



"California's *Premium* Inspection Service"

Home Inspection Report

Prepared For: Reza Atigehchi



**Address: 16670 Moorpark St, Los Angeles, CA
91436**

Inspector: Tyler Molloy
Agent: Michael Mehdizadeh
Report Number: TM02081826
Date of Inspection: 8/18/2026



California Real Estate
Inspection Association

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General Info

Property Address 16670 Moorpark St Los Angeles CA 91436	Date of Inspection 8/18/2026	Report ID TM02081826
Customer(s) Reza Atigehchi	Time of Inspection 03:30 PM	Real Estate Agent Michael Mehdizadeh Advance Investments Group

Inspection Details

Building Type: Single Family Residence	Number of Levels: Two Story Structure	Property Lot Type: Sloped Topography
Weather at Time of Inspection: Clear	Temperature at Time of Inspection: Approximately 80 to 90 degrees	Precipitation in last 36 hours: No
Occupation Status: Vacant	Parties Present: Buyer's Agent, Listing Agent	Estimated Age of Building: Over 80 years of age

Comment Key & Definitions

Comment Key or Definitions

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

Evaluated (EV) = I visually observed the item, component, or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Limited Evaluation (LE) = I visually observed the item, component, or unit to the best of my abilities, but was limited by personal items, obstructions, or other conditions listed during the course of the inspection.

Not Evaluated (NE) = I did not inspect this item, component, or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component, or unit is not in this home or building.

Recommend (RR) = The item, component, or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement. the property.

Executive Summary



Blue Ribbon Property Inspections

**300 E Bennett Ave., Unit 8
Glendora, CA 91741
(626)223-5571**

Customer
Reza Atigehchi

Address
16670 Moorpark St
Los Angeles CA 91436

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

1(A) . Roofing Coverings / Front House

1.0.A ROOFING MATERIAL & COVERINGS

Review, Repair, or Replace



(1) Blistering observed. We recommend further review of the entire roofing system by a qualified roofer, prior to the release of contingencies.



(3) Roof coverings are degranulating in areas. Recommend maintenance.



(4) Green material observed on coverings. Recommend correcting.



(5) Loose roofing material observed. We recommend further review of the entire roofing system by a qualified roofer, prior to the release of contingencies.

1.3.A GUTTERS, DOWNSPOUTS, AND DRAINAGE EQUIPMENT

Review, Repair, or Replace



Downspout does not kick outward at front of home and garage. Recommend correcting and installing splash blocks at the base of the downspouts to divert water away from the foundation.

1(B) . Roofing Coverings / Rear House

1.0.B ROOFING MATERIAL & COVERINGS

Review, Repair, or Replace



(1) Roofing material it beyond its estimated service life. We recommend further review of the entire roofing system by a qualified roofer, prior to the release of contingencies.



(2) Low voltage wiring was observed lying on the roof surface. This condition can impede the drainage of water from the roof. Recommend correcting.

1.3.B GUTTERS, DOWNSPOUTS, AND DRAINAGE EQUIPMENT

Review, Repair, or Replace



Loose gutter observed at rear house. Recommend repair.

2(A) . Attic Space / Front House

2.1.A CONDITION OF FRAMING & SHEATHING

Review, Repair, or Replace



Split rafter observed. Recommend repair.

2.2.A WATER STAINS & EVIDENCE OF LEAKING

Review, Repair, or Replace



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.

2.3.A INSULATION

Review, Repair, or Replace



(1) The insulation is installed with paper side exposed - safety concern. Recommend correcting.



(2) Insulation is in contact with the light fixtures. Recommend correcting.

2.5.A ATTIC COMMENTS

Review, Repair, or Replace



(1) Loose light at attic. Recommend repair.



(2) Rodent droppings observed. We recommend further review by a qualified pest control contractor, prior to the release of contingencies.

2(B) . Attic Space / Rear House

2.0.B ACCESS

Review, Repair, or Replace



(1) Missing hatch observed at bedroom closet. Recommend correcting.



(2) Although we attempt to access all attic areas, restrictive clearances limit our evaluation of the attic area and the systems and components within the attic.

3. Exteriors and Grounds

3.0 WALKWAYS AND DRIVEWAYS

Review, Repair, or Replace

(1) Displacement observed at driveway. Recommend repair.

3.2 WALL CLADDINGS**Review, Repair, or Replace**

(5) Bulging observed at the left side. Recommend further review by a qualified contractor, prior to the end of the contingency period.



(6) Weep screed flashing is covered along the bottom of the stucco wall cladding at back house. Recommend correcting.

3.3 TRIM, EAVES & FASCIA**Review, Repair, or Replace**

Deterioration observed in areas. We recommend further evaluation by a qualified termite specialist, prior to the release of contingencies.

3.4 GRADING/DRAINAGE & PLANTERS**Review, Repair, or Replace**

(1) Insufficient clearance observed between planters and the exterior wall. A two inch space between the planter and exterior wall is recommended to prevent moisture intrusion. Recommend correcting.



(2) Grading and drainage is inadequate at the front, rear, and sides of the buildings. We recommend regrading, filling in any low lying areas, or adding alternative means of drainage as needed.



(4) Drain at rear is covered/clogged with debris. Recommend correcting.

3.6 EXTERIOR DOORS**Review, Repair, or Replace**

Missing/deteriorated weather stripping observed at back house door. Recommend repair.

3.9 OUTLETS & GFCI**Review, Repair, or Replace**

Ground fault circuit interrupter function did not respond to test at exterior outlets. Recommend repair.

4. Main Electrical System (Roughed-In)

4.1 MAIN PANEL & SUB PANEL(S)**Review, Repair, or Replace**

(1) Wire bushing is missing at the interior of the panel. Recommend correcting.



(2) Interior access cover missing at left side back house panel. Recommend correcting.

4.2 MAIN DISCONNECT & OVERLOAD PROTECTION (Breakers/Fuses)**Review, Repair, or Replace**

(1) Circuits breakers are not labeled clearly. Recommend correcting.



(2) Arch fault circuit interrupters (AFCI) and surge protection is not installed on all branch circuits for both houses. Recommend installing AFCI breakers as a safety enhancement.

4.3 BRANCH WIRING & GROUNDING**Review, Repair, or Replace**

(1) Open splices observed at front house living room - safety concern. Recommend correcting.

5. Main Plumbing System (Roughed-In)

5.1 WATER DISTRIBUTION PIPING

Review, Repair, or Replace

-  (1) Leaking observed at supply piping to sprinkler line at back house. Recommend repair.
-  (2) The copper supply line are black in color at the crawlspace. Recommend further review by a qualified plumber, prior to the end of the contingency period.

5.2 DRAIN, WASTE, VENT PIPING (Readily visible)

Review, Repair, or Replace

-  (1) Open and leaking drain line observed at right side of front house. Recommend repair.
-  (3) Unable to locate main clean-out access. Recommend verifying location or installing where needed.

5.3 MAIN GAS SHUT-OFF & FUEL PIPING

Review, Repair, or Replace

-  (2) Rust/corrosion observed at the gas supply piping. Recommend further review by a qualified plumber, prior to the end of the contingency period.

5.4 WASHER & DRYER CONNECTIONS

Review, Repair, or Replace

-  (2) Evidence of leaking observed at rear house washing machine faucets. Recommend repair.

5.5 VENTILATION (Bathroom & laundry room)

Review, Repair, or Replace

-  Exhaust fan did not respond to test at laundry room . Recommend repair/replace.

5.6 FAUCETS, DRAINS & SHUT OFF VALVES (Functional flow & drainage)

Review, Repair, or Replace

-  (1) Hose spigot is installed upstream of the reducing valve. Recommend correcting.
-  (2) Faucet leaks at front (exterior) hose bib. Recommend repair.
-  (3) Faucet is loose at Jack and Jill bathroom. Recommend correcting.
-  (4) Leaking drain line observed at the Jack and Jill bathroom sink. Recommend repair.

6(A) . Heating & Central Air Conditioning Front House

6.0.A EXHAUST VENT PIPE

Review, Repair, or Replace

-  (1) Exhaust vent pipe is in contact with combustible material. Recommend correcting.
-  (2) Poorly connected vent pipe. Recommend correcting.

6.2.A COOLING CONDITION

Review, Repair, or Replace

-  (1) Deterioration or missing insulation at refrigeration line. Recommend replacement.
-  (4) Missing dead front observed at AC disconnect. Recommend repair.

6.3.A CONDENSATE REMOVAL**Review, Repair, or Replace**

Drip pan and drain line not installed. Recommend repair.

6.7.A AIR FILTER AND REGISTERS**Review, Repair, or Replace**

Air filter is dirty. Recommend replacement and servicing of the system.

