



**JG Home Inspections**  
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**Report:** 0003648 **Address:** 24713 Choke Cherry Ln

**Confidential Inspection Report**  
**24713 Choke Cherry Ln**  
**Newhall, CA 91321**



**Prepared for: James & Aalice Tolle**

This report is the exclusive property of **JG Home Inspections & Property Consultants** (the inspection company) and the client whose name appears herewith and its use by any unauthorized persons is prohibited.



Report: 0003648 Address: 24713 Choke Cherry Ln

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**Report:** 0003648 **Address:** 24713 Choke Cherry Ln

September 13, 2025

James & Alice Tolle

RE: 24713 Choke Cherry Ln  
Newhall, CA 91321



Dear James & Alice Tolle:

Thank you for choosing JG Home Inspections & Property Consultants to perform a visual inspection of the above referenced property on September 10, 2025. Read entire report: An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

**IMPORTANT:** The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent. Photographs when provided are simply a tool to convey my findings, they are not intended to enhance findings or reveal items not mentioned in my inspection report.

Our purpose is to determine whether or not a system is (electrical, heating, etc) is working properly. We are not responsible to determine all that may be wrong with that system or components, just whether or not a second opinion is needed by a qualified contractor. They determine what course of action will be necessary to correct. Their evaluation may reveal additional items not mentioned in my inspection report.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow and/or contingency period. Please call me for any clarifications or further questions.



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**Inspection Summary :** The report summary page is provided as a courtesy for quick access to the information within the inspection report. It is not intended as a substitute for reading the entire, detailed inspection report. The report and summary reflect the condition of the property on the day the inspection only.

**PRIORITY #1: Major Concerns:** Immediate repairs, service, safety concerns, upgrades and/or further review and repair by a qualified and licensed professional prior to close of escrow.

## ROOF & ATTIC

### Roofing:

#### 4.5 Condition of Roof Covering Material:

**Action needed-** Cracked, broken and/or loose tiles were noted on the roof. Important that the tiles remain intact to protect the underlayment membrane under the tiles. Refer to a licensed roofing contractor to evaluate this roof , inspect the underlayment to determine it condition and repair/replaced items mentioned as needed.

## STRUCTURAL

### Fireplace:

#### 5.18 Firebox Condition:

**Action Necessary** - Cracked refractory panels or voids in the firebox may present an unsafe condition during normal usage. The firebox is in a condition that needs cleaning and further evaluation by a professional chimney sweep. Refer to a chimney professional.

## ELECTRICAL SYSTEMS

### Main Power Panel & Circuitry

#### 7.7 Panel Condition:

**Action Necessary** - The electrical panel requires further evaluation and repairs by a licensed electrician due to conditions observed. There are missing knock-outs in the panel enclosure. There are open slots in the panel breaker cover where a breaker is missing. The breakers are not all marked as to the rooms, areas, or appliances controlled. It is recommended that they be noted as soon as possible. Electrical modifications and/or alterations have been made to this property. I recommend verifying permits and/or receipts that a qualified & licensed electrician performed work done and/or upgrade.

#### 7.13 Ground Fault Protected Outlets:

**Action Necessary** - Considering the age of the structure, there should be Ground Fault Circuit Interrupt protected outlets installed in the noted areas. All Kitchen counter receptacles within 6'feet of sink. circuits. All Garage outlets and exterior outlets. Not all GFCI protected. Refer to a licensed electrician to update.

### Electrical Outlets:

#### 7.26 Kitchen:

**Action Necessary** - There is no GFCI protection at the counter receptacles. I



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recommended upgrading all counter receptacles to have GFCI protection. Refer to a licensed electrician.

## BATHROOMS

### Bathroom #1:

#### *11.3 Faucet and Supply Lines:*

**Action needed-** There are No shutoffs valve installed for both hot and cold water pipes under the basin as required per plumbing standards. Installation is necessary so water can be shutoff under basin if a line needs changing and/or a leak is present so entire house doesn't have to be shutoff for repairs.

**PRIORITY #2 Other Concerns/Monitor:** Items systems or components that warrant attention or need monitoring and or repairs, service, replacement and/or upgrades are recommended by the appropriate trade in the near future. Items are declining in usefulness or ability to perform purpose.

## ROOF & ATTIC

### Attic & Ventilation:

#### *4.16 Comments/Observations:*

**Attention needed-**I observed widespread rodent droppings throughout the attic. I recommend having a qualified pest control company rodent proof the house and remove any droppings and/or contaminated insulation or ducting in the attic. Stained area should be cleaned and sanitized by a qualified professional.

#### *4.24 Insulation Noted:*

**Attention Needed** - The attic insulation appears not to be correctly installed and should be reinstalled. Paper side should be facing downwards between ceiling. Refer to a qualified professional and/or see manufactures installation instructions.

#### *4.25 Electrical Concerns:*

**Attention needed-** Open junction boxes observed missing approved covers. Installation of cover(s) is necessary to prevent exposed wiring from human contact, contain any overheating of wiring and/or arcing inside junction box. Refer to a licensed electrician for repairs.

## HEATING, VENTILATION & AIR CONDITIONING

### Air Conditioning Unit No. 2:

#### *6.14 Condensate Line:*

**Attention needed-** The unit lacks a secondary drain pan and line that terminates to an approved location under attic installed furnace. A secondary drain pan & line should be installed where condensation could cause structural damage. A moisture switch sensor at secondary drain line connection should be installed as an alternative method if needed. Corrections recommended

## PLUMBING SYSTEM

### Water Heater 1 & 2:

#### *8.32 Drip Leg Installed for Natural Gas-Fired Unit:*

**Attention needed-** There is no sediment trap installed on the incoming gas line to the



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water heater. Installation of a sediment trap is recommended to prevent debris from getting into the gas valve and required by most manufactures . Refer to a licensed plumber.

**BATHROOMS**

Bathroom #1:

11.2 Basin and Drain Fixture:

**Attention needed-** The finish on the bowl is damaged/cracked at right sink, replacement is advised. Refer to a qualified professional.

11.9 Tub & Shower Walls:

**Attention Needed** - The shower pan show some deterioration and damage. Cracking in shower pan observed. Refer to a qualified professional for repairs.

Bathroom #2: Hallway

11.32 Ventilation Fans:

**Attention needed-** The ventilation fan vents into the attic space. This introduces moisture into the attic that must be removed from the attic. Required to discharge to exterior per building standards. Refer to a qualified professional to repair.

**PRIORITY #3 General Notes or Recommendations:** Comments and/or recommended maintenance and/or upgrades to systems or components not available or improved since building was constructed.

**SITE**

Site:

1.6 Bushes and Shrubs Condition:

**Attention Needed** - The shrubs and/or bushes need to be trimmed or maintained. Bushes and shrubs need to be trimmed away from the structure at least 2 inches. This space is needed to prevent direct access to the structure by insects and to keep the bushes from damaging the siding.

**FOUNDATION**

Crawlspace:

3.11 Comments/Observations:

**Attention needed-** Debris observed, Removal of debris is necessary because it is a condition conducive to wood destroying organisms.

**STRUCTURAL**

Fireplace:

5.22 Chimney Cap or Crown:

**Attention Needed** - The chimney cap is made of mortar. Its function is to keep water from entering the masonry stack, causing deterioration. This cap needs some repair so that it can function as intended.

**HEATING, VENTILATION & AIR CONDITIONING**

Air Conditioning Unit No. 2:

6.5 Model/ Serial Number/ Size:

Brand -York ; This unit was manufactured about 2004. The typical service life for an AC



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unit is 12 - 15 years. **Attention Needed** - Although this unit was operational during the inspection, the age and/or condition is such that you may need to replace it in the near future.

## PLUMBING SYSTEM

### Plumbing:

#### *8.9 Exterior Hose Bibs Functional:*

**Attention needed-** Backflow prevention devices not installed in the exterior hose bibs. The function of a backflow prevention device is to prevent contamination of the portable water system. Recommend installation. Refer to a qualified professional.

## KITCHEN

### Kitchen:

#### *9.5 Countertops:*

**Attention Needed** - The countertop in kitchen is in need of repair. Cracked & broken tile observed.

## BATHROOMS

### Bathroom #1:

#### *11.6 Tub or shower Mixing Valve & Stopper:*

**Attention needed-** The shower water mixing valves and diverters difficult to operate. Shower heads & control valves have corrosion and hard water buildup- Refer to a licensed plumber for repairs.

## GARAGE

### Garage:

#### *14.4 Overhead Door and Hardware Condition:*

**Attention Needed** - The overhead door is in need of repair and/or replacement. Some parts of the door hardware need to be adjusted or tightened.

## POOL/SPA & EQUIPMENT

### General Comments:

#### *15.1 Comments/Observations:*

**Attention needed-** Pool inspection is a limited observation and not part of home inspection any information given as a courtesy only. Due to conditions observed at time of inspection I recommend contacting a qualified and licensed pool contractor to determine cost of repairs needed for pool to function properly and safely. Pool surface appears to need re-plastering. Licensed pool contractors for further review.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call me 805-551-5744. JG Home Inspections follows the standards of practice and code of ethics established by the California Real Estate Inspection Association. The can be reviewed at [www.creia.org/i4a/pages/index.cfm?pageid=3283](http://www.creia.org/i4a/pages/index.cfm?pageid=3283)

Sincerely,



**Report:** 0003648 **Address:** 24713 Choke Cherry Ln

James Gonzales  
JG Home Inspections



# SITE

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a Geologist or soils engineer should be consulted. This inspection is a visual in nature as does not attempted to determine drainage performance of the site or the condition of any underground piping.

**Site:**

1.1 Comments: The front entry electric gate was not tested or verified. Seller to demonstrate operation.

1.2 Rear side of house:



1.3 Estimated age of house: The house is more than 50 years old. The age of this house would indicate that there is a good possibility it contains some lead-based paint. Consult with this inspection company on the health risks of lead-based paint.

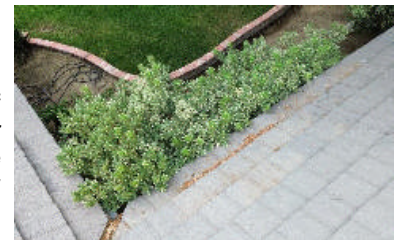
1.4 Approximate Lot Size: The inspector was unable to determine the amount of ground that is part of this transaction. Note: Determining properly lines and fence ownership is beyond the scope of this inspection.

1.5 Site Drainage: **Attention needed-** There is no apparent or visible drainage system installed around this property. I recommended consulting with seller to determine any past issues with any drainage runoff issues and consideration should be given to installing a drainage system to help divert water away from this property.

1.6 Bushes and Shrubs Condition: **Attention Needed** - The shrubs and/or bushes need to be trimmed or maintained. Bushes and shrubs need to be trimmed away from the structure at least 2 inches. This space is needed to prevent direct access to the structure by insects and to keep the bushes from damaging the siding.



1.7 Trees Condition: **Attention Needed** - Some trees and/or shrubs on the site need to be trimmed. Trees overhanging the structure need to be trimmed so that limbs, leaves, and rain will not drop off the tree onto the roof covering and clog the gutters, damage the roof, or promote moss growth. Trees that rub against the roof can cause severe damage and can drastically reduce the life of the roofing material. Large tree's around property or close to siding/foundation, concern for root growth damaging or lifting sidewalks and/or foundation-Recommend consulting with a tree arborist.



1.8 Mailbox Noted: Yes - There is a mailbox on-site. It is functional and at an acceptable height.

**Paving Condition:**

1.9 Driveway Paving Material: Concrete.

1.10 Driveway Condition: **Attention Needed** - The driveway needs attention and minor repair to prevent further



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deterioration. Common cracking observed. The cracks in the driveway should be sealed to prevent further damage or erosion. The freeze-thaw cycle may cause differential settlement and enlarge existing cracks.

1.11 Walkways and Stoop Materials:

Concrete.

1.12 Walkway Condition:

**Attention needed** - The walkways needs repair or replacement. Uneven walkway at entry due to lifting or settlement, a tripping hazard exist. Refer to a qualified professional.

1.13 Entryway Stoop:

Satisfactory - The entryway stoop is in functional condition.

**Patio:**

1.14 Patio Slab Materials:

Concrete.

1.15 Slab Condition:

**Attention Needed** - The slab needs repair in order to prevent further deterioration or erosion. Common cracking observed. Recommend sealing all cracks.

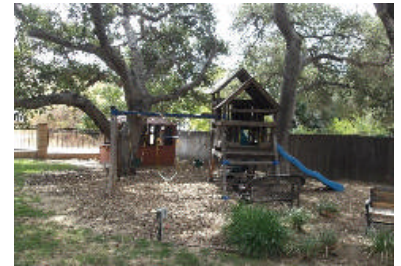
1.16 Patio Lighted:

Yes, Exterior lighting should have caulking around fixture between itself and wall to prevent water infiltration.

