



## GENERAL RESIDENTIAL INSPECTION

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12/07/2025



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1) **Maintenance Items & Suggestions** - Primarily comprised of suggestions, do it yourself and handyman job-like corrections. This category focuses on maintenance and repair items. These observations are more for upkeep of the home, preventative upgrades and represent a future to-do list.

2) **Recommended Repairs/Corrections & Further Evaluations** - Items that were inspected were not installed to current standards, did not respond to test or did not function as intended. In this category, we advise to evaluate or recommend a professional to repair an item/system due to the general condition at the time of inspection.

3) **Health & Safety Concerns** - This category comprises safety and health concerns and is recommended to be corrected.



MAINTENANCE ITEMS &  
SUGGESTIONS



RECOMMENDED  
REPAIRS/CORRECTIONS &  
FURTHER EVALUATIONS



HEALTH & SAFETY  
CONCERNS

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## 1: GENERAL INFORMATION

### Information

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#### **HOW TO CONTACT US WITH QUESTIONS**

We kindly ask you to call/text or email us to set up a time to go over any of your questions after you have reviewed your report.

#### **HOW TO READ YOUR INSPECTION REPORT**

Any statements made in the body of this inspection report pertaining to left, right, front or rear are referenced to standing in front of and facing the building where the entrance is located.

## SCOPE OF INSPECTION

A home inspection is a noninvasive and not technically exhaustive, visual survey and basic operation of the accessible systems and components of a home, which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which will result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s) to assist client in determining what corrections or further evaluations the Client should have corrected, evaluated or obtained estimates for repair prior to the release of contingencies. Inspections performed in accordance with C.R.E.I.A Standards of Practice are not technically exhaustive and shall apply to the primary building and its associated primary parking structure. Cosmetic and aesthetic conditions shall not be considered.

While a home inspector assesses various aspects of a property, there are certain areas and components that typically fall outside the scope of a standard home inspection. The specific exclusions may vary based on the inspector or the standards set by the inspection industry, but common exclusions include:

- A. Specialized systems: Home inspectors may not be experts in certain specialized systems such as septic tanks, sump pumps, fuel tanks and more. Homeowners may need to hire specialized inspectors for items that are not in a typical standard home.
- B. Pest such as termites and rodents inspection: While a home inspector may note visible signs of pests, a dedicated pest inspection by a qualified pest control professional is typically needed to assess and address infestations.
- C. Cosmetic features: Home inspectors focus on the structural and functional aspects of a home. Cosmetic issues like paint, wallpaper, and flooring choices are generally not within the scope of a standard inspection.
- D. Hidden or inaccessible areas: Inspectors may not be able to evaluate areas that are not readily accessible, such as behind walls, under flooring, or within closed-off spaces.
- E. Code compliance: Home inspectors are not code enforcement officials. They may point out issues that could be code violations, but they won't perform a comprehensive code compliance check.
- F. Future performance predictions: Home inspectors assess the current condition of a property, but they cannot predict future issues or failures. They provide a snapshot of the property's condition at the time of inspection.
- G. Appliances and personal property: Inspectors may check the basic functionality of appliances, but they do not perform in-depth assessments. Additionally, personal property and belongings of the current owner are not inspected.

It's important for homebuyers to be aware of these limitations and, when necessary, consider hiring specialized professionals to address specific concerns not covered by a standard home inspection.

**INSPECTION SUMMARY MAY NOT BE THE ONLY SIGNIFICANT FINDINGS:** An overview/summary of the inspection is provided at the beginning of the report. The inspection summary is never a substitute for reading the entire report nor is it a tacit endorsement of the findings that do not appear there. It is important to thoroughly READ and STUDY the ENTIRE report and consult with the appropriate trade professional/specialist as you deem necessary. You must establish your own priorities. All further evaluations are at your own discretion. Any further evaluation, service, repairs, safety upgrades, etc. should be completed by licensed/qualified trade professional/specialist/contractor with the benefit of any necessary permits and if this dwelling is in an escrow transaction, should also be completed before removing any contractual investigation contingency, prior to making final buying decision, and prior to the close if in a transaction.

## ENVIRONMENTAL DISCLAIMER

**ENVIRONMENTAL ISSUES EXCLUDED:** What is being contracted for is a general building inspection and NOT an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental concerns regarding the dwelling and/or adjacent properties, including but not limited to: the presence of animal urine, feces, Chinese drywall, asbestos, radon, lead, urea-formaldehyde, microbial growth/fungi/mold, bio-organic growth, PCB's, electromagnetic radiation, buried fuel oil tanks, ground water & soil contamination, methane or any other toxic materials or substances contained in the water, air, soils, building materials or other components. All such issues are SPECIFICALLY DISCLAIMED. The presence of asbestos, lead paint, etc.. in buildings constructed prior to the early 1980's would not be an uncommon finding. Asbestos containing materials can often be found in ventilation duct and duct wrap materials, insulation, "pop-corn" or "cottage cheese" ceiling/wall texturing material, vinyl floor materials, paints, etc... Only a qualified professional and a laboratory can determine the presence of these materials, any associated health risk, and any remedial action. I am not trained or licensed to recognize or analyze any of these materials, though I may make reference to one or more of these materials in the report. If desired, concerned parties should schedule any specialized inspections with the appropriate trade professionals before removing any contractual investigation contingency, prior to making final buying decision, and prior to the close if in a transaction. **DISTURBED PAINTED SURFACES IN PRE-1981 DWELLINGS:** There are Federal and State regulations governing activities that disturb painted surfaces in dwellings built before 1981. These rules are intended to prevent lead contamination/ingestion by the occupants. This includes any activity that disturbs finishes such as window replacement or demolition. This applies to all residential housing, and some other buildings built before 1981. Always ask to see your contractor's certification. Please refer to the EPA's web site at [www.epa.gov](http://www.epa.gov) and the Cal EPA's web site at [www.calepa.ca.gov](http://www.calepa.ca.gov) for additional information and requirements. **MORE INFORMATION ON ASBESTOS:** The United States Environmental Protection Agency (EPA) publishes a wealth of material on asbestos and its use in residential construction. Interested parties desiring further information or that are concerned about this issue is encouraged to consult the information available online at: <http://www.epa.gov/asbestos/> and <http://www.epa.gov/lead/>

**MICROBIAL GROWTH/FUNGI/MOLD:** Conditions associated with all forms of microbial growth/fungi (such as mold) may or may not be present at this dwelling. CREIA's Standards of Practice require reporting VISIBLE conditions resulting from moisture intrusion and or the resulting damage/deterioration. The evaluation of microbial growth/fungi/mold is outside the scope of the inspection. All such issues are SPECIFICALLY DISCLAIMED. If conditions related to possible moisture intrusion and or damage are noted within the report, it is recommended that further evaluation/remediation be conducted by a qualified moisture professional/specialist. Comments made in the report termed as "Stains, Discolorations, Evidence of water intrusion, Unknown spots, and Growth" may be referring to such areas of concern. Remediation is recommended over mold testing. Any necessary repair/correction of moisture damage and or mold remediation should follow generally accepted standards such as ANSI/IICRC S500 for Water Damage Restoration or BSR-IICRC S520 for Mold Remediation. Failure to follow generally accepted guidelines or standards may result in reoccurrence of such issues and the need for additional remediation or corrective measures. **WOOD DESTROYING ORGANISMS:** Issues related to the presence of WDO (Wood Destroying Organisms)/Structural Pests (such as termites), etc. are SPECIFICALLY DISCLAIMED from the scope of the inspection. Any comments made are for your convenience and are not a substitute for an inspection by a qualified professional licensed termite inspector. Comments made in the report termed as "Evidence of WDO Damage, Wood damage, and Past Repairs" may be referring to such areas of concern. If desired, concerned parties should schedule any specialized inspections with the appropriate trade professionals before removing any contractual investigation contingency, prior to making final buying decision, and prior to the close if in a transaction.

**SOIL STABILITY & MOVEMENT:** I am not a soil or geotechnical engineer and cannot render an opinion regarding soil stability or potential soil movement, only a registered design professional can. If desired, concerned parties should schedule any specialized inspections with the appropriate trade professionals before removing any contractual investigation contingency, prior to making final buying decision, and prior to the close if in a transaction. **AMERICANS WITH DISABILITY ACT:** An analysis for compliance with the Federal Americans with Disabilities Act is NOT performed. Interested parties should contact the ADA at 1-800-322-0251 or <http://www.ada.gov/> for further information.

## PHOTO DOCUMENTATION

Pictures are included in the report, they are intended only for informational purposes and do not imply that the items in the picture(s) are more important than any other condition in the report that do not have pictures or that the particular item in the picture is the only problem for that particular condition. Example, cracked roof tile; there may be more on the roof than just the one(s) in the picture(s).

## Limitations

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General

### IMPORTANT INFORMATION/LIMITATIONS

This report contains observations of those systems and components that were not functioning properly, significantly deficient, or unsafe in my professional judgment. All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients' contingency period to determine the total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

This inspection is not equal to extended day-to-day exposure. It will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. This inspection cannot predict future conditions or determine if latent or concealed defects are present. The statements made in this report reflect the conditions as existing at the time of the inspection only and expire at the completion of the inspection. The limit of liability of the inspection company and its employees, officers, etc., does not extend beyond the day the inspection was performed. This is because time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into areas below grade, leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving, etc. Refer to the Standards of Practice and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is NOT intended to be considered a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED**, regarding the operation, function, or future reliability of the home and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH. This report is only supplemental to the Sellers Disclosure and Pest Inspection Report. It should be used alongside these documents, along with quotes and advice from the tradespeople recommended in this report to better understand the condition of the home and expected repair costs. Some risk is always involved when purchasing a property, and unexpected repairs should be anticipated, which is, unfortunately, a part of homeownership. One Year Home Warranties are sometimes provided by the sellers and are highly recommended as they may cover future repairs on major items and components of the home. If a warranty is not provided by the seller(s), your Realtor can advise you of companies that offer them.

