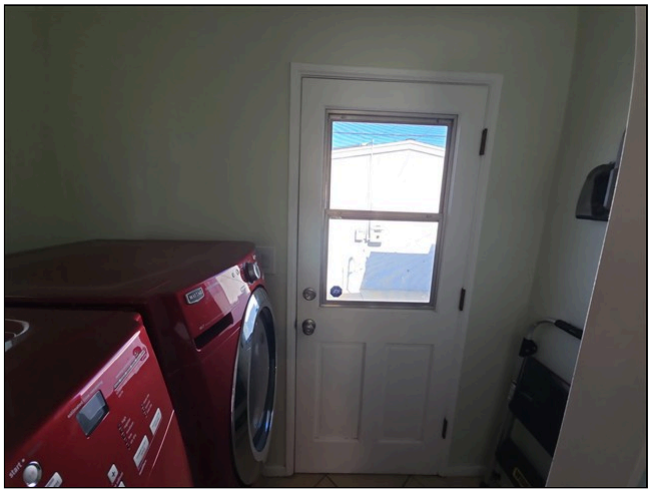
Insulation within the roof or ceiling cavities obstructs viewing of structural members, light fixtures and electrical connections.

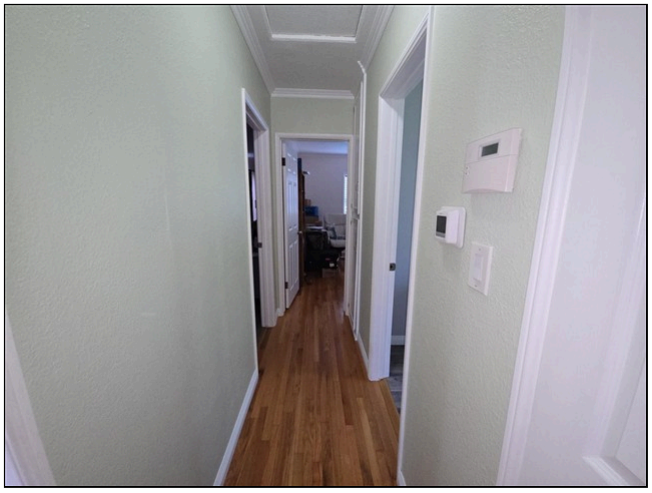
8. Interiors

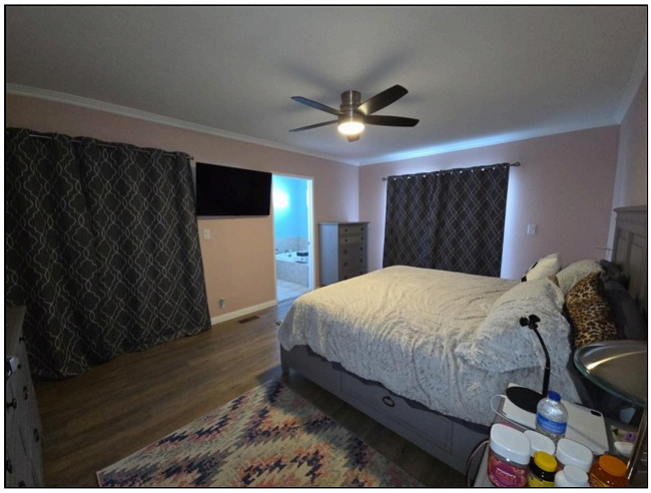
The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

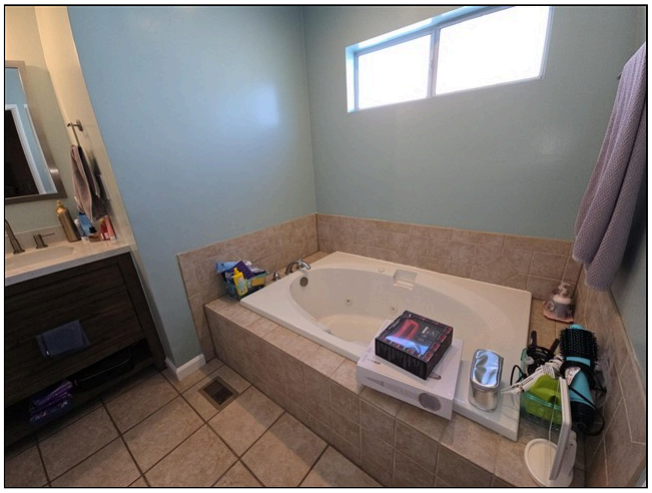
The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.







