

Advanced Group Property Inspections

Property Inspection Report



1368 Spazier ave , Glendale, CA 91201
Inspection prepared for: Scott Woodward
Date of Inspection: 5/30/2026

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The Home Inspector Shall Observe The Following:

Exterior: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility. Gutters and subsurface drains are not water tested for leakage, blockage.

Plumbing: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; supply piping, venting, and supports; leaks. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Electrical: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercom, or other ancillary wiring that is not a part of the

primary electrical distribution system; or Built-in vacuum equipment.

Heating System: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. Extinguished pilot lights are not lit by the Inspector.

Air Conditioner: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

Roofing: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. This report is an opinion of the general quality and condition of the roof. The Inspector can not, and does not offer an opinion as to whether the roof has leaked in the past or is subject to future leaks.

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

Mold Evaluation: This is not a Mold or Fungus inspection. It is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants. It is typical when a building is remodeled or repairs are undertaken that additional problems may surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work/remodel to reveal areas that were not accessible during the inspection. Any remodeling work

undertaken on property should be expected to reveal some possible hidden issues and it is recommended that additional sums be set aside for this purpose.

Bathrooms: Bathroom functions of the following bathroom fixtures: sinks, faucets, drains, toilets, tubs, showers, exhaust fans and heaters, wall ceiling lights and GFCI outlets

Kitchen: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Foundation: Observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons. Structural comments are of the conditions observed at the time of the inspection are the opinion of the inspector(who is not a structural engineer and or foundation contractor). For expert evaluation of the structure (foundation, walls, framing, anchoring/retrofitting...) we recommend to hire a qualified structural engineer and or foundation contractor/expert. We may not comment on minor deficiencies such as commonplace settlement cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing. There is no absolute standard for evaluating cracks, but those that are less than 1/4" are generally not regarded as structurally relevant.

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed.

Please be aware the the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase concludes. It is also recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in the inspection report.

It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

General Information and Comment Key:

A Home inspection is a non-invasive visual examination of a residential dwelling performed for a fee which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing or other essential systems or portions of the home, as identified and agreed to the Client and Inspector prior to the inspection process. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visual and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions. A home inspection will not reveal every concern that exist or could exist, but only those material defects observed on the day of the inspection. A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect. An inspection report shall describe and identify in written format the inspected systems, structures and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals. The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Please read the entire report - Including photos and related comments for all items.

Black Text- Denotes observations and information regarding the condition of the systems and components of the structure. This includes comments of deficiencies which are less than significant; or comments which further expand on a significant deficiency; or comments of recommendations, routine maintenance, tips, and other relevant resource information.

Bold Text- Denotes a comment of a significant defect or finding in components and/or conditions which needs relatively quick attention, repair, or replacement. We recommend to hire a qualified contractor, specialist(s), or technician(s) for further evaluation and repairs for items listed in the report. These comments are also duplicated at the report summary page(s).

All Recommendations for further evaluation and repairs must be performed before expiration of your Contingency Period and Before the Close of Escrow.

Inspection Details

BY ACCEPTANCE OF OUR INSPECTION REPORT YOU AGREE TO THE TERMS OF THIS AGREEMENT AND TERMS AND CONDITIONS OF THE CONTRACT.

- THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT READ CAREFULLY -

Address: _____

Client Name: _____

Phone Number: _____

Email: _____

Inspection Fee:\$ _____

1. Client requests a limited visual inspection of the residential structure identified at the above address by ADVANCED GROUP PROPERTY INSPECTION CO., hereinafter referred to as "Company" and Client hereby represents and warrants that all approvals necessary have been secured for Company's entrance on to the property.

2. Client warrants: (a) they have read the following Agreement carefully, (b) they understand they are bound by all the terms of this contract, and (c) they will read the entire inspection report when received and promptly call Company with any questions they may have.

3. Client understands that the inspection and inspection report are performed and prepared for their sole, confidential and exclusive use. Client agrees that they will not transfer or disclose any part of the inspection report to any other person with these

exceptions ONLY: (a) one copy may be provided to the current seller(s) of the property but only upon the express condition that the seller(s) covenant to use the inspection report only in connection with the Client's transaction, and agree not to transfer or disclose the report to any persons other than their real estate agent, and (b) one copy may be provided to the real estate agent representing Client and/or a bank or other lender for use in Client's transaction only.

Client agrees to indemnify, defend and

hold harmless Company from any third party claims relating to this inspection or inspection report.

4. Company agrees to perform a limited visual inspection of the residential structure at the above address and to provide Client with a written opinion as to the apparent general condition of the structure's components and systems, including identification of

significant observable deficiencies, as they exist at the time of inspection. The inspection will be performed in a manner consistent with the standards of the California Real Estate Inspection Association.

5. The inspection only includes those systems and components expressly and specifically identified in the inspection report. Any area which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings or any other thing, or those areas/items which have been excluded by the California Real Estate Inspection Association standards and/or by agreement of the parties is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection or exist in any area excluded from inspection by the terms of this agreement. Maintenance and other items may be discussed but will NOT form a part of the inspection report.

The following areas/items, systems and components are among those NOT included in the inspections:

* Structural stability * Latent or concealed defects * Private water or sewage systems
* Building value appraisal * Automatic gates * Thermostatic or time clock controls
* Radiant heat systems * Solar heating systems * Seismic safety * Security or fire safety systems * Proximity to railroad tracks or airplane routes * Boundaries, easements or rights of way * Unique/technically complex systems or components
* Adequacy or efficiency of any system or component * Termites or other wood destroying insects, rodents, or other pests, dry-rot or fungus * Any adverse condition that may affect the desirability of the property * Geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing * Gas appliances such as fire pits, barbecues, heaters and lamps. Main gas shut-off valve. Any gas leaks. * Asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electro-magnetic fields, underground storage tanks, proximity to toxic waste sites or other environmental or health hazards, mold or mildew. * System or component installation * Permits * Repair cost estimates * Radio controlled devices * Elevators, lifts, dumbwaiters * Water softener or purifiers * Furnace heat exchanger * Odors or noise * Freestanding Appliances * Personal property * System or component life expectancy * Sprinklers, related systems and components* Code or zoning violations * Items specifically noted as excluded in the inspection report. If inspection is desired of any of the items, systems or components listed above, then Client shall contact the appropriate professionals. *

6. The client specifically acknowledges that the property Inspection will not and is not intended to detect, identify, disclose or report on the presence of Chinese Drywall products or the actual or potential environmental concerns or hazards arising out of the existence of these products. Client agrees to hold Company and Inspector harmless for any injury, health risk, or damages of any nature caused or contributed to by these products. Furthermore Client acknowledges that any discussions regarding the actual or potential presence of Chinese Drywall are informative in nature only and that the Property Inspection Company and/or Inspector do not hold the Company or themselves to be experts pertaining to the potential concerns associated with Chinese Drywall.

7. Client understands that the inspection and inspection report do not constitute a guarantee or warranty of merchantability or fitness for a particular purpose, expressed or implied, or insurance policy, nor is it a substitute for real estate transfer disclosures which may be required by law.

8. The written report to be prepared by Company shall be considered the final and exclusive findings of Company of the structure. Client understands and agrees they will not rely on any oral statements made by the Inspector prior to the issuance of the written report. Client further understands and agrees Company reserves the right to modify the inspection report for a period of time that shall not exceed forty-eight (48) hours after the inspection report has been delivered to Client.

9. Client understands and agrees that any claim arising out of or related to any error or omission of Company in connection with the inspection residential structure, as limited herein, shall be made in writing and reported to Company within ten (10) business days of discovery. Client further agrees to allow Company to re-inspect the claimed discrepancy, with the exception of emergency conditions, before Client or Client's agents, employees or independent contractors repair, replace, alters, or modifies the claimed act or omission. Client understands and agrees that any failure to notify Company as states above shall constitute a waiver or any and all claims Client may have against Company.

10. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to this contract or arising out of, from or related to

this inspection and inspection report shall be submitted to final and binding Inspection Disputes of Construction Dispute Resolution Services,LLC, Resolute Systems, Inc or, if no such service exists in the county in which the inspection is performed, the matter shall be submitted to the nearest office of the American Arbitration Association. The decision of the Arbitrator appointed thereafter shall be final and binding and judgment on the Award may be entered in any Court of competent jurisdiction.11. It is understood and agreed by and between the parties hereto that Company is not an insurer, that the payment for the subject inspection is based solely on the value of the service provided by Company in the performance of a limited visual inspection of the general condition of the structure's systems and components as described in this Agreement and production of a written inspection report, that because of the limited nature of this inspection the

inspection can not be expected to uncover all defects or deficiencies within the structure, and that it is impractical and extremely difficult to fix the actual damages, if any, which may result from a failure to perform such services. Thus, Client and Company agree that in the event that Company breaches its obligation or duty to perform such service and Client is thereby damaged, then the liability of Company (including its officers, agents and employees) shall be fixed at the total sum of \$500.00

and this liability shall be exclusive. Client understands that this paragraph has been taken into account in settling the inspection fee, and that Client may decline this paragraph upon payment of additional fees negotiated with the Company.

Client's Initials: _____

12. Any legal action or proceeding of any kind, including those sounding in tort or contract, against Company, or its officers, agents or employees, must be brought within one (1) year from the date of the inspection or will be deemed waived and forever barred. Time is expressly of the essence herein.

Client's Initials: _____

13. Client understands and agrees that if they are not present at the time of the inspection and therefore do not sign this Agreement that this Agreement will form a part of the inspection report and acceptance of the inspection report by Client and payment therefore will constitute acceptance of the terms and conditions of this Agreement

14. If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in force between the parties.

15.This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement. No change or modification shall be enforceable against any party unless such changes or modification is in writing and signed by the parties. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

I have read, understand and agree to all of the terms and conditions of this contract set forth on both the front and back sides of this form and agree to pay the fee listed above.

Client's Signature:_____Date_____

Inspector's Signature_____Date_____

BY ACCEPTANCE OF OUR INSPECTION REPORT YOU AGREE TO THE TERMS OF THIS AGREEMENT AND TERMS AND CONDITIONS OF THE CONTRACT.

- THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT READ CAREFULLY -

Address: _____

Client Name: _____

Phone Number: _____

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Inspection Fee:\$ _____

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2. Client warrants: (a) they have read the following Agreement carefully, (b) they understand they are bound by all the terms of this contract, and (c) they will read the entire inspection report when received and promptly call Company with any questions they may have.

3. Client understands that the inspection and inspection report are performed and prepared for their sole, confidential and exclusive use. Client agrees that they will not transfer or disclose any part of the inspection report to any other person with these

exceptions ONLY: (a) one copy may be provided to the current seller(s) of the property but only upon the express condition that the seller(s) covenant to use the inspection report only in connection with the Client's transaction, and agree not to transfer or disclose the report to any persons other than their real estate agent, and (b) one copy may be provided to the real estate agent representing Client and/or a bank or other lender for use in Client's transaction only.

Client agrees to indemnify, defend and

hold harmless Company from any third party claims relating to this inspection or inspection report.

4. Company agrees to perform a limited visual inspection of the residential structure at the above address and to provide Client with a written opinion as to the apparent general condition of the structure's components and systems, including identification of

significant observable deficiencies, as they exist at the time of inspection. The inspection will be performed in a manner consistent with the standards of the California Real Estate Inspection Association.

5. The inspection only includes those systems and components expressly and specifically identified in the inspection report. Any area which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings or any other thing, or those areas/items which have been excluded by the California Real Estate Inspection Association standards and/or by agreement of the parties is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection or exist in any area excluded from inspection by the terms of this agreement. Maintenance and other items may be discussed but will NOT form a part of the inspection report.

The following areas/items, systems and components are among those NOT included in the inspections:

* Structural stability * Latent or concealed defects * Private water or sewage systems
* Building value appraisal * Automatic gates * Thermostatic or time clock controls
* Radiant heat systems * Solar heating systems * Seismic safety * Security or fire safety systems * Proximity to railroad tracks or airplane routes * Boundaries, easements or rights of way * Unique/technically complex systems or components
* Adequacy or efficiency of any system or component * Termites or other wood destroying insects, rodents, or other pests, dry-rot or fungus * Any adverse condition that may affect the desirability of the property * Geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing * Gas appliances such as fire pits, barbecues, heaters and lamps. Main gas shut-off valve. Any gas leaks. * Asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electro-magnetic fields, underground storage tanks, proximity to toxic waste sites or other environmental or health hazards, mold or mildew. * System or component installation * Permits * Repair cost estimates * Radio controlled devices * Elevators, lifts, dumbwaiters * Water softener or purifiers * Furnace heat exchanger * Odors or noise * Freestanding Appliances * Personal property * System or component life expectancy * Sprinklers, related systems and components* Code or zoning violations * Items specifically noted as excluded in the inspection report. If inspection is desired of any of the items, systems or components listed above, then Client shall contact the appropriate professionals. *

6. The client specifically acknowledges that the property Inspection will not and is not intended to detect, identify, disclose or report on the presence of Chinese Drywall products or the actual or potential environmental concerns or hazards arising out of the existence of these products. Client agrees to hold Company and Inspector harmless for any injury, health risk, or damages of any nature caused or contributed to by these products. Furthermore Client acknowledges that any discussions regarding the actual or potential presence of Chinese Drywall are informative in nature only and that the Property Inspection Company and/or Inspector do not hold the Company or themselves to be experts pertaining to the potential concerns associated with Chinese Drywall.

7. Client understands that the inspection and inspection report do not constitute a guarantee or warranty of merchantability or fitness for a particular purpose, expressed or implied, or insurance policy, nor is it a substitute for real estate transfer disclosures which may be required by law.

8. The written report to be prepared by Company shall be considered the final and exclusive findings of Company of the structure. Client understands and agrees they will not rely on any oral statements made by the Inspector prior to the issuance of the written report. Client further understands and agrees Company reserves the right to modify the inspection report for a period of time that shall not exceed forty-eight (48) hours after the inspection report has been delivered to Client.

9. Client understands and agrees that any claim arising out of or related to any error or omission of Company in connection with the inspection residential structure, as limited herein, shall be made in writing and reported to Company within ten (10) business days of discovery. Client further agrees to allow Company to re-inspect the claimed discrepancy, with the exception of emergency conditions, before Client or Client's agents, employees or independent contractors repair, replace, alters, or modifies the claimed act or omission. Client understands and agrees that any failure to notify Company as states above shall constitute a waiver or any and all claims Client may have against Company.

10. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to this contract or arising out of, from or related to this inspection and inspection report shall be submitted to final and binding Inspection Disputes of Construction Dispute

Resolution Services,LLC, Resolute Systems, Inc or, if no such service exists in the county in which the inspection is performed, the matter shall be submitted to the nearest office of the American Arbitration Association. The decision of the Arbitrator appointed thereafter shall be final and binding and judgment on the Award may be entered in any Court of competent jurisdiction.11. It is understood and agreed by and between the parties hereto that Company is not an insurer, that the payment for the subject inspection is based solely on the value of the service provided by Company in the performance of a limited visual inspection of the general condition of the structure's systems and components as described in this Agreement and production of a written inspection report, that because of the limited nature of this inspection the

inspection can not be expected to uncover all defects or deficiencies within the structure, and that it is impractical and extremely difficult to fix the actual damages, if any, which may result from a failure to perform such services. Thus, Client and Company agree that in the event that Company breaches its obligation or duty to perform such service and Client is thereby damaged, then the liability of Company (including its officers, agents and employees) shall be fixed at the total sum of \$500.00

and this liability shall be exclusive. Client understands that this paragraph has been taken into account in settling the inspection fee, and that Client may decline this paragraph upon payment of additional fees negotiated with the Company.