**Fences & Gates:**

1.17 Fencing Materials:

Wood materials used for fencing. Metal. Concrete masonry block walls are installed as fencing.



1.18 Fence Materials Condition:

Satisfactory - The fencing materials appear to be in satisfactory condition. Inspection of the fencing system was limited due to vegetation covering the fence/wall at the time of the inspection. Condition unknown where not visible and/or accessible.

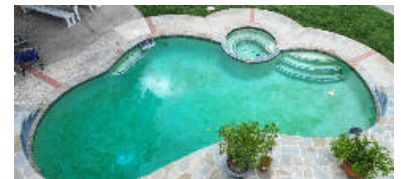
1.19 Gates and Latches:

Satisfactory - The gates and latches are performing as intended.

**Gates locked** . All gates with direct access to pool shall be self-closing and self-latching for pool safety. The latching device shall be capable for keeping gate securely latched at all times when not in use. Gate should only open away from the pool. Refer to a qualified professional for repairs

1.20 Comments:

Current safety requirements call for a 5-foot fence that separates your home from a pool or spa. Access gates through the enclosure open away and be self-closing & Self latching. Contact local jurisdiction for detailed requirements.



The inspection of the retaining wall is outside of the scope of this inspection. I recommend that any retaining walls be inspected by an engineer to determine if they are properly sized and free from defects. If client has any question or concerns regarding retaining walls, I recommend consulting with a licensed contractor/engineer specializing in retaining wall construction. Any information on retaining walls is provided as a courtesy.

**Utility Services:**

1.21 Water Source:

City-Recommend verification with seller or municipality.

1.22 Water Meter Location:

Front yard, adjacent to street and/or curb.

1.23 Electric Service:

Overhead.



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- 1.24 *Cable Television Service:* Overhead.
- 1.25 *Comments:* I do not inspect or evaluate telephone, television and/or audio visual systems, security systems, whole house vacuums, car chargers and/or home automation systems as it is beyond the scope of home inspection. If present it is advised it should be demonstrated by the seller or contact a qualified specialist.
- 1.26 *Fuel Source:* Natural gas is provided by a regulated service company or utility.
- 1.27 *Underground Fuel Tanks Noted:* No - There is no visible evidence of any underground fuel tank on the property inspected. Note, however, that this inspection is not an environmental analysis of the property.
- 1.28 *Sewage Disposal System:* . Septic System - A private system is installed on the property. Septic tank and drainage fields are not covered under the scope of this inspection. Most localities require certification of the site waste disposal system. Recommend having system and lines scoped prior to close of escrow. Verification recommended.

### **Gas Services:**

- 1.29 *Gas-fired Equipment Installed:* Furnace. Water heater. Range - oven. There is also a gas starter in the fireplace or a gas log fireplace.
- 1.30 *Location of Meter:* **Note:** Gas leak testing is beyond the scope of this inspection. I recommend contacting the gas utility provider to service the meter and all of the gas appliances, perform leak detection and provide written documentation of the service.
- 1.31 *Gas Appliances in Garage Area?:* None installed in the garage area.
- 1.32 *Piping Installation - Routing - Shutoffs - Hangers - Supports:* Satisfactory - Gas supply piping as installed appears adequate. Recommend installation of a shut off key and installation of an automatic earthquake shut off valve. Note some jurisdictions require such device.
- 1.33 *Gas Odors Noted:* No presence of a Gas odor was detected at the time of the home inspection by smell or using a gas sniffing detector. I recommend having gas company due a final walk through at time of transferring utilities into buyers or renters name. The meter was also checked to verify not spinning while all appliance(s) in off position.
- 1.34 *Vents Noted From Roof View:* There is at least one gas-fired vent stack through the roofline. The stacks appear to be installed two feet higher than the adjacent roof line.



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## GENERAL INFORMATION

**It is the client sol responsibility to read this entire report in its entirety and to research any and all jurisdictional permits required by local authorities regarding the property in contract before the close of escrow or settlement.**

The client is to perform a diligent visual inspection of the property after the seller vacates to ensure that no "condition" was concealed by personal property and/or stored items while occupied or damaged during seller' s evacuation of the building. Should any "condition" be revealed that was not addressed within this report prior to or after the close of escrow or settlement, please contact me immediately for an additional evaluation regarding such "condition".

We recommend that all conditions identified in this report be fully evaluated and/or corrected by a qualified specialist in the appropriate trade using approved methods prior to close of escrow. I also recommend checking for permits on any upgrades or modifications done to property. There was no energy audit performed at the time of inspection but is recommended to have one performed. Inspection was performed according to the standards of practice of the California Real Estate Inspection Association(CREIA). These standards can be viewed at [www.creia.org](http://www.creia.org). This inspection is a VISUAL only. A representative sample of building components are b=viewed in areas that are accessible at time of inspection. No destructive testing or dismantling of components ids performed. It is the goal of the inspection to put the client in a better position to make a decision on this property, Not all improvements will be identified during a visual inspection. Unexpected repairs should still be anticipated. This inspection should not be considered a guarantee or warranty of any kind.

**(Safety Concern):** Conditions noted that may pose a hazard to humans and/or the building.

**(Further Evaluation):** Conditions that warrant a full evaluation/correction by a qualified specialist in the appropriate trade(s).

**(Corrections Recommended):** Conditions noted in need of maintenance, repair, or replacement.

**(Recommended upgrade):** Systems or components not available or improved since building was constructed.

**(Satisfactory):** Systems and/or components operated and functioned at time of inspection

### Client & Site Information:

2.1 Inspection Date: September 10, 2025 12:00 PM.

2.2 Client: James & Alice Tolle

2.3 Inspection Address: 24713 Choke Cherry Ln  
Newhall, CA 91321

2.4 People Present: Homeowners, Listing agent, Purchaser. A Real Estate Inspection agreement was reviewed and signed at time of inspection. A copy a my CREIA Standards was provided as a hard copy. Buyer Agent, Termite contractor, contractor for buyer to check property also.

2.5 Location: Inland, Earthquake Prone.  
Modifications and/or alterations have been made to this property and/or structure. Recommend verifying all permits with the city and/or contacting a licensed & qualified professional to further evaluate.

### Building Characteristics:

2.6 Estimated Age: 1954 approx. year built.

2.7 Building Type: Ranch.

2.8 Stories: 1 Story.

2.9 Space Below Grade: Crawl space.



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**Climatic Conditions:**

- 2.10 *Weather:* Cloudy.  
 2.11 *Soil Conditions:* Dry.  
 2.12 *Outside Temperature (F):* 80-90.

**Utility Services:**

- 2.13 *Water Source:* Appears to be Public. Verification recommended.  
 2.14 *Sewage Disposal:* Appears to be Public. Verification recommended.  
 2.15 *Utilities Status:* All utilities on.

**Payment Information:**

- 2.16 *Total Fee:* \$600.  
 2.17 *Paid By:* Check, Thank you.

**REPORT LIMITATIONS**

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.



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## Overall Building Condition:

### 2.18 Client & Site Information:

**Occupied-** Limited access or visibility to components of the house. Areas of walls and/or ceiling not visible due to being blocked by furniture and/or wall coverings. Finished surfaces, receptacles, windows, etc. Many areas could not be evaluated at this time. Client is advised to conduct a final pre-closing walkthrough which this inspection cannot replace. Limited access to the property at time of inspection

Note: The rear guest house was not accessible at time of inspection. The bathroom was not accessible at time of inspection due to being occupied by tenants at time of inspection and I was told not to access or bother tenants.



## FOUNDATION

**Foundation:**

- 3.1 *Type of Foundation:* Raised Foundation with a crawlspace - Refers to a foundation wall with a footer below without a finished floor.
- 3.2 *Foundation Materials:* Poured in place concrete. Mudsill is inaccessible, unknown if bolted or strapped to foundation.
- 3.3 *Visible Portions of Exterior Foundation Walls:* Limited or no access for evaluation. The slab floor is concealed beneath the interior floor covering prohibiting view. We could not see the perimeter foundation stem wall due to stucco covering to the ground. Could not see the perimeter foundation stem wall due to stucco covering to the ground. Limited or no access for evaluation. The slab floor is concealed beneath the interior floor covering prohibiting view.
- 3.4 *Visible Foundation Wall Cracks Noted From Exterior:* Shrinkage cracks are hairline cracks that are caused by the evaporation of water in the mix. This is a normal condition. Seventy-five percent of all shrinkage cracks appear in the first year.
- 3.5 *Location of Wall Cracks and Description:* Vertical cracks were noted in at least one exterior wall.
- 3.6 *Evidence of Recent Movement:* No - There is no evidence of any recent movement.
- 3.7 *Perimeter Foundation Drainage Surface:* **Attention Needed** - The drainage around the foundation should slope away from the foundation at a rate of 1/2 inch per foot for 6 feet away from the foundation. Portions of the ground around the perimeter do not meet this minimum standard.

**Crawlspace:**

- 3.8 *Crawlspace Entrance:* **Rear side of structure .**
- 3.9 *Location of Crawlspace Entrance:* Exterior.
- 3.10 *Crawlspace Ceiling Exposed Percent:* Only about 25% to 50%
- 3.11 *Comments/Observations:* **Attention needed-** Debris observed, Removal of debris is necessary because it is a condition conducive to wood destroying organisms.



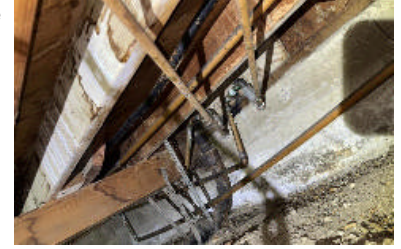
- 3.12 *Repairs In Exterior Walls Noted:* There is some form of repairs made to some portion of the walls. The inspector was unable to determine the age of the repairs or the effectiveness of the repairs made. The repairs are described, but the inspector accepts no liability for the repairs or their effectiveness. It is strongly recommended that you investigate the source of the repairs

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made with the current owner prior to closing. If possible, determine who made the repairs and what warranty if any remains.

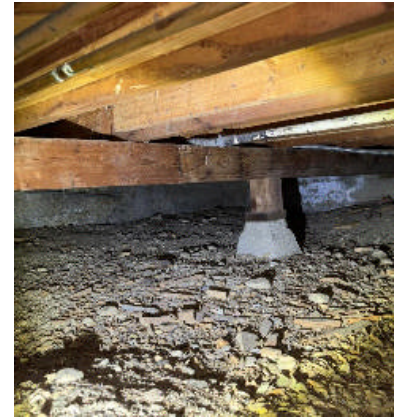
3.13 *Foundation Bolts Noted:*

No - This inspection was unable to locate foundation bolts or brackets installed.



3.14 *Moisture on Exposed foundation Walls Noted:*

**Attention needed-** Efflorescence was observed on foundation walls in one or more areas. It is caused by past or present deficiencies with the site drainage . Proper grading, surface water control and waterproofing surrounding areas is recommended. If further information is desired I recommend consulting with a qualified and licensed drainage professional.



3.15 *Main Beam/Subfloor:*

Dry moisture staining at subfloor observed. Signs of prior leaking.



3.16 *Crawlspace Ventilation:*

Satisfactory - The cross-ventilation in the crawlspace appears to be adequate.



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**3.17 Crawlspace Inspected By:** The crawlspace was inspected by entering and crawling through.



**3.18 Crawlspace Floor:** Soil.



**3.19 Vapor Barrier Installed:** No - There is no vapor barrier installed. Exposed soils in a crawlspace should be covered with a retardant material to prevent moisture or standing water from deteriorating wood framing above. Approved materials include: polyethylene sheeting, roofing paper, concrete, or blacktop. If the ground is saturated, wall vapor barriers of like materials are also recommended.



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*3.20 Posts Condition:*

Satisfactory - There is at least one post supporting an overhead beam in the crawl space. It appears to be adequately installed. Posts are installed to support the structural framing members above. They should be firmly secured to a solid pad and not in contact with the soil. They should solidly contact both the footer below and the beam above. I recommended upgrading post to girder connections with bracket that tie one another together by today's building standards.



## ROOF & ATTIC

The visible areas of the roof and components were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is consideration of the foregoing disclaimer. The testing of gutters, downspouts and underground drain piping is beyond the scope of this inspection. All maintenance, repairs or corrections should be made by a qualified specialist using approved methods of repairs.

**Roofing:**

4.1 Type Roof: Gable, Flat.



4.2 Roof Covering Materials: Tile Roofing. The roof should only be walked on by a qualified and licensed roofing contractor. Modified Bitumen roofing:



4.3 Cover Layers: No invasive or destructive inspection was performed so it was not determine how many layers.

4.4 Underlayment Noted: Yes, underlayment was noted under the roofing material in at least 2 locations that were checked. The age a materials not determined and beyond the scope of this inspection, if concerned I recommend contacting a licensed roofing contractor to do a more invasive inspection. This is not a guarantee roof doesn't leak. Seller stated it was replaced in 2018, recommend verifying.