## 2: INSPECTION DETAILS

### Information

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**Weather Conditions**

Windy, Clear

**Temperature**

Approximately 60 to 70 degrees

**Structure Type**

Single Family Dwelling

**Estimated Age of The Property**

Over 90 years of age

**Lot Type**

Sloped

**Foundation**

Raised Foundation

**Occupant Status**Partially Occupied, Tennant  
Occupied**Attending**Buyer, Buyer's Agent, Seller,  
Listing Agent

### Limitations

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General

**HOMEOWNERS INSURANCE CONSIDERATION**

Homeowners insurance companies have begun to go through many changes to tighten up their standards when they underwrite a homeowners insurance policy as for reinstating current policies. They may turn down a homeowner attempting to insure a home without seismic upgrades, older electrical systems, and components, older plumbing components like galvanized supply piping, or weathered deteriorated roofing material. As inspectors, we cannot predict the actions of a potential insurance carrier. Therefore, we recommend that you consult with your potential insurance carrier before the close of escrow. If a separate 4 point inspection of Roof, Electrical, Plumbing and HVAC for all the insurance companies is needed, please reach out as we can accommodate.

# 3: UTILITY LOCATIONS , SHUT-OFFS & DRAIN CLEAN OUT(S)

## Information

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### Shut-Offs: Water Meter Shutoff

Front Curbside

The shutoff valve stops the flow of water at the meter.



Front Curbside

### Shut-Offs: Main Water Shutoff

Front

The shutoff valve located outside the home shuts off water to the house, It prevents flooding when you are planning to repair a fixture such as a faucet or toilet or when you are faced with a plumbing emergency, like a leak from a water heater or supply line.



### Shut-Offs: Gas Meter Shutoff

Right

A gas meter shutoff valve is a valve located above ground and before the gas meter that can be used to stop the flow of gas into a house. Valve is a device that isolates natural gas sources for plumbing equipment to allow for maintenance, repairs, or emergencies.



### Shut-Offs: Electrical Shutoff

Rear Left

Electrical shut off, also known as an electrical disconnect, is a safety device that isolates power sources for electrical equipment to allow for maintenance, repairs, or emergencies.

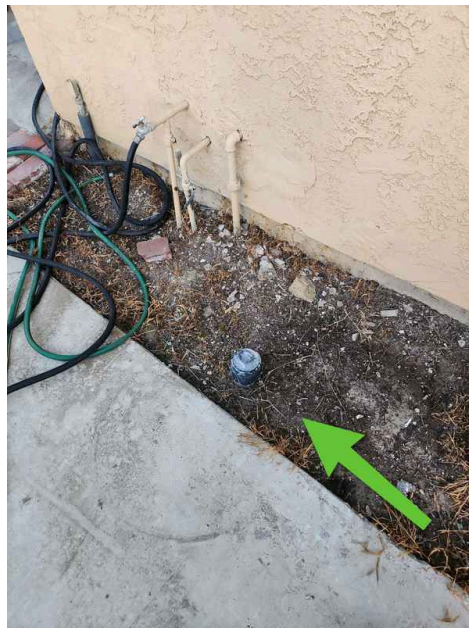


### Main Drain Cleanout

A drain cleanout provides access to your main sewer line. One uses this access to run cameras for servicing, hydrojetters or snakes/augers for maintenance and to clear out blockages.



Left



ADU Right

## Limitations

General

### TESTING/TURN OFF OR ON OF THE SHUT OFF VALVE IS BEYOND THE SCOPE

Testing/Turn off or on of the shut off valve is beyond the scope of this inspection. It is advised to ensure to understand how to turn off all the systems, prior to release of contingencies as a preventative measure.

# 4: ROOF COVERINGS

		IN	LI	NP	NI
4.1	ROOFING MATERIALS & COVERINGS	X			
4.2	ROOFING FLASHING, VENTS & PENETRATIONS	X			
4.3	GUTTERS, DOWNSPOUTS, AND DRAINAGE EQUIPMENT	X			
4.4	SKYLIGHTS		X		
4.5	ROOF COMMENTS	X			

IN = Inspected    LI = LIMITED INSPECTION    NP = NOT PRESENT    NI = NOT INSPECTED

## Information

### Inspection Method Used to Observe Roof Covering

Fully Walked

### Roof Structure Type

Sloped - Gable, Sloped - Hip

### Roof Covering Material

Asphalt Composition Shingle - Architectural Type, Asphalt Composition Shingle - 3 Tab Type

### Layers of Roofing Material

1

### Gutters and Downspouts

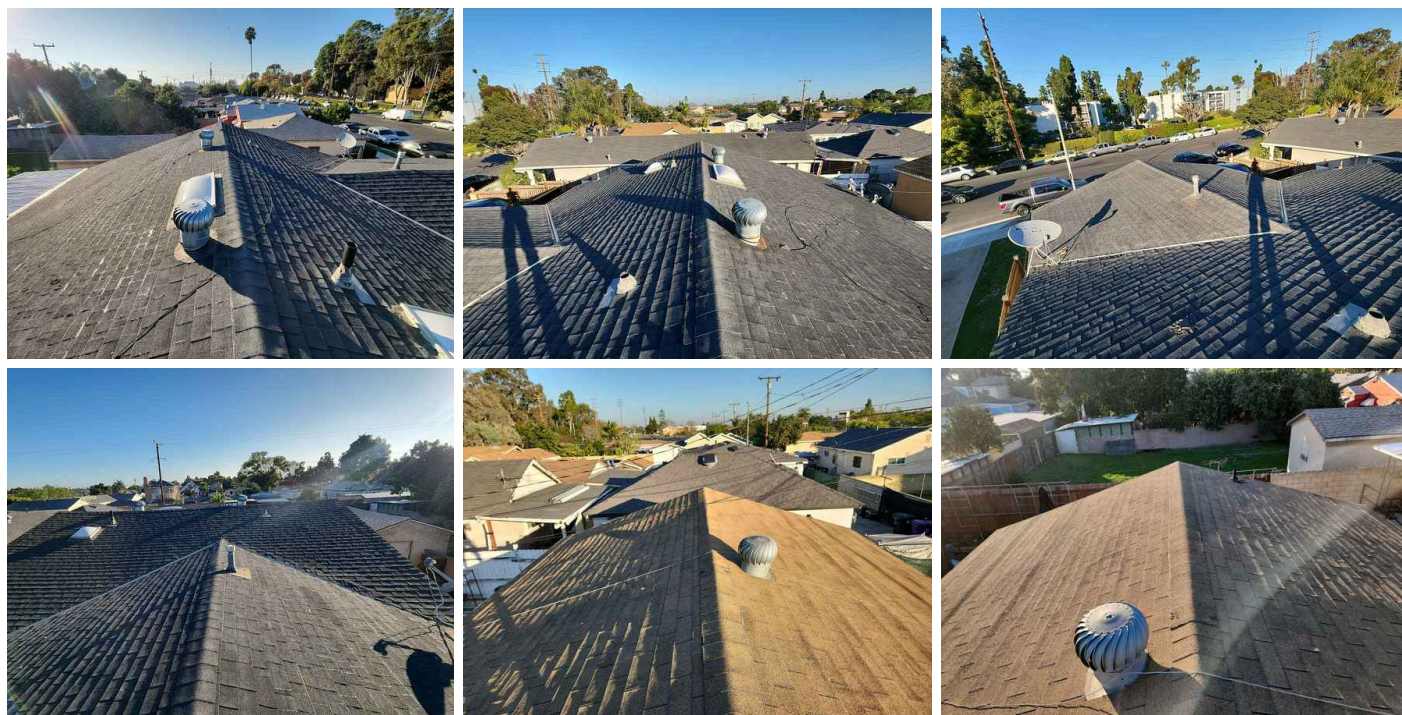
Partially Installed, Metal

### Skylight-Types

Fixed

### General Roof Photos

The following photos document the general condition of the roof, if applicable. These photos reflect areas that have no existing concerns at this time. Areas with a specific concern or defect are noted separately, referencing the specific issue and area of concern.

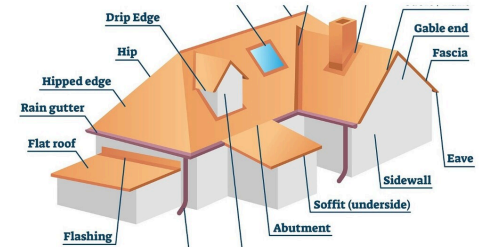


## Limitations

GENERAL

**ROOFING**

A roof system consists of surface materials, connections, penetrations and drainage (gutters and downspouts). The underlayment of the roof may be blocked from view and could not be inspected. We visually view these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain free of leaks.



Roofing System

Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

ROOFING MATERIALS & COVERINGS

**EVIDENCE OF REPAIRS**

Repairs observed. We cannot determine the cause or effectiveness of these repairs. We suggest contacting the seller and verify the reasoning/cause by a qualified roofer.



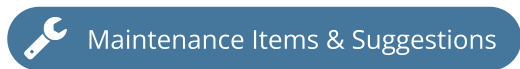
SKYLIGHTS

**PERIODIC SEALING & MAINTENANCE**

Skylights are a penetration through the roofing system. Many times, if leaks happen, they occur at a penetration. We suggest periodic maintenance and sealing of the skylights to prevent leaking.

**Observations**

4.1.1 ROOFING MATERIALS & COVERINGS



**DEGRANULATION**

IN A NUMBER OF AREAS

Degranulation indicates advanced surface wear on roofing materials where protective granules are separating from asphalt shingles. This accelerates potential moisture vulnerability and reduces overall roof performance. We suggest monitoring and verifying the remaining life span of the roof with a qualified roofer.



4.1.2 ROOFING MATERIALS & COVERINGS

 Maintenance Items & Suggestions

**SATELLITE DISH FASTENED TO ROOFING MATERIAL**

Satellite dish/hardware is bolted through the roof deck. Suggest removal/relocating or periodic sealing of the penetrations to prevent leaking.




Front Right



Unit 1 Rear

4.1.3 ROOFING MATERIALS & COVERINGS

 Maintenance Items & Suggestions

**WIRING ON ROOF**

Low voltage wiring observed lying on the roof surface. Suggest removal or relocating off the roofing material to prevent wear and to allow for enhance drainage.



Rear Left

4.1.4 ROOFING

 Recommended Repairs/Corrections & Further Evaluations

MATERIALS & COVERINGS

**DETERIORATED SHINGLES**

Deteriorated or torn shingles were noted. Recommend repair or replacement of the torn or damaged/deteriorated shingles.