Client's Initials: _____

12. Any legal action or proceeding of any kind, including those sounding in tort or contract, against Company, or its officers, agents or employees, must be brought within one (1) year from the date of the inspection or will be deemed waived and forever barred. Time is expressly of the essence herein.

Client's Initials: _____

13. Client understands and agrees that if they are not present at the time of the inspection and therefore do not sign this Agreement that this Agreement will form a part of the inspection report and acceptance of the inspection report by Client and payment therefore will constitute acceptance of the terms and conditions of this Agreement

14. If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in force between the parties.

15.This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement. No change or modification shall be enforceable against any party unless such changes or modification is in writing and signed by the parties. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

I have read, understand and agree to all of the terms and conditions of this contract set forth on both the front and back sides of this form and agree to pay the fee listed above.

Client's Signature: _____ Date _____

Inspector's Signature _____ Date _____

1. Style Of Building

Single Family Dweling

2. Age Of Building

Over 50 Years

3. Client Attendance

- Not Present

4. Weather

- Clear

5. Temperature

- Over 65

6. Rain In The Last Three Days

- No

7. Resident Status

- House Was Vacant at The Time

8. Add On/Alterations

- There Were Additions and/or Alterations made to the property. The buyer should check for all applicable permits.

Additional Photos

1. Interior Photos



2. Exterior Photos





Exterior

1. Eaves, Soffits, and Fascia

Observations:

1.1. Age defects, peeling paint and/or moisture stains/damage were noted at the eaves and fascia. Recommend further evaluation/repairs by a qualified Structural Pest Inspector and/or Contractor.

1.2. Wasp nests noted at eaves - recommend to have the removed/cleaned by a Qualified Technician.



2. Wall Cladding, Flashing, and Trim

Type:

- Stucco

Observations:

2.1. Cracked, damaged areas noted at stucco walls - In need of patch/paint/ Repair. Have it checked and fixed by a Qualified Contractor(s).

2.2. Patches/repairs noted at exterior wall(s). Check the records with the seller.





3. Window Trim and Sills (Exterior)

Window Type:

- Vinyl
- Aluminum
- Dual Pane
- Single Pane - Recommend to Up grade to Dual Pane

Observations:

3.1. Windows: No leak tests done at this type inspections. Recommend to check the building records with the seller/builder/management for any known water seepage/damage at windows.

3.2. Dual pane windows noted. It is not always possible to determine fogging of this type of window due to temperature changes, etc. Check with the seller for any know defects/repairers.

3.3. Newer replacement type windows noted(no leak tests done at this type inspection) - Check the records/warranties with the seller/builder. Periodic maintenance, sealing around the frame required to prevent water seepage.

3.4. Building with old Aluminum windows type. Recommend to upgrade. Have it checked by a Qualified Contractor.

3.5. Peeling paint/Damage noted at exterior window sills and framing. Repairs/corrections recommended. Have it checked by a Qualified Structural Pest Inspector and/or Painting Contractor.





4. Doors (Exterior)

Door Type:

- Wood
- Wood/Glass
- Aluminum Slide



5. Decks, Balconies, Steps/Stairs, and Railings

Type:

- Wood Deck(s)

Observations:

5.1. Drainage of the decks not tested at this type of inspection. Check with the seller/builder for any known defects with deck drainage and or have it tested.

5.2. Railing at exterior is not to current safety standards - openings too wide (this is a safety upgrade). Have it checked and corrected by a Qualified Specialist.

5.3. Deck privacy fencing was loose. Have it checked and repaired by a specialist.

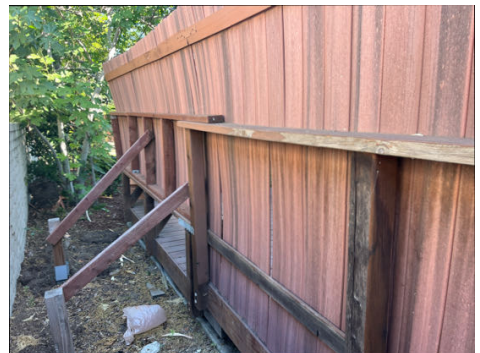
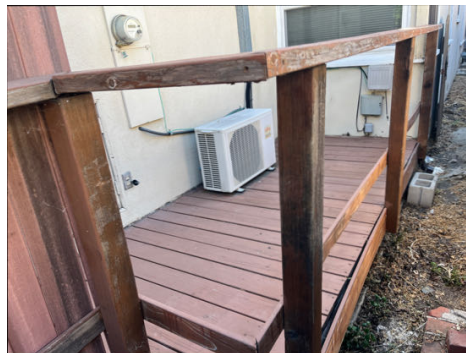
5.4. Loose, worn boards noted. Have it checked and repaired/replaced by a qualified contractor. Wood deck is built on the ground, framing is not visible at this inspection to comment. Check the records with the seller.

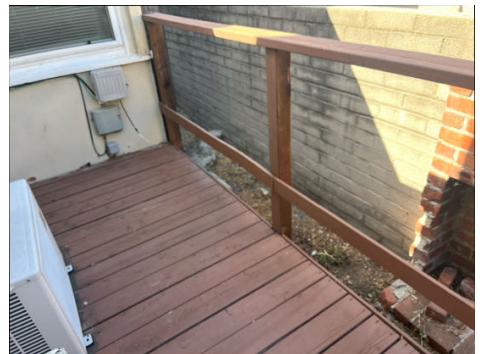
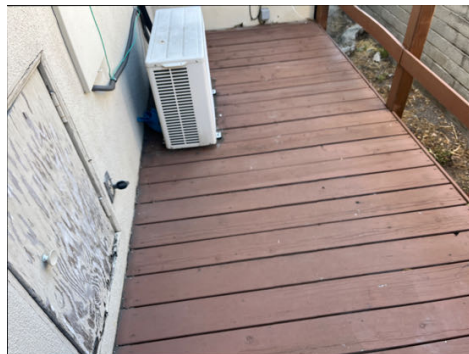
5.5. Damaged Wood Present At Balcony/Decking. Have it Checked and repaired by a qualified Structural Pest Inspector and/or Contractor.

5.6. Cracks noted at deck concrete base/ surface. Have it checked and repaired by a specialist.

5.7. Movement noted at upper deck/ balcony structure. Have it checked and repaired by a specialist.

5.8. Defects found at deck(s). Recommend further evaluation and repairs by a Qualified Contractor(s).







6. Steps, Stairs, Railings

Materials:

- Wood
- Concrete

Observations:

6.1. Railings are recommended at all stair locations of three or more steps as a safety upgrade. Have it checked and repaired by a Qualified Contractor.

6.2. Uneven rise was noted at the exterior steps - This condition can present trip hazards. Have it repaired by a Qualified Contractor.

Note: this is a safety/liability concern.

6.3. Recommend to install non slip strips at steps for safety. Have it repaired by a Qualified Contractor.



7. Porch/Patio and Covers

Observations:

7.1. Front porch Wood posts were not anchored to the slab. Recommend having it checked and fixed for seismic safety by a qualified contractor.



8. Other

Observations:

8.1. Recommend to check the building records/permits on additions/alterations/remodel.



Grounds

1. Driveway and Walkways

Type:

- Concrete

Observations:

1.1. Walks: uneven surface/trip hazards noted - safety concern. Have it checked and repaired by a Qualified Contractor.

1.2. Evidence of Poor Drainage present at driveway and walkway surfaces. Recommend further evaluation, repair by a Qualified Contractor(s).

1.3. Cracks present at driveway - have it checked and repaired/ replaced by a Qualified Contractor.

1.4. Poor drainage noted at driveway - slopes toward the garage. Have it checked and repaired by a Qualified Contractor.



2. Vegetation, Grading, and Drainage

Observations:

2.1. Plants/shrubs touch structure. Recommend to move sprinklers and vegetation minimum 2' away from structure/foundation to prevent damage.

2.2. Trees noted planted too close to the structure which may require removal in order to prevent damage to the foundation. Have it checked and removed by a Qualified Specialist.

2.3. Tree limbs that are in contact with roof or hanging near roof should be trimmed away. Recommend to trim away and inspect the roof.

2.4. Building without drainage pipes. Common for this type/ age building. No major water ponding and or damage found at visual part of the structure at the time of the inspection (FYI). Recommend to Check with the seller for any known drainage issues with the property and or hire a qualified drainage contractor for complete system evaluation.



3. Yard Sprinkler System

Observations:

3.1. Yard Sprinkler systems/ automatic timers are not tested and are not a part of this inspection(most of the pipes, spray heads installed underground). Check with the seller for any known defects/ repairs of the system. We inspect type of pipes used for sprinkler system and report when old, galvanized pipes are present. We report location of the sprinkler heads and damage they cause to the structure.

3.2. Sprinklers are set too close to the building/structure. Recommend moving sprinklers minimum 2' away from structure. Recommended to keep water/vegetation away from structure/foundation.

3.3. Exposed **PVC** type pipes noted at the sprinkler system which is subject to UV ray damage - have it covered/ sealed. Sprinkler systems are not a part of this inspection, Information provided as a courtesy.

3.4. Leaking noted at the sprinkler water supply pipe. Have it checked and repaired by a specialist.



4. Fencing and Gates

Type:

- Wood
- Wood Gates
- Masonry / Block Wall

Observations:

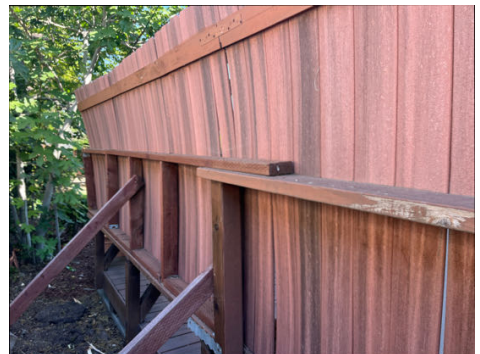
4.1. Some of the fencing was covered with vegetation at the time - Not fully visible to comment.

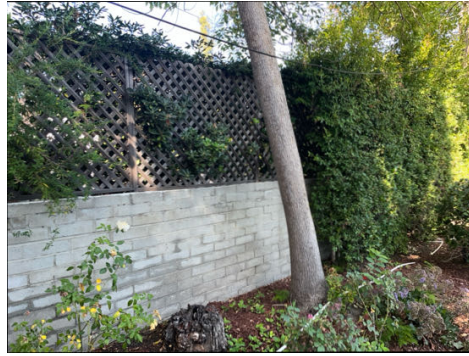
4.2. Cracks found at masonry wall system. Recommend hiring a qualified masonry contractor for complete system evaluation and necessary repairs.

4.3. Gate needs adjustment or repairs. Have it checked and fixed by a qualified specialist.

4.4. Fencing was loose/leaning at areas. Recommend Further Evaluation and repairs by qualified contractor.

4.5. Old/weathered/damaged wood boards noted. Have it checked and repaired by a qualified contractor.





5. Other/Features

Observations:

5.1. Property lines not checked at this inspection(FYI).

5.2. Storage shed noted. Not part of this inspection. Check the records.



Plumbing

1. Water Main Line

Type & Location:

- Copper
- --SHUT OFF VALVE LOCATION--
- Main shut off in Front of the building.

Observations:

1.1. Water main; Most of the water piping is located under ground - Not visible to comment. Check the records for any known defects/repairs.

This is a limited visual inspection we do not perform leak tests on plumbing pipes.

Recommend checking the records with the seller for any known issues/repairs with water pipes and or have it checked/tested by a qualified plumber. Shut off valves not tested at this inspection. We recommend to replace/upgrade old shut off valves (in most cases old valves fail to function).

Hose Bibs: Missing anti-siphon valve at hose bibs (An anti-siphon (or, anti-siphon) valve is a device that prevents liquid from returning to the line from which it came if a siphon action occurs). Recommend to install.



2. Interior Water Supply and Distribution

Supply Line Type(s):

- Copper
- Not Fully Visible

Observations:

2.1. Most of the plumbing pipes were not visible at this inspection. Check the records with the seller for any known defects/repairs.

2.2. Newer pipes noted. Recommend to check the records/permits on re-piping and scope of re-piping.

2.3. Some of the pipes were not properly secured/strapped in crawl space. Have it checked and repaired by a qualified plumber.



3. Fuel System

Observations:

3.1. This is a limited visual inspection of the gas system. We have partial access to burn chambers and other interior appliance parts only, and no way to inspect underground/interior wall pipes. GAS LEAKS OR PIPE TESTING NOT PART OF THIS INSPECTION. Gas pipe sizing is not part of this inspection. Recommend checking the building records and permits for any known issues/repairs regarding fuel systems and appliances.

The Gas Company has its own testing methods, which are more intensive, and updated periodically. Recommend contacting the Gas Company for a complete inspection of The Gas System and associated appliances before close of escrow.

3.2. Gas meter(s) - Seismic shut off was not present at the time of inspection. Recommend to install. Have it checked/installed by a qualified plumber and or retrofitter.

3.3. Underground gas pipes noted - type unknown. Gas leaks or pipe testing not part of this inspection. Recommend to check the building records and permits for any known issues/repairs regarding gas pipes, fuel systems and or have it tested by The Gas Co and/or a qualified plumber.

3.4. Gas lines at exterior were not sealed/painted. Have it checked and repaired by a qualified plumber.



4. Interior Drain, Waste, and Vent Systems

Drain Line Type(s):

- Cast Iron (Old)
- **ABS**
- Not fully visible
- Sewer pipes installed underground - type unknown.

Observations:

4.1. This is a limited visual inspection of the readily visible areas of the plumbing systems. Most of the vent pipes are installed in the walls and are not readily visible at this type inspection. Very often when a house, building is remodeled and/or altered vent pipes/clean outs/systems are not properly installed and/or missing. Recommend to check the records, permits and/or Have it Checked by a Qualified Plumber. Most of the plumbing pipes not visible at this inspection. Check the records for any known defects and/or repairs.

This is not a code inspection and we do not look for plumbing clean outs. No comments are made regarding the presence or absence or location of clean outs.

The waste lines that go out to the sewer system are installed underground and are not visible. Their condition is unknown. The only way to determine their current condition is to have them fully inspected and scoped with a camera by a qualified Plumber/Video Sewer Inspection Specialist to determine their true condition and any necessary repairs.

We can not determine if building is on a public sewer system or on a septic system. Recommend to check the records with the seller/builder and or check the public records.

Video inspection of the Sewer/Waste pipes is required to determine condition and life expectancy of the Sewer System. No warranty or evaluation is conducted by this inspection company. FAILURE TO CONDUCT A SEWER LINE INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.

4.2. Old rusted waste/drain pipes noted - in need of replacement. Have it checked and replaced by a qualified plumber.

4.3. Leaky waste/drain pipe(s) noted in crawl space. Have it checked and repaired/replaced by a qualified plumber.

4.4. Metal type straps are used at ABS pipes - Improper, poor workmanship noted (should be approved vinyl type straps). Have it checked and repair by a qualified plumber.

4.5. Newer ABS type waste pipes noted - Recommend to check the records/permits.

4.6. Support method of the ABS waste pipes in the crawl space are considered to be inadequate - Lacks rigid support. Have it checked/ secure.