4.5 Condition of Roof Covering Material: **Action needed-** Cracked, broken and/or loose tiles were noted on the roof. Important that the tiles remain intact to protect the underlayment membrane under the tiles. Refer to a licensed roofing contractor to evaluate this roof , inspect the underlayment to determine it condition and repair/replaced items mentioned as needed.



4.6 Slope: Medium slope is considered to be between 4 in 12 and 6 in 12. Flat.

4.7 Means of Roof Inspection: The roof edge was the location of the inspection of the roof covering. The surface of the roof was not walked on. The type of roof covering material is such that it could be damaged if walked on. Further inspection is needed to evaluate the roof covering. Evaluation by a licensed qualified roofing contractor is suggested. Debris removal is needed from roof, gutters and valleys for proper drainage during wet conditions.



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4.8 Skylights:

Satisfactory - The skylight(s) appears to be satisfactory and shows no signs of leaking. Skylights are prone to leaking.



4.9 Valleys:

**Attention Needed** - The valley(s) shows wear that indicates repairs are needed. Debris removal is needed. Satisfactory - The valleys appear to be in satisfactory condition.



4.10 Evidence of Leakage:

Unable to determine. Staining noted throughout areas of the attic.

4.11 Roof Gutter System:

**Attention needed-** Gutters and downspouts are highly recommended to help control roof water runoff , site drainage and to help protect the exterior wall cladding from moisture related damage. Installation of downspout extensions would help carry the water further away from the foundation.

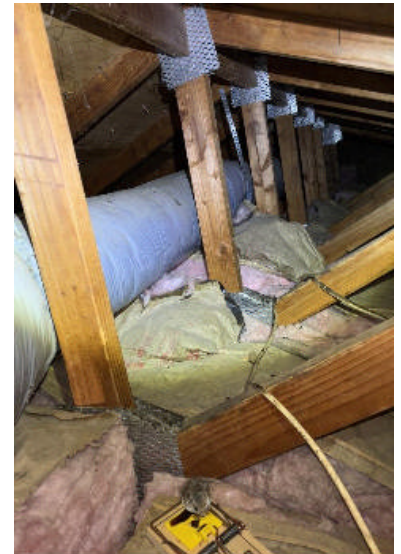
4.12 Detached Garage Roof

**Attention Needed** - The garage roof covering material needs minor repair to prevent further deterioration.

**Attic & Ventilation:**

4.13 Attic Access Location:

hallway ceiling and primary bedroom ceiling.



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4.14 Attic Accessibility:

Ceiling scuttle hole.



4.15 Method of Inspection:

Entered-Limited access or Inaccessible Areas. Only accessible areas are inspected. The attic cavity was inspected from the attic access only. Only the areas of the attic visible from the attic access way are included as a part of this inspection. The attic cavity was inspected from the attic access only or partially entered. **"be advised that because I could not fully enter areas of the attic, hidden problems may exist that are not documented in this report"**

4.16 Comments/Observations:

**Attention needed-**I observed widespread rodent droppings throughout the attic. I recommend having a qualified pest control company rodent proof the house and remove any droppings and/or contaminated insulation or ducting in the attic. Stained area should be cleaned and sanitized by a qualified professional.

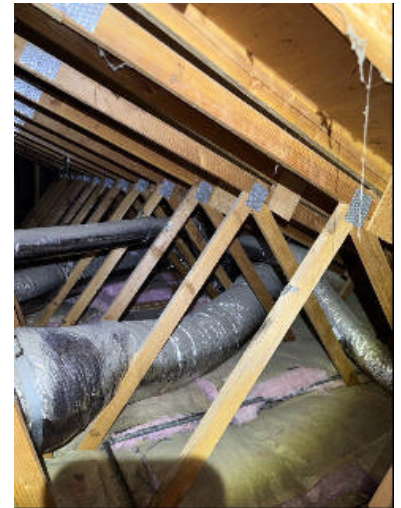


4.17 Roof Framing:

A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls. Conventional roof framing.

4.18 Roof Framing Condition:

Satisfactory - The roof framing appears to be in functional condition.



4.19 Roof Bracing:

The roof framing as installed seems adequate.

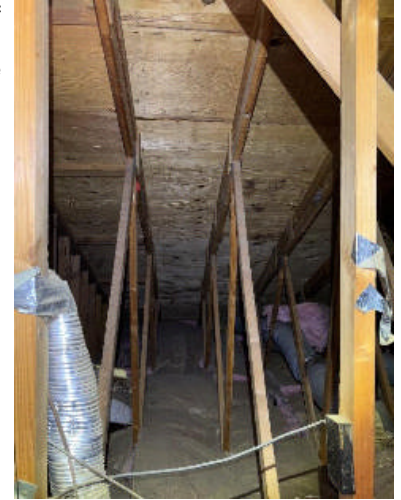
4.20 Roof Decking:

The roof decking material is plywood sheeting.

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**4.21 Evidence of Leaks on Interior of Attic:**

There is water staining on the underside of the roof decking or rafters. The stains are not currently wet nor do they have an elevated moisture content. The inspector was unable to determine if noted leaks have been repaired.



**4.22 Ventilation Hi/Low:**

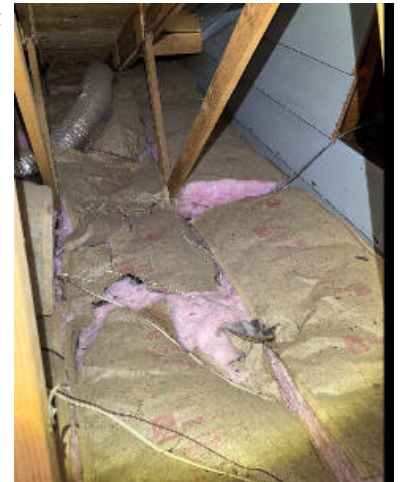
Satisfactory - There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area. There are gable end vents installed that allow adequate ventilation.

**4.23 Observations:**

**Attention need-** There are miscellaneous construction debris/trash in the attic. I recommend that all trash and debris be removed from the attic. Refer to a qualified professional

**4.24 Insulation Noted:**

**Attention Needed -** The attic insulation appears not to be correctly installed and should be reinstalled. Paper side should be facing downwards between ceiling. Refer to a qualified professional and/or see manufactures installation instructions.



**4.25 Electrical Concerns:**

**Attention needed-** Open junction boxes observed missing approved covers. Installation of cover(s) is necessary to prevent exposed wiring from human contact, contain any overheating of wiring and/or arcing inside junction box. Refer to a licensed electrician for repairs.



## STRUCTURAL

### Structural:

- 5.1 Siding Condition:** **Attention needed-** Some portion of the exterior siding material or finish is in a deteriorated condition that requires repair or replacement.
- 5.2 Trim Condition:** **Attention needed-** Some portion of the exterior siding material and/or trim finish is in a deteriorated condition that requires repair or replacement. See termite report for recommended repairs
- 5.3 Soffit/Eaves:** Satisfactory - The soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.
- 5.4 Fascia & Rake Boards:** **Attention needed-** Some portion of the exterior siding material and/or trim finish is in a deteriorated condition that requires repair or replacement. See termite report for recommended repairs.
- 5.5 Condition of Painted Surfaces:** Satisfactory - The finish or exposed painted surfaces are satisfactory.
- 5.6 Outside Entry Doors:** Satisfactory - The outside entry door(s) is satisfactory as noted from the exterior.
- 5.7 Windows Type:** Insulated glass windows. Stationary. Not all of the windows in the structure are insulated glass. Recommend updating for a more energy efficient home. Single Hung type. Casement.
- 5.8 Window Condition:** There are windows/doors that have been replaced. The windows are retro fit type where the trim is against exterior siding materials. Sealant around the trim is suggested around the window as a preventive measure. I was unable to determine if doors/windows were installed per manufactures installation requirements. Consult with seller for any warranty's or installation documents.
- 5.9 Window Flashing:** Sealants need to be maintained annually or as needed to prevent moisture or water infiltration between gaps or open joints.
- 5.10 Earth-to-Wood Clearance:** **Attention Needed** - There does not appear to be adequate clearance between the earth and the wood siding or framing members of the structure. It is suggested that there should be a minimum of a 2" inch clearance from concrete & 4" clearance between the earth and any wood siding or framing materials. Corrections are recommended.
- 5.11 Structural Caulking:** **Attention Needed** - Several spots around the structure were noted that need to be caulked. Caulk should be applied to areas around siding, trim around window frames or doors, and piping and service penetrations. Also, any cracks that allow moisture or wind entry should be caulked to prevent deterioration.
- 5.12 Wall Covering Material:** sheetrock. **Attention needed-** One or more areas of the drywall or plaster have cracks or damage present. Located . This condition may be caused by movement, settlement or past seismic activity. Recommend evaluation by a qualified licensed professional to cause and repairs necessary.
- 5.13 Ceiling Covering Material:** sheetrock. **Attention needed-** One or more areas of the drywall or plaster have cracks or damage present. Located . This condition may be caused by movement, settlement or past seismic activity. Recommend evaluation by a qualified licensed professional to cause and repairs necessary.
- 5.14 Miscellaneous Comments:** Additions/Alterations appear to have been made to this property or structure. Therefore you should request documentation that would include permits, any warranties, receipts or guarantees that might be applicable. Because I do not approve of any work that was done/completed without proper documentation. (contractor receipts, permits if required, etc.), latent defects could exist.

### Fireplace:

5.15 Location of Fireplace: Living room Master Bedroom.



5.16 Type of Fireplace: Masonry - There is a masonry-built fireplace installed. The chimney is a prefabricated unit without visible defects. I perform a inspection with the CREIA Standards of Practice. I am not a specialist and my inspection is limited to those areas that can be viewed without special equipment or dismantling any part of the fireplace or chimney. As a result, I always suggest a level-two inspection by a qualified specialist as recommended by the National Fire Protection Association.

5.17 Fireplace Fuel: Gas capped off at time of inspection. Not tested or verified **Action needed-** Gap around gas inlet that enters firebox not sealed to prevent the potential for heat or a spark from entering the wall cavity and posing a fire hazard. The gap should be sealed all the way around with a high temperature cement before fireplace is used again.



5.18 Firebox Condition: **Action Necessary** - Cracked refractory panels or voids in the firebox may present an unsafe condition during normal usage. The firebox is in a condition that needs cleaning and further evaluation by a professional chimney sweep. Refer to a chimney professional.



5.19 Evidence of Drafting Problems: No evidence of drafting problems were noted; however, I did not light a fire to determine if it drafts well.

5.20 Flue Condition from Firebox: **Attention Needed** - The visible portions of the fireplace box and flue show evidence of soot and/or creosote build-up. Cleaning and further evaluation by a qualified professional are recommended.



5.21 Flue Condition From Roof: The fireplace flue was not checked from the top side. The inspector did not climb on to the roof or could not get to the chimney top.

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*5.22 Chimney Cap or Crown:*

**Attention Needed** - The chimney cap is made of mortar. Its function is to keep water from entering the masonry stack, causing deterioration. This cap needs some repair so that it can function as intended.



*5.23 Spark Arrestor:*

Yes - There is a metal spark arrestor installed. In addition to preventing fires, it will also keep animals and birds out of the flue.


*5.24 Comments/Observation:*


**Attention needed-** The fireplace and components are outside the scope of this inspection. Recommend contacting a qualified fireplace specialist Chimney should be inspected by a level II qualified inspector due to age prior to close of escrow.



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- 6.7 *Unit/Condenser Location:* Rear left side.
- 6.8 *Unit Tested:* Yes, The scope of this inspection does not include the effectiveness or adequacy of the system.
- 6.9 *Insulation Wrap on the Suction Line:* **Attention Needed** - The insulation wrap on the suction line to the condenser/compressor is in need of attention due to deteriorated or missing insulation.
- 6.10 *Condenser Clear of Obstruction:* **Attention Needed** - The clearances do not appear to be adequate. Verifying clearances with the manufacturer's installation instructions is recommended.
- 6.11 *Condenser Cabinet Level:* **Attention needed-** The condensing unit(s) should be fastened to pad for stability and to prevent movement in accordance with present standards. Recommend proper strapping of the unit(s)
 


- 6.12 *Condensing Coil Condition:* **Attention Needed** - The condensing coil appears to be dirty, which will reduce the unit's efficiency. Cleaning is needed.
- 6.13 *Service Disconnect:* Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.
- 6.14 *Condensate Line:* **Attention needed-** The unit lacks a secondary drain pan and line that terminates to an approved location under attic installed furnace. A secondary drain pan & line should be installed where condensation could cause structural damage. A moisture switch sensor at secondary drain line connection should be installed as an alternative method if needed. Corrections recommended
 


- 6.15 *Temperature Differential:* Satisfactory. The desired temperature drop across the evaporator is 14 - 22 degrees F.
- 6.16 *Comments/Observations:* \* The heating and air conditioning system is recommended to have normal service and maintenance on a routine basis by a licensed heating & air contractor.