6(B) . Heating & Central Air Conditioning Rear House

6.2.B COOLING CONDITION**Review, Repair, or Replace**

(1) Deterioration or missing insulation at refrigeration line. Recommend replacement.

6.7.B AIR FILTER AND REGISTERS**Review, Repair, or Replace**

Air filter is dirty. Recommend replacement and servicing of the system.

7. Fireplaces & Chimneys

7.0 CHIMNEY STRUCTURE**Review, Repair, or Replace**

Chase cover is sealed to chase. We recommend further review by a qualified fireplace specialist, prior to the release of contingencies.

7.1 CAP, FLUE & SPARK ARRESTOR**Review, Repair, or Replace**

Physical damage and missing sealant observed at termination cap. We recommend further review by a qualified fireplace specialist, prior to the release of contingencies.

7.3 FIREBOX, HEARTH & DOORS**Review, Repair, or Replace**

(1) Glass doors and a protective screen surround are not installed at living room. Recommend installing.



(2) Soot and creosote buildup observed at living room fireplace. We recommend further review by a qualified fireplace specialist, prior to the release of contingencies.

7.4 DAMPERS**Review, Repair, or Replace**

Locking device is not installed at damper. Recommend installing.

8. Garage & Garage Door Openers

8.1 FLOOR/SLAB**Review, Repair, or Replace**

Sloping uneven floor observed and racked door frame. We recommend further review by a qualified contractor, prior to the release of contingencies.

8.5 OUTLETS & GFCI

Review, Repair, or Replace Ground fault circuit interrupter(s) is not installed at garage. Recommend installing.

9(A) . Water Heaters / Front House

9.1.A FUEL PIPING & SHUT OFF VALVE**Review, Repair, or Replace** Sediment trap is not plumbed on the gas line. Recommend correcting.**9.3.A TEMPERATURE/PRESSURE RELIEF VALVE & DISCHARGE LINE****Review, Repair, or Replace** Temperature pressure relief valve is installed without a discharge line. Recommend correcting.

9(B) . Water Heaters / Rear House

9.0.B EXHAUST VENT PIPE & COMBUSTION AIR**Review, Repair, or Replace** Poorly fitted vent pipes observed. Recommend correcting.**9.1.B FUEL PIPING & SHUT OFF VALVE****Review, Repair, or Replace** Sediment trap is not plumbed on the gas line. Recommend correcting.**9.4.B SEISMIC STRAPS****Review, Repair, or Replace** Inadequate installation of earthquake strapping observed. Tank must be blocked or against the rear wall, strapping is required to be in the upper and lower 1/3 sections, wrap completely around the water heater, flange outward and fasten to the wall. Recommend correcting.

10(A) . Kitchen Appliances / Front House

10.1.A STOVE/OVEN**Review, Repair, or Replace** Anti-tip bracket is not installed. Recommend installing.**10.3.A DISPOSAL****Review, Repair, or Replace** Disposal is hard wired. Recommend installing an outlet and an Underwriters Laboratories (U.L.) listed cord.

10(B) . Kitchen Appliances / Rear House

10.0.B DISHWASHER**Review, Repair, or Replace** Dishwasher is not secured/fastened to the cabinet. Recommend correcting.**10.1.B STOVE/OVEN**

Review, Repair, or Replace

Anti-tip bracket is not installed. Recommend installing.

11(A) . Interior Rooms / Front House

11.0.A FLOORS

Review, Repair, or Replace

(1) Sloping or even floors observed throughout the home. Recommend further review by a qualified structural engineer, prior to the end of contingency period.

(2) Loose flooring material observed at kitchen area. Recommend repair.

11.1.A WALLS & CEILINGS

Review, Repair, or Replace

(3) Moisture damage observed at master bedroom wall(s). Hidden damage may not be observable. Recommend further review by a qualified professional, prior to the end of the contingency period.

11.4.A CABINETS & COUNTERTOPS

Review, Repair, or Replace

(1) Moisture damage observed at kitchen cabinetry. Hidden damage may not be observable. We recommend further review by a qualified mold specialist, prior to the release of contingencies.

(2) Physical damage observed at kitchen cabinet. Recommend repair.

11.6.A LIGHT FIXTURES, CEILING FANS & DOOR BELL

Review, Repair, or Replace

Water observed at light fixture in bedroom closet. We recommend further review by a qualified contractor, prior to the release of contingencies.

11.7.A SINKS, SHOWERS, TUBS, TOILETS & BIDETS

Review, Repair, or Replace

(1) Toilet base is loose at hall bathroom. The wax ring at the toilet base must have a water-tight seal to prevent leakage from occurring. Therefore, we recommend replacing the wax ring and securing the base of the toilet to the floor.

(2) Missing toilet seat observed at hallway bathroom. Recommend correcting.

11.8.A FAUCETS, DRAINS & SHUT OFF VALVES (Functional flow & drainage)

Review, Repair, or Replace

(1) Leaking observed at shower head stem in master bathroom. Recommend repair.

(2) Shower diverter is inoperable at master bathroom. Recommend repair.

(3) Poorly fitted drain line observed at master bathroom sink. Recommend repair.

(4) Incorrect installation of flexible drain piping observed at wet bar sink. Recommend correcting.

11.9.A SMOKE & CARBON MONOXIDE DETECTORS

Review, Repair, or Replace

(1) Carbon monoxide detector is not installed at the 2nd level hallway - safety concern. Recommend installing.

(2) Smoke detector is not installed at the 2nd level hallway - safety concern. Recommend installing.

11.10.A STAIRS & RAILINGS

Review, Repair, or Replace

-  (1) The baluster spacing is wider than current standards at the stairs - safety concern. Recommend correcting.
-  (2) The risers are open at the stairway - safety concern. Recommend correcting.

11(B) . Interior Rooms / Rear House

11.0.B FLOORS

Review, Repair, or Replace

-  (1) Sloping or even floors observed throughout the home. Recommend further review by a qualified structural engineer, prior to the end of contingency period.
-  (2) Excessive wear and tear observed at flooring material throughout unit. Recommend replacement.
-  (3) Cupping observed at master bedroom and laundry room vinyl. Hidden damage may not be observable. Recommend further review by a qualified contractor, prior to the end of the contingency period.

11.4.B CABINETS & COUNTERTOPS

Review, Repair, or Replace

-  Black staining and moisture damage observed at ensuite bathroom cabinetry, jack/Jill bathroom cabinet, and kitchen cabinets. Hidden damage may not be observable. We recommend further review by a qualified mold specialist, prior to the release of contingencies.

11.5.B OUTLETS & GFCI

Review, Repair, or Replace

-  Cover plates are missing at master bedroom. Recommend correcting.

11.7.B SINKS, SHOWERS, TUBS, TOILETS & BIDETS

Review, Repair, or Replace

-  (1) Sink at ensuite bathroom is cracked. Recommend repair.
-  (2) Toilet tank is loose at the toilet in the rear ensuite bathrooms. Recommend correcting.

11.8.B FAUCETS, DRAINS & SHUT OFF VALVES (Functional flow & drainage)

Review, Repair, or Replace

-  (1) Faucet to tub is not functioning correctly and made unusual noise when in operation in ensuite bathroom. We recommend further review on the entire supply system by a qualified plumber, prior to the release of contingencies.
-  (3) Tub/shower faucet did not respond to test at rear ensuite bathroom and Jack and Jill bathroom. Recommend correcting.
-  (4) Leaking drain lines observed at the jack and Jill bathroom sinks. Recommend repair.
-  (5) Faucet is loose at jack and Jill bathroom sink. Recommend correcting.

11.9.B SMOKE & CARBON MONOXIDE DETECTORS

Review, Repair, or Replace

-  (1) Smoke detector is not installed at the bedroom - safety concern. Recommend installing.
-  (2) Carbon monoxide detector is not installed at the living room - safety concern. Recommend installing.

12. Crawlspace, Basement, & Underfloor Areas

12.2 CONDITION OF FRAMING & SUBFLOOR

Review, Repair, or Replace

Floor joists above the crawlspace beam (girder) are elevated on individual wood shim blocks rather than bearing continuously along the top of the beam. This setup creates point loads rather than uniform load distribution across the girder, leaves unsupported gaps beneath joist spans, and relies on unfastened or temporary wood blocks that can shift over time as humidity changes or structural movement occurs. We recommend further review by a qualified foundation specialist, prior to the release of contingencies.

12.5 VENTILATION**Review, Repair, or Replace**

Open, loose, and missing screens observed at vents. Recommend correcting.