Main Home Left

4.1.5  Recommended Repairs/Corrections & Further Evaluations

ROOFING

MATERIALS & COVERINGS

**UNEVEN OR WAVY**

Uneven/ununiform or waviness observed at the roofing material. We recommend verifying if this meets manufacturer's installation standards or we recommend further evaluation by a qualified roofing professional, prior to the release of contingencies.



ADU

4.2.1 ROOFING FLASHING, VENTS & PENETRATIONS

 Maintenance Items & Suggestions

**DETERIORATED SEALANT TRANSITIONS**

IN A NUMBER OF AREAS

Deteriorated sealant was noted at a number of roof penetrations where the vent transitions to the jack roof flashing. Suggest sealing or periodic re-sealing to prevent water intrusion into the areas below.



Front



Front



4.2.2  Recommended Repairs/Corrections & Further Evaluations

ROOFING

FLASHING, VENTS & PENETRATIONS

**IMPROPER PENETRATION - APRON FLASHING**

Roof vent/penetration(s) are incorrectly flashed/sealed. Roofing material should be installed around the flashing. Recommend correcting to prevent leaking.



Main service

4.2.3  Recommended Repairs/Corrections & Further Evaluations

ROOFING

FLASHING, VENTS & PENETRATIONS

**CRICKET/DIVERTER FLASHING NOT INSTALLED**

Inadequate installation of flashing observed. When a chimney, skylight or HVAC platform is wider than 30 inches, the flashing should divert water around the structure for proper drainage. Recommend installing/correcting.



4.2.4 ROOFING FLASHING, VENTS & PENETRATIONS  Maintenance Items & Suggestions

ABS EXPOSED SUNLIGHT

**ABS EXPOSED SUNLIGHT**

ABS plumbing vents are not painted and exposed to the UV light. Suggest painting to prevent cracking or deterioration.



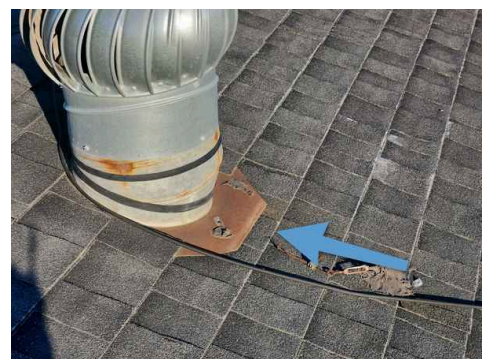
Front

4.2.5 ROOFING FLASHING, VENTS & PENETRATIONS  Maintenance Items & Suggestions

RUSTED FLASHING

**RUSTED FLASHING**

Rust at flashing observed. Suggest maintenance.



Rear

4.3.1  Recommended Repairs/Corrections & Further Evaluations

GUTTERS,  
DOWNSPOUTS, AND DRAINAGE EQUIPMENT

**KICK OUT NOT INSTALLED TERMINATION TOO CLOSE TO STRUCTURE**

Downspout termination point incorrectly directs water too close to the home. We recommend installing the termination point to sub surface drainage or installing a splash block at the base of the downspouts to divert water away from the exterior walls/foundation.



Front

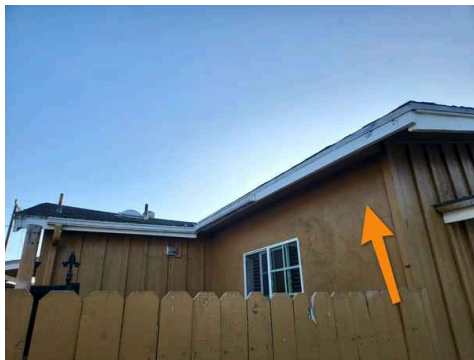
4.3.2 GUTTERS, DOWNSPOUTS, AND DRAINAGE EQUIPMENT

 Recommended Repairs/Corrections & Further Evaluations

**NOT INSTALLED RECOMMENDED**

IN A NUMBER OF AREAS

Gutters are not installed. Due to the overall condition, we recommend installing and diverting water away from the home/foundation.



Front



Front

4.3.3  Recommended Repairs/Corrections & Further Evaluations

GUTTERS,  
DOWNSPOUTS, AND DRAINAGE EQUIPMENT

**RUST/CORROSION AT GUTTERS**

Rust/corrosion and holes observed to gutter(s); gutters are beyond their service life. Recommend repair or replacement of the affected gutters.



Front

4.3.4 GUTTERS, DOWNSPOUTS, AND DRAINAGE EQUIPMENT  Maintenance Items & Suggestions

**POOR CONNECTION DOWNSPOUTS**

Poorly fitted connection. Suggest raising or replacement of the connection.



Front

4.4.1  
SKYLIGHTS

Recommended Repairs/Corrections & Further Evaluations

**EVIDENCE OF LEAKING**

Evidence of leaking or past leaking observed; hidden damages may not be observable. Recommend further review by a qualified roofer, prior to release of contingencies.



# 5: ATTIC AREAS & ROOF FRAMING

		IN	LI	NP	NI
5.1	ACCESS	X			
5.2	FRAMING		X		
5.3	VENTILATION	X			
5.4	INSULATION			X	
5.5	ATTIC COMMENTS	X			

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## Information

### Attic Location

Hallway

### Method used to observed attic

Fully Accessed

### Roof & Ceiling Structure

Rafters (2x4), Ceiling Joist (2x8)

### Sheathing

Solid Planks

### Insulation

Not Installed

### Air Ventilation Type

Gable, Eave

### Roof Paper

Underlayment Observed

### General Attic Photos



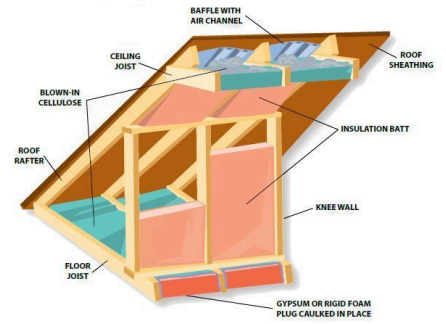
## Limitations

GENERAL

**ATTIC OVERVIEW**

Inspectors will access the attic if possible, but most attics are unfinished and outside the home's living space. Hidden attic damage is always possible, and no attic can be fully evaluated at the inspection time. We use only generic terms and approximate measurements to evaluate the type and amount of insulation on the attic floor. We do not sample or test the material for specific identification. We do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.



Attic Diagram

**Observations**

5.1.1 ACCESS

**ACCESS NOT INSULATED**

Access cover is not insulated. Suggest insulating.

Maintenance Items & Suggestions

5.2.1

FRAMING

Recommended Repairs/Corrections & Further Evaluations

**WATER STAINING**

Water staining observed at the sheathing. We are unable to determine if this is from active leaking or older water staining. We recommend further review of the entire roofing system by a qualified roofer, prior to the release of contingencies.



5.2.2 FRAMING

**ADDED SUPPORTS**

Added supports observed. We cannot determine the effectiveness of this modification. We suggest correcting/reinforcement.

Maintenance Items & Suggestions

5.4.1 INSULATION

**NOT INSTALLED**

Insulation is not installed. Suggest installing for enhanced energy efficiency.

Maintenance Items & Suggestions



# 6: ATTIC AREAS & ROOF FRAMING 2

		IN	LI	NP	NI
6.1	ACCESS	X			
6.2	FRAMING	X			
6.3	VENTILATION	X			
6.4	INSULATION			X	
6.5	ATTIC COMMENTS	X			

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## Information

### Attic Location

Kitchen

### Method used to observed attic

Fully Accessed

### Roof & Ceiling Structure

Rafters (2x4), Ceiling Joist (2x4)

### Sheathing

Plywood

### Insulation

Not Installed

### Air Ventilation Type

Gable

### Roof Paper

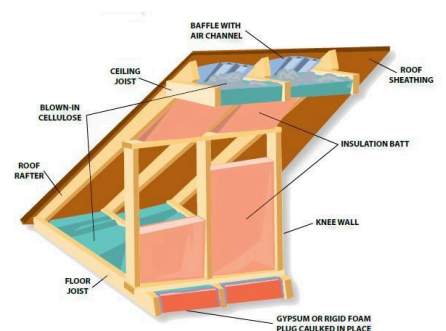
Underlayment Observed

### General Attic Photos



## Limitations

### GENERAL ATTIC OVERVIEW



Attic Diagram

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## Observations

6.2.1

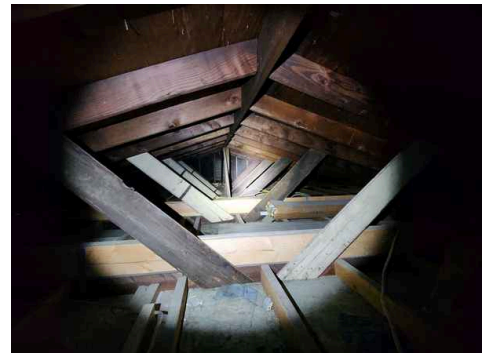
FRAMING



Recommended Repairs/Corrections & Further Evaluations

### UNDERSIZED FRAMING OPEN SPACE

Undersized or improper framing observed above areas of an open concept space. We recommend reinforcement or verifying if the framing above the altered areas meet current standards for the span of the opening with a qualified contractor, prior to release of contingencies.



6.4.1 INSULATION

### NOT INSTALLED



Maintenance Items & Suggestions

Insulation is not installed. Suggest installing for enhanced energy efficiency.