**Air Conditioning Unit No. 3: Guest House**

6.17 *Model/ Serial Number/ Size:* Brand -Tempstar ; This unit was manufactured **about 1997**. The typical service life for an AC unit is 12 - 15 years. The age and/or condition is such that you may need to replace it in the near future.

The heating and air was not tested, inspected or verified due to not being accessible at time of inspection due to being occupied by tenants at time of inspection and I was told not to access or bother tenants.

6.18 Type:

Refrigerator/Split System. Electricity-powered. For your information: This system is uses R-22 Freon that is no longer approved for use in California and may be difficult or expensive when having system serviced.



6.19 Unit/Condenser Location:

Rear right side.



6.20 Unit Tested:

No - The air conditioning unit was not tested either due to ambient temperatures or because the unit was shut down. The inspector may not activate a unit that has been disconnected or does not activate using normal controls. The inspector may not activate a unit if the ambient temperature is below 65 degrees or below the temperature recommended by the manufacturer.

6.21 Insulation Wrap on the Suction Line:

**Action Necessary** - The insulation wrap for the suction line to the condenser/compressor is either missing or needs replacement. This condition affects the efficiency of the cooling system.

6.22 Condenser Cabinet Level:

The condensing coil is not raised nor securely fastened. The unit should be raised a minimum of 3 inches above surrounding surfaces to prevent moisture damage. Once raised it then needs to be securely fastened to prevent movement and damage in the event of an earthquake or personal contact.

6.23 Comments/Observations:

. The heating and air was not tested, inspected or verified due to not being accessible at time of inspection due to being occupied by tenants at time of inspection and I was told not to access or bother tenants.

## Heating Unit # 1:

6.24 Heating System Location: Attic.



6.25 Heating System Type: A forced air furnace is installed as the primary source of heat.

6.26 Fuel Source: The fuel source is natural gas. Be advised that there is no drip leg/sediment trap installed on the incoming gas line to the furnace. Installation of a drip leg is recommended to prevent debris from getting into the gas valve and may be required by manufacture(see installation manual) .

6.27 Model/Serial Number/Size: Brand -; This unit appear to have been manufactured **about 2015**.



6.28 Flue Type: The flue pipe is metal.

6.29 Flue Condition: **Attention Needed** - The furnace flue as installed appears to need some attention. Either it is not secured properly, or it has inadequate clearance to roof sheathing in attic. Required to have a minimum of 1" inch clearance from a combustible material. Refer to qualified professional for repairs.

6.30 Unit Tested: No - The heating unit was not tested either due to ambient temperatures or because the unit was shut down. The inspector may not activate a system that has been disconnected or does not activate using normal controls. No further liability is accepted for performance of the heating system.

6.31 Heat Exchanger Inspected: The heat exchanger portion of the furnace is not fully visible, it is difficult to access without disassembly and cannot be adequately checked during a visual inspection. I recommend having a heating contractor be called out to verify the condition of the heat exchanger prior to close of escrow.

6.32 Heat Exchanger Inspected Via:

The heat exchanger was tested by a visual inspection with the aid of a flashlight and mirrors, and no cracks or voids were noted. The inspector is not equipped to inspect heat exchanger for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of a visual inspection and should only be performed by a licensed and certified specialist.



6.33 Carbon Monoxide Tested:

Carbon monoxide was not tested. Carbon monoxide detector are required on all floors with any combustion units(gas furnaces, fireplaces, wood stoves, water heaters, etc). Carbon monoxide is colorless and is odor less gas that can cause nausea or even death,.

6.34 Blower Condition:

Satisfactory - The blower assembly appears to be performing as expected.

6.35 Filter Type/Size:

Disposable.

6.36 Comments/Notes:

I recommend verifying permits were obtained for the installation of the newer furnace and/or air conditioning condenser. This should include HERS (Home Energy Rating System) testing certificate to verify air duct performance.

6.37 Ducts Condition:

Satisfactory - The ductwork appears to be properly installed and supported. Where visible and accessible.



6.38 Does each habitable room have a heat source?

Yes, The amount of air supply to each room is beyond the scope of this inspection. You should obtain a licensed heating and air contractor to perform an air flow test if concerned.

6.39 Thermostat Location:

Hallway, Master Bedroom.

6.40 Thermostat Condition:

Satisfactory - The heater responded to normal use of thermostat controls. A temperate setting was set by increasing and decreasing the temperature setting only.

6.41 Comments/Observation:

The heating and air system did not appear to have been cleaned or serviced recently. Recommend cleaning, safety inspection and servicing by a licensed heating & air contractor.

**Heating Unit # 2:**

6.42 Heating System Location:

Attic.



6.43 Heating System Type:

A forced air furnace is installed as the primary source of heat.

6.44 Fuel Source:

The fuel source is natural gas. Be advised that there is no drip leg/sediment trap installed on the incoming gas line to the furnace. Installation of a drip leg is

recommended to prevent debris from getting into the gas valve and may be required by manufacture(see installation manual) .

6.45 Model/Serial Number/Size:

Brand Day & Night -; This unit appear to have been manufactured **about 2015**. The typical service life for a forced air natural gas furnace is 15 - 20 years.



6.46 Flue Type:

The flue pipe is metal.

6.47 Flue Condition:

During this inspection it is impossible to determine the condition of the interior of the flue. The interior of the flue may be deteriorated, but during a visual inspection we were unable to see the interior walls.

6.48 Unit Tested:

No - The heating unit was not tested either due to ambient temperatures or because the unit was shut down. The inspector may not activate a system that has been disconnected or does not activate using normal controls. No further liability is accepted for performance of the heating system.

6.49 Heat Exchanger Inspected:

The heat exchanger portion of the furnace is not fully visible, it is difficult to access without disassembly and cannot be adequately checked during a visual inspection. I recommend having a heating contractor be called out to verify the condition of the heat exchanger prior to close of escrow.

6.50 Heat Exchanger Inspected Via:

The heat exchanger was tested by a visual inspection with the aid of a flashlight and mirrors, and no cracks or voids were noted. The inspector is not equipped to inspect heat exchanger for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of a visual inspection and should only be performed by a licensed and certified specialist.



6.51 Carbon Monoxide Tested:

Carbon monoxide was not tested. Carbon monoxide detector are required on all floors with any combustion units(gas furnaces, fireplaces, wood stoves, water heaters, etc). Carbon monoxide is colorless and is odor less gas that can cause nausea or even death,.

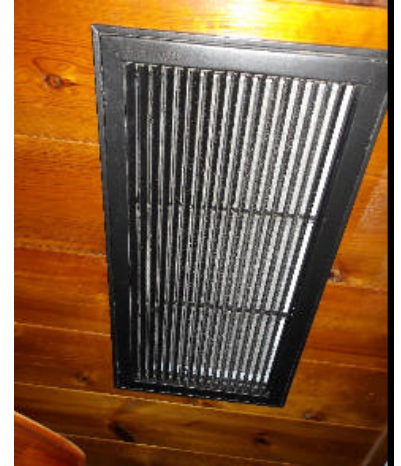
6.52 Blower Condition:

Satisfactory - The blower assembly appears to be performing as expected.



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6.53 *Filter Type/Size:* Disposable.



6.54 *Filter Condition:* Satisfactory - The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 3- 6 months for best performance. Located at air returns.

### **Heating Unit # 3: Guest House**

6.55 *Heating System Location:* . The heating and air was not tested, inspected or verified due to not being accessible at time of inspection due to being occupied by tenants at time of inspection and I was told not to access or bother tenants.

6.56 *Unit Tested:* No - The heating unit was not tested either due to ambient temperatures or because the unit was shut down. The inspector may not activate a system that has been disconnected or does not activate using normal controls. No further liability is accepted for performance of the heating system. . The heating and air was not tested, inspected or verified due to not being accessible at time of inspection due to being occupied by tenants at time of inspection and I was told not to access or bother tenants.

6.57 *Comments/Observation:* The heating and air system did not appear to have been cleaned or serviced recently. Recommend cleaning, safety inspection and servicing by a licensed heating & air contractor.

## ELECTRICAL SYSTEMS

### Primary Power Source

7.1 Service Voltage:

The incoming electrical service to this structure is 120/240 volts.

7.2 Service/Entrance/Meter:

Overhead/Satisfactory - The masthead, supports, meter housing, and cable entrance to the structure appear to be correctly installed.

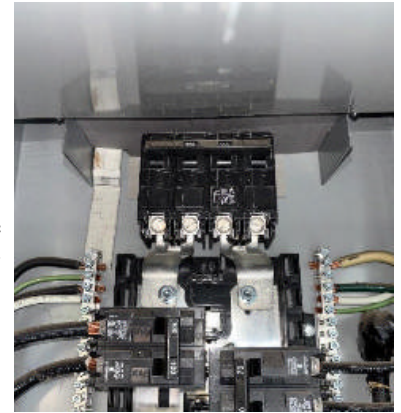
### Main Power Panel & Circuitry

7.3 Main Power Distribution Panel Location:

Rear left side of structure. Sub panel at living room.

7.4 Main Power Panel Size:

200 amp - The ampacity of the main power panel appears to be within the normal parameters for the structure's age. However, electrical additions and/or alterations appear to have been made to this property a load analysis is recommended if you anticipate adding more circuits or load to the system. Inspector does not perform a load calculation to determine service capacity adequacy. Panel appears to be under sized with the amount of breaker installed that appear to be leading to other panels



7.5 Service Cable to Panel Type:

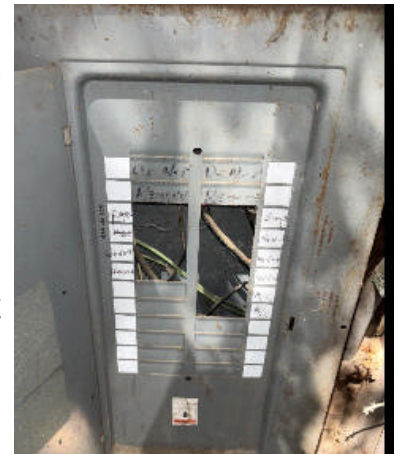
Aluminum.

7.6 Is Panel Accessible:

The electrical panel box is temporarily blocked. For safety reasons, be sure that there is a clear and ready access to the panel.

7.7 Panel Condition:

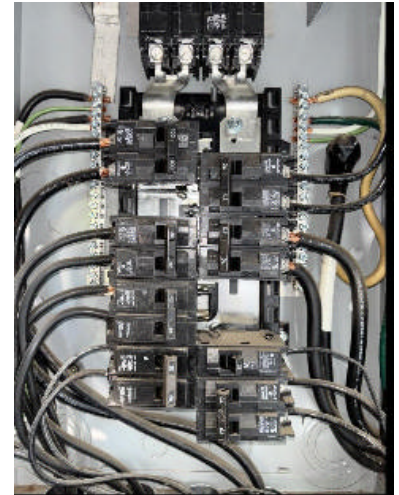
**Action Necessary** - The electrical panel requires further evaluation and repairs by a licensed electrician due to conditions observed. There are missing knock-outs in the panel enclosure. There are open slots in the panel breaker cover where a breaker is missing. The breakers are not all marked as to the rooms, areas, or appliances controlled. It is recommended that they be noted as soon as possible. Electrical modifications and/or alterations have been made to this property. I recommend verifying permits and/or receipts that a qualified & licensed electrician performed work done and/or upgrade.



7.8 Main Panel Type:

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

7.9 Breaker/Fuse to Wire Compatibility:



7.10 Legend Available:

**Action needed-** The breakers are not marked as to the rooms, areas, or appliances controlled. It is recommended that they be noted as soon as possible.



7.11 Panel Cover Removed:

Yes.

7.12 Feeder and Circuit Wiring Type:

The circuitry is installed using conduit. The house has existing older wiring in use. Due to its age and increased circuit needs, it is suggested that consideration be given to upgrading the system to current standards. Estimates from a qualified licensed electrician recommended.

7.13 Ground Fault Protected Outlets:

**Action Necessary** - Considering the age of the structure, there should be Ground Fault Circuit Interrupt protected outlets installed in the noted areas. All Kitchen counter receptacles within 6'feet of sink. circuits. All Garage outlets and exterior outlets. Not all GFCI protected. Refer to a licensed electrician to update.

7.14 Comments/Observations:

Electrical modifications and/or alterations have been made to this property. I recommend verifying permits and/or receipts that a qualified & licensed electrician performed work done and/or upgrade. Only a representative sampling of outlets and light fixtures are tested, wiring condition unknown beyond the scope of a visual inspection.