13. Pool & Spa

13.0 OPERATIONAL CONDITION OF POOL/SPA**Recommendation**

Evaluation of built-in pools, spas, hot tubs, and their associated mechanical equipment (including pumps, heaters, filtration systems, and automation controls) is beyond the scope of a standard visual home inspection. The spa equipment was not operated, tested, or evaluated for functionality, leak integrity, or code compliance. Inspection of this area was strictly limited to a visual verification of whether basic site-observed safety barrier features (e.g., perimeter fencing, self-closing gates, surface covers, or required safety alarms) were present at the time of inspection. We recommend further evaluation by a licensed pool and spa contractor prior to the release of contingencies.

14. Safety Features Present for Drowning Prevention

14.0 Enclosure Safety Feature**Recommendation**

(1) Pool enclosure and gates are not installed to meet The Pool Safety Act requirements - safety concern. See enclosure section of the report for further details.

14.1 Exit Alarms Safety Feature**Recommendation**

Exit alarms are not installed at all windows and doors accessing the pool area - safety concern. Recommend immediately installing for safety.

14.2 Safety Features Present for Drowning Prevention Comments**Recommendation**

The pool or spa is not equipped with any of the seven drowning prevention safety features listed in subdivision (a) of Section 115922 of the Health and Safety Code. Recommend immediately equipping the pool or spa with at least two of the seven drowning safety features.

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

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Tyler Molloy

1(A) . Roofing Coverings / Front House

CREIA Standards of Practice - Items to be inspected: Items to be inspected: 1. Covering 2. Drainage 3. Flashings 4. Penetrations 5. Skylights. The inspector is not required to: 1. Walk on the roof surface if in the opinion of the inspector there is risk of damage or a hazard to the inspector 2. Warrant or certify that roof systems, coverings or components are free from leakage



Styles & Materials

Method Used to Observe Roof Covering:
Viewed With Drone

Roof Structure Types:
Gable
Low Slope (less than 3:12 pitch)

Roof Covering Material:
Shingle - 3 Tab Asphalt Composition Type
Shingle - Architectural Asphalt Composition Type
Concrete Tile

Layers of Roofing Material:

One

Vent Penetrations:

- Plumbing Vent(s)
- Heating Vent(s)
- Air Vent(s)

Flashing Materials:

Metal

Gutters & Downspouts:

Metal

[Items](#)

1.0.A ROOFING MATERIAL & COVERINGS

Comments: Review, Repair, or Replace



1.0.A Item 1(Picture)



(1) Blistering observed. We recommend further review of the entire roofing system by a qualified roofer, prior to the release of contingencies.

(2) Vegetation on or overhanging the roof. Suggest cleaning the roof surface and or cutting back the trees/vegetation.



1.0.A Item 2(Picture)



(3) Roof coverings are degranulating in areas. Recommend maintenance.



1.0.A Item 3(Picture)



(4) Green material observed on coverings. Recommend correcting.



1.0.A Item 4(Picture)



1.0.A Item 5(Picture)



(5) Loose roofing material observed. We recommend further review of the entire roofing system by a qualified roofer, prior to the release of contingencies.

1.1.A ROOF VENTS & PENETRATIONS

Comments: Limited Evaluation

Deteriorated sealant observed at a number of roof penetrations. Suggest re-sealing.

1.2.A ROOF FLASHINGS

Comments: Limited Evaluation

1.3.A GUTTERS, DOWNSPOUTS, AND DRAINAGE EQUIPMENT

Comments: Review, Repair, or Replace



1.3.A Item 1(Picture)



1.3.A Item 2(Picture)



Downspout does not kick outward at front of home and garage. Recommend correcting and installing splash blocks at the base of the downspouts to divert water away from the foundation.

1.4.A ROOF COMMENTS

Comments: Limited Evaluation

(1) Although we do inspect all readily accessible areas of the roof system, we cannot warrant or certify that roof systems, coverings, or components are free from leakage.

(2) The roof was viewed using drone camera system. Although this method is better than viewing the roof from a ladder or the ground it does not replace the walking of a roof for inspection purposes. Due to the roofing material or height of the roof we were unable to walk the roof and the inspection of the roof was limited. We suggest verifying condition with a qualified roofer, prior to the release of contingencies.

The roof of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during the inspection and current weather conditions. Our inspection makes an attempt to find a leak but in most cases we are UNABLE to determine if active leaking is present, even during or immediately after precipitation. 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 evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of the roof system was made at the time of inspection, (due to roof coverings, height, slope, etc.) the client is advised to consult a qualified roofer to verify the overall condition, prior to the end of the contingency period.

1(B) . Roofing Coverings / Rear House

CREIA Standards of Practice - Items to be inspected: Items to be inspected: 1. Covering 2. Drainage 3. Flashings 4. Penetrations 5. Skylights. The inspector is not required to: 1. Walk on the roof surface if in the opinion of the inspector there is risk of damage or a hazard to the inspector 2. Warrant or certify that roof systems, coverings or components are free from leakage



Styles & Materials

Method Used to Observe Roof Covering:
Viewed With Drone

Layers of Roofing Material:
One

Roof Structure Types:
Gable

Vent Penetrations:
Plumbing Vent(s)
Heating Vent(s)

Roof Covering Material:
Shingle - 3 Tab Asphalt Composition Type

Flashing Materials:
Metal

Air Vent(s)

Gutters & Downspouts:

Metal

Items

1.0.B ROOFING MATERIAL & COVERINGS

Comments: Review, Repair, or Replace



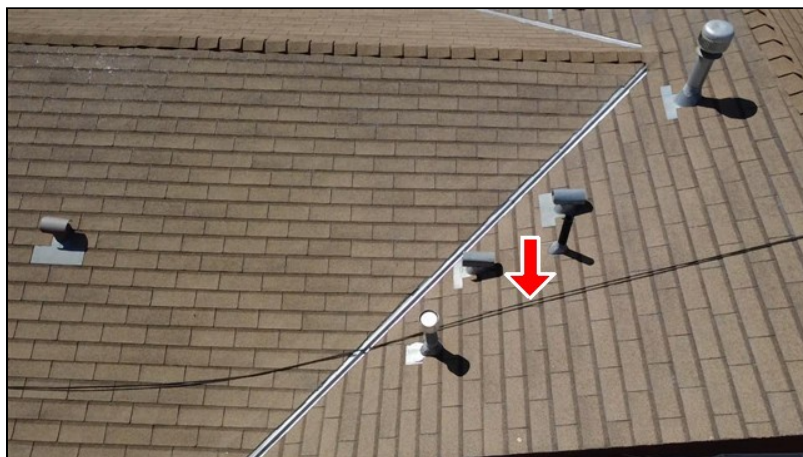
1.0.B Item 1(Picture)



1.0.B Item 2(Picture)



(1) Roofing material is beyond its estimated service life. We recommend further review of the entire roofing system by a qualified roofer, prior to the release of contingencies.



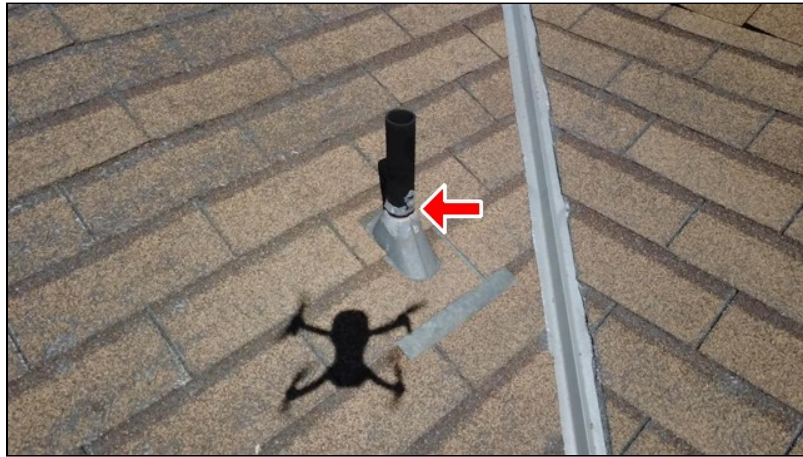
1.0.B Item 3(Picture)



(2) Low voltage wiring was observed lying on the roof surface. This condition can impede the drainage of water from the roof. Recommend correcting.

1.1.B ROOF VENTS & PENETRATIONS

Comments: Evaluated



1.1.B Item 1(Picture)

Deteriorated sealant observed at a number of roof penetrations. Suggest re-sealing.

1.2.B ROOF FLASHINGS

Comments: Limited Evaluation

1.3.B GUTTERS, DOWNSPOUTS, AND DRAINAGE EQUIPMENT

Comments: Review, Repair, or Replace



1.3.B Item 1(Picture)



Loose gutter observed at rear house. Recommend repair.