Styles & Materials

Ceiling Materials:
Gypsum Board
Plaster

Wall Material:
Gypsum Board
Plaster

Floor Covering(s):
Tile
Wood

Interior Doors:
Wood

Window Types:
Thermal/Insulated
Single-hung
Sliders
Metal

Cabinetry:
Wood

Countertop:
Granite

Items

8.0 Interiors

Comments: Monitor

Monitor: During the home inspection, it was noted that certain areas and components of the property were inaccessible due to personal belongings blocking access. These areas include electrical receptacles and switches, interior surfaces, inside bathroom and kitchen cabinets, and other components. Additionally, windows may be blocked by furnishings or other personal items, making it impossible to test their function. The presence of personal belongings obstructing access to various areas and components can limit the inspector's ability to thoroughly evaluate and report on their condition. As a result, any inaccessible components are excluded from the inspection report, and concealed damage to these components may be present. It is important to understand that the inspection is conducted based on the visible and accessible areas and components of the property. Inaccessible areas may contain hidden issues or defects that cannot be identified without proper examination. To ensure a comprehensive assessment of the property, it is recommended to inspect all components and surfaces prior to the close of the inspection contingency period. This can be done by engaging the services of qualified technicians or professionals who specialize in specific areas or systems, such as electricians, plumbers, or HVAC technicians. By inspecting all components and surfaces before the end of the inspection contingency period, you can uncover any concealed damage, identify potential issues, and make informed decisions regarding the property. Please note that it is the responsibility of the homeowner or seller to ensure that access to all areas and components is clear and unobstructed during the inspection process. By doing so, you can facilitate a more comprehensive evaluation of the property and ensure that any issues or concerns are addressed.

In summary, areas and components obstructed by personal belongings were inaccessible during the home inspection. It is recommended to arrange for further inspections by qualified technicians to evaluate these concealed areas and components before the expiration of the inspection contingency period. This will help uncover any potential hidden damage and provide a more thorough assessment of the property.

8.1 Walls and Ceilings

Comments: Improve, Monitor

Improve/Monitor: Evidence of settlement was observed on the interior wall and ceiling finishes. This is often characterized by cracks, uneven surfaces, or other signs of movement in the structure. Settlement can occur due to shifting of the foundation, soil movement, or aging of the building materials. Consult a structural engineer or qualified contractor to evaluate the extent of the settlement and determine the underlying cause. Depending on the findings, repairs may include patching and repainting the affected areas, stabilizing the foundation, or addressing soil conditions. Prompt attention to this issue will help maintain the structural integrity of the home and prevent further damage. Regular monitoring for additional signs of settlement is also recommended.

8.2 Floors

Comments: Inspected

8.3 Windows (representative number)

Comments: Inspected

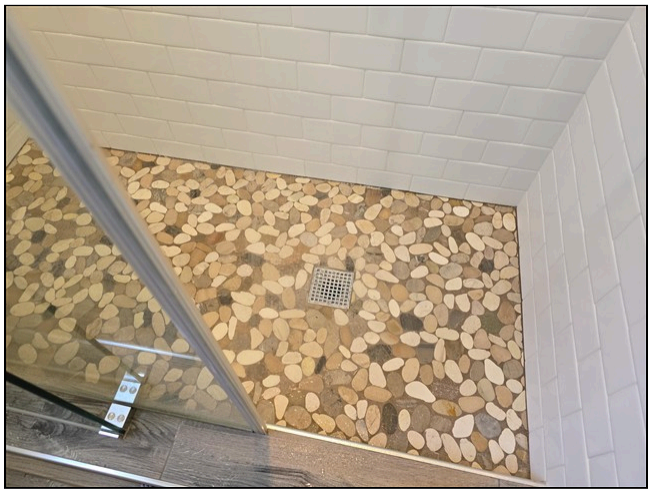
8.4 Doors (representative number)