4.7. Recommend further and complete System Evaluation and repair/replacement by a qualified plumber.



5. Other

Observations:

5.1. The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status.

Check the records for any known defects and or repairs.

As of January 1, 2017, building standards/state law require that flow rates for fixtures in the home not exceed 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. Refer to seller and or have it checked by a qualified specialist.

Water Heater

1. Water Heater

Type and Size:

- Gas
- Tankless

Age:

- 11 YEARS OLD

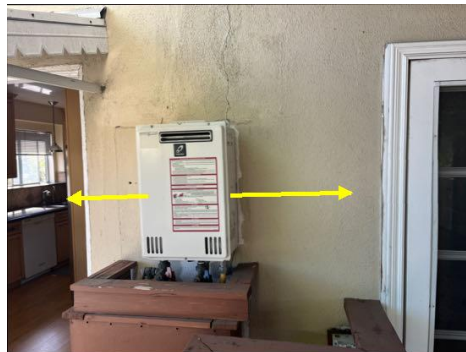
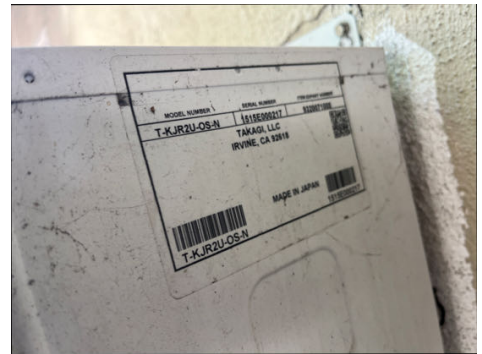
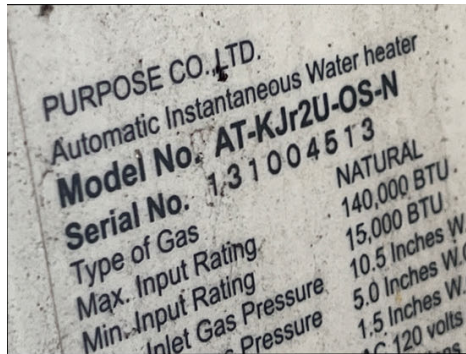
Observations:

1.1. The adequacy or efficiency of the hot water heater cannot be determined in a limited time visual inspection. It is not known how hot the water will get or how long it will last (this is many times a matter of personal preference).

1.2. Tankless water heater life expectancy is estimated at around 20 years.

1.3. Tankless water heater noted - to determine if the proper size gas line is used for this application is beyond the scope of Home Inspection. Recommend to check the permits for water heater installation and or have it checked by a Qualified Plumber.

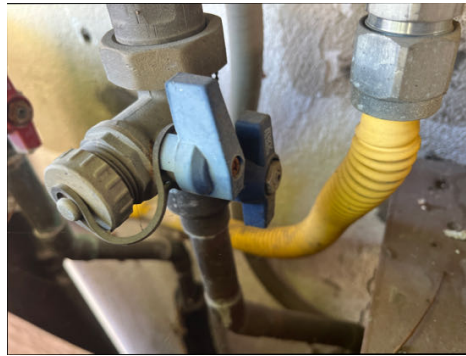
1.4. Water heater installed too close to the doors. Check the records and permits.



2. Fuel/Power Supply

Observations:

2.1. Gas line at water heater without sediment trap. Lack of trap may void warranties - check with your Home Warranty provider. Recommend to have it checked and installed by a qualified plumber.



3. Other

Observations:

3.1. No service tags found at the unit. Periodic cleaning/flushing the system is recommended. Check the records with the seller and or have it serviced by a qualified plumber.

Electrical System

1. Service Entrance Conductors

Service Type:

- Overhead Service

Panel Capacity:

- 200 Amp Main Service



2. Main Panel

Main Panel Type:

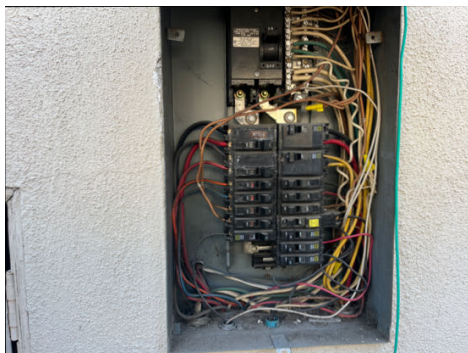
- Circuit Breakers

Observations:

2.1. Upgraded panel noted- Recommend checking the records/permits.

2.2. Breakers are not properly labeled for emergency identification. Have it checked and installed by a qualified electrician.

2.3. Gas pipes are not grounded/bonded. Recommend to install. Have it checked and installed by a qualified electrician.



3. Branch Circuit Conductors

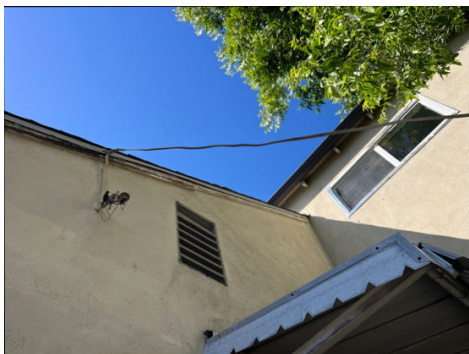
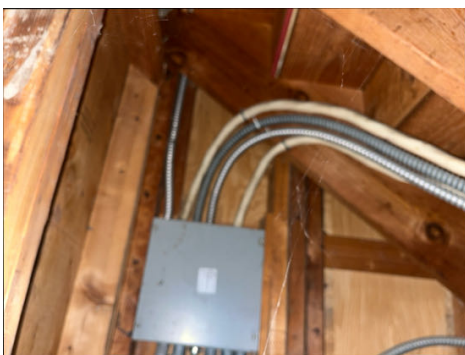
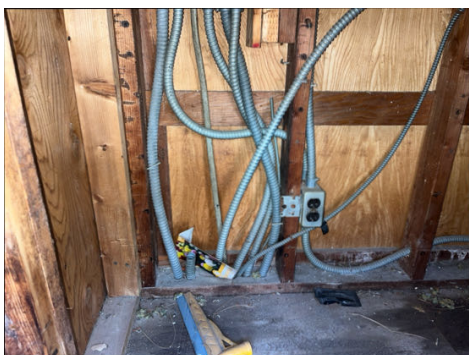
Materials:

- Copper
- Romex
- Conduit
- Not Fully Visible

Observations:

3.1. Most of the electric wiring is enclosed within the walls and ceilings and other parts of the structure. It is not visible and its condition cannot be fully determined. No representation is made as to its status.

3.2. Improper wiring at garage noted - safety/ fire hazard/ concern. Have it checked and fixed by a qualified electrician.



4. Exterior Lights, Outlets

Observations:

4.1. Exterior outlet without proper water proof cover noted. Recommend to install to prevent water seepage/ damage.



5. Operation of GFCI Outlets

Observations:

5.1. Recommend to have **GFCI** outlets in all wet locations as a safety upgrade, and to test them periodically. Have it checked and fixed/installed by a qualified electrician.

6. Interior Fixtures, Outlets

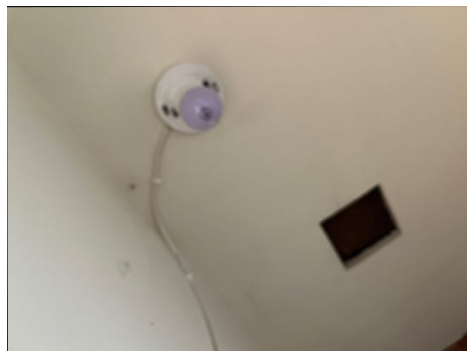
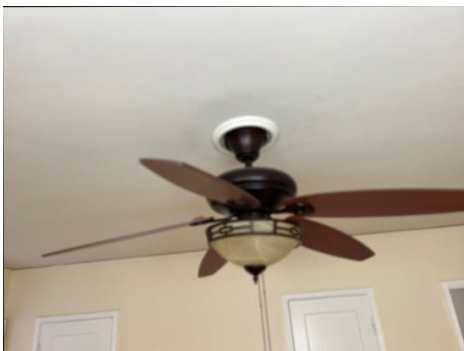
Observations:

6.1. Electrical covers (switch, outlets, junction boxes, etc) not removed as part of this inspection - Inspection of the wiring is limited to Main panel. For a more in depth inspection recommend to hire a qualified electrician.

6.2. Closet lights noted - Missing lens/cover - Subject to damage. Recommend to upgrade the fixture for safety.

6.3. Non grounded outlets noted. Recommend to replace/upgrade. Have it checked and replaced by a qualified electrician.

6.4. Ceiling fans not tested for attachment/safety at this inspection. Recommend to check the records - Make sure it was installed and tested by a qualified specialist.



7. Smoke and Carbon Detectors

Observations:

7.1. Smoke and Carbon Monoxide detectors, fire alarms/ systems not inspected. Beyond the scope of this inspection.

Recommend to have functional smoke and carbon monoxide detectors per City/Manufacturers requirements and test them periodically. **THIS IS A HEALT/SAFETY CONCERN.**

7.2. Recommend to install carbon monoxide detectors per City/Manufacturers requirements and test them periodically.

7.3. Recommend to have operational smoke detectors in bedrooms and hallways and to test them periodically.



8. Low Voltage Systems

Observations:

8.1. Low Voltage systems (phone, cable, security, intercom, sound, smart home systems etc.) not part of this inspection. Check with the seller, builder and a qualified specialist.

Garage

1. Garage/Parking

Materials:
• Detached

2. Garage Vehicle Door(s)/Reverse Sensors

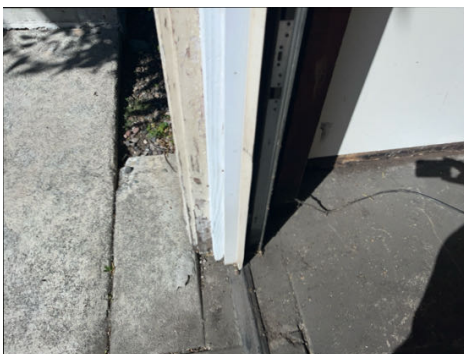
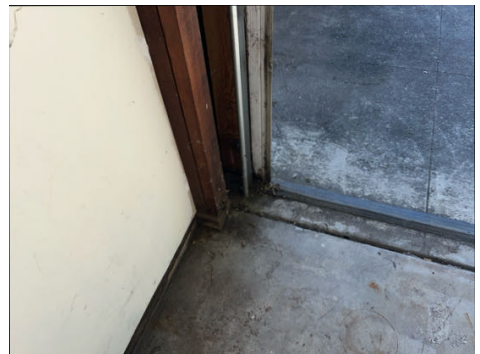
Garage Door Type:
• Metal
• Roll Up Type
Auto Reverse Sensors:
• Not Present

Observations:

2.1. Beginning July 1, 2019 a new law requires automatic garage door opener(s) to have a battery backup function that is designed to operate when activated because of an electrical outage for safety. Senate Bill No. 969 will make a violation of those provisions subject to a civil penalty of \$1,000 and will on or After July 1, 2019 prohibit a replacement residential garage door from being installed in a manner that connects the door to an existing garage door opener that does not meet the requirements of these provisions.(FYI)

2.2. No automatic opener present - Manual vehicle door type.(FYI)

2.3. Moisture damage at garage door frame/trims noted - Recommend to have it checked by a qualified termite inspector and contractor.



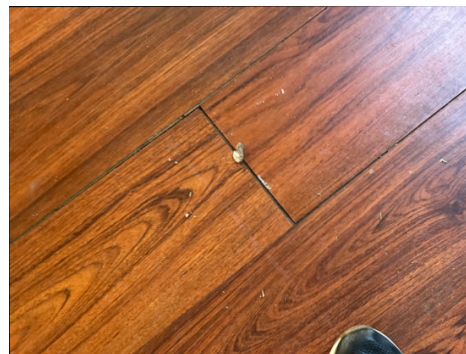
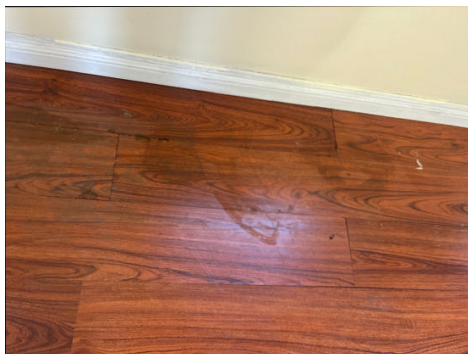
3. Floors

Observations:

3.1. Water ponding marks noted at garage concrete floor due to seepage from exterior/ driveway. Have it checked and repaired by a specialist.

3.2. Cracks found on the garage floor. In need of further evaluation by a specialist.

3.3. Garage Bonus room Flooring was not visible at the time of inspection due to floor covering. Check the records with the seller.



4. Walls/Firewall

Observations:

4.1. Moisture damage present at garage foundation plates/ wood boards. Have it checked and fixed by a qualified contractor.

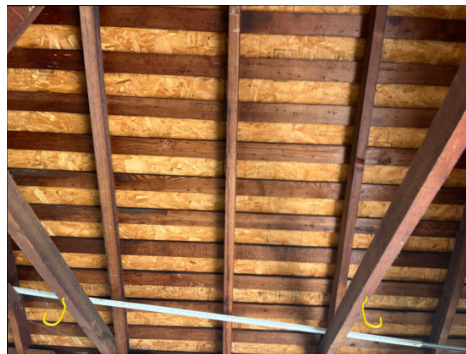


5. Ceiling and Framing

Observations:

5.1. Signs of MOLD are present on garage ceiling. We did not inspect, test or determine if this MOLD is or is not a health hazard. Recommend you contact a MOLD inspector or expert for investigation or correction if needed.

5.2. Vegetation noted at the garage ceiling. Have it checked and removed.



6. Garage To Exterior Door, Window(s)

Observations:

6.1. Garage to exterior door frame shows moisture damage- In need of repair/replacement. Have it checked and fixed/replaced by a qualified specialist.



7. Garage To Interior Door



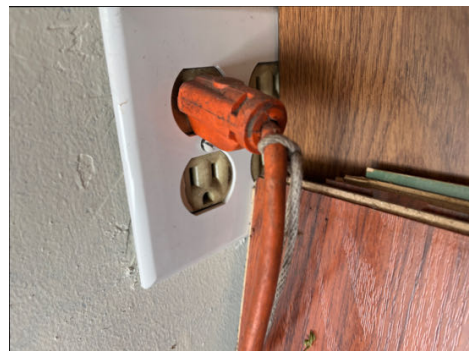
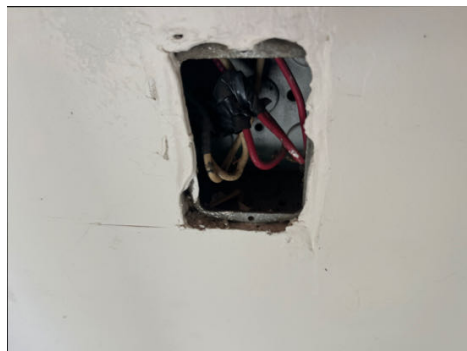
8. Garage Electric

Observations:

8.1. All garage outlet required to be GFCI protected. Recommend hiring a qualified electrician for further evaluation, & necessary repairs.

8.2. Light fixture(s) missing proper lens - Recommend to install.

8.3. Exposed wires/ missing light fixture noted. Safety Hazard, Have it checked and repaired by a specialist.



9. Exterior Grading at Garage

Observations:

9.1. Garage was built on a property line. Side elevation not visible/accessible at the time. Most of the time with this type set up neighbors' side of the soil built high at the garage foundation and or planters or sprinklers set close to the structure. Have it checked by a specialist.