1.4.B ROOF COMMENTS

Comments: Limited Evaluation

(1) Although we do inspect all readily accessible areas of the roof system, we cannot warrant or certify that roof systems, coverings, or components are free from leakage.

(2) The roof was viewed using drone camera system. Although this method is better than viewing the roof from a ladder or the ground it does not replace the walking of a roof for inspection purposes. Due to the roofing material or height of the roof we were unable to walk the

roof and the inspection of the roof was limited. We suggest verifying condition with a qualified roofer, prior to the release of contingencies.

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The roof of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during the inspection and current weather conditions. Our inspection makes an attempt to find a leak but in most cases we are UNABLE to determine if active leaking is present, even during or immediately after precipitation. 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 evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of the roof system was made at the time of inspection, (due to roof coverings, height, slope, etc.) the client is advised to consult a qualified roofer to verify the overall condition, prior to the end of the contingency period.

2(A) . Attic Space / Front House

(Refer to Part 2, Section 4 of the CREIA Standards of Practice) Items to be inspected: 1. Framing 2. Ventilation 3. Insulation. The inspector is not required to: 1. Inspect mechanical attic ventilation systems or components 2. Determine the composition or energy rating of insulation materials.



Styles & Materials

Attic Observation Method: Partially Accessed - Restrictive Clearances	Access Location: Bedroom Closet 2nd Level	Roof & Ceiling Structure: 2"x 4" Rafters 2"x 6" Rafters 2"x 8" Rafters
Insulation: Batts - Fiberglass	Roof Paper: Not Observable	Air Ventilation Type: Gable
Sheathing: Plywood		

Items

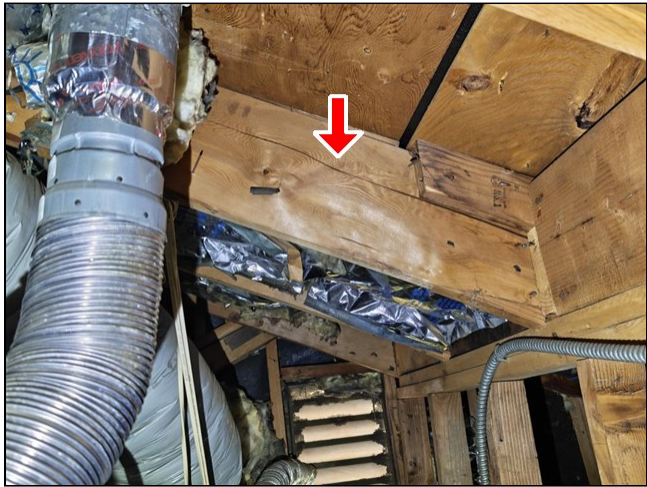
2.0.A ACCESS

Comments: Limited Evaluation

Although we attempt to access all attic areas, restrictive clearances limit our evaluation of the attic area and the systems and components within the attic.

2.1.A CONDITION OF FRAMING & SHEATHING

Comments: Review, Repair, or Replace



2.1.A Item 1(Picture)



Split rafter observed. Recommend repair.

2.2.A WATER STAINS & EVIDENCE OF LEAKING

Comments: Review, Repair, or Replace



2.2.A Item 1(Picture)



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.

2.3.A INSULATION

Comments: Review, Repair, or Replace



2.3.A Item 1(Picture)



(1) The insulation is installed with paper side exposed - safety concern. Recommend correcting.



2.3.A Item 2(Picture)



(2) Insulation is in contact with the light fixtures. Recommend correcting.

2.4.A ROOF VENTILATION (Gables, eaves, fans)

Comments: Evaluated

2.5.A ATTIC COMMENTS

Comments: Review, Repair, or Replace



2.5.A Item 1(Picture)



(1) Loose light at attic. Recommend repair.



2.5.A Item 2(Picture)



(2) Rodent droppings observed. We recommend further review by a qualified pest control contractor, prior to the release of contingencies.

The attic space(s) of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, insulation or stored personal items can limited the inspection of various components in the attic space. Please be aware that the inspector has your best interests 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 evaluation or repair issues as it relates to the components in this inspection report. If a limited evaluation of the attic space(s) was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition, prior to the end of the contingency period.

2(B) . Attic Space / Rear House

(Refer to Part 2, Section 4 of the CREIA Standards of Practice) Items to be inspected: 1. Framing 2. Ventilation 3. Insulation. The inspector is not required to: 1. Inspect mechanical attic ventilation systems or components 2. Determine the composition or energy rating of insulation materials.



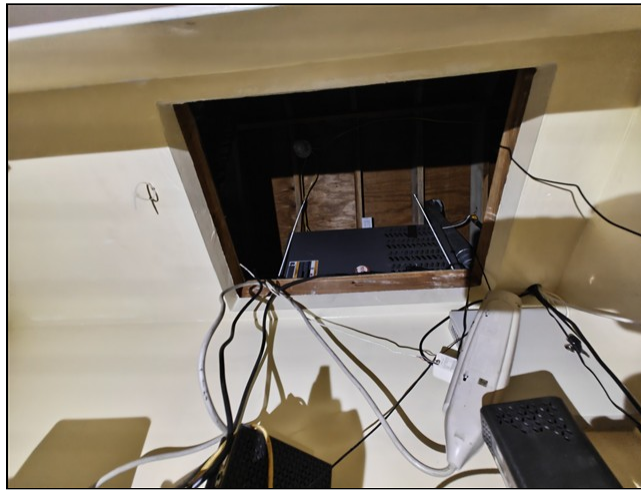
Styles & Materials

Attic Observation Method: Partially Accessed - Restrictive Clearances	Access Location: Bedroom Closet	Roof & Ceiling Structure: 2"x 6" Rafters 2"x 6" Ceiling Joists
Insulation: Batts - Fiberglass	Roof Paper: Not Observable	Air Ventilation Type: Gable
Sheathing: Plywood		

Items

2.0.B ACCESS

Comments: Review, Repair, or Replace



2.0.B Item 1(Picture)



(1) Missing hatch observed at bedroom closet. Recommend correcting.



(2) Although we attempt to access all attic areas, restrictive clearances limit our evaluation of the attic area and the systems and components within the attic.

2.1.B CONDITION OF FRAMING & SHEATHING

Comments: Limited Evaluation

2.2.B INSULATION

Comments: Evaluated

2.3.B ROOF VENTILATION (Gables, eaves, fans)

Comments: Evaluated

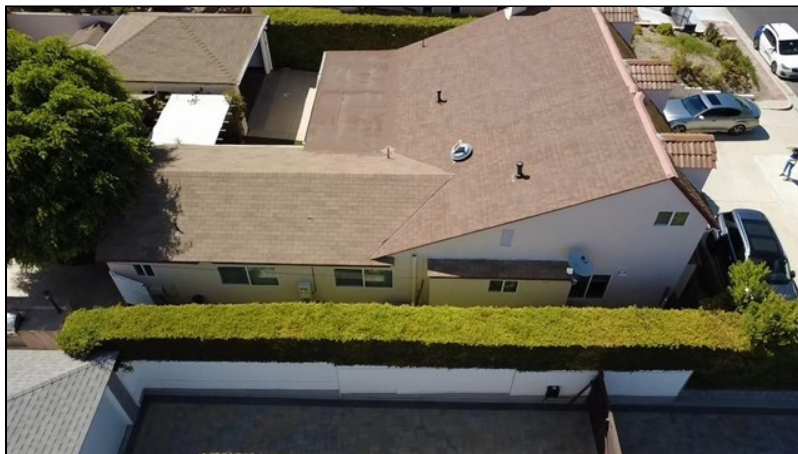
2.4.B ATTIC COMMENTS

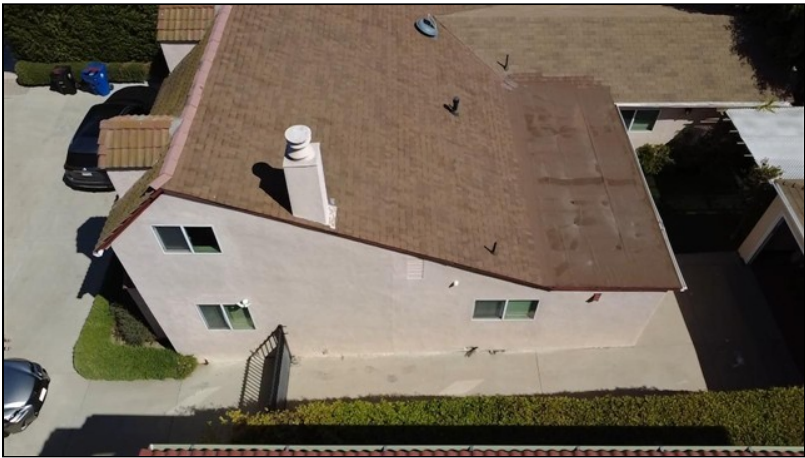
Comments: Evaluated

The attic space(s) of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, insulation or stored personal items can limited the inspection of various components in the attic space. Please be aware that the inspector has your best interests 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 evaluation or repair issues as it relates to the components in this inspection report. If a limited evaluation of the attic space(s) was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition, prior to the end of the contingency period.