7.15 Smoke Detectors:

Disclaimer - During our inspection , I do not operate smoke detectors, nor do I smoke-test detectors, which is the only definitive test to confirm proper function. Smoke detectors are required to be installed in a manner that is consistent with the building code in affect at the time of original construction. Additional smoke detector may be required if additions or alternations have been made to the structure/property. Smoke



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detector should be installed at every bedroom and adjoining hallway at least three feet away from air-conditioning and heating registers , and be positioned no more than twelve inches below the highest point of the ceiling of the room it serves. Installation date and replacement date should be installed on all smoke detectors.

*7.16 Doorbell :*

Yes - At least one exterior door has a working doorbell. I do not inspect or evaluate telephone, television and/or audio visual systems, security systems, whole house vacuums, car chargers and/or home automation systems as it is beyond the scope of home inspection. If present it is advised it should be demonstrated by the seller or contact a qualified specialist.

*7.17 Exterior Lighting:*

The inspector was unable to determine function of the exterior lighting due to automatic controls that were not overridden.

**Electrical Service:**

*7.18 Patio:*

**Action Necessary** - Considering the age of the structure, there should be Ground Fault Circuit Interrupt protected outlets installed at all exterior outlets per today's standards. Not all are protected and should be upgraded. All damp/wet locations should be listed as weather- resistant - Refer to a licensed electrician.

*7.19 Garage:*

**Attention needed-** The garage electrical outlets are not protected using Ground Fault Circuit Interrupters. For safety reasons, they are recommended for use in garages for all circuits except dedicated circuits. **Recommended upgrade.**

**Electric Service Condition:**

*7.20 Utility Services:*

Satisfactory - The overhead electrical service lines are secure at the pole and masthead. Service wires are unobstructed and in good condition.

**Lighting:**

*7.21 Kitchen:*

**Attention Needed** - Some ceiling light(s) did not function when tested using normal controls. Further evaluation needed to determine if bad bulb or fixture.

*7.22 Laundry:*

Satisfactory - Lighting in the laundry is adequate.

*7.23 Bathroom #1:*

**Attention needed-** Some lights were not working at the time of inspection . It appears to be burned out bulbs. If the bulb is not the issue then refer to an electrician to further evaluate to determine if its wiring or fixture.

*7.24 Bathroom #2: Hallway*

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

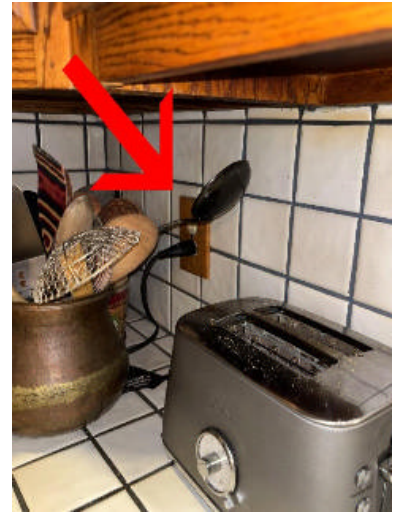
*7.25 Bathroom #3: Rear side of house near bedroom 3&4*

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

**Electrical Outlets:**

7.26 Kitchen:

**Action Necessary** - There is no GFCI protection at the counter receptacles. I recommended upgrading all counter receptacles to have GFCI protection. Refer to a licensed electrician.



7.27 Laundry:

Satisfactory - The outlets tested in this room are correctly wired and grounded. Wire condition unknown due to no dismantling of device was done, beyond the scope of a visual inspection. Only sampling of a few devices was performed.

7.28 Bedroom #1:

Satisfactory - The outlets tested are functional. Wire condition unknown due to no dismantling of device was done, beyond the scope of a visual inspection. Only sampling of a few devices was performed. Recommend updating with tamper resistant type. Refer to an electrician for upgrading. Due to stored personal items/furniture, it is not possible to determine the condition of the receptacle not accessible at time of inspection. Condition of wiring unknown per visual inspection.



7.29 Bedroom #2:

Satisfactory - The outlets tested are functional. Wire condition unknown due to no dismantling of device was done, beyond the scope of a visual inspection. Only sampling of a few devices was performed. Recommend updating with tamper resistant type. Refer to an electrician for upgrading. Due to stored personal items/furniture, it is not possible to determine the condition of the receptacle not accessible at time of inspection. Condition of wiring unknown per visual inspection.



7.30 Bedroom #3:

Satisfactory - The outlets tested are functional. Wire condition unknown due to no dismantling of device was done, beyond the scope of a visual inspection. Only sampling of a few devices was performed.

Recommend updating with tamper resistant type. Refer to an electrician for upgrading

Due to stored personal items/furniture, it is not possible to determine the condition of the receptacle not accessible at time of inspection. Condition of wiring unknown per visual inspection.

7.31 Bedroom #4:

Due to stored personal items/furniture, it is not possible to determine the condition of the



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receptacle not accessible at time of inspection. Condition of wiring unknown per visual inspection.

7.32 Living Room:

Due to stored personal items/furniture, it is not possible to determine the condition of the receptacle not accessible at time of inspection. Condition of wiring unknown per visual inspection.

**Ground Fault Interrupt Outlets:**

7.33 Laundry:

Recommended, recommend upgrading to have GFCI protection. Refer to electrician.

7.34 Bathroom #1:

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

7.35 Bathroom #2: Hallway

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

7.36 Bathroom #3: Rear side of house near bedroom 3&4

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

**Light Switch:**

7.37 Bathroom #1:

Satisfactory - The light was function when tested at time of inspection.

7.38 Bathroom #2: Hallway

Satisfactory - The light was function when tested at time of inspection.

7.39 Bathroom #3: Rear side of house near bedroom 3&4

Satisfactory - The light was function when tested at time of inspection.

**Light Switch/Lighting:**

7.40 Bedroom #1:

Satisfactory - The light and light switch were functional at the time of the inspection. No light may be present but a half/hot receptacle was verified.

7.41 Bedroom #2:

Satisfactory - The light and light switch were functional at the time of the inspection. No light may be present but a half/hot receptacle was verified.

7.42 Bedroom #3:

Satisfactory - The light and light switch were functional at the time of the inspection. No light may be present but a half/hot receptacle was verified. Missing cover plate at light switch needs to be installed.



7.43 Bedroom #4:

**Attention needed-** Some lights were not working at the time of inspection . It appears to be burned out bulbs. If the bulb is not the issue then refer to an electrician to further evaluate to determine if its wiring or fixture.

7.44 Living Room:

**Attention needed-** Some lights were not working at the time of inspection . It appears to be burned out bulbs. If the bulb is not the issue then refer to an electrician to further evaluate to determine if its wiring or fixture.

7.45 Family Room:

Satisfactory - The light and light switch were functional at the time of the inspection. No light may be present but a half/hot receptacle was verified.



## PLUMBING SYSTEM

All underground piping related to water supply, drains, waste, or sprinkler use are excluded from this inspection. Leakage, corrosion or blockage in underground piping cannot be detected by a visual inspection. Client is advised to have these items inspected and

tested by the Appropriate Qualified professional(s). Plumbing components such as gas pipes,, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinklers systems, on-site water quality, on-site waste disposal systems, foundation irrigation systems, spa and pool equipment, solar water heating equipment or observe the systems for proper sizing, design or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80psi . Regardless of pressure , leaks will occur in any system and particularly in one with older galvanized pipes.

Waste and drain pipe pipes condition is usually directly related to their age. Older pipes subject to damage through decay and root movement. Whereas the more modern ABS pipes are virtually impervious to damage, although some ABS has been alleged to be defective. Older homes with galvanized or cast iron water supply/distribution or waste lines can be obstructed and barely working, and later fail under heavy use. If the water is turned off or not in use for a period of time(such as a vacant house) rust or deposits within the piping can cause further clog the piping system. Nonetheless, I do not test the overflow of the sink or tub drains, and blockage will occur in the life of any system. This is why JG Property consultants recommends a video-Sewer inspection.

The water heater(s) and the related components were examined to determine their current condition. Area concealed from view by any means are excluded from this report. Water heaters that were shut down, turned off or inactive will not be turned on or activated .The water temperature should not be set higher than the manufacture' s recommended setting. A scald hazard exists at water above 120 degrees. Flammable Vapor Ignition-Resistant (FVIR) water heaters are required for residential . Recommend reading the Manufactures instructions on maintained which may be required for certain brands.

### Plumbing:

- 8.1 Water Source:* Private Water Source - A private water source may include a well, cistern, or exposed pond or lake. None of these sources have approved quality standards by the State or County Health Departments. It is the homeowner's responsibility to maintain continuous testing of the water source for potability. Testing of the private water source may be obtained by the Inspection Company under separate direction and cost. seller's disclosure statement. Verification recommended.
- 8.2 Plumbing Service Piping Size to Structure:* 3/4" water service line from the meter to the main cutoff.
- 8.3 Public Service Piping Material:* The main service line to the structure is copper. Where visible. Condition or materials not observed are unknown.
- 8.4 Main Water Line Cutoff Location:* Rear of building, You should operate the main water valve at least annually to prevent the valve from freezing in the on position; then, should you need the valve, it will be operable. Valve not tested. Appears to be located below electrical panel.
- 8.5 Visible Mineral Deposits or Encrustations:* Yes - Visible build-up of mineral deposits, rusting and/or encrustations are early warning signs of deterioration or prior leaking. Recommend contacting a qualified plumber to replace affected areas.
- 8.6 Interior Supply Piping & Valve Size :* The interior water supply piping is 3/4" in diameter. It then reduces to 1/2" or 3/8" risers.
- 8.7 Interior Supply Piping Material:* The interior supply piping in the structure is predominantly copper. Where visible.
- 8.8 Water Pressure:* Not tested or verified.

- 8.9 Exterior Hose Bibs Functional: **Attention needed-** Backflow prevention devices not installed in the exterior hose bibs. The function of a backflow prevention device is to prevent contamination of the portable water system. Recommend installation. Refer to a qualified professional.
- 8.10 Functional Supply: Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.
- 8.11 Leaks in the Supply Piping Noted: No Leaking observed at visible or accessible plumbing at time of inspection.
- 8.12 Sewage Disposal Type: This inspection merely identifies the type of sewage waste disposal system. It does not comment on the adequacy or effectiveness of the system. For further evaluation, this Inspection Company may perform further testing under separate contract and direction.
- 8.13 Waste Line Materials The predominant waste line material appears to be a combination of cast iron, Steel and A.B.S. in slab. Inspection of drain piping is slabs are concealed which is limited to operational test only. Physical condition of piping can not be determines. Cast iron or steel piping in a slab has a life expectancy of around 50 years. Condition unknown, a video scope inspection of the drainage system would need to be needed to determine condition.
- 8.14 Waste Piping Condition: The main sewer pipe is probably the same age as the residence, and if it has not been replaced or recently video scanned, I strongly recommend that you arrange to have it scanned. All sewer pipes can be compromised by corrosion, seismic activity, root/soil movement, and blockage are not only common but sometimes cause sewer to back-up into the residence.
- 8.15 Vent Piping Material The vent material, as it passes through the roof, is galvanized.
- 8.16 Vent Piping Condition: Satisfactory - The visible plumbing vent piping appears functional.
- 8.17 Supply/Waste Piping Supports: **Attention Needed** - Of the existing support straps and hangers, at least one loose or broken support exists and needs to be repaired or replaced.
- 8.18 Functional Drainage: Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.
- 8.19 Objectionable Odors Noted: No.
- 8.20 Location of Waste Line Cleanouts: The main line cleanout was not located. Recommend further review and/or installation of an accessible cleanout.
- 8.21 Water Softener: Yes, there is a water softener installed in this structure. Beyond the scope of this inspection. Determine ownership of the equipment. The inspection merely states the presence of the unit. We are unable to determine ownership and if it is functioning correctly.



- 8.22 Fire Sprinkler Installed: No.

8.23 Lawn Sprinkler System:

There is a lawn sprinkler system installed and controlled by a timer device. The inspection of the installed lawn sprinkler and timing device is beyond the scope of this inspection. Recommend further inspection by a licensed plumber or lawn sprinkler company. The water spray from the sprinkler system should be re-directed away from the structure and/or and fencing, decks, etc., to decrease the possibility of damage or water infiltration into home.

Water Heater 1 & 2:

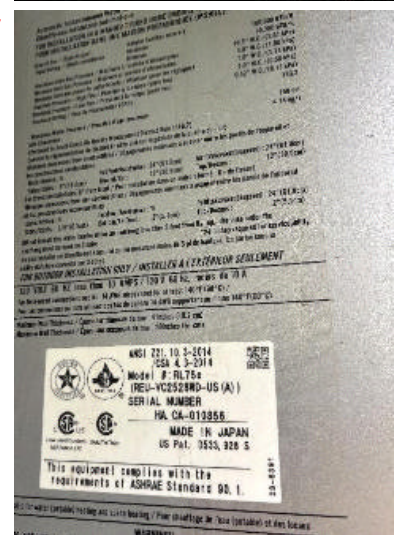
8.24 Location:

Rear of structure.