10. Garage Feature

Observations:

10.1. Installation of wall /Window AC units are not part of this inspection. We have seen cases where rain water seeps inside the framing/unit due to improper installation. Check the records with the seller for any known issues with AC units and or have it checked by a qualified specialist.

10.2. Wall/Window **A/C** noted. No dedicated electric outlet noted for wall A/C - Recommend installing to prevent circuit overload/fire. Wall and Window A/C unit(s) are not tested at this inspection. Check the service/maintenance records and have it checked by a specialist.



11. Other

Observations:

• This is not a pest control(termite) inspection - recommend to hire a qualified Structural Pest Inspector for complete building inspection.

Roofing

1. Roof Pictures

Materials:

- =SLOPED ROOF=
- Composition Shingles

Materials:

- Walked Roof

Observations:

1.1. We recommend an annual inspection/service/maintenance of the roofing material and it's components to prevent leaks and/or damage.

This is a limited visual inspection - The home inspector cannot warranty the roof to be free from leaks in the past or in the future.

Check the records/seller regarding service records/maintenance and any known defects or issues with the roof cover.

2. Shingle Roofs(Composition/Wood/Metal...)

Observations:

2.1. Some damaged shingles noted. Have it checked and repaired/replaced by a Qualified Roofer.

2.2. Multiple roof layers noted - not recommended, adds extra load to the framing. Have it checked, evaluated and fixed/replaced by a qualified roofer if needed.

2.3. Aged, weathered shingles noted. Lifespan of this type of roof is 20 to 30 years from the date of installation. Check the records/warranties and or have it checked by a qualified roofer for more detailed evaluation.

2.4. Tree limbs that are in contact with roof or hanging near roof should be trimmed away. Recommend to trim away and inspect the roof.

2.5. Debris noted at the Roof. May cause future leaks and/or damage. Recommend to remove/clean and have it inspected by a Qualified Roofer.

2.6. Recommend further and complete evaluation, repair/ replacement by a Qualified Roofer.





3. Flashings

Observations:

3.1. Recommend to re-seal at flashings as a part of routine maintenance.

3.2. Exposed fasteners noted at the vent pipe flashing. Recommend to seal to prevent leaks.



4. Roof Drainage Systems

Drainage Type:

- Full Gutter System

Observations:

4.1. Downspouts terminate at foundation- Poor location. Recommend to extend away from structure. Have it checked by a qualified drainage contractor.

4.2. Gutters are full of debris in areas and need to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible.



5. Roof Vents

Ventilation Type:

- Gable Vents

6. Chimney

Number Of Units:

- One

Chimney Type:

- Brick

Observations:

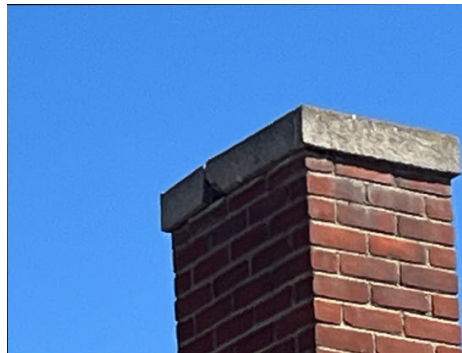
6.1. Chimney/ flue(s) are not fully visible at this inspection. Video inspection of the chimney flue by qualified Chimney Inspector is a Must. This is a limited inspection at readily visible areas of the chimney. For more detailed inspection Recommend hiring a qualified Chimney Inspector. This is a safety and fire hazard concern.

6.2. Chimney is missing spark arrestor/rain cap. Have it checked and install by a qualified specialist.

6.3. Cracked mortar at chimney cap noted. Have it checked and repaired by a qualified specialist.

6.4. Cracked and worn sealant noted at the roof flashing. Have it checked and repaired by a qualified roofer.

6.5. DO NOT USE THE FIREPLACE WITHOUT COMPLETE EVALUATION BY A QUALIFIED CHIMNEY INSPECTOR/CONTRACTOR. Recommend Further and Complete System Evaluation by Qualified Chimney Inspector- This is a safety and fire hazard concern.



7. Other

Observations:

7.1. The roof has been inspected at a time when it was not raining. Since one of the purpose of the roof is to repel water this could not be observed and verified as occurring in all cases. Therefore the roof has not been tested under wet conditions and how it performs in these condition is unknown. No warranty is made that it will not leak when it is under a wet condition.

7.2. Recommend Complete System Evaluation by a Qualified Roofer.

Heating & Cooling System

1. Heating System Operation

Heating Type and # of Units:

- Forced Air Gas
- Mini Split System
- : : : : : NUMBER OF UNITS : : : : :
- Two

Heating Size/ Age

- : : : : : AGE : : : : :
- 30 Years Old
- Mini Split System - Unable to determine Size/ Age Of The Unit(s)

Observations:

1.1. Recommend checking the service history with the Seller and to have the unit(s) serviced by a qualified HVAC Contractor if not performed in the past year. Air flow is not a part of this inspection. Recommend checking the disclosures regarding day to day functionality. No service tags noted. This is a limited Visual Inspection - Recommend having the unit(s) evaluated by a qualified HVAC Contractor. Annual service/evaluation is recommended.

1.2. Recommend hiring a qualified HVAC contractor/technician for complete system evaluation to determine condition and life expectancy of the units.

1.3. Unit operated at heat mode at the time(FYI).



2. Gas Pipe, Closet

Observations:

2.1. Gas line at heater without sediment trap. Lack of trap may void warranties - check with your Home Warranty provider. Recommend to have it checked and installed by a qualified plumber.



3. Air Filter

Filter Type:

- Disposable Air Filter

Observations:

3.1. Air filters should be changed or cleaned regularly according to Manufacturer's instructions.

Air flow/balance is not a part of this inspection. Recommend to check with the seller about air comfort/distribution.

4. Distribution Systems

Distribution Type:

- Insulated Vinyl Air Ducts
- Not Fully Visible

Observations:

4.1. We conduct a limited visual inspection of the distribution system components and comment on any defects found. Air flow, distribution, duct sizing and comfort is not a part of this inspection, these require testing by a Qualified HVAC Technician. Temperature is checked at the registers to determine heating/cooling function. Check with the seller for any known defects/issues with air flow and distribution and or have it checked by a Qualified Technician.

4.2. Interior walls of ducting not visible at this inspection. Recommend to have them checked cleaned/serviced/sanitized by a Qualified HVAC Technician.

4.3. Newer air ducts noted- Recommend checking the records and permits.

4.4. Air ducts are not properly secured/strapped in the attic- poor workmanship noted. Have it checked/repared by a Qualified Technician.

4.5. Dark marks noted at air grills- Indicates dirty ducts, dirty coil, and filter. Have it checked/repared/replaced by a Qualified Technician.



5. A/C Type, Size, & Age

A/C Type, Size, & Age:

• ---COOLING TYPE---

• Air Conditioner Unit

• ::::SIZE::::

• 5 Ton

• Mini Split System - Unable To Determine The Size And Age Of The Unit

• ::::AGE::::

• 30 Years Old

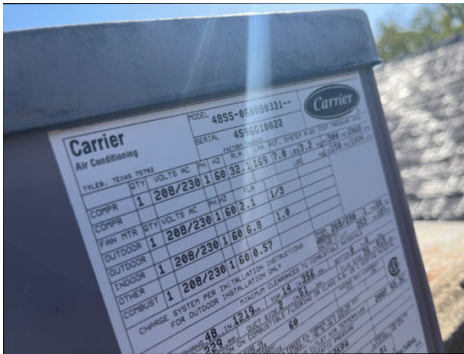
Power Source & Number Of Units:

• Package Unit Central AC

• Mini Split System

• ---NUMBER OF UNITS---

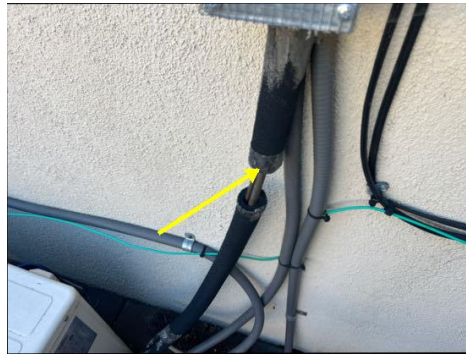
• Two



7. Refrigerant Line

Observations:

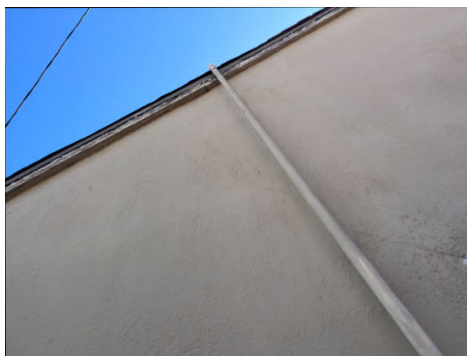
7.1. Damaged/worn insulation at refrigerant line noted at AC unit. Recommend correcting by a qualified technician.



8. A/C Condensation Line

Observations:

8.1. A/C condensation line drains at foundation - Poor location. Recommend installing gravel pit.



9. Thermostat(s)

Observations:

9.1. Thermostat was operational at the time of inspection.(FYI)



10. Other

Observations:

10.1. This is a limited visual inspection of HVAC SYSTEM. For more detailed inspection of the components such as air flow, sizing, refrigerant lines/ pressure, high temp switches etc... Recommend hiring a qualified HVAC contractor/technician for complete system evaluation and necessary repairs.

10.2. Recommend hiring a qualified HVAC contractor/technician for complete system evaluation to determine condition and life expectancy of The System(s).

Interior

1. Ceilings

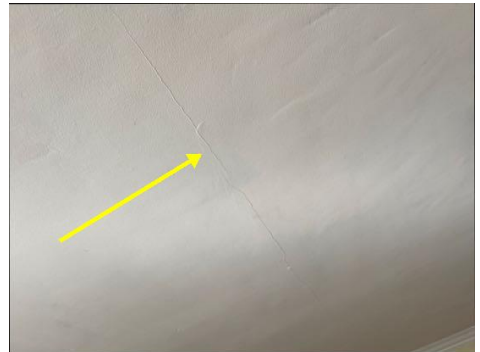
Ceiling Type(s):

- Sheetrock

Observations:

1.1. Cracks noted at interior ceiling. Have it checked and repaired.

1.2. Stains noted at bedroom interior ceiling. Have it checked and repaired by a specialist.



2. Walls

Wall Type(s):

- Sheetrock
- Wallpaper

Observations:

2.1. Wallpaper is installed on the walls, unable to determine condition of the walls behind the coverings.

2.2. Prior patching noted at interior walls. Check the records with the seller.

2.3. Damage noted at interior wall possible due to seepage from window/ frame. Have it checked and repaired by a specialist.



3. Floors

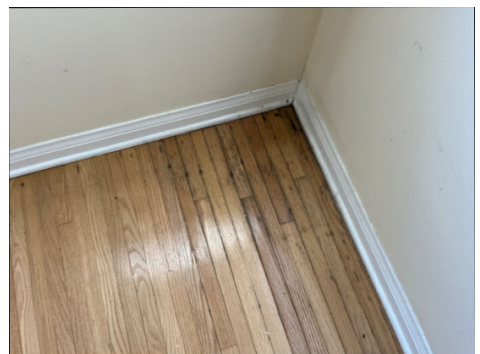
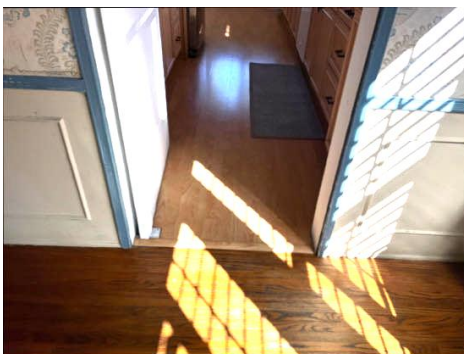
Floor Type(s):

- Wood
- Laminate Flooring
- Tile
- Vinyl

Observations:

3.1. Trip hazards noted due to differing flooring material heights. Use caution (this type installation is common when different flooring materials are used).

3.2. Common Worn/aged flooring materials noted of the inspected property. May need repair/replacement.





4. Interior/Exterior Doors

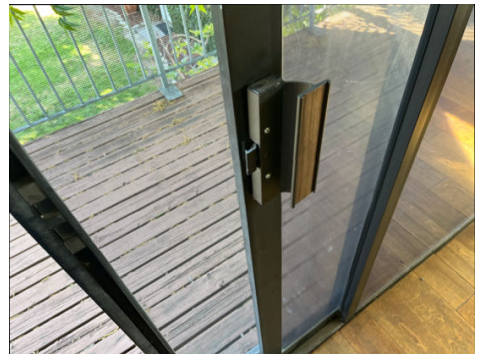
Door Type(s):

- Wood
- Hollow Core
- Wood/Glass
- Aluminum Glass

Observations:

4.1. Recommend installing/fixing door stops to prevent wall damage. (FYI)

4.2. Loose handle noted at slider. Have it checked and repaired.



5. Interior Windows

Materials:

- Aluminum
- Vinyl
- Dual Pane
- Single Pane

Observations:

5.1. Windows: No leak tests done at this type inspections. Recommend checking the building records with the seller/builder/management for any known water seepage/damage at windows.

5.2. Window coverings area not part of this inspection. Check the records with the seller.

5.3. Dual pane windows noted. It is not always possible to determine fogging of this type of window due to temperature changes, etc. Check with the seller for any know defects/repairs.

5.4. Newer windows noted- check the records/warranties.

5.5. Damage noted at window trim. Have it checked and repaired by a specialist.

5.6. Building with old Aluminum windows type. Recommend upgrading. Have it checked by a Qualified Glazing Contractor.



6. Fireplace

Number Of Fireplaces:

- One

Type Of Unit:

- Brick

Observations:

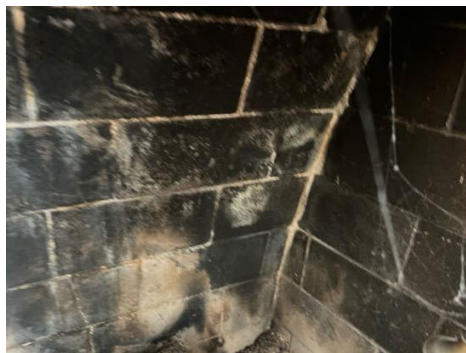
6.1. We conduct a limited visual inspection of readily visible and accessible areas of the fireplace and chimney. A complete chimney inspection by a qualified Inspector is required in all cases. We recommend a further and complete evaluation by a qualified Chimney Inspector (this is a safety and fire hazard concern). Video inspection of the flue by qualified Chimney Inspector is recommended.

6.2. Soot build up noted at walls/mantel- Indicates improper venting- Have it checked by a qualified specialist. This is a safety/fire concern.

6.3. Gas is capped- No log lighter pipe present.

6.4. Moisture stains noted at fire bricks- Keep exterior water away from structure. Have it checked by a qualified specialist.

**6.5. DO NOT USE THE FIREPLACE WITHOUT COMPLETE EVALUATION BY A QUALIFIED CHIMNEY INSPECTOR/CONTRACTOR.
Recommend Further and Complete System Evaluation by Qualified Chimney Inspector- This is a safety and fire hazard concern.**



7. Steps, Stairways, and Railings

Observations:

7.1. Handrail at interior stairs is not to current safety standards - Does not return to wall at top landing (trip hazard). Correction/Safety upgrade recommended.