3. Exteriors and Grounds

(Refer to Part 4 Section 2 of the CREIA Standards of Practice) Items to be inspected: 1. Surface grade directly adjacent to the buildings 2. Doors and windows 3. Attached decks, porches, patios, balconies, stairways and their enclosures, handrails and guardrails 4. Wall cladding and trim 5. Portions of walkways and driveways that are adjacent to the buildings. The inspector is not required to: 1. Inspect door or window screens, shutters, awnings, or security bars 2. Inspect fences or gates or operate automated door or gate openers or their safety devices 3. Use a ladder to inspect systems or components





Styles & Materials

Lot Type: Sloped	Walkway Material: Concrete	Driveway Material: Concrete
Exterior Wall Cladding: Stucco	Trim Material: Wood	Exterior Wall Structure: Wood Framing
Exterior Door(s) Type & Material: Wood - Windowed Metal Clad	Exterior Window(s) Type & Material: Sliding Stationary	Exposed Foundation: Concrete Slab Raised Foundation
Fencing/Wall Material: Block Wall Wrought Iron Plastic/Vinyl	Planters: Block	

Items

3.0 WALKWAYS AND DRIVEWAYS

Comments: Review, Repair, or Replace



(1) Displacement observed at driveway. Recommend repair.

(2) Cracking observed at walkway(s) and driveway. Suggest repair.

3.1 PORCH, DECKS, BALCONIES, STAIRS/RAILINGS AND PATIO COVERS

Comments: Evaluated

3.2 WALL CLADDINGS

Comments: Review, Repair, or Replace

(1) Limited observation of wall cladding due vegetation or personal items.



3.2 Item 1(Picture)

(2) We observed evidence of repairs in a number of location(s). However, we are unable to determine the cause or effectiveness of these repairs. If the client desires further information about these areas, we suggest conferring with the seller or further evaluating these areas with a qualified contractor before releasing contingencies.

(3) Vegetation is in direct contact with the wall cladding. Suggest trimming or removal.

(4) Cracks observed at the wall cladding in a number of areas. Suggest repair.



3.2 Item 2(Picture)

 (5) Bulging observed at the left side. Recommend further review by a qualified contractor, prior to the end of the contingency period.



3.2 Item 3(Picture)



(6) Weep screed flashing is covered along the bottom of the stucco wall cladding at back house. Recommend correcting.

3.3 TRIM, EAVES & FASCIA

Comments: Review, Repair, or Replace



3.3 Item 1(Picture)



3.3 Item 2(Picture)



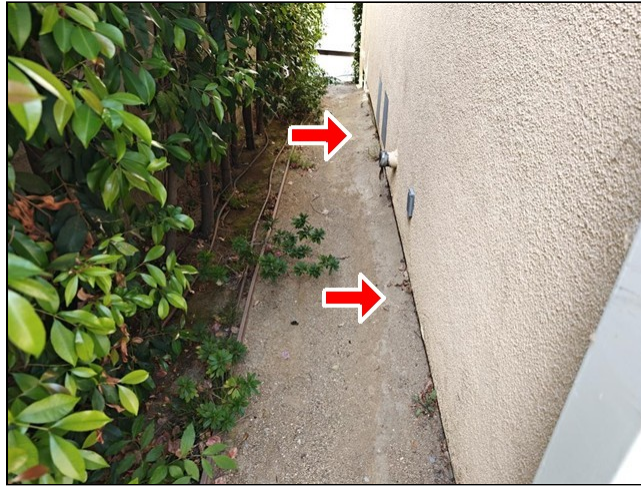
Deterioration observed in areas. We recommend further evaluation by a qualified termite specialist, prior to the release of contingencies.

3.4 GRADING/DRAINAGE & PLANTERS

Comments: Review, Repair, or Replace



(1) Insufficient clearance observed between planters and the exterior wall. A two inch space between the planter and exterior wall is recommended to prevent moisture intrusion. Recommend correcting.



3.4 Item 1(Picture)



(2) Grading and drainage is inadequate at the front, rear, and sides of the buildings. We recommend regrading, filling in any low lying areas, or adding alternative means of drainage as needed.



3.4 Item 2(Picture)

(3) Sub surface drainage observed on property. We advise the client to verify the overall condition with a qualified drainage contractor, prior to the release of contingencies.



3.4 Item 3(Picture)



(4) Drain at rear is covered/clogged with debris. Recommend correcting.

3.5 EXPOSED FOUNDATION

Comments: Evaluated

(1) Concrete slab on grade foundation observed. A slab-on-grade is a type of shallow foundation in which a concrete slab rests directly on the ground below it. A slab-on-grade foundation usually consists of a thin layer of concrete across the entire area of the foundation with thickened footings at the edges or below load bearing walls in the middle of the building. Homes built with a slab foundation could have plumbing lines, gas lines, HVAC ducting, and other building components in the slab. We cannot observe these conditions visually, and therefore they are beyond the scope of this inspection. In addition, interior floor coverings and exterior vegetation limit our view of the slab and the slab edge.

(2) The building is constructed on a raised foundation type. A raised foundation is typically comprised of a concrete footing called a stem wall with supporting piers and posts. Sometimes cripple walls are installed between the stem wall and the subfloor. The space created below the subfloor is called the crawlspace. Wall cladding material, Interior flooring material, personal items, and exterior vegetation limit our view of the raised foundation's subfloor and exterior stem walls.

3.6 EXTERIOR DOORS

Comments: Review, Repair, or Replace



3.6 Item 1(Picture)



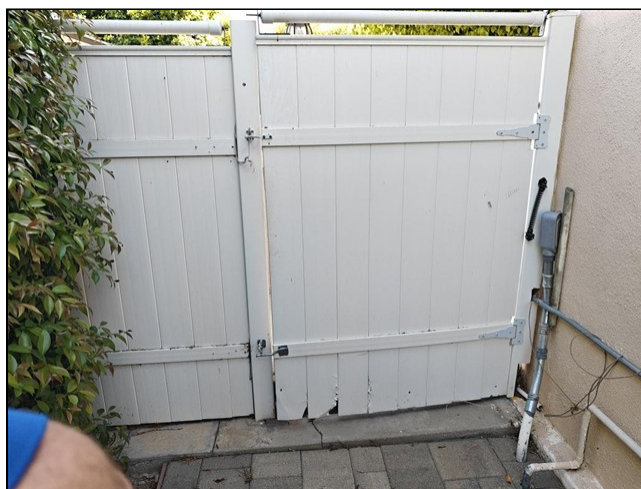
Missing/deteriorated weather stripping observed at back house door. Recommend repair.

3.7 EXTERIOR WINDOWS & FRAMES

Comments: Limited Evaluation

3.8 FENCING, WALLS & GATES

Comments: Limited Evaluation



3.8 Item 1(Picture)

Loose and damaged gate at left side of home. Suggest repair.

3.9 OUTLETS & GFCI

Comments: Review, Repair, or Replace



3.9 Item 1(Picture)



Ground fault circuit interrupter function did not respond to test at exterior outlets. Recommend repair.

3.10 LIGHT FIXTURES & CEILING FANS

Comments: Evaluated

3.11 FAUCETS, DRAINS & SHUT OFF VALVES

Comments: Limited Evaluation

3.12 YARD SPRINKLER SYSTEMS

Comments: Not Evaluated

Sprinkler system is controlled by a timing device. Timing devices are beyond the scope of this inspection. We suggest verifying systems performance, prior to the release of contingencies.

3.13 EXTERIOR COMMENTS

Comments: Limited Evaluation

No matter the age of the building, we advise asking about any permits and inspection records with final signatures for the building and for any changes, remodels, or additions that could have been made to the building. Historical investigation of the history or permits of the building is beyond the scope of this inspection.

The exterior of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Stored personal items, vegetation or restricted access can limited the inspection of various components of the exterior. Please be aware that the inspector has your best interests 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 evaluation or repair issues as it relates to the components in this inspection report. If a limited evaluation of the exterior was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition, prior to the end of the contingency period.