Comments: Inspected

8.9 Bathroom(s)

Comments: Monitor

Monitor: The testing of shower pan systems are beyond the scope of this inspection. A shower pan is a waterproof barrier that is made of various materials. Typically, they are placed under the tiles of a shower or tub so that they can catch the water and direct it to the drain. It is suggested that all shower pan systems throughout the home be further investigated by a qualified plumber to verify the presence of any leaks that will require repair within the inspection contingency period.



8.9 Item 1 (Picture)

8.11 Smoke Detectors & Carbon Monoxide Detectors

Comments: Monitor

(1) **Smoke Detectors:** Commentary

1. Test smoke alarms monthly, and replace their batteries at least twice per year. Change the batteries when you change your clocks for Daylight Saving Time. Most models emit a chirping noise when the batteries are low to alert the homeowner that they need replacement.

2. Smoke alarms should be replaced when ownership is assumed, when they fail to respond to testing, every 10 years. The radioactive element in ionization smoke alarms will decay beyond usability within 10 years. Ten year old detectors are less than 50% effective.

3. Smoke detectors should be replaced if they become damaged or wet, are accidentally painted over, are exposed to fire or grease, or are triggered without apparent cause.

4. Never disable a smoke alarm. Use the alarms silencing feature to stop nuisance or false alarms triggered by cooking smoke or replaces.

5. Parents should stage periodic night-time re drills to assess whether their children will awaken from the alarm and respond appropriately.

6. Smoke alarms should be installed in the following locations: on the ceiling or wall outside of each separate sleeping area in the vicinity of bedrooms; in each bedroom, as most res occur during sleeping hours; in the basement, preferably on the ceiling near the basement stairs; in the garage, due to all the combustible materials commonly stored there; on the ceiling or on the wall with the top of the detector no less than 12 inches from the intersection on each level within a

building, including basements and cellars, but not crawlspaces or uninhabited attics.

7. A qualified professional should be used to install smoke detectors that are hard wired to the house electrical system.

(2) **Carbon Monoxide Detectors:** California Requirements

California law requires that as of July 1, 2011, all existing single-family dwellings have no less than one carbon monoxide detector per level installed inside the home.

8.12 Environmental Issues

Comments: Monitor

(1) **Monitor:** Based on the age of this building, there is a possibility that remaining older materials apart of the structure, systems and components may contain some asbestos. This can only be verified by laboratory analysis which is beyond the scope of this inspection. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers). If any sections of the above listed areas are indeed friable, or become friable over time, a specialist should be engaged. Due to the age of construction, there may be other materials that contain asbestos but are not identified by this inspection report.

(2) **Monitor:** There is the potential for lead content in the drinking water. Lead in water may have two sources; the piping system of the utility delivering water and/or the solder used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection.

(3) **Monitor:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a building of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection.

(4) **Monitor:** The identification of molds, fungus and other microbial organisms is outside the scope of this inspection. We suggest a qualified environmental specialist should be retained to evaluate the surfaces and make further recommendations. Testing and remediation of mold growth can only be accomplished by a qualified environmental specialist. If strict protocol is not followed, spores can be released into the interior of the building and may create a health hazard for those with low tolerances to such organisms.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Smoke detectors were inspected for location only. For future reference, testing with only button verifies battery and alarm function, not capacity to detect smoke. We advise testing all smoke detectors as per manufacturer before occupying the building and regularly there after.