# 7: EXTERIORS

		IN	LI	NP	NI
7.1	WALKWAYS, PATIOS AND DRIVEWAYS	X			
7.2	SURFACE GRADE/DRAINAGE & PLANTERS	X			
7.3	WALL CLADINGS, TRIM & EAVES	X			
7.4	STAIRS, DECKS, PORCH, RAILS & BALCONIES	X			
7.5	DOORS	X			
7.6	WINDOWS	X			
7.7	RETAINING WALL(S)			X	
7.8	FENCING, WALLS & GATES	X			
7.9	EXTERIOR OR COMMENTS	X			

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## Information

### Walkway Material

Concrete, Pavers, Dirt

### Trim Material

Wood, Vinyl, Metal

### Exterior Wall Structure

Wood Framing

### Exterior Window(s) Type & Material

Sliding, Single Hung, Stationary

### Fencing/Wall Material

Wood, Wrought Iron, Metal

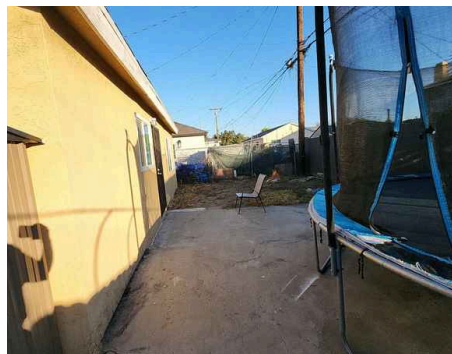
### Retaining Wall(s)

Not Installed

### Planters

Brick, Stone

### General Exterior and Grounds Photo



## Exterior Inspection Overview

A visual inspection of the exterior surfaces was performed around the home to include the exterior surface material, soffit/fascia surfaces, doors and windows, and other exterior surface areas. The exterior wall covering, trim, and flashing were visually inspected for installation, paint/stain condition, damage, and general maintenance issues. The home's entry doors were tested and inspected by operating the doors, checking the lock and latch, inspecting the weather-stripping, inspecting any screens present, and checking for any physical damage. The windows' exterior was visually inspected for signs of cracked glass, damaged screens, caulking around edges and seams, paint or finish deterioration, and general concerns. The driveway and exterior concrete surfaces around the home were walked and inspected for surface deterioration, trip hazards, poor slope or drainage, and general areas of concern. The surface grading and drainage were inspected to determine if areas exist that will adversely affect the home.

Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

## Limitations

### GENERAL

#### CHECKING FOR PERMITS

Regardless of the age of the building we advise inquiring about any permits and inspection records with final signatures for the building and for any changes, remodels or additions that may have been made to the building.

### GENERAL

#### EXTERIORS LIMITATIONS

Except for townhomes, condominiums, and residences that are part of planned urban development, PUD, or in progress inspections, we visually evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables. We do not water test or evaluate subterranean drainage systems or mechanical or remotely controlled components, such as driveway gates. We do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Also, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but a geological evaluation of the soil could only confirm this.

### EXTERIOR OR COMMENTS

#### PERMITS

Apparent additions/modifications observed. Recommend verifying permits, prior to the end of the contingency period.

## Observations

### 7.1.1 WALKWAYS, PATIOS AND DRIVEWAYS

#### DISPLACEMENT WALKWAYS

##### IN A NUMBER OF AREAS

Displacement or uneven pavers observed - tripping hazard. Recommend leveling.



Health & Safety Concerns



Front



Rear

Front

7.1.2 WALKWAYS, PATIOS AND DRIVEWAYS

**CRACKS WALKWAYS**

IN A NUMBER OF AREAS

Cracking of walkways observed in a number of areas. Suggest repair.

 Maintenance Items & Suggestions

7.1.3 WALKWAYS, PATIOS AND DRIVEWAYS

**DETERIORATED DRIVEWAY**

Cracking and surface deterioration observed at the driveway. Recommend repair or replacement.

 Recommended Repairs/Corrections & Further Evaluations

7.2.1 SURFACE GRADE/DRAINAGE & PLANTERS

**INADEQUATE GRADING**

Improper grading and or poor drainage was observed in areas. Both grading and drainage should be implemented together in order to ensure that water flows away from your home/foundation and toward a specified destination. We recommend regrading, re-hardscaping, filling in any low-lying areas, or adding alternative means of drainage as needed.

 Recommended Repairs/Corrections & Further Evaluations



Front



Front



Right



Left



Rear



Rear ADU

7.2.2 SURFACE GRADE/DRAINAGE & PLANTERS

 Maintenance Items & Suggestions


**PLANTER CRACKED/LOOSE MATERIAL**

Cracking and or loose material at the planter(s). Suggest repair/securing.



Front Left

7.2.3 SURFACE GRADE/DRAINAGE & PLANTERS

 Maintenance Items & Suggestions

**NO DRAINAGE AT PLANTERS**

Drain holes are not installed at the planter. Suggest installing proper drainage.



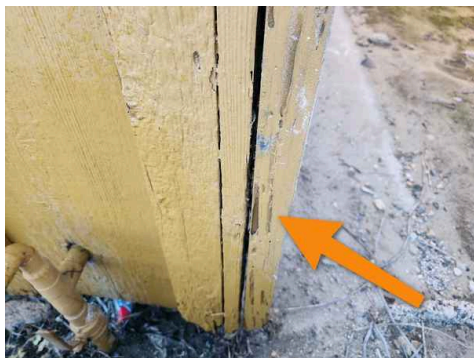
Front

7.3.1 WALL CLADINGS, TRIM & EAVES

**TRIM - TERMITES**

 Recommended Repairs/Corrections & Further Evaluations

Deterioration was observed. Recommend evaluation by a qualified termite specialist, prior to release of contingencies.



Front



Front

7.3.2 WALL CLADINGS, TRIM & EAVES

 Maintenance Items & Suggestions

**SIDING - CRACKS**

Cracks were observed at the wall cladding in a number of areas. Suggest repair/sealing.

7.3.3 WALL CLADINGS, TRIM & EAVES

 Recommended Repairs/Corrections & Further Evaluations

CLADINGS, TRIM & EAVES

**SIDING - DISCOLORATION**

Discoloration/stains and or growth observed. Recommend maintenance/correcting.



Left

7.3.4 WALL CLADINGS, TRIM & EAVES

 Recommended Repairs/Corrections & Further Evaluations

**DETERIORATED SIDING EXCESSIVE**

Deteriorated siding observed. Recommend further review by a qualified contractor, prior to release of contingencies.



Right



ADU

7.3.5 WALL CLADINGS, TRIM & EAVES

 Maintenance Items & Suggestions

**DETERIORATED SIDING**

Deteriorated siding or wall cladding observed. Suggest repair.



Front

7.4.1 STAIRS, DECKS, PORCH, RAILS & BALCONIES

 Recommended Repairs/Corrections & Further Evaluations

**INADEQUATE SUPPORTS**

Stairs/platform or patio cover is not correctly installed or supported. Recommend reinforcement or further review by a qualified contractor, prior to release on contingencies.



Rear

7.4.2 STAIRS, DECKS, PORCH, RAILS & BALCONIES

 Recommended Repairs/Corrections & Further Evaluations

**DETERIORATED PATIO COVER**

Deterioration observed at patio cover. Recommend repair.



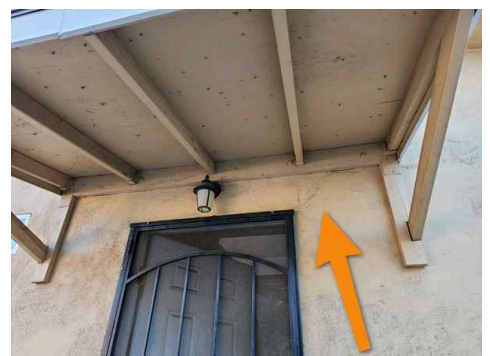
Rear

7.4.3 STAIRS, DECKS, PORCH, RAILS & BALCONIES

 Recommended Repairs/Corrections & Further Evaluations

**LEDGER BOARD - STUCCO**

The ledger boards is not correctly fastened and flashed to the structure of the home. Recommend correcting/reinforcement.



Left

7.4.4  Recommended Repairs/Corrections & Further Evaluations

STAIRS,  
DECKS, PORCH, RAILS & BALCONIES

**PATIO COVER - FASCIA**

Patio is not installed directly to the structure of the home. Recommend further review by a qualified contractor, prior to the end of the contingency period.



Rear

7.5.1 DOORS  Maintenance Items & Suggestions

**WEATHER SEAL DAYLIGHT**

Weather stripping is not installed; gaps observed. Suggest installing.

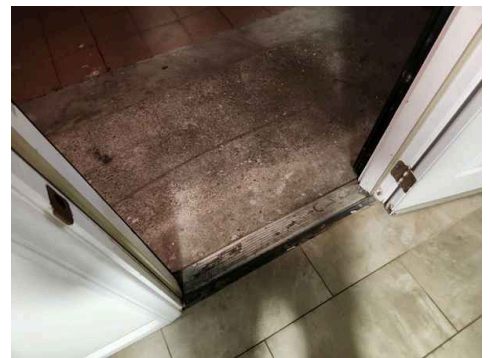


Unit 1 Front

7.5.2 DOORS  Maintenance Items & Suggestions

**THRESHOLD LOOSE**

Threshold is not secured. Suggest securing.

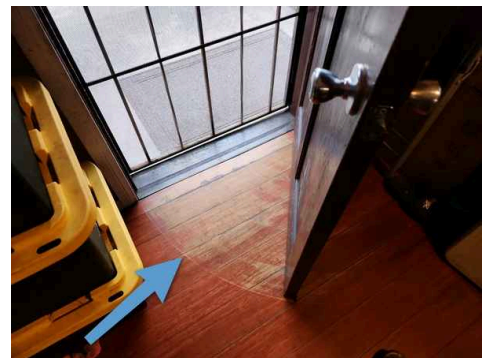


ADU

7.5.3 DOORS  Maintenance Items & Suggestions

**DOOR DRAGS**

Door drags against the finished flooring. Suggest correcting.



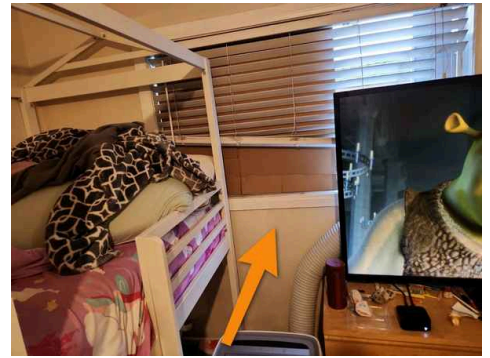
Unit 1 Front

7.6.1 **Recommended Repairs/Corrections & Further Evaluations**

WINDOWS

**EGRESS HEIGHT**

Bedroom windows installed too high and does not meet current egress standards. Recommend lowering.



Unit 1 Front Bedroom

7.6.2 **Recommended Repairs/Corrections & Further Evaluations**

WINDOWS

**INCORRECT SEALING OF WINDOW**

Window is not correctly sealed. Recommend correcting.