4. Main Electrical System (Roughed-In)

(Refer to Part 2, Section 6 of the CREIA Standards of Practice) Items to be inspected: 1. Service equipment 2. Electrical panels 3. Circuit wiring 4. Switches, receptacles, outlets and lighting fixtures. The inspector is not required to: 1. Operate circuit breakers or circuit interrupters 2. Remove cover plates 3. Inspect de-icing systems or components 4. Inspect private or emergency electrical supply systems or components.



Front House



Back House

Styles & Materials

Electrical Service Entrance: Overhead Service	Main Service Voltage: 120/240 Volts	Main Disconnect Amperage: 200 AMP
Main Disconnect Location: Rear	Main Panel Manufacturer: Unable to determine	Sub Panel Location: Rear
Sub Panel Manufacturer: Unable to determine	Overload Protection Type: Circuit breakers	Branch Circuit Wiring Type: Non-Metallic Sheathed Single Strand Conduit BX Cable
Branch Circuit Wiring Material (15 Grounding Location(s) and 20 amp): Copper	Smoke & Carbon Monoxide Detectors: Partially Installed	

Items

4.0 MAIN SERVICE ENTRANCE, WIRING & CONNECTIONS

Comments: Evaluated

4.1 MAIN PANEL & SUB PANEL(S)

Comments: Review, Repair, or Replace



4.1 Item 1(Picture)



(1) Wire bushing is missing at the interior of the panel. Recommend correcting.



4.1 Item 2(Picture)



(2) Interior access cover missing at left side back house panel. Recommend correcting.

4.2 MAIN DISCONNECT & OVERLOAD PROTECTION (Breakers/Fuses)

Comments: Review, Repair, or Replace



(1) Circuits breakers are not labeled clearly. Recommend correcting.



(2) Arch fault circuit interrupters (AFCI) and surge protection is not installed on all branch circuits for both houses. Recommend installing AFCI breakers as a safety enhancement.

4.3 BRANCH WIRING & GROUNDING

Comments: Review, Repair, or Replace



4.3 Item 1(Picture)



(1) Open splices observed at front house living room - safety concern. Recommend correcting.

(2) Although checking for adequate grounding is beyond the scope of our inspection, we do attempt to note any apparent areas of grounding. We were unable to determine if a sufficient 2nd grounding location is provided - limited review. We suggest verifying the condition with a qualified electrician before the release of contingencies.

4.4 ELECTRICAL COMMENTS

Comments: Limited Evaluation

Low voltage systems such as electric timers, sensors, cable lines, and intelligent home systems are beyond the scope of this inspection. However, the client is advised to have these systems reviewed by a qualified professional before releasing contingencies.

The electrical system of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, interior/exterior finishes or stored personal items can limit the evaluation of the electrical system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the electrical system was made at the time of inspection, the client is advised to consult a qualified electrician to verify the overall condition, prior to the end of the contingency period.

5. Main Plumbing System (Roughed-In)

(Refer to Part 2, Section 5 of the CREIA Standards of Practice) Items to be inspected: 1. Water supply piping 2. Drain/waste/vent piping 3. Faucets and fixtures 4. Fuel gas piping 5. Water heaters 6. Functional flow and drainage The inspector is not required to: 1. Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts 2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components 3. Inspect whirlpool baths, steam showers, or sauna systems or components 4. Inspect fuel tanks or determine if the fuel gas system is free of leaks 5. Inspect wells or water treatment systems



Styles & Materials

Main Water Shut-Off:

Left side

Drain - Waste - Vent Piping:

ABS
Cast Iron/Galvanized

Main Gas Shut-Off Location:

Left side

Washer/Dryer Connection Location:

Laundry room

Fire Sprinklers:

Not Installed

Pressure Regulator:

Installed

Location of Main Line Clean-out(s):

Not Located

Gas Distribution Piping:

Galvanized Steel Piping
Black Steel Piping

Dryer Connection Type:

Natural Gas

Water Distribution Piping:

Copper

Waste System Type:

Unable to determine waste system type - Waste system is underground

Seismic Shut Off Valve:

Installed

Bathroom Exhaust Types:

Window(s)
Fan(s)

Items

5.0 WATER SOURCE

Comments: Evaluated

5.1 WATER DISTRIBUTION PIPING

Comments: Review, Repair, or Replace



5.1 Item 1(Picture)



(1) Leaking observed at supply piping to sprinkler line at back house. Recommend repair.



5.1 Item 2(Picture)



(2) The copper supply line are black in color at the crawlspace. Recommend further review by a qualified plumber, prior to the end of the contingency period.

5.2 DRAIN, WASTE, VENT PIPING (Readily visible)

Comments: Review, Repair, or Replace



(1) Open and leaking drain line observed at right side of front house. Recommend repair.

(2) Original cast iron and galvanized drain waste and vent pipes are beyond their estimated service life. However, the estimated length of a drain line's service life is not universal, and many factors such as water chemistry and on-site conditions affect the extent of the drain line's service

life. Therefore, we suggest further evaluation of the cast iron drain lines by a qualified plumber before releasing contingencies.



(3) Unable to locate main clean-out access. Recommend verifying location or installing where needed.

5.3 MAIN GAS SHUT-OFF & FUEL PIPING

Comments: Review, Repair, or Replace



5.3 Item 1(Picture)

(1) Gas leak detection is beyond the scope of this inspection, and seismic shut-off valve is installed. We advise the client to annually test for leaks and verify the condition of the gas system and appliances.



5.3 Item 2(Picture)



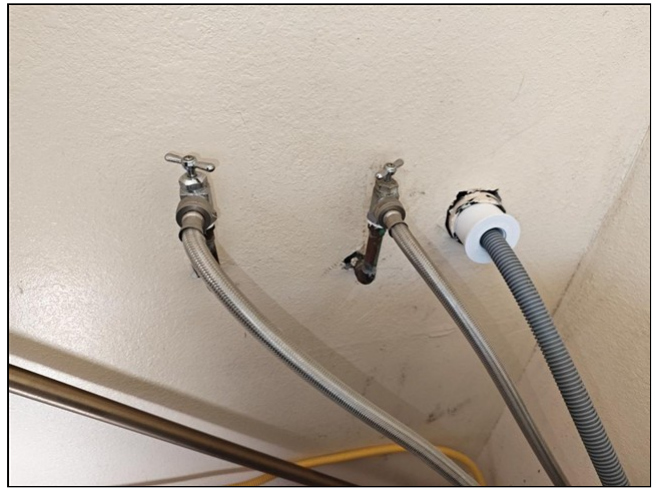
(2) Rust/corrosion observed at the gas supply piping. Recommend further review by a qualified plumber, prior to the end of the contingency period.

5.4 WASHER & DRYER CONNECTIONS

Comments: Review, Repair, or Replace



5.4 Item 1(Picture)



5.4 Item 2(Picture)

(1) Washer supply line connections and drain line are present. Testing of washer connections, drain lines, or currently installed washing machines is beyond the scope of this inspection. If the client desires these components to be thoroughly tested, we suggest verifying the condition with a qualified professional before releasing contingencies.



5.4 Item 3(Picture)



(2) Evidence of leaking observed at rear house washing machine faucets. Recommend repair.

(3) Gas line is daisy chained together at front house laundry room. Recommend repair.

(4) Gas valve is available for use with dryer. Testing this valve or currently installed dryer appliance is beyond the scope of this inspection. If the client desires these components to be thoroughly tested, we suggest verifying the condition with a qualified professional before releasing contingencies.

5.5 VENTILATION (Bathroom & laundry room)

Comments: Review, Repair, or Replace



Exhaust fan did not respond to test at laundry room . Recommend repair/replace.

5.6 FAUCETS, DRAINS & SHUT OFF VALVES (Functional flow & drainage)

Comments: Review, Repair, or Replace



(1) Hose spigot is installed upstream of the reducing valve. Recommend correcting.



5.6 Item 1(Picture)



(2) Faucet leaks at front (exterior) hose bib. Recommend repair.



(3) Faucet is loose at Jack and Jill bathroom. Recommend correcting.



(4) Leaking drain line observed at the Jack and Jill bathroom sink. Recommend repair.

The plumbing system of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, interior/exterior finishes, lot grade or stored personal items can limit the evaluation of the plumbing system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the plumbing system was made at the time of inspection, the client is advised to consult a qualified plumber to verify the overall condition, prior to the end of the contingency period.