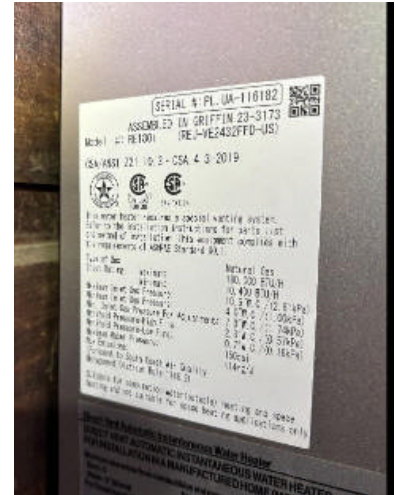


8.25 Model & Serial Numbers:

Brand - Rinnai      Manufactured **approximately 2016 & 2022**. The average service life for a water heater is 10 - 12 years.



8.26 Seismic Bracing:



8.27 Tank Capacity:

There is an energy efficient tankless unit installed which if sized correctly should provide adequate volume and do so economically. Routine flushing/Descaling of the water heater will be needed from time to time due to buildup that can occur



8.28 Fuel Source for Water Heater:

The water heater is gas-fired.

8.29 Electric Service to Water Heater:

Satisfactory - The electric service to the water heater appears to be installed in an acceptable manner.

8.30 Exposed Water Heater Condition:

Rust Noted - It shows signs of rust and some deterioration, but it is functional and not leaking.

8.31 Firebox Condition

Flammable Vapor Ignition-Resistant (FVIR) water heater is installed. Appears in serviceable condition.



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8.32 Drip Leg Installed for Natural Gas-Fired Unit:

**Attention needed-** There is no sediment trap installed on the incoming gas line to the water heater. Installation of a sediment trap is recommended to prevent debris from getting into the gas valve and required by most manufactures . Refer to a licensed plumber.



## KITCHEN

### Kitchen:

9.1 *Comments/Observations:*

Limited access or visibility under sink and inside cabinets. Areas of walls and/or ceiling not visible due to being blocked by furniture and/or wall coverings. Finished surfaces, receptacles, windows, etc. Many areas could not be evaluated at this time. Client is advised to conduct a final pre-closing walkthrough which this inspection cannot replace. Rear kitchen at guest house not accessible at time of inspection.

9.2 *Windows:*

Satisfactory - The windows and associated hardware in the kitchen are satisfactory.

9.3 *Walls:*

**Attention Needed** - The walls in the kitchen show a condition that needs some attention. Due to stored personal items in the closet(s), pantry(s) and/or under sink area it is not possible to determine the condition of the walls and ceiling that are not visible and/or readily accessible. Dry moisture staining under sink area. No invasive inspection was performed.



9.4 *Floor:*

**Attention Needed** - The flooring in the kitchen is in need of repairs to attention to prevent further deterioration and/or damage.

9.5 *Countertops:*

**Attention Needed** - The countertop in kitchen is in need of repair. Cracked & broken tile observed.

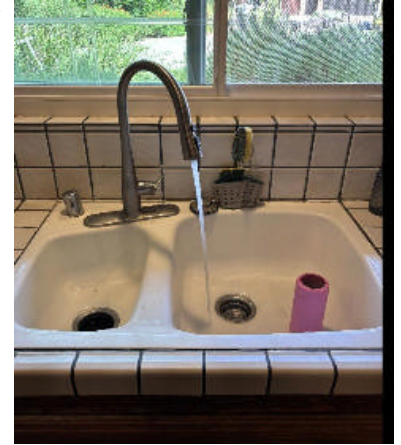


9.6 *Cabinets, Drawers, and Doors:* Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.

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9.7 *Faucet and Supply Lines:*

Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted. There are shutoffs installed for both hot and cold water pipes under the basin. The dish sprayer attachment is functional.



9.8 *Sink and Drain Lines:*

Satisfactory - The sink and drainage lines appear to be satisfactory. Limited access and viewing under sink area due to occupants belongings.

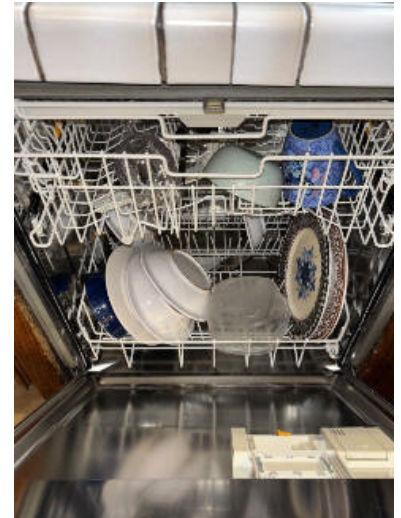


9.9 *Food Waste Disposal:*

Satisfactory - The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately.

9.10 *Dishwasher:*

The dishwasher was not tested. No comment is made regarding its functioning correctly.



9.11 *Range Hood:*

**Attention Needed** - The range hood and exhaust fan/filter appear to be very dirty and need to be cleaned periodically. The accumulated grease can be a fire hazard.

9.12 *Range/Oven Fuel Source:*

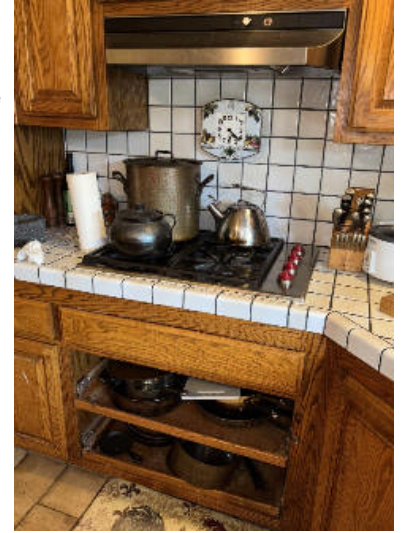
Electric - There is a 220-volt hookup for an electric range/oven. Gas - There is a gas line installed for a range/oven. Older type appliances installed are beyond life expectancy. replacement may be needed in near future.



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*9.13 Range/Oven:*

Built-in - There is a built-in range top and oven, we do not test for leakage. They appeared to function correctly at the time of the inspection. The timers and temperature settings were not tested and are not a part of this inspection.



*9.14 Microwave Oven:*

There is a countertop microwave. This inspection does not include nonpermanently installed appliances or fixtures. Older type appliance installed and beyond life expectancy, replacement may be needed in near future.

*9.15 Refrigerator:*

There is a refrigerator installed; however, it was not included as a part of this inspection.

*9.16 Water For Refrigerator:*

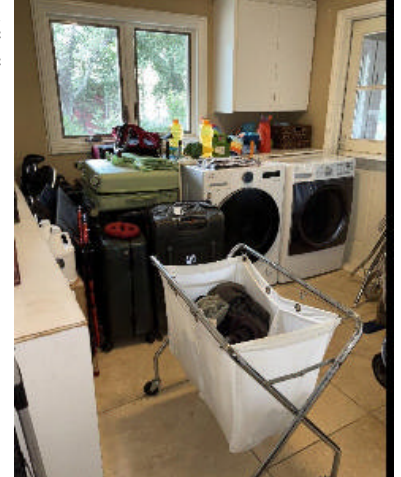
Not tested or verified.

## LAUNDRY

### Laundry:

*10.1 Location:*

Laundry room. Limited access. It appears to be a converted room or porch. Property had lots of storage and personal belongings at time of inspection.



*10.2 Walls:*

Due to stored items, furniture, picture frames, etc, it is not possible to determine the condition of the walls and ceiling that are not visible.

*10.3 Floor:*

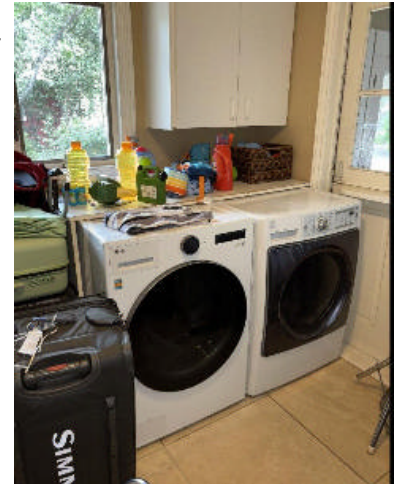
The floor in the laundry room has a washer and dryer installed limiting the view. Look at the floor after the appliances are removed. I assume no liability for the condition of the portions of the floor I cannot see.

*10.4 Windows:*

Satisfactory - There is at least one window and associated hardware in the laundry room that operates satisfactorily.

*10.5 Washer & Dryer*

A washer and dryer are installed and connected to the electrical & plumbing system. Testing of either is not included as a part of this inspection. The inspector did not determine if the washer and dryer will convey with the property.



*10.6 Washer Hookup:*

Yes. There is both hot and cold water and a drain pipe, valves not tested and the drain pipe was not flood tested. Beyond scope of a visual inspection. Recommend verification prior to connection.

*10.7 Washer Pan:*

No - There is no washer pan installed under the washing machine. Any time the washing machine is installed a washer pan should be installed to prevent damage caused by an overflowing washer or a leak.

*10.8 Dryer Hookup:*

Yes - There is a gas line provided for a gas dryer, beyond scope for testing for gas or valve operation. If you have an electric clothes dryer, you will need to have additional



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*10.9 Dryer Ventilation:*

electrical circuitry installed.

Satisfactory - The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional. Routine maintenance will be required to prevent lint blockage and possible fire. Vent line was connected at time of inspection.

*10.10 Area Ventilation:*

Satisfactory - The area ventilation seems adequate.

*10.11 Laundry Basin:*

No.

## BATHROOMS

### Bathroom #1:

#### 11.1 Vanity Cabinet:

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.



#### 11.2 Basin and Drain Fixture:

**Attention needed-** The finish on the bowl is damaged/cracked at right sink, replacement is advised. Refer to a qualified professional.



#### 11.3 Faucet and Supply Lines:

**Action needed-** There are No shutoffs valve installed for both hot and cold water pipes under the basin as required per plumbing standards. Installation is necessary so water can be shutoff under basin if a line needs changing and/or a leak is present so entire house doesn't have to be shutoff for repairs.



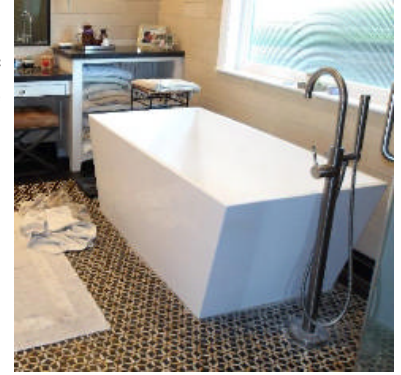
#### 11.4 Toilet Condition

Satisfactory - The toilet in the bathroom appears to be functional.

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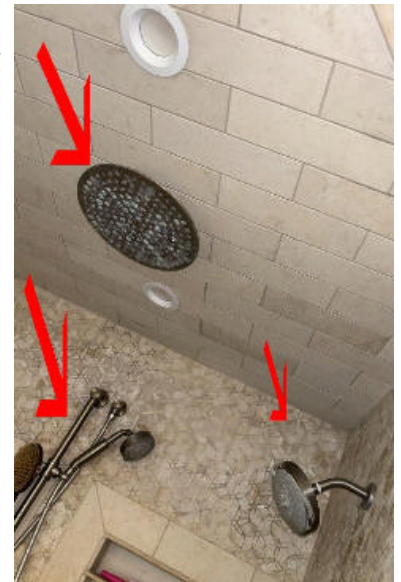
11.5 Tub:

Fiberglass Tub OK - The bathtub is a fiberglass reinforced plastic material, and it appears to be in satisfactory condition. Use caution on type of cleaning materials and method of application. The surface of the tub can be easily damaged.



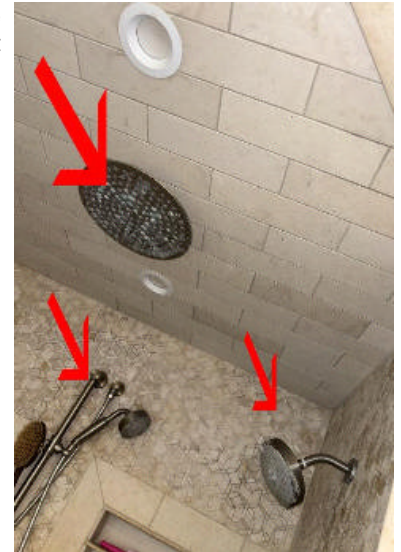
11.6 Tub or shower Mixing Valve & Stopper:

**Attention needed-** The shower water mixing valves and diverters difficult to operate. Shower heads & control valves have corrosion and hard water buildup- Refer to a licensed plumber for repairs.