Left

7.6.3 **Recommended Repairs/Corrections & Further Evaluations**

WINDOWS

**WEEP HOLES COVERED**

Weep holes are covered. Recommend clearing for proper drainage.



Front

7.8.1 FENCING, WALLS & GATES

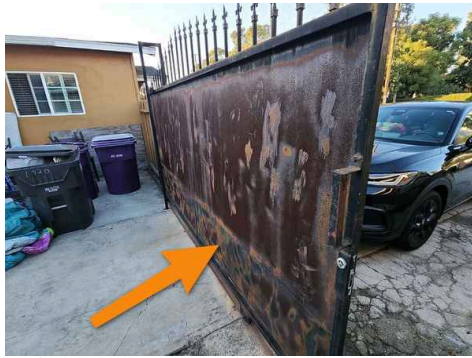
**Recommended Repairs/Corrections & Further Evaluations**

**FENCING DETERIORATED**

Deteriorated fencing observed. Recommend repair/replacement or maintenance.



Right



Left

7.8.2 FENCING, WALLS & GATES

**FENCING - LEANING**

Fencing is leaning or not correctly supported. Recommend reinforcement/correcting.

Recommended Repairs/Corrections & Further Evaluations



Right



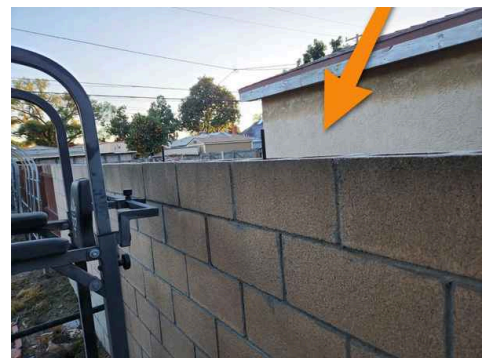
Left

7.8.3 FENCING, WALLS & GATES

**LOOSE MATERIAL**

Loose material observed. Recommend repair/securing.

Recommended Repairs/Corrections & Further Evaluations



Rear Right

7.9.1 EXTERIOR OR COMMENTS

**DAMAGED ADDRESS OR LOOSE MAILBOX**

Loose/not secured mailbox. Suggest securing.

Maintenance Items & Suggestions



Front

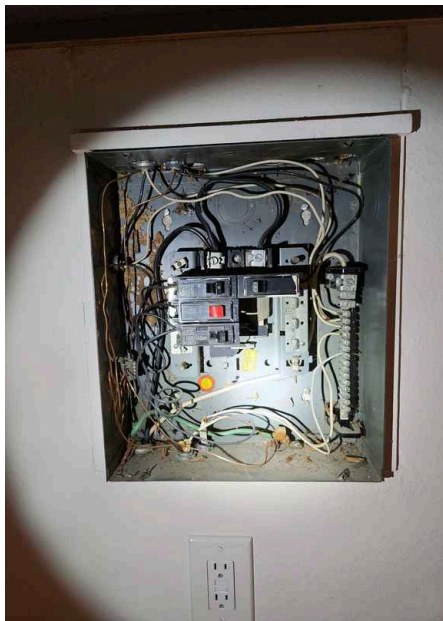
# 8: MAIN ELECTRICAL SYSTEM & GENERAL COMMENTS

		IN	LI	NP	NI
8.1	MAIN SERVICE ENTRANCE	X			
8.2	ELECTRICAL PANEL(S)	X			
8.3	OVERLOAD PROTECTION	X			
8.4	BRANCH WIRING		X		
8.5	OUTLETS		X		
8.6	ELECTRICAL FIXTURES	X			
8.7	SMOKE & CARBON MONOXIDE DETECTORS		X		
8.8	ELECTRICAL COMMENTS	X			

IN = Inspected    LI = LIMITED INSPECTION    NP = NOT PRESENT    NI = NOT INSPECTED

## Information

### General Electrical Photos



### Electrical Service Entrance

Overhead Service

### Main Service Voltage

120/240 Volts

### Main Disconnect Amperage

Unable to determine

### Main Panel Manufacturer

Unable to Determine

### Sub Panel Location

ADU

### Sub Panel Disconnect Amperage

Unable to determine

### Sub Panel Manufacturer

Unable to Determine

### Overload Protection Type

Circuit breakers

### Branch Circuit Wiring Type

Non-Metallic Sheathed, Single Strand

### Branch Wiring Material

Copper

### MAIN SERVICE ENTRANCE :

#### Shared Meter

Electrical is shared under 1 meter.

### BRANCH WIRING : Grounding Locations

Unable to determine

### SMOKE & CARBON MONOXIDE DETECTORS: Smoke and Carbon Monoxide Detectors

Partially Installed

## Limitations

### GENERAL

#### TIMERS/PHOTO SENSORS

A number of exterior lights are on timers/sensor equipment. These low voltage systems are beyond the scope of this inspection.

### OUTLETS

#### LIMITED REVIEW

Limited review due to personal items blocking access.

### SMOKE & CARBON MONOXIDE DETECTORS

#### SMOKE/CO DETECTORS NOT TESTED

Testing of smoke and carbon monoxide detectors is beyond the scope of this inspection. The client is advised to have all smoke and carbon monoxide detectors tested annually to ensure a safe living environment.

## Observations

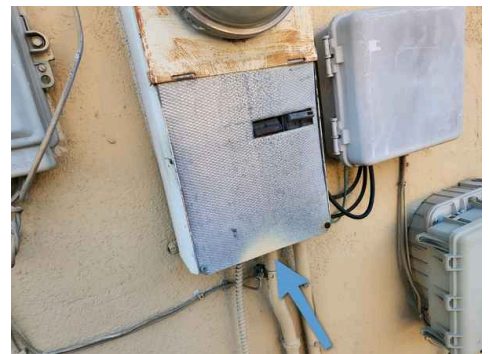
### 8.2.1 ELECTRICAL PANEL(S)

#### PANEL - COVER NOT RATED

Modified cover observed. Suggest replacement with a U.L. listed cover.



Maintenance Items & Suggestions



### 8.2.2

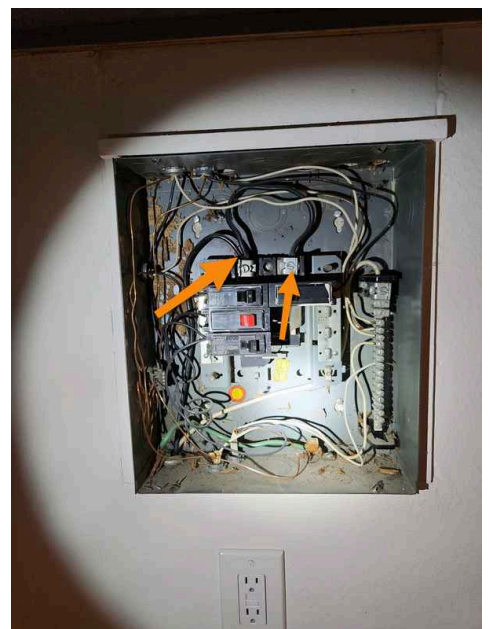
#### ELECTRICAL PANEL(S)



Recommended Repairs/Corrections & Further Evaluations

#### INCORRECT WIRING SUB PANEL

Incorrect wiring of a sub panel observed. Recommend correcting or further review by a qualified electrician, prior to end of contingency period.



8.3.1 OVERLOAD PROTECTION

Recommended Repairs/Corrections & Further Evaluations

**BREAKER - LABEL**

Circuits are not correctly labeled. Recommend labeling.

8.3.2 OVERLOAD PROTECTION

Recommended Repairs/Corrections & Further Evaluations

D PROTECTION

**BREAKER - DOUBLE TAP**

Double wiring observed at breaker(s). Wiring should be separated into independent breakers. Recommend correcting.



8.3.3 OVERLOAD PROTECTION

Recommended Repairs/Corrections & Further Evaluations

D PROTECTION

**BREAKER - LOOSE**

Loose breakers observed - safety concern. Recommend further review by a qualified electrician, prior to the release of contingencies.



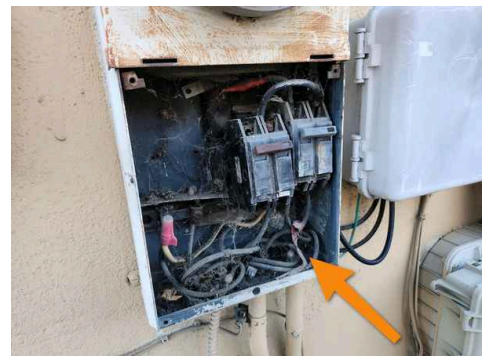
8.3.4 OVERLOAD PROTECTION

Recommended Repairs/Corrections & Further Evaluations

D PROTECTION

**INCORRECT INSTALL**

Incorrect installation observed at the main panel breakers. Recommend further review by a qualified electrician.



8.4.1 BRANCH WIRING

Recommended Repairs/Corrections & Further Evaluations

**WIRING - J-BOX COVER MISSING**

Open junction box observed. Recommend covering.



Attic

8.4.2  
BRANCH  
WIRING

 Recommended Repairs/Corrections & Further Evaluations

**KNOB & TUBE - ABANDONED**

Knob and tube wiring observed and appears to be abandoned where visible. Recommend verifying that all the original wiring has been abandoned by a qualified electrician, prior to the release of contingencies.

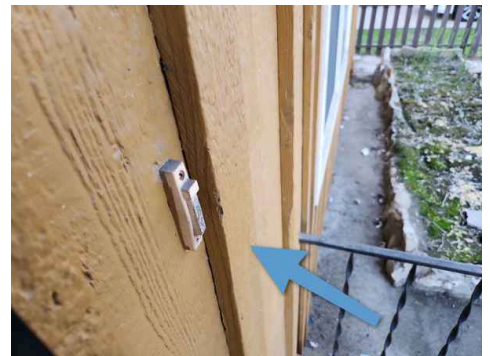


8.6.1 ELECTRICAL FIXTURES

 Maintenance Items & Suggestions

**DOORBELL - DID NOT RESPOND**

Door bell did not respond or is inoperable. Suggest repair/replacement.