6(A) . Heating & Central Air Conditioning Front House

(Refer to Part 2, Section 7 of the CREIA Standards of Practice) Items to be inspected: 1. Heating equipment 2. Central cooling equipment 3. Energy source and connections 4. Combustion air and exhaust vent systems 5. Condensate drainage 5. Conditioned air distribution systems. The inspector is not required to: 1. Inspect heat exchangers or electric heating elements 2. Inspect non-central air conditioning units or evaporative coolers 3. Inspect radiant, solar, hydronic or geothermal systems or components 4. Determine volume, uniformity, temperature, airflow, balance or leakage of any air distribution system 5. Inspect electronic air filtering of humidity control systems or components



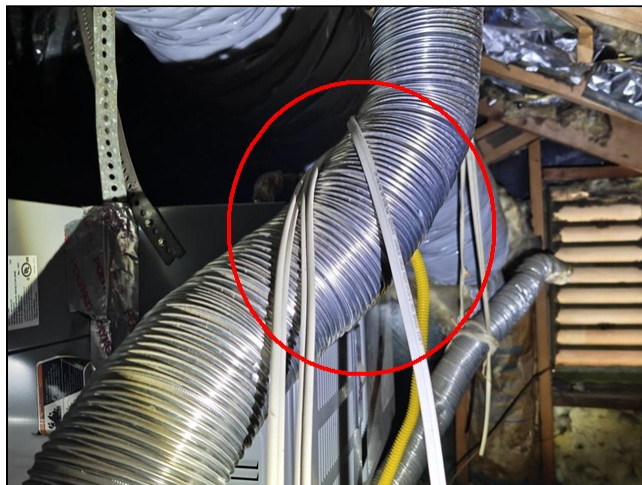
Styles & Materials

Air Conditioning Location: Left Side	Air Conditioning Equipment Type: Split System/Forced Air - Electric Condenser	Air Conditioning Manufacturer: Unable to determine
Heating Equipment Location: Attic	Heating Equipment Type: Forced air furnace - natural gas	Heating Manufacturer: Unable to determine
Thermostat Locations: Hallway	Primary Condensate Termination: Bathroom	Alternate Condensate Termination: Exterior
Ductwork: Flexible	Cooling Differential: Greater than 15 degrees Fahrenheit	Heating Operation: System Provided Heat

Items

6.0.A EXHAUST VENT PIPE

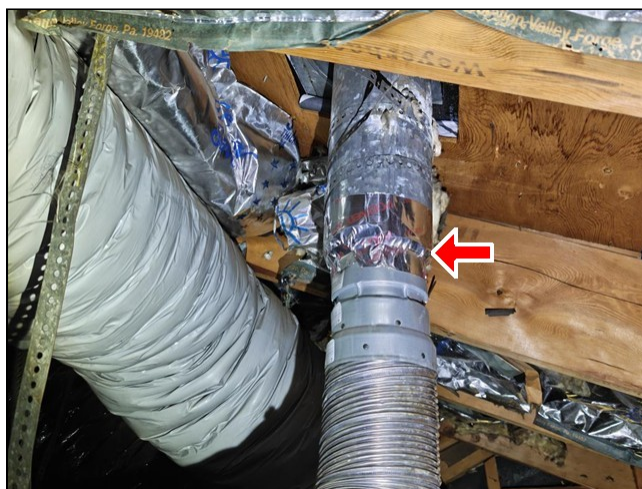
Comments: Review, Repair, or Replace



6.0.A Item 1(Picture)



(1) Exhaust vent pipe is in contact with combustible material. Recommend correcting.



6.0.A Item 2(Picture)

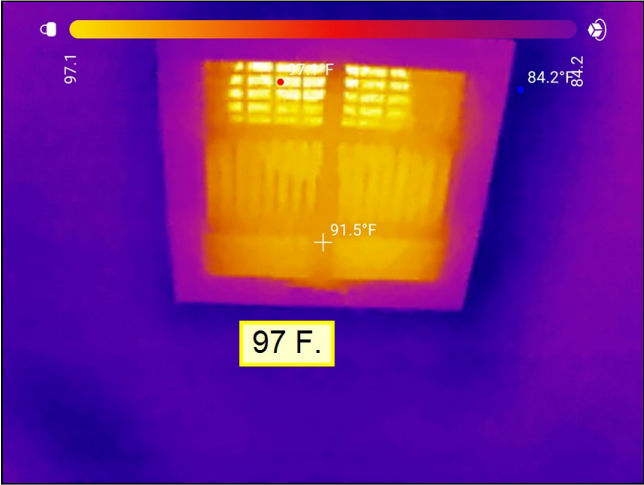


(2) Poorly connected vent pipe. Recommend correcting.

6.1.A HEATING CONDITION

Comments: Evaluated

(1) Sediment trap is not plumbed on the gas line. Suggest correcting.



6.1.A Item 1(Picture)

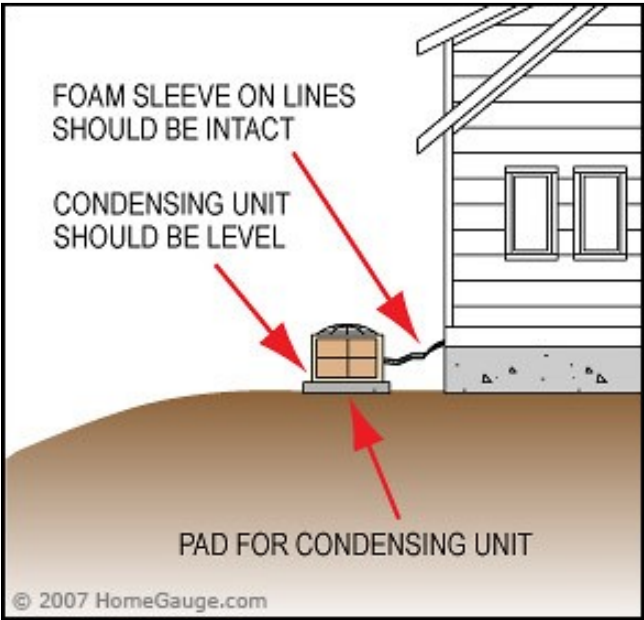
(2) The unit was evaluated using provided operating controls, and heated air was observed at the service registers. Therefore, we advise the client to implement an annual servicing schedule for the heating system as it is required to maintain an operational heating system.

6.2.A COOLING CONDITION

Comments: Review, Repair, or Replace



(1) Deterioration or missing insulation at refrigeration line. Recommend replacement.



6.2.A Item 1(Picture) Condenser

(2) Condenser is not elevated 3 inches above the surrounding grade. Suggest elevating.



6.2.A Item 2(Picture)

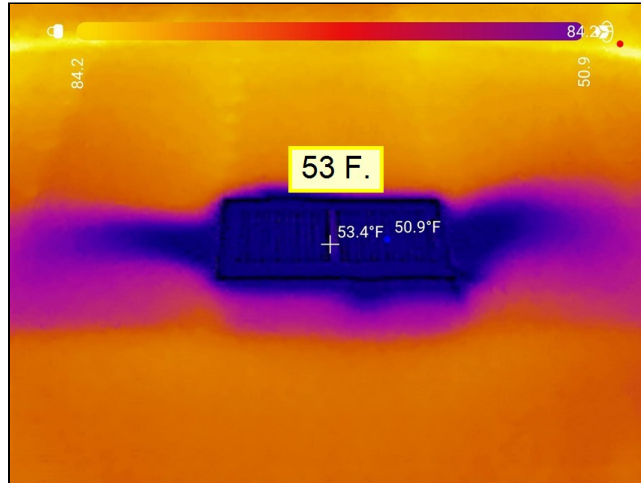
(3) Air conditioner is beyond its estimated service life.



6.2.A Item 3(Picture)



(4) Missing dead front observed at AC disconnect. Recommend repair.



6.2.A Item 4(Picture)

(5) The air conditioning system was evaluated using provided controls. The difference between the return air vent and service registers was between 15 to 20 degrees Fahrenheit. The system appears to be in operational condition. Therefore, changing the air filters, servicing system and implementing a regular maintenance schedule for the components is recommended to prolong the system's service life.

6.3.A CONDENSATE REMOVAL

Comments: Review, Repair, or Replace



Drip pan and drain line not installed. Recommend repair.

6.4.A PLATFORM/COMPARTMENT/CLOSET

Comments: Evaluated

6.5.A THERMOSTATS & AUTOMATIC SAFETY SWITCHES

Comments: Evaluated

6.6.A DUCTING & PLENUMS

Comments: Limited Evaluation

6.7.A AIR FILTER AND REGISTERS

Comments: Review, Repair, or Replace



Air filter is dirty. Recommend replacement and servicing of the system.

The HVAC system of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, interior/exterior finishes, or stored personal items can limit the evaluation of the HVAC system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the plumbing system was made at the time of inspection, the client is advised to consult a qualified HVAC specialist to verify the overall condition, prior to the end of the contingency period.