7.2. Handrails were not today's standards for safety. Were not grippable type. Recommend upgrading.

7.3. Movement noted at the railing. Safety Concern. Have it checked and repaired.



8. Laundry Service

Dryer Type:

- Gas Dryer Type

Drain Size:

- Not Visible

Observations:

8.1. View behind the equipment was limited due to equipment location / space restrictions. Laundry machines and drainage are not part of this inspection. Machines area not tested at this inspection. We inspect and report installation defects. Check with the seller about functionality of the machines.

Water pipes and drainage is not tested at this inspection. Check with the seller and or have it tested.

8.2. Washing machine/ laundry area without catch pan and or drainage pipes. Recommend installing if possible to prevent damage when machines leak.

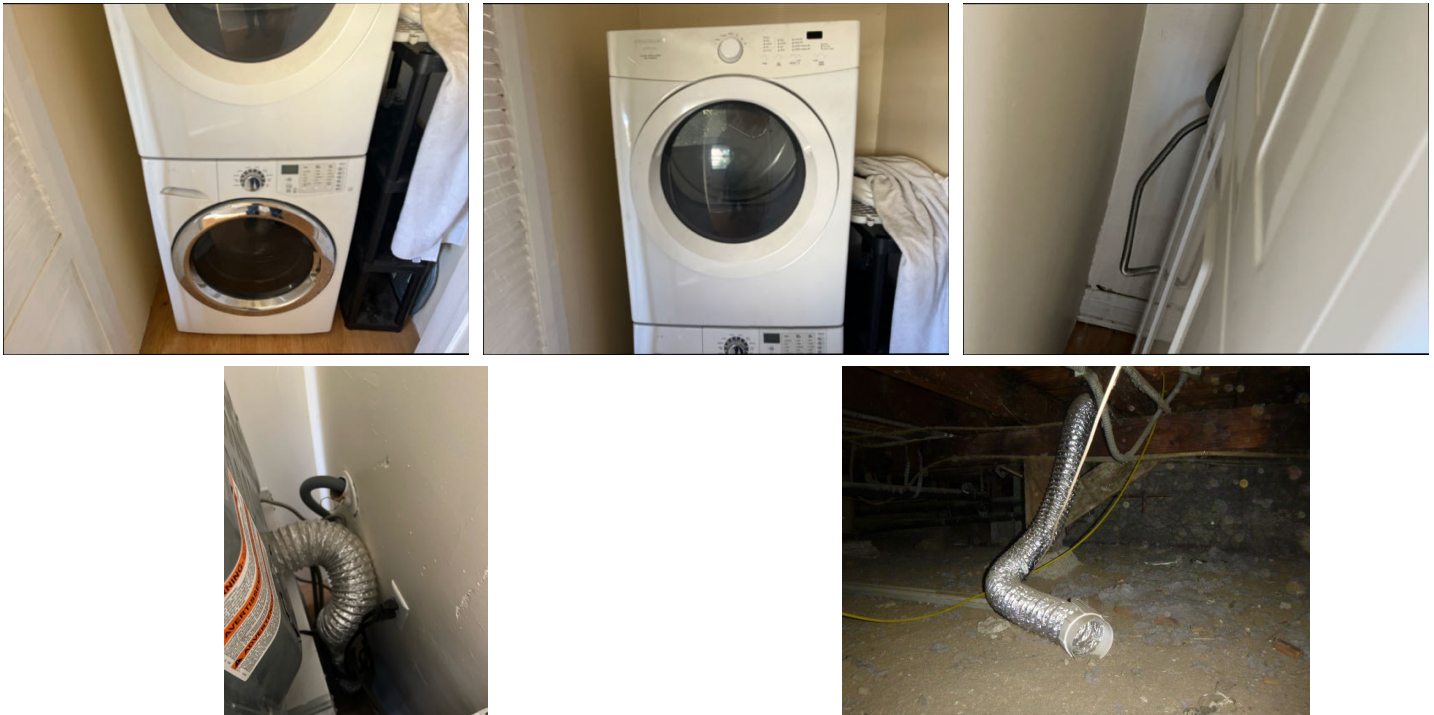
8.3. 20Amp GFCI outlet is recommended at laundry as a safety upgrade.

8.4. Recommend checking the Contracts/warranties on laundry machines.

8.5. Water supply pipes, drains not tested at this inspection. Check the records and or have it tested by a qualified plumber.

8.6. Flex type dryer vent duct in crawl space noted- Recommend replacing with solid tube type.

8.7. Dryer vents under the house. Lint/ build up noted in crawlspace, Fire Hazard. Have it checked and repaired by a specialist.



9. Other

Observations:

9.1. This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants.

It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.

FAILURE TO CONDUCT A MOLD INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.

9.2. House was remodeled. Recommend checking the records and warranties with the seller/builder. Check the records/permits with the city.

9.3. This is not a pest control(termite) inspection - recommend hiring a qualified Structural Pest Inspector for complete building inspection.

9.4. It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.

Kitchen

1. Kitchen Pictures



2. Kitchen General

Observations:

2.1. Appliances are not removed at this type of inspection. There can be hidden damage/defects not visible as a result. We recommend checking the records/seller regarding any known defects/issues and or remove the appliances for more detailed inspection.

2.2. *This is true to all the Kitchens: It is typical to have hidden defects and or damage inside/under the cabinets, inside the walls where moisture and water can be trapped and Mold growth will occur. Home inspection is a limited, non-invasive inspection of readily visible areas. We recommend hiring a Qualified MOLD Inspector for further and complete evaluation to determine the presence or absence of any Mold that may affect the health or safety of the occupants.

***It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.**

FAILURE TO CONDUCT A MOLD INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.

***Supply valves/angle stops not tested at this inspection(this type valves not reliable and may leak if turned on and off). Check the records with the seller for any known issues/repairs regarding the supply valves.**

***This is not a pest control(termite) inspection- recommend hiring a qualified Structural Pest Inspector for complete building inspection.**

3. Cabinets and Counter Tops

Cabinets Type:

- Wood

Counter Top Type:

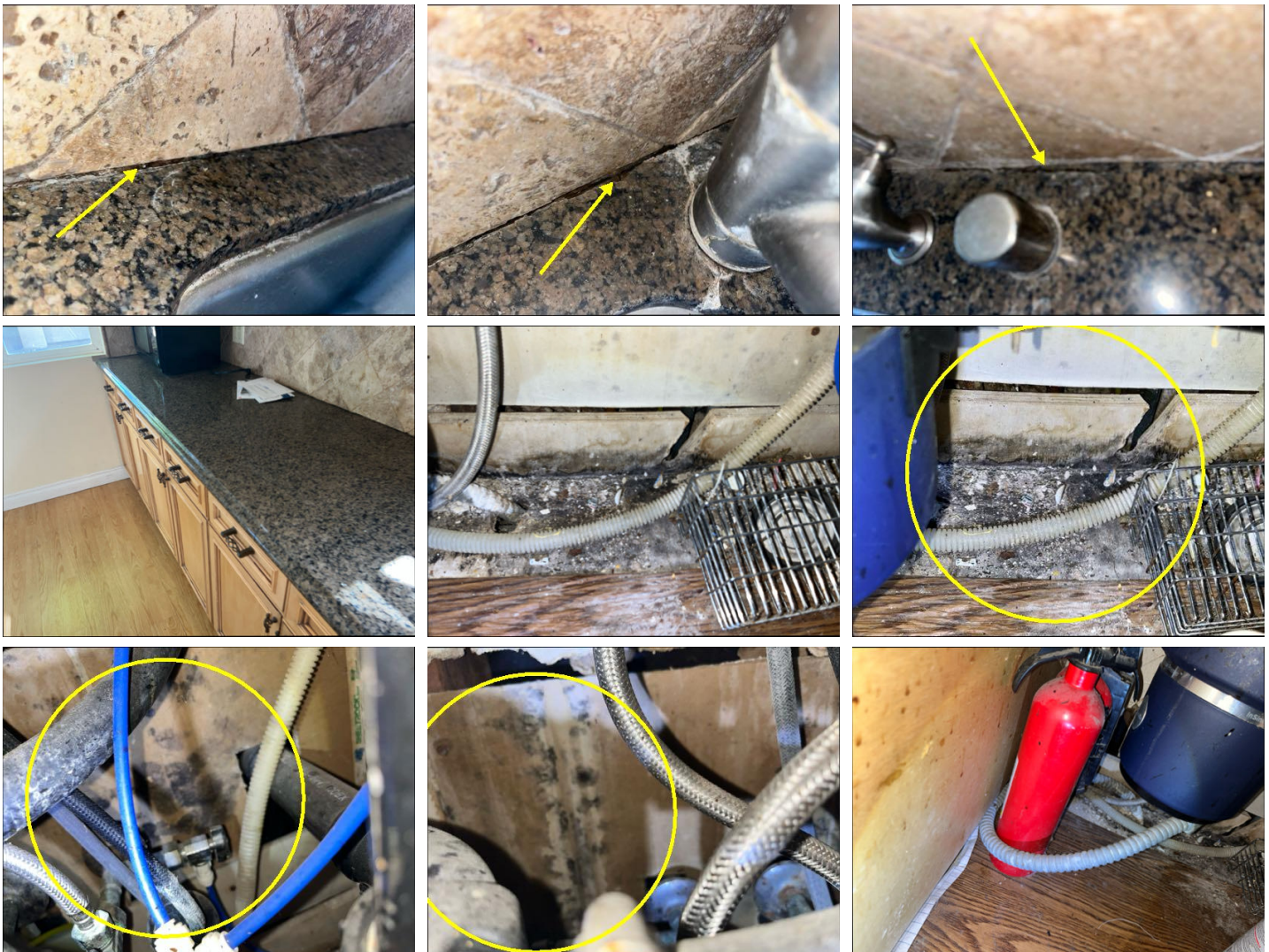
- Engineered Stone

Observations:

3.1. Missing grout noted at counter/splash. Recommend having it fixed by a qualified specialist.

3.2. Signs of Mold like substance present under the sink cabinet. We did not inspect, test or determine if this is Mold or if this Mold like substance is or is not a health hazard. Recommend you contact a Mold inspector or expert for investigation.

3.3. Moisture staining and damage noted to the interior of the sink cabinet. Have it checked and fixed by a qualified Structural Pest inspector/Contractor.



4. Sinks

Observations:

4.1. Sink faucet was functional at the time. (FYI)



5. Food Waste Disposer

Observations:

5.1. Disposer was functional at the time. (FYI)



6. Dishwasher

Observations:

6.1. Dishwasher operated at the time.

Appliances are not removed at this type of inspection. There can be damage/defects not visible as a result. We recommend checking the records/seller regarding any known defects/issues.



7. Ranges/Oven/Cook Tops

Oven & Cook Top Type:

- Electric Cook Top
- Electric Oven

Observations:

7.1. Oven was operational at the time.(FYI)



8. Range Hood

Range Hood Type:

- Vented

Observations:

8.1. Range hood was functional at the time. (FYI)

8.2. One Hood light didn't work. Have it checked and repaired by a qualified specialist.



9. Microwave

Observations:

9.1. Microwave noted - not part of this inspection. Check with the seller. Proper operation and or microwave leak is not part of this inspection. We turn the unit on and off and check for visual defects.



10. Kitchen Electrical

Observations:

10.1. Recommend to install GFCI type outlets in the kitchen as a safety upgrade.

11. Kitchen Features

Features Type:

- Refrigerator

Observations:

11.1. Refrigerator is not part of this inspection. Recommend checking the records with the seller for any known defects/repairs.

Appliances are not removed at this type of inspection. There can be damage/defects not visible as a result. We recommend checking the records/seller regarding any known defects/issues.



12. Other

Observations:

12.1. Recommend to install GFCI type outlets in the kitchen as a safety upgrade.

12.2. *This is true to all the Kitchens: It is typical to have hidden defects and or damage inside/under the cabinets, inside the walls where moisture and water can be trapped and Mold growth will occur. Home inspection is a limited, non-invasive Inspection of readily visible areas. We recommend hiring a Qualified MOLD Inspector for further and complete evaluation to determine the presence or absence of any Mold that may affect the health or safety of the occupants.

***It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.**

FAILURE TO CONDUCT A MOLD INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.

***Supply valves/angle stops not tested at this inspection(this type valves not reliable and may leak if turned on and off). Check the records with the seller for any known issues/repairs regarding the supply valves.**

***This is not a pest control(termite) inspection- recommend hiring a qualified Structural Pest Inspector for complete building inspection.**

Bathroom General

1. Bathroom General Comments

Observations:

1.1. *This is true to all the bathrooms: It is typical to have hidden defects and or damage inside/under the cabinets, inside the walls where moisture and water can be trapped and Mold growth will occur. Home inspection is a limited, non-invasive inspection of readily visible areas. We recommend hiring a Qualified MOLD Inspector for further and complete evaluation to determine the presence or absence of any Mold that may affect the health or safety of the occupants.

*It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.

FAILURE TO CONDUCT A MOLD INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.

*Supply valves/angle stops not tested at this inspection(this type valves not reliable and may leak if turned on and off). Check the records with the seller for any known issues/repairs regarding the supply valves.

*This is not a pest control(termite) inspection- recommend hiring a qualified Structural Pest Inspector for complete building inspection.

Bathroom # 1

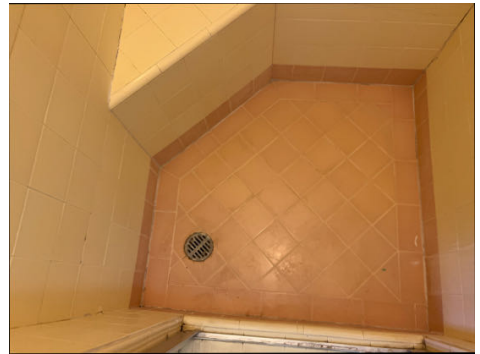
1. Bathroom # 1

Location:

- Hallway Bathroom

Fixtures:

- Toilet, Sink(s), Tub, Shower
- Without Exhaust Fan (window) type



2. Sink(s), Faucets

Observations:

2.1. Flex type tubing was used at sink drain (flex tubes designed for temporary fixes- Not recommended for permanent use due to possible trapping/growing of bacteria). Recommend replacing with solid tube type.



3. Electrical

Observations:

3.1. Recommend installing GFCI type outlet at Bathroom(s) and test it periodically. This is a safety concern.



4. Exhaust Fan, Heater

Observations:

4.1. Bathroom without exhaust fan- window noted as ventilation (old set up type). Recommend installing exhaust fan for proper removal of the moisture. Have it checked and installed by a qualified specialist(s).

5. Bathtub



6. Shower

Observations:

6.1. Cracked wall tiles noted- hidden damages may exist. Have it checked and repaired/ replaced by a qualified contractor/ specialist.



Bathroom # 2

1. Bathroom # 2

Location:

- 1/2 Bathroom

Fixtures:

- Toilet, Sink, Exhaust Fan



2. Sink(s), Faucets

Observations:

- 2.1. Sink faucet was functional at the time. (FYI)



3. Electrical

Observations:

- 3.1. Recommend installing GFCI type outlet at Bathroom(s) and test it periodically. This is a safety concern.