11.7 Shower/Shower Head and Mixing Valves & steamer :

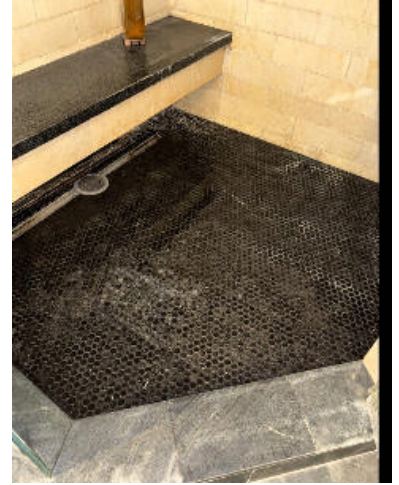
The steamer was not tested or verified. Beyond the scope of inspection. Refer to a licensed plumber. It appears to be inoperable.



11.8 Shower Pan:

Disclaim - This is a visual inspection of the readily accessible portions of the shower stall and was not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the shower pan was not included as part of this inspection. Cracked tiles observed, further evaluation and repair.

Improper shower pan installation. The slope of shower stall pan installation is improperly pitched in order to carry the water effectively to the drain .



11.9 Tub & Shower Walls:

**Attention Needed** - The shower pan show some deterioration and damage. Cracking in shower pan observed. Refer to a qualified professional for repairs.



11.10 Tub/Shower Drain:

Satisfactory - The tub/shower appears to drain at an acceptable rate.

11.11 Caulking/Water Contact Areas:

**Attention needed-** A gap at the bathroom tub/shower spout to wall connection, recommend keeping the gap sealed with caulking to reduce the chances of water entering the wall and causing damage.

11.12 Heat Source:

Satisfactory - There is a heat source in this room.

11.13 Entry Door:

Satisfactory - The entry door was functional and performed as intended. Privacy lock installed.

11.14 Walls:

Satisfactory - The walls in this bathroom are satisfactory.

11.15 Windows:

Satisfactory - The windows and associated hardware in the bathroom are all satisfactory. The window is in a wet area that will need periodic inspection to check for moisture damage.

11.16 Ceiling:

Satisfactory - The ceiling in this bathroom is satisfactory.

11.17 Floor:

Satisfactory - The flooring in this bathroom is satisfactory.

**Bathroom #2: Hallway**

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11.18 Vanity Cabinet:

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.



11.19 Basin and Drain Fixture:

**Attention Needed** - The basin or drainage fixture needs attention. The lavatory drains slowly. There may be some blockage either in the fixture or the drain line.



11.20 Faucet and Supply Lines:

**Action needed**- There are No shutoffs valve installed for both hot and cold water pipes under the basin as required per plumbing standards. Installation is necessary so water can be shutoff under basin if a line needs changing and/or a leak is present so entire house doesn't have to be shutoff for repairs.

11.21 Toilet Condition

Satisfactory - The toilet in the bathroom appears to be functional.

11.22 Shower/Shower Head and Mixing Valves:

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

11.23 Shower Pan:

Disclaimer - This is a visual inspection of the readily accessible portions of the shower stall and was not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the shower pan was not included as part of this inspection.



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11.24 Tub & Shower Walls:

Satisfactory - The walls appear to be in satisfactory condition.



11.25 Tub/Shower Drain:

Satisfactory - The tub/shower appears to drain at an acceptable rate.

11.26 Glass Tub/Shower Door:

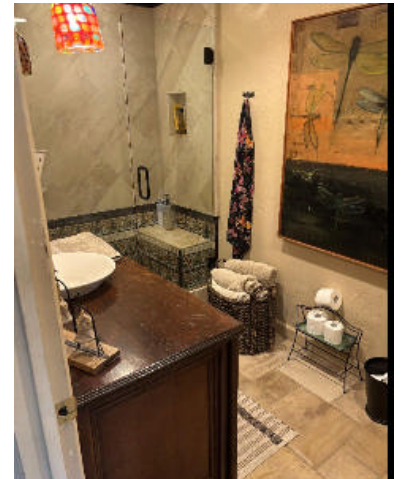
Shower Yes - The shower stall has a glass door installed. The glass appears to be safety glass. **Attention needed-** A door gasket is missing at the edge of the shower door. The condition is conducive to leakage from the shower door. I advise installation to help prevent water escaping outside shower enclosure.

11.27 Caulking/Water Contact Areas:

**Attention needed-** A gap at the bathroom tub/shower spout to wall connection, recommend keeping the gap sealed with caulking to reduce the chances of water entering the wall and causing damage.

11.28 Walls:

Satisfactory - The walls in this bathroom are satisfactory.



11.29 Windows:

None - There is no window in this bathroom.

11.30 Ceiling:

Satisfactory - The ceiling in this bathroom is satisfactory.

11.31 Floor:

Satisfactory - The flooring in this bathroom is satisfactory.

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11.32 Ventilation Fans:

**Attention needed-** The ventilation fan vents into the attic space. This introduces moisture into the attic that must be removed from the attic. Required to discharge to exterior per building standards. Refer to a qualified professional to repair.



**Bathroom #3: Rear Side Of House Near Bedroom 3&4**

11.33 Vanity Cabinet:

**Attention Needed** - The vanity cabinet and/or top in this bathroom needs attention. The black edges(oxidizing of materials) around mirror are due to failing coating(silver nitrate) when manufactured. Possible due to cleaning solutions and/or inadequate ventilation.

11.34 Basin and Drain Fixture:

**Attention Needed** - The basin or drainage fixture needs attention. Sink stopper not installed and should be to prevent drain blockage.



11.35 Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory. There are shutoffs installed for both hot and cold water pipes under the basin. The valves are not tested for operation, beyond the scope of the inspection. Recommend routine testing by home owner.

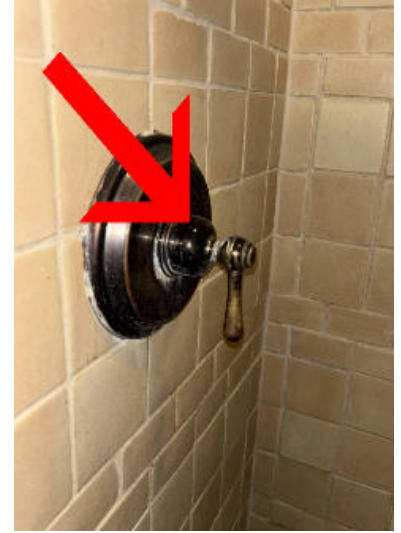


11.36 Toilet Condition

Satisfactory - The toilet in the bathroom appears to be functional.

11.37 Shower/Shower Head and Mixing Valves:

**Attention Needed** - The faucet in the bathroom needs repairs or replacement on hot side due to the position temp stop assembly being broken that sets temperature or allows water to be shutoff in proper position. Refer to plumber to repair or replace.



11.38 Shower Pan:

Disclaim - This is a visual inspection of the readily accessible portions of the shower stall and was not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the shower pan was not included as part of this inspection.



11.39 Tub & Shower Walls:

**Attention Needed** - The walls show some deterioration & cracked tiles. Cracked tiles should be replaced.



11.40 Tub/Shower Drain:

Satisfactory - The tub/shower appears to drain at an acceptable rate.

11.41 Glass Tub/Shower Door:

Shower Yes - The shower stall has a glass door installed. The glass appears to be safety glass.

11.42 Caulking/Water Contact Areas:

**Attention needed-** A gap at the bathroom tub/shower spout to wall connection, recommend keeping the gap sealed with caulking to reduce the chances of water entering the wall and causing damage.



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- 11.43 *Entry Door:* Satisfactory - The entry door was functional and performed as intended. Privacy lock installed.
- 11.44 *Walls:* Satisfactory - The walls in this bathroom are satisfactory.
- 11.45 *Windows:* Satisfactory - The windows and associated hardware in the bathroom are all satisfactory.
- 11.46 *Ceiling:* Satisfactory - The ceiling in this bathroom is satisfactory.
- 11.47 *Floor:* Satisfactory - The flooring in this bathroom is satisfactory.
- 11.48 *Ventilation Fans:* Satisfactory - There is an exhaust fan installed in this bathroom, and it is appears to be performing as intended.

**Bathroom #4: Guest House**

- 11.49 *Vanity Cabinet:* The bathroom was not accessible at time of inspection due to being occupied by tenants at time of inspection and I was told not to access or bother tenants.

## BEDROOMS

### Bedroom #1:

12.1 Comments:

Satisfactory - The entry door is operational and functional as intended. Recommend installation of door stoppers at all doors to prevent wall damage from occurring if door swung open.

12.2 Closet:

Due to stored items in the closet, it is not possible to determine the condition of the walls and ceiling that are not visible. The closet is lighted.

12.3 Walls:

Satisfactory - The walls in the room appear to be satisfactory. There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage. Due to stored items, furniture, picture frames, etc, it is not possible to determine the condition of the walls and ceiling that are not visible.



12.4 Ceiling:

Satisfactory - The ceiling is functional with no major damage or blemishes .

12.5 Floor:

Satisfactory - The floors are in satisfactory condition. There is some sagging in the floor that would be considered typical. Due to the floor covering, furniture, or stored items, it is not possible to view the conditions of the entire area. Only visible areas are commented on if a observation is present.

12.6 Windows:

Satisfactory - The windows and associated hardware in this room are all satisfactory.

12.7 Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent, beyond the scope of this inspection. If concerned recommend contacting a heating & air specialist to perform an air flow test.

12.8 Smoke Detector:

There is a functional smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated. Smoke detector installed appears to be same age as structure or outdated. Detectors should be updated every 10years and battery back up should be changed every year. All smoke detectors should be labeled with date of installation and date for replacement.

### Bedroom #2:

12.9 Comments:

Satisfactory - The entry door is operational and functional as intended.

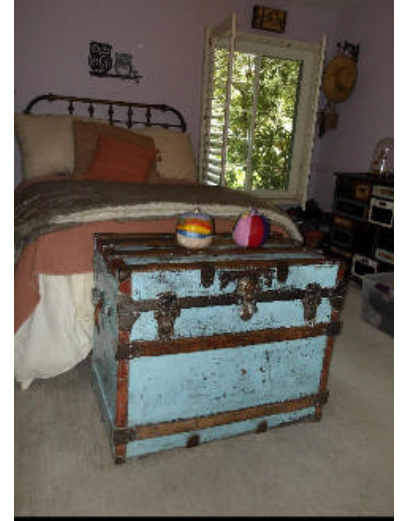
12.10 Closet:

Satisfactory - The closet is functional and of average size. Due to stored items in the closet, it is not possible to determine the condition of the walls and ceiling that are not visible.

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12.11 Walls:

Satisfactory - The walls in the room appear to be satisfactory. Due to stored items, furniture, picture frames, etc, it is not possible to determine the condition of the walls and ceiling that are not visible.



12.12 Ceiling:

Satisfactory - The ceiling is functional with no major damage or blemishes .

12.13 Ceiling Fan:

Satisfactory - There is a ceiling fan installed in this room. It appears to be functional. Wiring or correct hanging bracket not verified during visible inspection.

12.14 Floor:

**Attention Needed** - The flooring in this room is in need of repair or replacement. The floor covering material is carpet. The flooring materials have stains and heavy wear. Recommend cleaning or replacement by a qualified professional. Due to the floor covering, furniture, or stored items, it is not possible to view the conditions of the entire area. Only visible areas are commented on if a observation is present.

12.15 Windows:

Satisfactory - The windows and associated hardware in this room are all satisfactory.

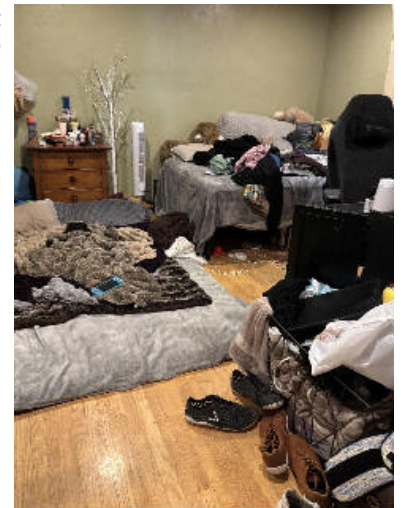
**Bedroom #3:**

12.16 Closet:

**Attention Needed** - The closet doors or fixtures need some adjustment or repair. Closet doors difficult to open or close. Due to stored items in the closet, it is not possible to determine the condition of the walls and ceiling that are not visible.

12.17 Walls:

Due to stored items, furniture, picture frames, etc, it is not possible to determine the condition of the walls and ceiling that are not visible.



12.18 Ceiling:

Satisfactory - The ceiling is functional with no major damage or blemishes .

12.19 Ceiling Fan:

Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.