Unit 1

8.7.1 SMOKE & CARBON MONOXIDE  
DETECTORS

 Health & Safety Concerns

**SMOKE DETECTOR MISSING**

Smoke detector(s) is not installed. Recommend installing.



Primary Bedroom

8.8.1 ELECTRICAL COMMENTS

 Recommended Repairs/Corrections & Further Evaluations

**OVERALL CONDITION**

Due to the overall condition of the electrical system, further review by a qualified electrician is recommended, prior to the release of contingencies.

# 9: MAIN PLUMBING SYSTEM & GENERAL COMMENTS

		IN	LI	NP	NI
9.1	WATER SOURCE		X		
9.2	WATER SUPPLY PIPING		X		
9.3	DRAIN, WASTE, VENT PIPING		X		
9.4	FUEL GAS PIPING		X		
9.5	WASHER & DRYER CONNECTIONS			X	
9.6	FAUCETS, DRAINS & SHUT OFF VALVES (Functional Flow & Drainage)	X			
9.7	PLUMBING FIXTURES	X			
9.8	VENTILATION		X		
9.9	YARD SPRINKLER SYSTEMS			X	
9.10	PLUMBING SYSTEM COMMENTS	X			

IN = Inspected    LI = LIMITED INSPECTION    NP = NOT PRESENT    NI = NOT INSPECTED

## Information

### Water Distribution Piping

Copper

### Fire Sprinklers

Not Installed

### WATER SOURCE: Water Pressure

Water pressure between the recommend range of 40-80 PSI



### Drain- Waste - Vent Piping

ABS, Cast Iron/Galvanized/Steel

### WATER SOURCE: Pressure Regulator

Not Installed

### WASHER & DRYER CONNECTIONS: Washer/Dryer Connection(s)

Unable to determine

### Gas Distribution Piping

Galvanized Steel Piping

### WATER SOURCE: Shared Water Meter

Water is shared under 1 meter.

### VENTILATION : Bathroom Exhaust Types

Both Fans & Windows

### FUEL GAS PIPING: Seismic Shut Off Valve

Not Installed

Seismic safety shut off device installed. Testing is beyond the scope of this inspection. Suggest verification of its condition.

### PLUMBING SYSTEM COMMENTS: Water/Sewer Shared

Water is shared under 1. Sewer is shared and connected to 1 sewer lateral.

## Limitations

DRAIN, WASTE, VENT PIPING

**SEWER LINE WAS NOT SCOPED**

Main drain line to the sewer lateral was not inspected. We suggest verifying the line, prior to release of contingencies.

FUEL GAS PIPING

**GAS LEAK TESTING**

A visual observation of the readily accessible gas lines was performed. Testing for gas leaks is technically exhaustive and is therefore beyond the scope of this inspection. The client is advised to verify condition of the gas lines with the gas company and or a qualified plumber, prior to the end of the contingency period.

WASHER & DRYER CONNECTIONS

**WASHER - DEFAULT**

Washer connections present. Faucet and drain not tested. Suggest verifying condition with the seller, prior to the release of contingencies.

**Observations**

9.1.1  
WATER  
SOURCE

 Recommended Repairs/Corrections & Further Evaluations

**VALVE - BURIED**

Shut off valve handle is buried beneath the soil. Recommend exposing to prevent corrosion.



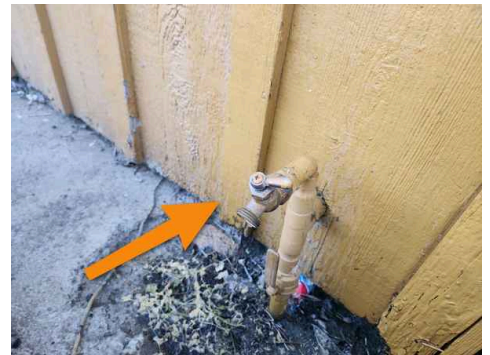
Front Curbside

9.1.2  
WATER  
SOURCE

 Recommended Repairs/Corrections & Further Evaluations

**VALVE - HANDLE DAMAGED/MISSING**

Shut off valve handle is damaged or missing. Recommend repair/replacement.



Front

9.2.1 WATER SUPPLY PIPING

**SUPPLY - CORROSION**

CRAWLSPACE


 Recommended Repairs/Corrections & Further Evaluations

Corrosion observed on the water supply piping. Recommend repair/maintenance.



### 9.3.1 DRAIN, WASTE, VENT PIPING

#### **DEFAULT - CAST IRON**

 Maintenance Items & Suggestions

Cast iron/galvanized DWV piping is beyond its intended service life. Suggest verifying overall condition and remaining service life with a qualified plumber, prior to the release of contingencies.

### 9.5.1 WASHER & DRYER CONNECTIONS

#### **WASHER/DRYER CONNECTIONS NOT INSTALLED**

 Maintenance Items & Suggestions

Washer/dryer connections are not installed. Suggest installing.

### 9.8.1 VENTILATION

#### **FAN - ATTIC TERMINATION**

 Recommended Repairs/Corrections & Further Evaluations

Bathroom exhaust vent terminates directly into attic. Recommend correcting.

# 10: WATER HEATERS

		IN	LI	NP	NI
10.1	EXHAUST VENT PIPE & COMBUSTION AIR	X			
10.2	FUEL PIPING & SHUT OFF VALVE	X			
10.3	WATER PIPING & SHUT OFF VALVE	X			
10.4	TEMPERATURE/PRESSURE RELIEF VALVE	X			
10.5	SEISMIC STRAPS	X			
10.6	PLATFORM/COMPARTMENT/CLOSET	X			
10.7	DRIP PAN/DRAIN LINE			X	
10.8	EXPANSION TANK			X	
10.9	WATER HEATER COMMENTS	X			

IN = Inspected    LI = LIMITED INSPECTION    NP = NOT PRESENT    NI = NOT INSPECTED

## Information

### Location

Exterior (rear), Exterior closet

### Manufacturer

Rheem

### Power Source

Natural gas (quick recovery)

### Capacity

40 Gallons

### Earthquake Straps

Correct

### Date of Manufactured

2022

### Water Heater Operation

Operational

### General Water Heater Photos




### Annual Maintenance

Water heaters should have annual maintenance performed. The client is advised to have the water heater serviced by a qualified plumber.

## Observations

10.1.1 EXHAUST VENT PIPE & COMBUSTION AIR

 Maintenance Items & Suggestions

**SCREWS MISSING**

Vent pipe is not secured at fitting(s) using screws. Suggest correcting.



10.1.2 EXHAUST

 Recommended Repairs/Corrections & Further Evaluations

VENT PIPE & COMBUSTION AIR

**TERMINATION HEIGHT CLEARANCES**

Inadequate termination of exhaust vent pipe. Vent should terminate at least 12 inches above the roof, to allow for proper drafting. Recommend correcting.



10.2.1 FUEL PIPING & SHUT OFF VALVE

 Maintenance Items & Suggestions

**SEDIMENT TRAP**

Sediment trap is not plumbed on the gas line. Suggest installing.

10.3.1 WATER

 Recommended Repairs/Corrections & Further Evaluations

PIPING & SHUT OFF VALVE

**VALVE - GATE TYPE**

The gate type valve is installed. Recommend upgrading to a ball valve type.



# 11: HEATING AND AIR CONDITIONING SYSTEMS

		IN	LI	NP	NI
11.1	EXHAUST VENT PIPE	X			
11.2	COOLING CONDITION		X		
11.3	HEATING CONDITION	X			
11.4	PLATFORM/COMPARTMENT/CLOSET	X			
11.5	THERMOSTATS	X			
11.6	DUCTING AND RETURN PLENUM		X		
11.7	AIR FILTER AND REGISTERS		X		
11.8	HEATING & COOLING COMMENTS	X			

IN = Inspected    LI = LIMITED INSPECTION    NP = NOT PRESENT    NI = NOT INSPECTED

## Information

### General Heating & Cooling Photo



### Heating Equipment Location

Living Room, Interior closet

### Air Conditioning Equipment Type

Window/Wall Cooling Unit

### Heating Equipment Type

Forced air furnace - natural gas

### Ductwork

Rigid

### HEATING CONDITION: Heating Operation

System Provided Heat



**THERMOSTATS : Thermostat Locations or Remote Controller**  
 Living room



**AIR FILTER AND REGISTERS: Filter Replacement Location**  
 Within the Furnace Compartment

**AIR FILTER AND REGISTERS: Filter Size**  
 Unable to Determine Inches

## Limitations

COOLING CONDITION

### WINDOW/WALL AC UNITS LIMITED

Window/wall A/C units are beyond the scope of this inspection. Suggest verifying condition.

## Observations

11.3.1 HEATING CONDITION

### SEDIMENT TRAP

 Maintenance Items & Suggestions

Sediment trap is installed or not correctly plumbed to the gas line. Suggest installing.

11.6.1 DUCTING AND RETURN PLENUM

 Recommended Repairs/Corrections & Further Evaluations

### DUCT - ASBESTOS

While asbestos and other chemical testing is beyond the scope of this inspection, my experience leads me to suspect the central air ducting may contain asbestos. Recommend further review by a qualified professional, prior to the end of the contingency period.



# 12: HEATING AND AIR CONDITIONING SYSTEMS ADU

		IN	LI	NP	NI
12.1	COOLING CONDITION			X	
12.2	HEATING CONDITION			X	

IN = Inspected    LI = LIMITED INSPECTION    NP = NOT PRESENT    NI = NOT INSPECTED

## Information

**Air Conditioning Equipment Type**    **Heating Equipment Type**

Not Installed

Not installed

## Observations

12.2.1  
HEATING  
CONDITION

 Recommended Repairs/Corrections & Further Evaluations

### HEAT SOURCE - NOT INSTALLED

Heating system is not installed. Recommend installing a heat source in all areas.