4. Exhaust Fan, Heater

Observations:

4.1. Exhaust fan was functional at the time(FYI).

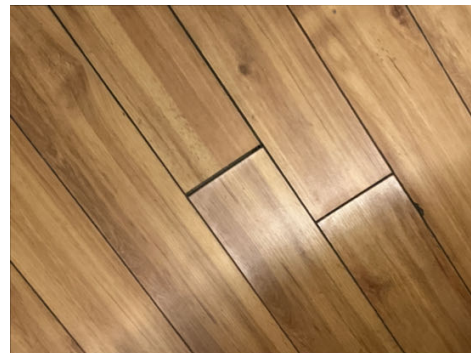


5. Cabinets, Floors, Walls, Ceiling

Observations:

5.1. Wood/laminate floors at bathroom noted- not recommended. Periodic care required- may warp due to moisture. (FYI)

5.2. Some expanded gaps noted at flooring material joints. In need of further evaluation by a qualified floor specialist.



Bathroom # 3

1. Bathroom # 3

Location:

- Bathroom at Bedroom # 1

Fixtures:

- Toilet, Sink(s), Tub
- Exhaust Fan



2. Sink(s), Faucets

Observations:

- 2.1. Sink faucet was functional at the time. (FYI)



3. Electrical

Observations:

3.1. GFCI type outlet(s) noted(FYI). Recommend testing it periodically.

4. Exhaust Fan, Heater

Observations:

4.1. Exhaust fan was functional at the time(FYI).



5. Cabinets, Floors, Walls, Ceiling

Observations:

5.1. Wood/laminate floors at bathroom noted- not recommended. Periodic care required- may warp due to moisture. (FYI)

5.2. Moisture stains noted at bathroom ceiling. Have it checked and repaired by a specialist.

5.3. Old water stains noted under sink cabinet. No active leak noted at the time. Check the records with the seller.





6. Bathtub



Attic

1. Attic Access Location

Observation Method:

- Crawled

Attic Info:

- Scuttle Hole

Observations:

- 1.1. Attic access was located at hallway closet.

2. Roof Structure and Attic

Roof Type:

- Rafters/Ridge Board

Ceiling Type:

- Ceiling Joists
- Truss Joists

Observations:

2.1. Water staining was noted to the structure at the time of inspection. Unable to determine if leak is present and/or been fixed. Check with the seller for any known roof leaks/repairs and have it checked by a qualified roofer to make sure roof is free of leaks.





3. Insulation

Insulation Type:

- Fiberglass



4. Venting

Venting Type:

- Gable Vents

Observations:

4.1. To calculate if proper size and type attic vents are installed is beyond the scope of this inspection. You may need to hire a qualified contractor to calculate the attic space and determine if existing vents are adequate for proper ventilation.

5. Other

Observations:

5.1. This is not a pest control(termite) inspection - recommend hiring a qualified Structural Pest inspector for complete building inspection.

5.2. Evidence of pest droppings noted in the attic - safety/health concern. Have it inspected and cleaned by a qualified specialist(s).



Foundation

1. Foundation

Observation Method:

- Crawled

Foundation Type:

- Raised

Observations:

1.1. This is an Old Raised Foundation type structure. Structural comments are of the conditions observed at the time of the inspection are the opinion of the inspector(who is not a structural engineer and or a foundation contractor). For expert evaluation of the structure (foundation, walls, framing, anchoring/retrofitting...) we recommend hiring a qualified structural engineer and or foundation contractor/expert.

We may not comment on minor deficiencies such as commonplace settlement cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing. There is no absolute standard for evaluating cracks, but those that are less than 1/4" are generally not regarded as structurally relevant. Further evaluation of foundation walls and framing by a qualified foundation contractor/inspector is recommended by This Inspection Co.

1.2. Not all areas of the crawl space were readily visible, accessible due to low structure, piping, etc. Inspection was limited. Needs further evaluation by a qualified foundation contractor.

Note: hidden defects/damage may exist.

1.3. Construction debris noted in the crawl space which should be removed.

1.4. Efflorescence was noted present on the foundation walls. Recommend to keep moisture around the inspected property to a minimum.

1.5. Water seepage from access openings noted. Recommend installing proper cover with vents to prevent the seepage. Have it checked and corrected by a qualified specialist.

1.6. Dryer vents under the house. Lint/ build up noted in crawlspace, Fire Hazard. Have it checked and repaired by a specialist.





2. Walls

Walls Type:

- Concrete

Anchor Bolts:

- Noted At Sill Plate

Observations:

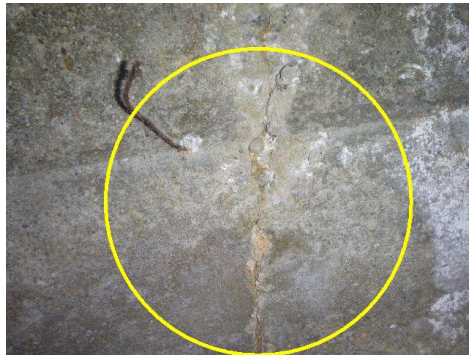
2.1. This is an Old raised Foundation type structure. Further evaluation of foundation walls and framing by a qualified foundation contractor/ inspector is recommended by This Inspection Co.

2.2. Efflorescence was noted present on the foundation wall. Recommend to keep moisture around the inspected property to a minimum.

2.3. Cracks/deterioration at foundation walls noted. Have it checked by probing. In need of further evaluation by a qualified foundation Contractor.

2.4. Recommend further and complete Foundation System Evaluation by a Qualified Foundation Contractor.





3. Columns or Piers

Type:

- Wood Posts

Observations:

3.1. This is an Old raised Foundation type structure. Further evaluation of foundation walls and framing by a qualified foundation contractor/ inspector is recommended by This Inspection Co.



4. Floors

Floors Type:

- Wood Floor Joists

Observations:

4.1. Moisture staining was present at the floor structure in the crawl space - noted at bathroom areas. Recommend further evaluation by a Qualified Structural Pest Inspector and contractor.

5. Foundation Ventilation

Observations:

5.1. To calculate if proper size and type Foundation vents are installed is beyond the scope of this inspection. You may need to hire a qualified contractor to calculate the crawl space and determine if existing vents are adequate for proper ventilation.

5.2. Some vent screens noted damaged. Repairs/replacement of damaged screens is recommended.



6. Other

Observations:

6.1. This is not a pest control(termite) inspection - recommend to hire a qualified Structural Pest inspector for complete building inspection.

6.2. Recommend to check the Building Records and Permits on additions/ alterations.

6.3. Old, disconnected/not in use floor heater with Transite pipe noted in crawl space(Transite pipe is an asbestos-cement product which was used for both Water heater, HVAC ducts and for chimney or flue material to vent gas-fired appliances). Recommend to remove and capped the gas pipe.

6.4. Evidence of pest droppings noted in crawl space - safety/health concern. Have it inspected and cleaned by a qualified specialist(s).

6.5. Recommend further and complete Foundation System Evaluation by a Qualified Foundation Contractor.



Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary

Exterior		
Page 15 Item: 1	Eaves, Soffits, and Fascia	<p>1.1. Age defects, peeling paint and/or moisture stains/damage were noted at the eaves and fascia. Recommend further evaluation/repairs by a qualified Structural Pest Inspector and/or Contractor.</p> <p>1.2. Wasp nests noted at eaves - recommend to have the removed/cleaned by a Qualified Technician.</p>
Page 15 Item: 2	Wall Cladding, Flashing, and Trim	<p>2.1. Cracked, damaged areas noted at stucco walls - In need of patch/paint/ Repair. Have it checked and fixed by a Qualified Contractor(s).</p> <p>2.2. Patches/repairs noted at exterior wall(s). Check the records with the seller.</p>
Page 17 Item: 3	Window Trim and Sills (Exterior)	<p>3.1. Windows: No leak tests done at this type inspections. Recommend to check the building records with the seller/builder/management for any known water seepage/damage at windows.</p> <p>3.2. Dual pane windows noted. It is not always possible to determine fogging of this type of window due to temperature changes, etc. Check with the seller for any know defects/repairers.</p> <p>3.3. Newer replacement type windows noted(no leak tests done at this type inspection) - Check the records/warranties with the seller/builder. Periodic maintenance, sealing around the frame required to prevent water seepage.</p> <p>3.4. Building with old Aluminum windows type. Recommend to upgrade. Have it checked by a Qualified Contractor.</p> <p>3.5. Peeling paint/Damage noted at exterior window sills and framing. Repairs/corrections recommended. Have it checked by a Qualified Structural Pest Inspector and/or Painting Contractor.</p>

Page 19 Item: 5	Decks, Balconies, Steps/Stairs, and Railings	<p>5.1. Drainage of the decks not tested at this type of inspection. Check with the seller/builder for any known defects with deck drainage and or have it tested.</p> <p>5.2. Railing at exterior is not to current safety standards - openings too wide (this is a safety upgrade). Have it checked and corrected by a Qualified Specialist.</p> <p>5.3. Deck privacy fencing was loose. Have it checked and repaired by a specialist.</p> <p>5.4. Loose, worn boards noted. Have it checked and repaired/replaced by a qualified contractor. Wood deck is built on the ground, framing is not visible at this inspection to comment. Check the records with the seller.</p> <p>5.5. Damaged Wood Present At Balcony/Decking. Have it Checked and repaired by a qualified Structural Pest Inspector and/or Contractor.</p> <p>5.6. Cracks noted at deck concrete base/ surface. Have it checked and repaired by a specialist.</p> <p>5.7. Movement noted at upper deck/ balcony structure. Have it checked and repaired by a specialist.</p> <p>5.8. Defects found at deck(s). Recommend further evaluation and repairs by a Qualified Contractor(s).</p>
Page 21 Item: 6	Steps, Stairs, Railings	<p>6.1. Railings are recommended at all stair locations of three or more steps as a safety upgrade. Have it checked and repaired by a Qualified Contractor.</p> <p>6.2. Uneven rise was noted at the exterior steps - This condition can present trip hazards. Have it repaired by a Qualified Contractor. Note: this is a safety/liability concern.</p> <p>6.3. Recommend to install non slip strips at steps for safety. Have it repaired by a Qualified Contractor.</p>
Page 22 Item: 7	Porch/Patio and Covers	<p>7.1. Front porch Wood posts were not anchored to the slab. Recommend having it checked and fixed for seismic safety by a qualified contractor.</p>
Page 22 Item: 8	Other	<p>8.1. Recommend to check the building records/permits on additions/alterations/remodel.</p>

Grounds

Page 23 Item: 1	Driveway and Walkways	<p>1.1. Walks: uneven surface/trip hazards noted - safety concern. Have it checked and repaired by a Qualified Contractor.</p> <p>1.2. Evidence of Poor Drainage present at driveway and walkway surfaces. Recommend further evaluation, repair by a Qualified Contractor(s).</p> <p>1.3. Cracks present at driveway - have it checked and repaired/ replaced by a Qualified Contractor.</p> <p>1.4. Poor drainage noted at driveway - slopes toward the garage. Have it checked and repaired by a Qualified Contractor.</p>
Page 24 Item: 2	Vegetation, Grading, and Drainage	<p>2.1. Plants/shrubs touch structure. Recommend to move sprinklers and vegetation minimum 2' away from structure/foundation to prevent damage.</p> <p>2.2. Trees noted planted too close to the structure which may require removal in order to prevent damage to the foundation. Have it checked and removed by a Qualified Specialist.</p> <p>2.3. Tree limbs that are in contact with roof or hanging near roof should be trimmed away. Recommend to trim away and inspect the roof.</p> <p>2.4. Building without drainage pipes. Common for this type/ age building. No major water ponding and or damage found at visual part of the structure at the time of the inspection (FYI). Recommend to Check with the seller for any known drainage issues with the property and or hire a qualified drainage contractor for complete system evaluation.</p>

Page 25 Item: 3	Yard Sprinkler System	<p>3.1. Yard Sprinkler systems/ automatic timers are not tested and are not a part of this inspection(most of the pipes, spray heads installed underground). Check with the seller for any known defects/ repairs of the system. We inspect type of pipes used for sprinkler system and report when old, galvanized pipes are present. We report location of the sprinkler heads and damage they cause to the structure.</p> <p>3.2. Sprinklers are set too close to the building/structure. Recommend moving sprinklers minimum 2' away from structure. Recommended to keep water/vegetation away from structure/foundation.</p> <p>3.3. Exposed PVC type pipes noted at the sprinkler system which is subject to UV ray damage - have it covered/ sealed. Sprinkler systems are not a part of this inspection, Information provided as a courtesy.</p> <p>3.4. Leaking noted at the sprinkler water supply pipe. Have it checked and repaired by a specialist.</p>
Page 26 Item: 4	Fencing and Gates	<p>4.1. Some of the fencing was covered with vegetation at the time - Not fully visible to comment.</p> <p>4.2. Cracks found at masonry wall system. Recommend hiring a qualified masonry contractor for complete system evaluation and necessary repairs.</p> <p>4.3. Gate needs adjustment or repairs. Have it checked and fixed by a qualified specialist.</p> <p>4.4. Fencing was loose/leaning at areas. Recommend Further Evaluation and repairs by qualified contractor.</p> <p>4.5. Old/weathered/damaged wood boards noted. Have it checked and repaired by a qualified contractor.</p>
Page 27 Item: 5	Other/Features	<p>5.1. Property lines not checked at this inspection(FYI).</p> <p>5.2. Storage shed noted. Not part of this inspection. Check the records.</p>

Plumbing

Page 28 Item: 1	Water Main Line	<p>1.1. Water main; Most of the water piping is located under ground - Not visible to comment. Check the records for any known defects/repairs.</p> <p>This is a limited visual inspection we do not perform leak tests on plumbing pipes. Recommend checking the records with the seller for any known issues/repairs with water pipes and or have it checked/tested by a qualified plumber. Shut off valves not tested at this inspection. We recommend to replace/upgrade old shut off valves (in most cases old valves fail to function).</p> <p>Hose Bibs: Missing anti-siphon valve at hose bibs (An anti-siphon (or, anti-siphon) valve is a device that prevents liquid from returning to the line from which it came if a siphon action occurs). Recommend to install.</p>
Page 28 Item: 2	Interior Water Supply and Distribution	<p>2.1. Most of the plumbing pipes were not visible at this inspection. Check the records with the seller for any known defects/repairs.</p> <p>2.2. Newer pipes noted. Recommend to check the records/permits on re-piping and scope of re-piping.</p> <p>2.3. Some of the pipes were not properly secured/strapped in crawl space. Have it checked and repaired by a qualified plumber.</p>
Page 30 Item: 3	Fuel System	<p>3.1. This is a limited visual inspection of the gas system. We have partial access to burn chambers and other interior appliance parts only, and no way to inspect underground/interior wall pipes. GAS LEAKS OR PIPE TESTING NOT PART OF THIS INSPECTION. Gas pipe sizing is not part of this inspection. Recommend checking the building records and permits for any known issues/repairs regarding fuel systems and appliances. The Gas Company has its own testing methods, which are more intensive, and updated periodically. Recommend contacting the Gas Company for a complete inspection of The Gas System and associated appliances before close of escrow.</p> <p>3.2. Gas meter(s) - Seismic shut off was not present at the time of inspection. Recommend to install. Have it checked/installed by a qualified plumber and or retrofitter.</p> <p>3.3. Underground gas pipes noted - type unknown. Gas leaks or pipe testing not part of this inspection. Recommend to check the building records and permits for any known issues/repairs regarding gas pipes, fuel systems and or have it tested by The Gas Co and/or a qualified plumber.</p> <p>3.4. Gas lines at exterior were not sealed/painted. Have it checked and repaired by a qualified plumber.</p>

Page 31 Item: 4

Interior Drain,
Waste, and Vent
Systems

4.1. This is a limited visual inspection of the readily visible areas of the plumbing systems. Most of the vent pipes are installed in the walls and are not readily visible at this type inspection. Very often when a house, building is remodeled and/or altered vent pipes/clean outs/systems are not properly installed and/or missing. Recommend to check the records, permits and/or Have it Checked by a Qualified Plumber. Most of the plumbing pipes not visible at this inspection. Check the records for any known defects and/or repairs.