Carbon monoxide detectors were inspected for location only. For future reference, testing button verifies battery and alarm function, not device's capacity to detect carbon monoxide. We advise testing all carbon monoxide detectors as per manufacturers directions before occupying the building and regularly there after.

The interior surface appears to have been painted recently. Unable to determine if further water stains or other evidence of leakage has been covered over. Refer to written explanation of sellers regarding any other previous leakage occurrences.

Please also understand that the pictures used within report are intended to help identify defective conditions. The photos do not represent all areas where such defects are present on property. Recommend that servicing contractors/individuals make a thorough review of property conditions and provide written costs to cure for all repair needed. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

9. Built-In Kitchen Appliances

The kitchen appliances were all tested by activating one of the user control functions. We did not test every function or cycle on each appliance and cannot confirm that every function or cycle is operable. Testing all cycles or functions on appliances is outside the scope of a home inspection, but is recommended prior to the close of escrow. FURTHER RECOMMENDATION: Obtain a Home Warranty Protection Policy to insure against the failure of any appliance that may occur after taking possession of the home.




Items

9.0 Dishwashers

Comments: Inspected

9.1 Ranges/Ovens/Cooktops

Comments: Safety Issue

Safety Issue: The stove at the kitchen lacks an anti-tip bracket. An anti-tip bracket is an important safety feature that helps prevent the stove from tipping over, especially in situations where excessive weight or force is applied to the open oven door or if a child were to climb or hang on the stove. The absence of an anti-tip bracket increases the risk of the stove tipping over, which can result in serious accidents or injuries. It is recommended to have anti-tip brackets installed for each stove to enhance the safety of the property. It is advisable to consult with a qualified professional or appliance technician to properly install the appropriate anti-tip brackets for the stoves. They can ensure that the brackets are correctly attached to the stove and securely anchored to the floor or wall, following the manufacturer's guidelines and local building codes. Improving the safety features of the stoves by installing anti-tip brackets is an important

step in preventing accidents and promoting the well-being of the occupants.

9.3 Exhaust/Recirculating Fan

Comments: Inspected

9.4 Food Waste Disposer

Comments: Inspected

9.9 Applainces

Comments: Monitor

Monitor: As per the CREIA (California Real Estate Inspection Association) Standards and Practices, the laundry washing machine and dryer appliances fall outside the scope of this inspection. Therefore, these appliances were not tested or operated, and their functionality or condition has not been assessed as part of this inspection.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Self-cleaning oven noted, not tested. Determining whether the self-cleaning cycle of oven, timers, or correct temperature calibration of oven controls to oven temperature are operational is beyond the scope of this inspection. Refer to seller and owners manual for further review.

Product recalls and consumer product safety alerts are added almost daily. If the client is concerned about appliances or other items installed in the home that may be on such lists, the client may wish to visit the U.S. Consumer Protection Safety Commission (CPSC) web site http://www.cpsc.gov or www.recalls.gov for further information. A basic home inspection does not include the identification or research for appliances and other items installed in the home that may be on the CPSC lists.

10. Garage

Our inspection of the garage includes a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable. Garage door openers are operated with the mounted control button only. Please note that a representative sample of accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of stored personal property. In such cases, some items may not be inspected.

Styles & Materials

Garage Door Type:	Garage Door Material:	Auto-opener Manufacturer:
One Automatic Roll-Up	Metal	CHAMBERLAIN

Items

10.1 Garage Door(s)

Comments: Inspected

10.2 Garage Door Operator(s)

Comments: Repair or Replace

Monitor: The garage door and opener were functional and opened and closed the door. The light beams responded when tested and caused the door(s) to stop and auto reverse. Testing of the downward force (pressure test) was not performed as this can damage the door and is outside the scope of this inspection. Proper operation of the reversing mechanism should be verified prior to the close of the inspection contingency period. Information on garage door openers is available from the Consumer Product Safety Commission at www.cpsc.gov.

10.2 Item 1 (Picture)

10.4 Garage Ceilings/Walls

Comments: Inspected

10.5 Garage Floor

Comments: Inspected