# 13: KITCHEN APPLIANCES

		IN	LI	NP	NI
13.1	DISHWASHER		X		
13.2	DISPOSAL	X			
13.3	STOVE/OVEN	X			
13.4	EXHAUST FAN/HOOD	X			
13.5	MICROWAVE	X			
13.6	REFRIGERATOR	X			
13.7	APPLIANCE COMMENTS	X			

IN = Inspected    LI = LIMITED INSPECTION    NP = NOT PRESENT    NI = NOT INSPECTED

## Information

### Dishwasher Brand

Whirlpool

### Disposal Brand

Americal Standard

### Exhaust Hood Brand

Allure

### Stove/Oven Brand

Whirlpool

### Microwave Brand

Unable to Determine

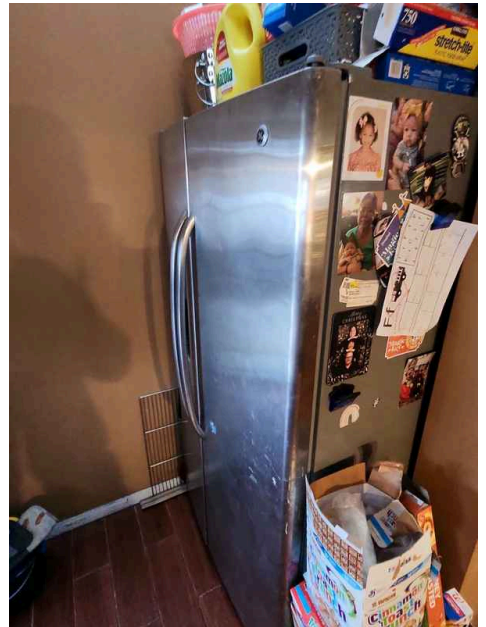
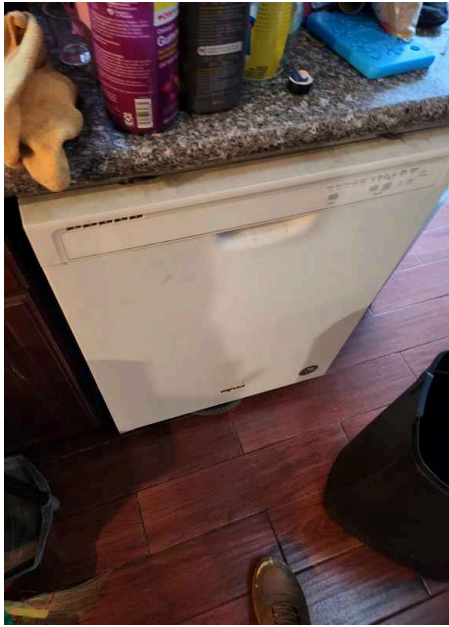
### Refrigerator Brand

General Electric

### Water Filtration

Not Installed

### General Kitchen Appliances Photos



### Limitations

DISHWASHER

#### PERSONAL ITEMS - LIMITED INSPECTION

Unable to inspect or run the appliance due to personal items. Suggest removal and verify its condition.



APPLIANCE COMMENTS

**VISUAL INSPECTION - DEFAULT**

A visual observation and basic function testing of the appliances was performed and run in normal modes only. The client is advised to verify condition of all modes and functions, prior to the end of the contingency period.

**Observations**

13.1.1 DISHWASHER

 Recommended Repairs/Corrections & Further Evaluations

**NOT SECURE TO CABINET**

Dishwasher is not secured/fastened to the cabinet. Recommend correcting.

13.1.2 DISHWASHER

 Recommended Repairs/Corrections & Further Evaluations

**DOOR SPRING**

Door spring is inoperable or missing. Recommend repair.

13.4.1 EXHAUST FAN/HOOD

 Maintenance Items & Suggestions

**DUCT TAPE**

The vent is incorrectly sealed at the fittings using duct tape. Suggest correcting.



13.4.2 EXHAUST FAN/HOOD

 Maintenance Items & Suggestions

**MISSING SCREENS**

Exhaust vent screen(s) missing. Suggest installing.



# 14: KITCHEN APPLIANCES ADU

		IN	LI	NP	NI
14.1	DISHWASHER			X	
14.2	DISPOSAL	X			
14.3	STOVE/OVEN			X	
14.4	EXHAUST FAN/HOOD			X	
14.5	MICROWAVE			X	
14.6	REFRIGERATOR			X	
14.7	APPLIANCE COMMENTS	X			

IN = Inspected    LI = LIMITED INSPECTION    NP = NOT PRESENT    NI = NOT INSPECTED

## Information

### General Kitchen Appliances Photos



**Dishwasher Brand**  
Not Installed

**Disposal Brand**  
Moen

**Exhaust Hood Brand**  
Not Installed

**Stove/Oven Brand**  
Not Installed

**Microwave Brand**  
Not Installed

**Refrigerator Brand**  
Not Installed

**Water Filtration**  
Not Installed

## Limitations

### APPLIANCE COMMENTS

#### **VISUAL INSPECTION - DEFAULT**

A visual observation and basic function testing of the appliances was performed and run in normal modes only. The client is advised to verify condition of all modes and functions, prior to the end of the contingency period.

## Observations

## 14.4.1 EXHAUST FAN/HOOD

**EXHAUST SOURCE - NOT INSTALLED**

Recommended Repairs/Corrections &amp; Further Evaluations

A stove cook-top exhaust vent is not installed. Recommend installing.

# 15: FINISHED INTERIOR, PLUMBING & ELECTRICAL

		IN	LI	NP	NI
15.1	WALLS, CEILINGS AND FLOORS		X		
15.2	INTERIOR DOORS		X		
15.3	CABINETS & COUNTERTOPS		X		
15.4	STAIRWAYS, HANDRAILS & GUARDRAILS			X	
15.5	FAUCETS, DRAINS & SHUT OFF VALVES (Functional Flow & Drainage)	X			
15.6	SINKS, SHOWERS, TUBS, TOILETS & BIDETS	X			
15.7	OUTLETS & GFCIS		X		
15.8	ELECTRICAL FIXTURES, CEILING FANS & DOOR BELLS	X			
15.9	INTERIOR COMMENTS	X			

IN = Inspected    LI = LIMITED INSPECTION    NP = NOT PRESENT    NI = NOT INSPECTED

## Information

### Flooring Material Type

Wood - Laminate, Wood Planks

### Walls & Ceiling Material Type

Drywall/Sheetrock, Buttonboard

### Railings

Not installed

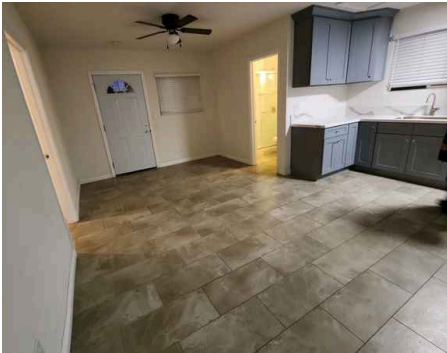
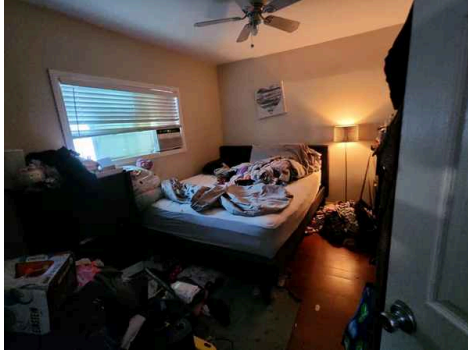
### Cabinet Material Type

Wood

### Counter Type

Quartz

### General Interior Photos



### Limitations

GENERAL

**OVERCROWDING (EXTREMELY LIMITED)**

Limited review of the interiors due to overcrowding of personal items.

CABINETS & COUNTERTOPS

**LIMITED REVIEW**

Limited review due to personal items.

OUTLETS & GFCIS

**LIMITED REVIEW**

Limited review due to personal items blocking access.

**Observations**

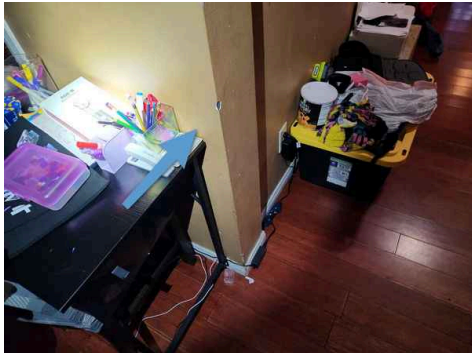
15.1.1 WALLS, CEILINGS AND FLOORS

**HOLES/PHYSICAL DAMAGE**

IN A NUMBER OF AREAS

Hole(s)/physical damage observed. Suggest repair.

 Maintenance Items & Suggestions



15.1.2

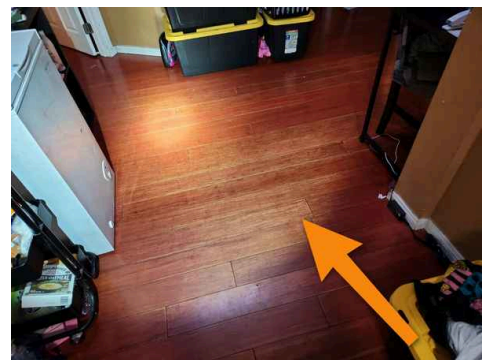
WALLS,  
CEILINGS AND FLOORS

 Recommended Repairs/Corrections & Further Evaluations

**SLOPING/CUPPING FLOORS**


IN A NUMBER OF AREAS

Uneven flooring observed. Recommend further review by a qualified contractor, prior to release of contingencies.



Hallway

15.1.3 WALLS, CEILINGS AND FLOORS

 Maintenance Items & Suggestions

**WORN FLOOR**

IN A NUMBER OF AREAS

Worn flooring observed. Suggest maintenance



Hallway

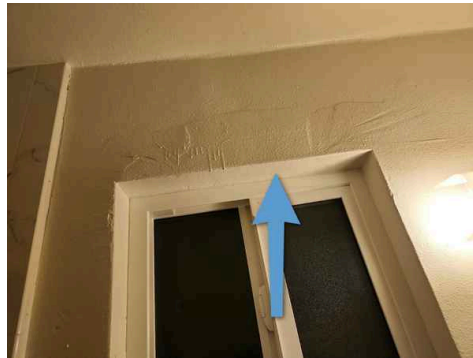
15.1.4 WALLS, CEILINGS AND FLOORS

 Maintenance Items & Suggestions

**SCUFFS AND UNEVEN PAINT**

IN A NUMBER OF AREAS

Scuffs and uneven paint observed in a number of areas. Suggest repainting or maintenance.