This is not a code inspection and we do not look for plumbing clean outs. No comments are made regarding the presence or absence or location of clean outs.

The waste lines that go out to the sewer system are installed underground and are not visible. Their condition is unknown. The only way to determine their current condition is to have them fully inspected and scoped with a camera by a qualified Plumber/Video Sewer Inspection Specialist to determine their true condition and any necessary repairs.

We can not determine if building is on a public sewer system or on a septic system. Recommend to check the records with the seller/builder and or check the public records.

Video inspection of the Sewer/Waste pipes is required to determine condition and life expectancy of the Sewer System. No warranty or evaluation is conducted by this inspection company. FAILURE TO CONDUCT A SEWER LINE INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.

4.2. Old rusted waste/drain pipes noted - in need of replacement. Have it checked and replaced by a qualified plumber.

4.3. Leaky waste/drain pipe(s) noted in crawl space. Have it checked and repaired/replaced by a qualified plumber.

4.4. Metal type straps are used at **ABS pipes - Improper, poor workmanship noted (should be approved vinyl type straps). Have it checked and repair by a qualified plumber.**

4.5. Newer ABS type waste pipes noted - Recommend to check the records/permits.

4.6. Support method of the ABS waste pipes in the crawl space are considered to be inadequate - Lacks rigid support. Have it checked/ secure.

		4.7. Recommend further and complete System Evaluation and repair/replacement by a qualified plumber.
Page 32 Item: 5	Other	<p>5.1. The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status.</p> <p>Check the records for any known defects and or repairs.</p> <p>As of January 1, 2017, building standards/state law require that flow rates for fixtures in the home not exceed 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. Refer to seller and or have it checked by a qualified specialist.</p>
Water Heater		
Page 33 Item: 1	Water Heater	<p>1.1. The adequacy or efficiency of the hot water heater cannot be determined in a limited time visual inspection. It is not known how hot the water will get or how long it will last (this is many times a matter of personal preference).</p> <p>1.2. Tankless water heater life expectancy is estimated at around 20 years.</p> <p>1.3. Tankless water heater noted - to determine if the proper size gas line is used for this application is beyond the scope of Home Inspection. Recommend to check the permits for water heater installation and or have it checked by a Qualified Plumber.</p> <p>1.4. Water heater installed too close to the doors. Check the records and permits.</p>
Page 33 Item: 2	Fuel/Power Supply	<p>2.1. Gas line at water heater without sediment trap. Lack of trap may void warranties - check with your Home Warranty provider.</p> <p>Recommend to have it checked and installed by a qualified plumber.</p>
Page 34 Item: 3	Other	<p>3.1. No service tags found at the unit. Periodic cleaning/flashing the system is recommended. Check the records with the seller and or have it serviced by a qualified plumber.</p>

Electrical System

Page 35 Item: 2	Main Panel	<p>2.1. Upgraded panel noted- Recommend checking the records/permits.</p> <p>2.2. Breakers are not properly labeled for emergency identification. Have it checked and installed by a qualified electrician.</p> <p>2.3. Gas pipes are not grounded/bonded. Recommend to install. Have it checked and installed by a qualified electrician.</p>
Page 36 Item: 3	Branch Circuit Conductors	<p>3.1. Most of the electric wiring is enclosed within the walls and ceilings and other parts of the structure. It is not visible and its condition cannot be fully determined. No representation is made as to its status.</p> <p>3.2. Improper wiring at garage noted - safety/ fire hazard/ concern. Have it checked and fixed by a qualified electrician.</p>
Page 36 Item: 4	Exterior Lights, Outlets	4.1. Exterior outlet without proper water proof cover noted. Recommend to install to prevent water seepage/ damage.
Page 37 Item: 5	Operation of GFCI Outlets	5.1. Recommend to have GFCI outlets in all wet locations as a safety upgrade, and to test them periodically. Have it checked and fixed/installed by a qualified electrician.
Page 37 Item: 6	Interior Fixtures, Outlets	<p>6.1. Electrical covers (switch, outlets, junction boxes, etc) not removed as part of this inspection - Inspection of the wiring is limited to Main panel. For a more in depth inspection recommend to hire a qualified electrician.</p> <p>6.2. Closet lights noted - Missing lens/cover - Subject to damage. Recommend to upgrade the fixture for safety.</p> <p>6.3. Non grounded outlets noted. Recommend to replace/upgrade. Have it checked and replaced by a qualified electrician.</p> <p>6.4. Ceiling fans not tested for attachment/safety at this inspection. Recommend to check the records - Make sure it was installed and tested by a qualified specialist.</p>

Page 38 Item: 7	Smoke and Carbon Detectors	<p>7.1. Smoke and Carbon Monoxide detectors, fire alarms/ systems not inspected. Beyond the scope of this inspection. Recommend to have functional smoke and carbon monoxide detectors per City/Manufacturers requirements and test them periodically. THIS IS A HEALT/SAFETY CONCERN.</p> <p>7.2. Recommend to install carbon monoxide detectors per City/Manufacturers requirements and test them periodically.</p> <p>7.3. Recommend to have operational smoke detectors in bedrooms and hallways and to test them periodically.</p>
Page 38 Item: 8	Low Voltage Systems	<p>8.1. Low Voltage systems (phone, cable, security, intercom, sound, smart home systems etc.) not part of this inspection. Check with the seller, builder and a qualified specialist.</p>
Garage		
Page 39 Item: 2	Garage Vehicle Door(s)/Reverse Sensors	<p>2.1. Beginning July 1, 2019 a new law requires automatic garage door opener(s) to have a battery backup function that is designed to operate when activated because of an electrical outage for safety. Senate Bill No. 969 will make a violation of those provisions subject to a civil penalty of \$1,000 and will on or After July 1, 2019 prohibit a replacement residential garage door from being installed in a manner that connects the door to an existing garage door opener that does not meet the requirements of these provisions.(FYI)</p> <p>2.2. No automatic opener present - Manual vehicle door type.(FYI)</p> <p>2.3. Moisture damage at garage door frame/trims noted - Recommend to have it checked by a qualified termite inspector and contractor.</p>
Page 40 Item: 3	Floors	<p>3.1. Water ponding marks noted at garage concrete floor due to seepage from exterior/ driveway. Have it checked and repaired by a specialist.</p> <p>3.2. Cracks found on the garage floor. In need of further evaluation by a specialist.</p> <p>3.3. Garage Bonus room Flooring was not visible at the time of inspection due to floor covering. Check the records with the seller.</p>
Page 40 Item: 4	Walls/Firewall	<p>4.1. Moisture damage present at garage foundation plates/ wood boards. Have it checked and fixed by a qualified contractor.</p>

Page 41 Item: 5	Ceiling and Framing	<p>5.1. Signs of MOLD are present on garage ceiling. We did not inspect, test or determine if this MOLD is or is not a health hazard. Recommend you contact a MOLD inspector or expert for investigation or correction if needed.</p> <p>5.2. Vegetation noted at the garage ceiling. Have it checked and removed.</p>
Page 42 Item: 6	Garage To Exterior Door, Window(s)	6.1. Garage to exterior door frame shows moisture damage- In need of repair/replacement. Have it checked and fixed/replaced by a qualified specialist.
Page 42 Item: 8	Garage Electric	<p>8.1. All garage outlet required to be GFCI protected. Recommend hiring a qualified electrician for further evaluation, & necessary repairs.</p> <p>8.2. Light fixture(s) missing proper lens - Recommend to install.</p> <p>8.3. Exposed wires/ missing light fixture noted. Safety Hazard, Have it checked and repaired by a specialist.</p>
Page 43 Item: 9	Exterior Grading at Garage	9.1. Garage was built on a property line. Side elevation not visible/accessible at the time. Most of the time with this type set up neighbors' side of the soil built high at the garage foundation and or planters or sprinklers set close to the structure. Have it checked by a specialist.
Page 43 Item: 10	Garage Feature	<p>10.1. Installation of wall /Window AC units are not part of this inspection. We have seen cases where rain water seeps inside the framing/unit due to improper installation. Check the records with the seller for any known issues with AC units and or have it checked by a qualified specialist.</p> <p>10.2. Wall/Window A/C noted. No dedicated electric outlet noted for wall A/C - Recommend installing to prevent circuit overload/fire. Wall and Window A/C unit(s) are not tested at this inspection. Check the service/maintenance records and have it checked by a specialist.</p>
Page 43 Item: 11	Other	• This is not a pest control(termite) inspection - recommend to hire a qualified Structural Pest Inspector for complete building inspection.

Roofing

Page 44 Item: 1	Roof Pictures	<p>1.1. We recommend an annual inspection/service/maintenance of the roofing material and it's components to prevent leaks and/or damage. This is a limited visual inspection - The home inspector cannot warranty the roof to be free from leaks in the past or in the future.</p> <p>Check the records/seller regarding service records/maintenance and any known defects or issues with the roof cover.</p>
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Page 44 Item: 2	Shingle Roofs(Composition /Wood/Metal...)	<p>2.1. Some damaged shingles noted. Have it checked and repaired/replaced by a Qualified Roofer.</p> <p>2.2. Multiple roof layers noted - not recommended, adds extra load to the framing. Have it checked, evaluated and fixed/replaced by a qualified roofer if needed.</p> <p>2.3. Aged, weathered shingles noted. Lifespan of this type of roof is 20 to 30 years from the date of installation. Check the records/warranties and or have it checked by a qualified roofer for more detailed evaluation.</p> <p>2.4. Tree limbs that are in contact with roof or hanging near roof should be trimmed away. Recommend to trim away and inspect the roof.</p> <p>2.5. Debris noted at the Roof. May cause future leaks and/or damage. Recommend to remove/clean and have it inspected by a Qualified Roofer.</p> <p>2.6. Recommend further and complete evaluation, repair/ replacement by a Qualified Roofer.</p>
Page 46 Item: 3	Flashings	<p>3.1. Recommend to re-seal at flashings as a part of routine maintenance.</p> <p>3.2. Exposed fasteners noted at the vent pipe flashing. Recommend to seal to prevent leaks.</p>
Page 46 Item: 4	Roof Drainage Systems	<p>4.1. Downspouts terminate at foundation- Poor location. Recommend to extend away from structure. Have it checked by a qualified drainage contractor.</p> <p>4.2. Gutters are full of debris in areas and need to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible.</p>

Page 47 Item: 6	Chimney	<p>6.1. Chimney/ flue(s) are not fully visible at this inspection. Video inspection of the chimney flue by qualified Chimney Inspector is a Must. This is a limited inspection at readily visible areas of the chimney. For more detailed inspection Recommend hiring a qualified Chimney Inspector. This is a safety and fire hazard concern.</p> <p>6.2. Chimney is missing spark arrestor/rain cap. Have it checked and install by a qualified specialist.</p> <p>6.3. Cracked mortar at chimney cap noted. Have it checked and repaired by a qualified specialist.</p> <p>6.4. Cracked and worn sealant noted at the roof flashing. Have it checked and repaired by a qualified roofer.</p> <p>6.5. DO NOT USE THE FIREPLACE WITHOUT COMPLETE EVALUATION BY A QUALIFIED CHIMNEY INSPECTOR/CONTRACTOR. Recommend Further and Complete System Evaluation by Qualified Chimney Inspector- This is a safety and fire hazard concern.</p>
Page 48 Item: 7	Other	<p>7.1. The roof has been inspected at a time when it was not raining. Since one of the purpose of the roof is to repel water this could not be observed and verified as occurring in all cases. Therefore the roof has not been tested under wet conditions and how it performs in these condition is unknown. No warranty is made that it will not leak when it is under a wet condition.</p> <p>7.2. Recommend Complete System Evaluation by a Qualified Roofer.</p>
Heating & Cooling System		
Page 49 Item: 1	Heating System Operation	<p>1.1. Recommend checking the service history with the Seller and to have the unit(s) serviced by a qualified HVAC Contractor if not performed in the past year. Air flow is not a part of this inspection. Recommend checking the disclosures regarding day to day functionality. No service tags noted. This is a limited Visual Inspection - Recommend having the unit(s) evaluated by a qualified HVAC Contractor. Annual service/evaluation is recommended.</p> <p>1.2. Recommend hiring a qualified HVAC contractor/technician for complete system evaluation to determine condition and life expectancy of the units.</p> <p>1.3. Unit operated at heat mode at the time(FYI).</p>
Page 49 Item: 2	Gas Pipe, Closet	<p>2.1. Gas line at heater without sediment trap. Lack of trap may void warranties - check with your Home Warranty provider. Recommend to have it checked and installed by a qualified plumber.</p>

Page 50 Item: 3	Air Filter	3.1. Air filters should be changed or cleaned regularly according to Manufacturer's instructions. Air flow/balance is not a part of this inspection. Recommend to check with the seller about air comfort/distribution.
Page 50 Item: 4	Distribution Systems	4.1. We conduct a limited visual inspection of the distribution system components and comment on any defects found. Air flow, distribution, duct sizing and comfort is not a part of this inspection, these require testing by a Qualified HVAC Technician. Temperature is checked at the registers to determine heating/cooling function. Check with the seller for any known defects/issues with air flow and distribution and or have it checked by a Qualified Technician. 4.2. Interior walls of ducting not visible at this inspection. Recommend to have them checked cleaned/serviced/sanitized by a Qualified HVAC Technician. 4.3. Newer air ducts noted- Recommend checking the records and permits. 4.4. Air ducts are not properly secured/strapped in the attic- poor workmanship noted. Have it checked/repared by a Qualified Technician. 4.5. Dark marks noted at air grills- Indicates dirty ducts, dirty coil, and filter. Have it checked/repared/replaced by a Qualified Technician.