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- 12.20 Floor: 

Wiring or correct hanging bracket not verified during visible inspection.  
**Attention Needed** - The flooring in this room is in need of repair or replacement. Due to the floor covering, furniture, or stored items, it is not possible to view the conditions of the entire area. Only visible areas are commented on if a observation is present.  
**Attention needed-** Floor deflection is present in one or more areas, this means some floor areas are not level and may be sloping downward in one or more directions. Recommend further evaluation by a qualified professional to determine what repairs are needed to make floor level again.
- 12.21 Windows: 

**Attention needed-** The window(s) were difficult to operate at time of inspection. Recommend adjustment, repairs, lubrication as needed for proper window operation.
- 12.22 Cable TV: 

Yes.
- 12.23 Heat Source Noted: 


There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent, beyond the scope of this inspection. If concerned recommend contacting a heating & air specialist to perform an air flow test.
- 12.24 Smoke Detector: 

There is a functional smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated. Smoke detector installed appears to be same age as structure or outdated. Detectors should be updated every 10years and battery back up should be changed every year. All smoke detectors should be labeled with date of installation and date for replacement.

**Bedroom #4:**

- 12.25 Closet: 

Due to stored items in the closet, it is not possible to determine the condition of the walls and ceiling that are not visible.
  - 12.26 Walls: 

Due to stored items, furniture, picture frames, etc, it is not possible to determine the condition of the walls and ceiling that are not visible.
- 
- 12.27 Ceiling: 

Satisfactory - The ceiling is functional with no major damage or blemishes .
  - 12.28 Floor: 

**Attention Needed** - The floor in this room needs attention. Squeaky floor boards when walked on. When replacing carpet and/or flooring materials the floor boards should be properly secured by a qualified professional.  
Due to the floor covering, furniture, or stored items, it is not possible to view the conditions of the entire area. Only visible areas are commented on if a observation is present.
  - 12.29 Windows: 

Blocked by furniture. Windows not operated due to inadequate access.
  - 12.30 Heat Source Noted: 

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent, beyond the scope of this inspection. If concerned recommend contacting a heating & air specialist to perform an air flow test.
  - 12.31 Smoke Detector: 

There is a functional smoke detector installed in the room. It is undetermined if the unit



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is hardwired or is battery operated. Smoke detector installed appears to be same age as structure or outdated. Detectors should be updated every 10years and battery back up should be changed every year. All smoke detectors should be labeled with date of installation and date for replacement.

## OTHER LIVING SPACES

### Front Entry & Main Hallway:

#### 13.1 Front Entry Door:

Satisfactory - The main entry door to the structure is in functional condition. There is a deadbolt installed on the main entry door, and it is operational. This is a recommended safety feature. The guest at the front door is visible by either a window in the door or next to it, or by a viewing lens. This is a safety feature.

### Living Room:

#### 13.2 Walls:

**Attention Needed** - The walls in the room show some condition that does not appear to be a serious structural concern at this time. There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials. Due to stored items, furniture, picture frames, etc, it is not possible to determine the condition of the walls and ceiling that are not visible.

#### 13.3 Ceiling:

Satisfactory - The ceiling is functional with no major damage or blemishes .

#### 13.4 Floor:

Satisfactory - The floors are in satisfactory condition. There is some sagging in the floor that would be considered typical. Due to the floor covering, furniture, or stored items, it is not possible to view the conditions of the entire area. Only visible areas are commented on if a observation is present.



#### 13.5 Windows:

Satisfactory - The windows and associated hardware in this room are all satisfactory.

#### 13.6 Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent, beyond the scope of this inspection. If concerned recommend contacting a heating & air specialist to perform an air flow test. There is an air return vent located in the room.

#### 13.7 Fireplace:

Yes, Not Included - There is a fireplace in this room. An inspection of the fireplace was not provided. The condition of the fireplace is not included in this report.

### Family Room:

#### 13.8 Walls:

Satisfactory - The walls in the room appear to be satisfactory. There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage. Due to stored items, furniture, picture frames, etc, it is not possible to determine the condition of the walls and ceiling that are not visible.

#### 13.9 Ceiling:

Satisfactory - The ceiling is functional with no major damage or blemishes .

#### 13.10 Ceiling Fan:

Satisfactory - There is a ceiling fan installed in this room. It appears to be functional. Wiring or correct hanging bracket not verified during visible inspection.



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13.11 Floor:

Due to the floor covering, furniture, or stored items, it is not possible to view the conditions of the entire area. Only visible areas are commented on if a observation is present.



**Indoor Environmental Issues:**

13.12 Environmental Observations:

We do not test for Mold or measure indoor air quality, which the Consumer Product Safety Commission ranks fifth among potential contaminants. Regardless, a person's health is a truly responsibility, as we do not inspect for Mold or test for other environmental contaminants we recommend that you schedule an inspection by an environmental hygienist prior to close of escrow.

Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and/or drainage, a leaking roof, window, or door, or moisture from faulty exhaust vents, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately or potential for mold infestation will remain.

13.13 Asbestos or Lead based paint:

Buildings built before 1978 may have products that contain some amounts of lead or asbestos containing materials. The Home Inspector will not determine or include in the report if asbestos is present in the structure or any of the materials. Determining the presence of these products is beyond the scope of this inspection and in reporting of these materials. Current EPA requirements mandate any trades person/home owner from performing any repairs with out having a certified renovator perform work being done. Further information is available at [www.epa.gov/lead/pubs/renovation.htm](http://www.epa.gov/lead/pubs/renovation.htm). Due to the age of the structure components of the building may contain asbestos (duct work in attic, ceiling acoustic, Transite pipes and floor tiles under carpet if present) Removal should only be performed by an approved, certified and/or qualified contractor. If any concerns you should consult with an environmental hygienist, and particularly if you intend to remodel areas of the residence.

13.14 Carbon Monoxide Alarm:

The California Carbon Monoxide poisoning prevention act of 2010 (Cal. Health & Safety code 13260 et seq) is now law requiring carbon monoxide detectors to be installed in every "dwelling unit intended for human occupancy"

Install an approved carbon monoxide device on each floor having fossil fuel burning heater or appliance, fireplace or an attached garage. Is a must per building standards.

13.15 Radon

Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure(such as a home). Long term exposure to high levels of radon gas can cause cancer. A Radon evaluation is beyond the scope of this inspection. For information , consult with the Environmental Protection Agency (E.P.A) for further guidance and a list of testing labs in your area.

## GARAGE

**Garage:**

*14.1 Garage Type*

The garage is detached and free standing. Converted into a storage shed. Garage has limited access due to personal belongings being stored.



*14.2 Size of Garage:*

Appears to be a Two car garage. Area not verified.

*14.3 Number of Overhead Doors*

There are two overhead doors, The overhead doors are made of steel. If manual locks are installed with auto opener it is recommend the removal of locks on doors to prevent damage from occurring if opener is pressed and locks are engaged.

*14.4 Overhead Door and Hardware Condition:*

**Attention Needed** - The overhead door is in need of repair and/or replacement. Some parts of the door hardware need to be adjusted or tightened.

*14.5 Automatic Overhead Door Opener:*

No openers installed.

*14.6 Outside Entry Door:*

**Attention needed-** The outside entry door to the garage is in need of repair or replacement.

*14.7 Floor Condition:*

Garage floor is cracked or damaged in areas. Garage floor cracks may be due to settlement, tree roots, improper installation by installer or possibly expansive soils. Limited access at time of inspection due to storage and vehicle. Recommend sealing cracks with approved materials. Refer to a qualified professional. Due to personal belongings & stored items in the garage prevented a full visual inspection, I was unable to determine the condition of the portions of the floor that are not visible. Recommend a re-inspection and/or review areas not seen during final walkthrough.



*14.8 Floor Drain:*

No - There is no floor drain installed.

*14.9 Garage Walls Condition:*

**Attention Needed** - The walls show some minor condition that needs repair. The garage inspection was limited due to the number of personal belongings that were present at the time of the inspection. Recommend all personal belongings should be removed to ensure the garage space can be re-inspected with in the client's inspection contingency period. I was unable to determine the condition of the foundation and portion of the walls hidden from view. Condition unknown

*14.10 Ceiling:*

Previous Leak - There are signs of a previous water leak in the ceiling in this room. It does not appear to be an active leak.



*14.11 Garage Foundation:*

Due to type of foundation and wall covering it is impossible to fully view without a more



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invasive inspection. Due to cabinets, work bench and/or personal stored items in the garage, I was unable to determine the condition of foundation and portion of the walls hidden from view.



## POOL/SPA & EQUIPMENT

Inspection was limited to those areas which are above ground or water level. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Purchasers are encouraged to ask sellers about the existence of any past or present leaks in the pool, spa or associated equipment. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Testing of backflush mechanisms is beyond the scope of this inspection. Pilot lights on LP gas pool heaters are not lit during the inspection.

Limited observation, no additional charge for service: The pool and/or spa is NOT PART OF HOME INSPECTION. It is recommended to call out a licensed pool contractor to fully evaluate pool, equipment and to confirm safety components have been installed. Any Information given only as a courtesy and was a limited observation.

A new California law known as the Pool Safety Act (SB442) has been signed into law and became effective on January 1, 2018. The law requires new or remodeled pools and spas to have two of seven child protective safety barriers. While existing pools and spas may not be required to add additional safety barriers, I JG Home Inspections as well as the California Real Estate Inspection Association (CREIA) suggest when it comes to protecting our young and vulnerable, all pools and spas should have 2 to 7 appropriate safety barriers identified in the Pool Safety Act as well as a perimeter fence that separates the property from neighboring properties. The home inspection report will also report if their are fewer than two of the specified pool drawing safety features.

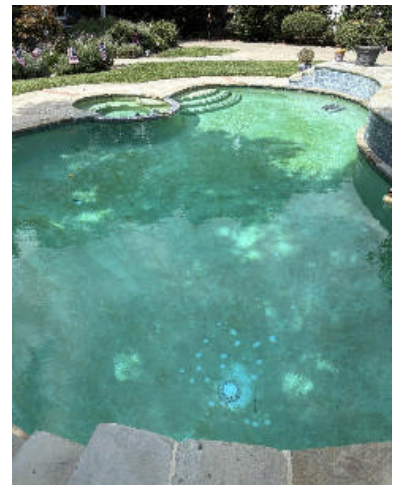
SB 422 Safety Provisions List:

1. Isolation enclosure around pool and/or spa
2. Mesh fencing around pool and/or spa
3. An approved pool and/or spa safety cover
4. Exit alarms on All doors & windows that have direct access to pool and/or spa
5. Self closing doors/gates with self latching devices with direct access to swimming pool or spa
6. Swimming Pool or spa water surface alarms, when placed will sound upon detection of accidental or unauthorized entrance into the water.
7. Other means of protection

### General Comments:

15.1 Comments/Observations:

**Attention needed-** Pool inspection is a limited observation and not part of home inspection any information given as a courtesy only. Due to conditions observed at time of inspection I recommend contacting a qualified and licensed pool contractor to determine cost of repairs needed for pool to function properly and safely. Pool surface appears to need re-plastering. Licensed pool contractors for further review.



### Pool Surface:

15.2 Type:

Concrete/Marcite.

15.3 Condition:

Pool surface appears to need re-plastering. Licensed pool contractors for further review. Call a licensed pool contractor for further evaluation and repairs as recommended.



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*15.4 Pool Coping:*

Areas of black algae growth are noted. These should be removed in a timely manner by a pool service company.

**Attention needed-** The expansion joint sealant is cracked & deteriorated. Recommend upgrading to prevent erosion or water seeping between the joints of the decking and coping or to prevent debris, sand and/or dirt from entering. Refer to a qualified professional.

**Pumping Equipment:**

*15.5 Electrical Comments:*

Note: This visual pool inspection does not do a comprehensive electrical inspection. A pool's electrical system must have proper grounding and bonding to ensure the safety of the swimmers and persons operating or servicing the pool equipment. This visual inspection cannot determine if the electrical systems is properly grounded and bonded in some areas. A more invasive inspection of opening junction boxes and testing the wiring with a proper electrical meters is required for a complete safety inspection of the electrical system. It is advised to have a licensed electrician to check the conditions of the ground wires, bonding, wiring etc.

**Pool Decking:**

*15.6 Child Protection Fencing:*

A new California law known as the Pool Safety Act (SB442) has been signed into law and became effective on January 1, 2018. The law requires new or remodeled pools and spas to have two of seven child protective safety barriers. While existing pools and spas may not be required to add additional safety barriers, JG Home Inspections as well as the California Real Estate Inspection Association (CREIA) suggest when it comes to protecting our young and vulnerable, all pools and spas should have 2 to 7 appropriate safety barriers identified in the Pool Safety Act as well as a perimeter fence that separates the property from neighboring properties.

**Pool Enclosure Or Fencing:**

*15.7 Overall Condition:*

**Action Necessary** - Current safety requirements call for a 5-foot fence that separates your home from a pool or spa. Access gates through the enclosure open away and be self-closing & Self latching. Contact local jurisdiction for detailed requirements. Pool present- All doors & windows providing direct access from the home to the swimming pool shall be equipped with self-closing, self-latching device with a release mechanism placed no lower than 54" inches above the floor. Swimming pool alarms should be installed as well.