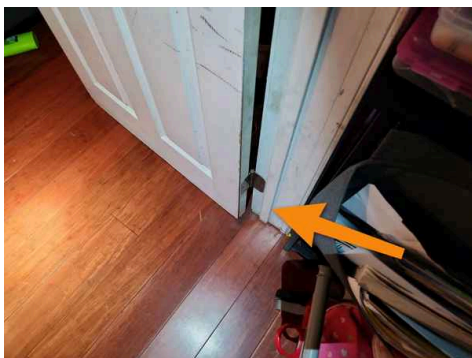


15.2.1 INTERIOR DOORS

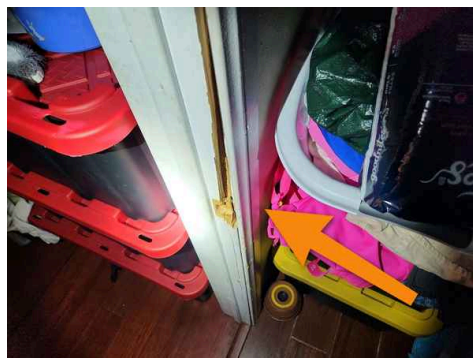
 Recommended Repairs/Corrections & Further Evaluations

**DOOR/FRAME - DAMAGED**

Door/door frame is damaged. Recommend repair/replacement.



Front Right Bedroom



Rear Bedroom

15.3.1



Recommended Repairs/Corrections &amp; Further Evaluations

CABINETS  
& COUNTERTOPS**WATER - STAINING/DAMAGE**

Moisture damage/dark stains. Hidden damage may not be observable. Recommend further review by a qualified professional, prior to the end of the contingency period.



Kitchen

15.5.1



Recommended Repairs/Corrections &amp; Further Evaluations

FAUCETS,  
DRAINS & SHUT OFF VALVES (Functional Flow & Drainage)**DRAIN - SLOW**

Slow drain observed. Recommend further review by a qualified plumber, prior to the release of contingencies.



Hallway Bathroom

15.5.2



Recommended Repairs/Corrections &amp; Further Evaluations

FAUCETS,  
DRAINS & SHUT OFF VALVES (Functional Flow & Drainage)**DRAIN - LEAKS**

Leaking drain line observed. Recommend repair.



Main Home Kitchen

15.5.3



Recommended Repairs/Corrections &amp; Further Evaluations

FAUCETS,  
DRAINS & SHUT OFF VALVES (Functional Flow & Drainage)**DRAINS - FLEX**

Incorrect installation of flexible drain piping observed. Recommend correcting.



ADU Bathroom

15.6.1

Recommended Repairs/Corrections & Further Evaluations

SINKS,  
SHOWERS, TUBS, TOILETS & BIDETS

**FIXTURES - SEAL DETERIORATED**

Caulking/grout is deteriorated. Recommend repair.



Hallway Bathroom

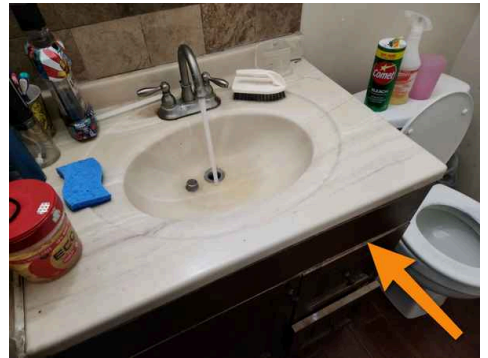
15.6.2

Recommended Repairs/Corrections & Further Evaluations

SINKS,  
SHOWERS, TUBS, TOILETS & BIDETS

**SINK - LOOSE**

Sink is loose/not secure. Recommend repair.



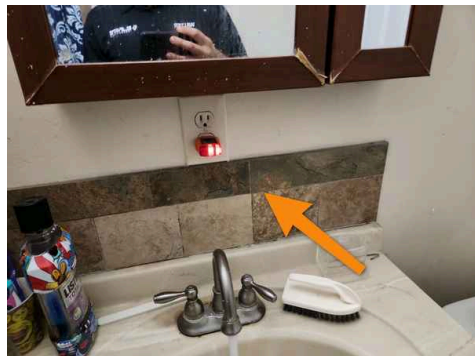
Hallway Bathroom

15.7.1 OUTLETS & GFCIS

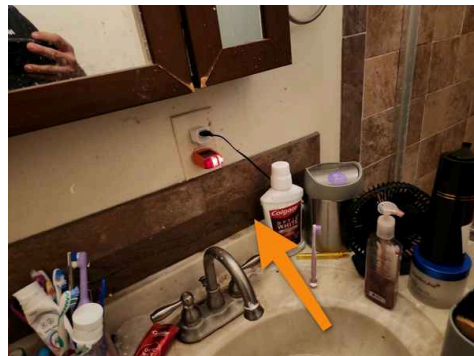
Recommended Repairs/Corrections & Further Evaluations

**OUTLET - GFCI**

Ground fault circuit interrupter(s) is not installed. Recommend installing.



Hallway Bathroom



Primary Bathroom

# 16: FOUNDATION, BASEMENT, AND UNDER-FLOOR AREAS

		IN	LI	NP	NI
16.1	ACCESS		X		
16.2	FOUNDATION STEM WALLS		X		
16.3	FLOOR FRAMING SYSTEM		X		
16.4	FOUNDATION ANCHORING AND CRIPPLE WALLS		X		
16.5	INSULATION			X	
16.6	VENTILATION		X		
16.7	STAIRS, STEPS & RAILINGS			X	
16.8	CRAWLSPACE COMMENTS		X		

IN = Inspected    LI = LIMITED INSPECTION    NP = NOT PRESENT    NI = NOT INSPECTED

## Information

### Access Method

Partial accessed due to restrictive clearances

### Access Location

Rear

### Perimeter Walls

Concrete stem walls

### Floor Structure

Wood framing, Wood Framing

### Piers & Posts

Concrete footings and wood posts

### Cripple Walls

Interior cripple wall present, Not Braced

### Sill Plate

Bolted

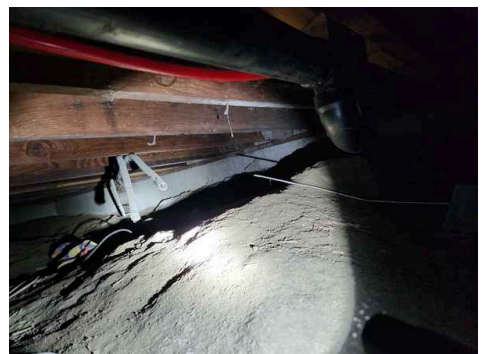
### Insulation

Not Installed

### Vapor Retarder

Not installed

### General Photos of the Foundation



## Limitations

### ACCESS

#### RESTRICTIVE CLEARANCES - LIMITED REVIEW

Limited evaluation of the crawlspace due to restrictive clearances such as ducting/plumbing/personal items or height of area. Recommend correcting and verifying condition of the crawlspace and all components, prior to release of contingencies.



FOUNDATION ANCHORING AND CRIPPLE WALLS

**BOLTED FOUNDATION**

Sill plate is bolted to the foundation. Determining the number and spacing of the bolts required is beyond the scope of this inspection.

**Observations**

16.2.1  Recommended Repairs/Corrections & Further Evaluations

FOUNDATI  
ON STEM WALLS

**EFFLORESCENCE**

Efflorescence observed on foundation walls or moisture at the soil. This is an indication of poor drainage and past/present water intrusion. See grading/drainage comments in the exterior category and gutter comments in the roofing section of this report.



16.2.2  Recommended Repairs/Corrections & Further Evaluations

FOUNDATI  
ON STEM WALLS

**VERTICAL CRACKS**

Cracking observed. Recommend repair



16.3.1  Recommended Repairs/Corrections & Further Evaluations

FLOOR  
FRAMING SYSTEM

**DETERIORATION/EVIDENCE OF TERMITES**

Deterioration/evidence of termites observed. Recommend further review by a qualified termite contractor, prior to the end of the contingency period.



16.3.2  
FLOOR  
FRAMING SYSTEM

**Recommended Repairs/Corrections & Further Evaluations**

**INADEQUATE BEAM/END BEARING**

Inadequate end bearing observed at the girder/beam. Recommend reinforcement by the installation a pier/post under the beam.



16.3.3 FLOOR FRAMING SYSTEM

**Recommended Repairs/Corrections & Further Evaluations**

**WOOD POST IN CONTACT GRADE/SOIL**

Wood post are in contact with soil. Recommend correcting.



16.3.4  
FLOOR  
FRAMING SYSTEM


**Recommended Repairs/Corrections & Further Evaluations**

**EVIDENCE OF SUBTERRANEAN TERMITES**

Evidence of subterranean termites observed. Recommend further review by a qualified termite specialist, prior to release of contingencies.



16.4.1 FOUNDATION ANCHORING AND CRIPPLE WALLS

 Maintenance Items & Suggestions

**CRIPPLE WALLS NOT BRACED**

Cripple walls are not braced. We suggest bracing to prevent racking/lateral movement as this enhanced earthquake seismic safety.



16.6.1 VENTILATION

 Recommended Repairs/Corrections & Further Evaluations

**OPEN/TORN/MISSING SCREENS**

Open, torn or missing screens observed at vents/penetrations. Recommend repair/screening to prevent nesting/pest.



Right

16.8.1 CRAWLSPACE COMMENTS

 Recommended Repairs/Corrections & Further Evaluations

**MOISTURE/GROWTH**

Moisture or microbial growth observed at the soil. This is indication of inadequate drainage and poor ventilation. We recommend further review by a qualified professional, prior to the release of contingencies.



# 17: FINAL CHECKLIST

		IN	LI	NP	NI
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IN = Inspected    LI = LIMITED INSPECTION    NP = NOT PRESENT    NI = NOT INSPECTED

## Information

**Turned Off Oven**

Yes

**Drained Sinks, Tubs and Showers**

Yes

**Turned Of All Lights, Interior/Exterior**

No

**Returned Thermostat to Original Setting**

Yes

**Locked Windows/Doors**

No

**Check and Closed Yard Gates**

Yes

**Reset All GFCI's**

Yes

**Removal All Equipment From Property**

Ladder, Thermal Camera, General Tools