Page 52 Item: 6	A/C Compressor	<p>6.1. Recommend checking the service history with the Seller and to have the unit serviced by qualified HVAC Contractor if not performed in the past year. No service tags noted at the unit. Air flow/balance is not a part of this inspection. Recommend checking the disclosures regarding day to day functionality.</p> <p>6.2. NEW FREON LAWS AND WHEN THEY TAKE EFFECT The EPA regulations governing the Freon used in air conditioning and heating systems have changed.</p> <p>In 2010, Freon 22, the freon that most consumers are familiar with, began being phased out due to the laws and regulations set forth by the EPA and the Federal Government. All manufacturers of air conditioning and heating equipment were required by law, to only produce HVAC equipment that used the new, environmentally friendly, R-410A Freon. In other words, manufacturers were outlawed from even manufacturing equipment that uses R-22. Freon Manufacturers still produce R-22 for servicing and repairs, and will continue until 2020. At that point, R-22 will become completely obsolete and extinct.</p> <p>6.3. Inspected AC unit is using R - 22 refrigerant. After 2020 contractors may not be able to purchase R - 22 refrigerant for servicing this type AC units. Recommend consulting with a qualified HVAC contractor for possible replacement of the HVAC system.</p> <p>6.4. Unit operated at Cool mode at the time.(FYI)</p>
Page 53 Item: 7	Refrigerant Line	<p>7.1. Damaged/worn insulation at refrigerant line noted at AC unit. Recommend correcting by a qualified technician.</p>
Page 53 Item: 8	A/C Condensation Line	<p>8.1. A/C condensation line drains at foundation - Poor location. Recommend installing gravel pit.</p>
Page 54 Item: 10	Other	<p>10.1. This is a limited visual inspection of HVAC SYSTEM. For more detailed inspection of the components such as air flow, sizing, refrigerant lines/ pressure, high temp switches etc... Recommend hiring a qualified HVAC contractor/technician for complete system evaluation and necessary repairs.</p> <p>10.2. Recommend hiring a qualified HVAC contractor/technician for complete system evaluation to determine condition and life expectancy of The System(s).</p>
Interior		
Page 55 Item: 1	Ceilings	<p>1.1. Cracks noted at interior ceiling. Have it checked and repaired.</p> <p>1.2. Stains noted at bedroom interior ceiling. Have it checked and repaired by a specialist.</p>

Page 55 Item: 2	Walls	<p>2.1. Wallpaper is installed on the walls, unable to determine condition of the walls behind the coverings.</p> <p>2.2. Prior patching noted at interior walls. Check the records with the seller.</p> <p>2.3. Damage noted at interior wall possible due to seepage from window/ frame. Have it checked and repaired by a specialist.</p>
Page 56 Item: 3	Floors	<p>3.1. Trip hazards noted due to differing flooring material heights. Use caution (this type installation is common when different flooring materials are used).</p> <p>3.2. Common Worn/aged flooring materials noted of the inspected property. May need repair/replacement.</p>
Page 57 Item: 4	Interior/Exterior Doors	<p>4.1. Recommend installing/fixing door stops to prevent wall damage. (FYI)</p> <p>4.2. Loose handle noted at slider. Have it checked and repaired.</p>
Page 58 Item: 5	Interior Windows	<p>5.1. Windows: No leak tests done at this type inspections. Recommend checking the building records with the seller/builder/management for any known water seepage/damage at windows.</p> <p>5.2. Window coverings area not part of this inspection. Check the records with the seller.</p> <p>5.3. Dual pane windows noted. It is not always possible to determine fogging of this type of window due to temperature changes, etc. Check with the seller for any know defects/repairs.</p> <p>5.4. Newer windows noted- check the records/warranties.</p> <p>5.5. Damage noted at window trim. Have it checked and repaired by a specialist.</p> <p>5.6. Building with old Aluminum windows type. Recommend upgrading. Have it checked by a Qualified Glazing Contractor.</p>

Page 59 Item: 6	Fireplace	<p>6.1. We conduct a limited visual inspection of readily visible and accessible areas of the fireplace and chimney. A complete chimney inspection by a qualified Inspector is required in all cases. We recommend a further and complete evaluation by a qualified Chimney Inspector (this is a safety and fire hazard concern). Video inspection of the flue by qualified Chimney Inspector is recommended.</p> <p>6.2. Soot build up noted at walls/mantel- Indicates improper venting- Have it checked by a qualified specialist. This is a safety/fire concern.</p> <p>6.3. Gas is capped- No log lighter pipe present.</p> <p>6.4. Moisture stains noted at fire bricks- Keep exterior water away from structure. Have it checked by a qualified specialist.</p> <p>6.5. DO NOT USE THE FIREPLACE WITHOUT COMPLETE EVALUATION BY A QUALIFIED CHIMNEY INSPECTOR/CONTRACTOR. Recommend Further and Complete System Evaluation by Qualified Chimney Inspector- This is a safety and fire hazard concern.</p>
Page 60 Item: 7	Steps, Stairways, and Railings	<p>7.1. Handrail at interior stairs is not to current safety standards - Does not return to wall at top landing (trip hazard). Correction/Safety upgrade recommended.</p> <p>7.2. Handrails were not today's standards for safety. Were not grippable type. Recommend upgrading.</p> <p>7.3. Movement noted at the railing. Safety Concern. Have it checked and repaired.</p>

Page 60 Item: 8	Laundry Service	<p>8.1. View behind the equipment was limited due to equipment location / space restrictions. Laundry machines and drainage are not part of this inspection. Machines area not tested at this inspection. We inspect and report installation defects. Check with the seller about functionality of the machines. Water pipes and drainage is not tested at this inspection. Check with the seller and or have it tested.</p> <p>8.2. Washing machine/ laundry area without catch pan and or drainage pipes. Recommend installing if possible to prevent damage when machines leak.</p> <p>8.3. 20Amp GFCI outlet is recommended at laundry as a safety upgrade.</p> <p>8.4. Recommend checking the Contracts/warranties on laundry machines.</p> <p>8.5. Water supply pipes, drains not tested at this inspection. Check the records and or have it tested by a qualified plumber.</p> <p>8.6. Flex type dryer vent duct in crawl space noted- Recommend replacing with solid tube type.</p> <p>8.7. Dryer vents under the house. Lint/ build up noted in crawlspace, Fire Hazard. Have it checked and repaired by a specialist.</p>
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Page 61 Item: 9	Other	<p>9.1. This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants.</p> <p>It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.</p> <p>FAILURE TO CONDUCT A MOLD INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.</p> <p>9.2. House was remodeled. Recommend checking the records and warranties with the seller/builder. Check the records/permits with the city.</p> <p>9.3. This is not a pest control(termite) inspection - recommend hiring a qualified Structural Pest Inspector for complete building inspection.</p> <p>9.4. It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.</p>
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Kitchen

Page 62 Item: 2	Kitchen General	<p>2.1. Appliances are not removed at this type of inspection. There can be hidden damage/defects not visible as a result. We recommend checking the records/seller regarding any known defects/issues and or remove the appliances for more detailed inspection.</p> <p>2.2. *This is true to all the Kitchens: It is typical to have hidden defects and or damage inside/under the cabinets, inside the walls where moisture and water can be trapped and Mold growth will occur. Home inspection is a limited, non-invasive Inspection of readily visible areas. We recommend hiring a Qualified MOLD Inspector for further and complete evaluation to determine the presence or absence of any Mold that may affect the health or safety of the occupants.</p> <p>*It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose. FAILURE TO CONDUCT A MOLD INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.</p> <p>*Supply valves/angle stops not tested at this inspection(this type valves not reliable and may leak if turned on and off). Check the records with the seller for any known issues/repairs regarding the supply valves.</p> <p>*This is not a pest control(termite) inspection-recommend hiring a qualified Structural Pest Inspector for complete building inspection.</p>
Page 63 Item: 3	Cabinets and Counter Tops	<p>3.1. Missing grout noted at counter/splash. Recommend having it fixed by a qualified specialist.</p> <p>3.2. Signs of Mold like substance present under the sink cabinet. We did not inspect, test or determine if this is Mold or if this Mold like substance is or is not a health hazard. Recommend you contact a Mold inspector or expert for investigation.</p> <p>3.3. Moisture staining and damage noted to the interior of the sink cabinet. Have it checked and fixed by a qualified Structural Pest inspector/Contractor.</p>
Page 64 Item: 6	Dishwasher	<p>6.1. Dishwasher operated at the time. Appliances are not removed at this type of inspection. There can be damage/defects not visible as a result. We recommend checking the records/seller regarding any known defects/issues.</p>

Page 65 Item: 8	Range Hood	8.2. One Hood light didn't work. Have it checked and repaired by a qualified specialist.
Page 65 Item: 9	Microwave	9.1. Microwave noted - not part of this inspection. Check with the seller. Proper operation and or microwave leak is not part of this inspection. We turn the unit on and off and check for visual defects.
Page 66 Item: 11	Kitchen Features	11.1. Refrigerator is not part of this inspection. Recommend checking the records with the seller for any known defects/repairs. Appliances are not removed at this type of inspection. There can be damage/defects not visible as a result. We recommend checking the records/seller regarding any known defects/issues.
Page 66 Item: 12	Other	<p>12.2. *This is true to all the Kitchens: It is typical to have hidden defects and or damage inside/under the cabinets, inside the walls where moisture and water can be trapped and Mold growth will occur. Home inspection is a limited, non-invasive Inspection of readily visible areas. We recommend hiring a Qualified MOLD Inspector for further and complete evaluation to determine the presence or absence of any Mold that may affect the health or safety of the occupants.</p> <p>*It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose. FAILURE TO CONDUCT A MOLD INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.</p> <p>*Supply valves/angle stops not tested at this inspection(this type valves not reliable and may leak if turned on and off). Check the records with the seller for any known issues/repairs regarding the supply valves.</p> <p>*This is not a pest control(termite) inspection-recommend hiring a qualified Structural Pest Inspector for complete building inspection.</p>

Bathroom General

Page 67 Item: 1	Bathroom General Comments	<p>1.1. *This is true to all the bathrooms: It is typical to have hidden defects and or damage inside/under the cabinets, inside the walls where moisture and water can be trapped and Mold growth will occur. Home inspection is a limited, non-invasive Inspection of readily visible areas. We recommend hiring a Qualified MOLD Inspector for further and complete evaluation to determine the presence or absence of any Mold that may affect the health or safety of the occupants.</p> <p>*It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.</p> <p>FAILURE TO CONDUCT A MOLD INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.</p> <p>*Supply valves/angle stops not tested at this inspection(this type valves not reliable and may leak if turned on and off). Check the records with the seller for any known issues/repairs regarding the supply valves.</p> <p>*This is not a pest control(termite) inspection- recommend hiring a qualified Structural Pest Inspector for complete building inspection.</p>
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Bathroom # 1

Page 68 Item: 2	Sink(s), Faucets	2.1. Flex type tubing was used at sink drain (flex tubes designed for temporary fixes- Not recommended for permanent use due to possible trapping/growing of bacteria). Recommend replacing with solid tube type.
Page 69 Item: 3	Electrical	3.1. Recommend installing GFCI type outlet at Bathroom(s) and test it periodically. This is a safety concern.
Page 69 Item: 4	Exhaust Fan, Heater	4.1. Bathroom without exhaust fan- window noted as ventilation (old set up type). Recommend installing exhaust fan for proper removal of the moisture. Have it checked and installed by a qualified specialist(s).
Page 69 Item: 6	Shower	6.1. Cracked wall tiles noted- hidden damages may exist. Have it checked and repaired/ replaced by a qualified contractor/ specialist.

Bathroom # 2

Page 71 Item: 3	Electrical	3.1. Recommend installing GFCI type outlet at Bathroom(s) and test it periodically. This is a safety concern.
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Page 72 Item: 5	Cabinets, Floors, Walls, Ceiling	<p>5.1. Wood/laminate floors at bathroom noted- not recommended. Periodic care required- may warp due to moisture. (FYI)</p> <p>5.2. Some expanded gaps noted at flooring material joints. In need of further evaluation by a qualified floor specialist.</p>
Bathroom # 3		
Page 74 Item: 5	Cabinets, Floors, Walls, Ceiling	<p>5.1. Wood/laminate floors at bathroom noted- not recommended. Periodic care required- may warp due to moisture. (FYI)</p> <p>5.2. Moisture stains noted at bathroom ceiling. Have it checked and repaired by a specialist.</p> <p>5.3. Old water stains noted under sink cabinet. No active leak noted at the time. Check the records with the seller.</p>
Attic		
Page 76 Item: 2	Roof Structure and Attic	2.1. Water staining was noted to the structure at the time of inspection. Unable to determine if leak is present and/or been fixed. Check with the seller for any known roof leaks/repairs and have it checked by a qualified roofer to make sure roof is free of leaks.
Page 77 Item: 4	Venting	4.1. To calculate if proper size and type attic vents are installed is beyond the scope of this inspection. You may need to hire a qualified contractor to calculate the attic space and determine if existing vents are adequate for proper ventilation.
Page 77 Item: 5	Other	<p>5.1. This is not a pest control(termite) inspection - recommend hiring a qualified Structural Pest inspector for complete building inspection.</p> <p>5.2. Evidence of pest droppings noted in the attic - safety/health concern. Have it inspected and cleaned by a qualified specialist(s).</p>

Foundation

Page 78 Item: 1	Foundation	<p>1.1. This is an Old Raised Foundation type structure. Structural comments are of the conditions observed at the time of the inspection are the opinion of the inspector(who is not a structural engineer and or a foundation contractor). For expert evaluation of the structure (foundation, walls, framing, anchoring/retrofitting...) we recommend hiring a qualified structural engineer and or foundation contractor/expert. We may not comment on minor deficiencies such as commonplace settlement cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing. There is no absolute standard for evaluating cracks, but those that are less than 1/4" are generally not regarded as structurally relevant. Further evaluation of foundation walls and framing by a qualified foundation contractor/inspector is recommended by This Inspection Co.</p> <p>1.2. Not all areas of the crawl space were readily visible, accessible due to low structure, piping, etc. Inspection was limited. Needs further evaluation by a qualified foundation contractor. Note: hidden defects/damage may exist.</p> <p>1.3. Construction debris noted in the crawl space which should be removed.</p> <p>1.4. Efflorescence was noted present on the foundation walls. Recommend to keep moisture around the inspected property to a minimum.</p> <p>1.5. Water seepage from access openings noted. Recommend installing proper cover with vents to prevent the seepage. Have it checked and corrected by a qualified specialist.</p> <p>1.6. Dryer vents under the house. Lint/ build up noted in crawlspace, Fire Hazard. Have it checked and repaired by a specialist.</p>
Page 79 Item: 2	Walls	<p>2.1. This is an Old raised Foundation type structure. Further evaluation of foundation walls and framing by a qualified foundation contractor/ inspector is recommended by This Inspection Co.</p> <p>2.2. Efflorescence was noted present on the foundation wall. Recommend to keep moisture around the inspected property to a minimum.</p> <p>2.3. Cracks/deterioration at foundation walls noted. Have it checked by probing. In need of further evaluation by a qualified foundation Contractor.</p> <p>2.4. Recommend further and complete Foundation System Evaluation by a Qualified Foundation Contractor.</p>

Page 80 Item: 3	Columns or Piers	3.1. This is an Old raised Foundation type structure. Further evaluation of foundation walls and framing by a qualified foundation contractor/ inspector is recommended by This Inspection Co.
Page 80 Item: 4	Floors	4.1. Moisture staining was present at the floor structure in the crawl space - noted at bathroom areas. Recommend further evaluation by a Qualified Structural Pest Inspector and contractor.
Page 80 Item: 5	Foundation Ventilation	5.1. To calculate if proper size and type Foundation vents are installed is beyond the scope of this inspection. You may need to hire a qualified contractor to calculate the crawl space and determine if existing vents are adequate for proper ventilation. 5.2. Some vent screens noted damaged. Repairs/replacement of damaged screens is recommended.
Page 81 Item: 6	Other	6.1. This is not a pest control(termite) inspection - recommend to hire a qualified Structural Pest inspector for complete building inspection. 6.2. Recommend to check the Building Records and Permits on additions/ alterations. 6.3. Old, disconnected/not in use floor heater with Transite pipe noted in crawl space(Transite pipe is an asbestos-cement product which was used for both Water heater, HVAC ducts and for chimney or flue material to vent gas-fired appliances). Recommend to remove and capped the gas pipe. 6.4. Evidence of pest droppings noted in crawl space - safety/health concern. Have it inspected and cleaned by a qualified specialist(s). 6.5. Recommend further and complete Foundation System Evaluation by a Qualified Foundation Contractor.