6(B) . Heating & Central Air Conditioning Rear House

(Refer to Part 2, Section 7 of the CREIA Standards of Practice) Items to be inspected: 1. Heating equipment 2. Central cooling equipment 3. Energy source and connections 4. Combustion air and exhaust vent systems 5. Condensate drainage 5. Conditioned air distribution systems. The inspector is not required to: 1. Inspect heat exchangers or electric heating elements 2. Inspect non-central air conditioning units or evaporative coolers 3. Inspect radiant, solar, hydronic or geothermal systems or components 4. Determine volume, uniformity, temperature, airflow, balance or leakage of any air distribution system 5. Inspect electronic air filtering of humidity control systems or components



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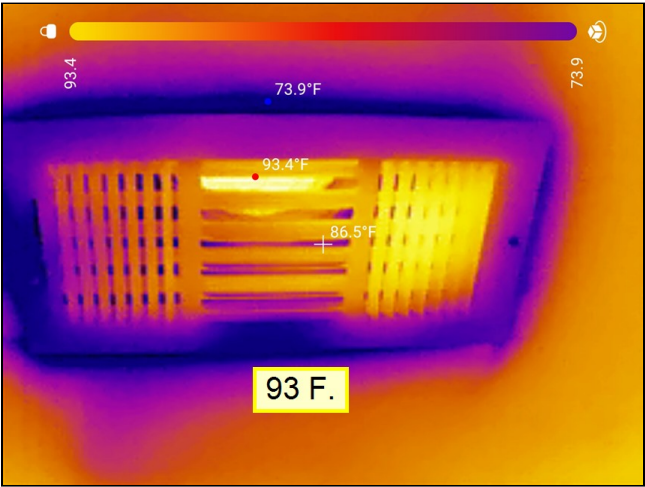
Styles & Materials

Air Conditioning Location: Rear	Air Conditioning Equipment Type: Split System/Forced Air - Electric Condenser	Air Conditioning Manufacturer: Unable to determine
Heating Equipment Location: Attic	Heating Equipment Type: Forced air furnace - natural gas	Heating Manufacturer: Payne
Thermostat Locations: Living room	Primary Condensate Termination: Bathroom	Alternate Condensate Termination: Exterior
Ductwork: Limited Review	Cooling Differential: Greater than 15 degrees Fahrenheit	Heating Operation: System Provided Heat

Items

- 6.0.B EXHAUST VENT PIPE
Comments: Evaluated
- 6.1.B HEATING CONDITION
Comments: Evaluated

(1) Sediment trap is not plumbed on the gas line. Suggest correcting.



6.1.B Item 1(Picture)

(2) The unit was evaluated using provided operating controls, and heated air was observed at the service registers. Therefore, we advise the client to implement an annual servicing schedule for the heating system as it is required to maintain an operational heating system.

(3) Loose housing cover observed at heating unit. Suggest correcting.

6.2.B COOLING CONDITION

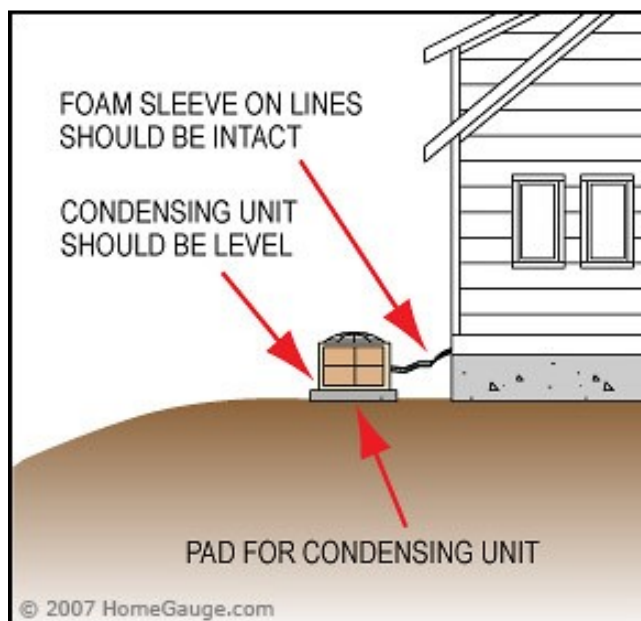
Comments: Review, Repair, or Replace



6.2.B Item 1(Picture)



(1) Deterioration or missing insulation at refrigeration line. Recommend replacement.



6.2.B Item 2(Picture) Condenser

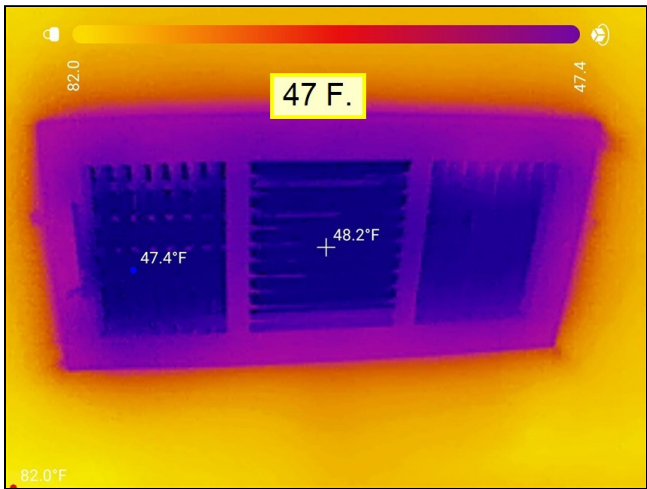
(2) Condenser is not elevated 3 inches above the surrounding grade. Suggest elevating.

(3) Condenser is not strapped down/secured. Suggest correcting.



6.2.B Item 3(Picture)

(4) Air conditioner is beyond its estimated service life.



6.2.B Item 4(Picture)

(5) The air conditioning system was evaluated using provided controls. The difference between the return air vent and service registers was between 15 to 20 degrees Fahrenheit. The system appears to be in operational condition. Therefore, changing the air filters, servicing system and implementing a regular maintenance schedule for the components is recommended to prolong the system's service life.

6.3.B CONDENSATE REMOVAL

Comments: Evaluated

6.4.B PLATFORM/COMPARTMENT/CLOSET

Comments: Evaluated

6.5.B THERMOSTATS & AUTOMATIC SAFETY SWITCHES

Comments: Evaluated

6.6.B DUCTING & PLENUMS

Comments: Limited Evaluation

Unable to inspect all ductwork. Ducts may be concealed or installed in an inaccessible area. The

buyer is advised to verify the overall condition of the ducting with a qualified HVAC contractor, prior to the release of contingencies.

6.7.B AIR FILTER AND REGISTERS

Comments: Review, Repair, or Replace

 Air filter is dirty. Recommend replacement and servicing of the system.

The HVAC system of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, interior/exterior finishes, or stored personal items can limit the evaluation of the HVAC system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the plumbing system was made at the time of inspection, the client is advised to consult a qualified HVAC specialist to verify the overall condition, prior to the end of the contingency period.

7. Fireplaces & Chimneys

(Refer to Part 2, Section 8 of the CREIA Standards of Practice) Items to be inspected: 1. Chimney exterior 2. Spark arrestor 3. Firebox 4. Damper 5. Hearth extension. The inspector is not required to: 1. Inspect chimney interiors 2. Inspect fireplace inserts, seals or gaskets 3. Operate any fireplace or determine if a fireplace can be safely used



Styles & Materials

Chimney Material:

Masonry Construction

Observed Chimney From:

Roof

Chimney Elevation Locations:

Through Roof

Fireplace Type:

Manufactured Fireplace

Location of Fireplace:

Living Room

Items

7.0 CHIMNEY STRUCTURE

Comments: Review, Repair, or Replace



7.0 Item 1(Picture)



Chase cover is sealed to chase. We recommend further review by a qualified fireplace specialist, prior to the release of contingencies.

7.1 CAP, FLUE & SPARK ARRESTOR

Comments: Review, Repair, or Replace



7.1 Item 1(Picture)



Physical damage and missing sealant observed at termination cap. We recommend further review by a qualified fireplace specialist, prior to the release of contingencies.

7.2 FLASHING

Comments: Limited Evaluation

7.3 FIREBOX, HEARTH & DOORS

Comments: Review, Repair, or Replace



(1) Glass doors and a protective screen surround are not installed at living room. Recommend installing.



7.3 Item 1(Picture)



(2) Soot and creosote buildup observed at living room fireplace. We recommend further review by a qualified fireplace specialist, prior to the release of contingencies.

7.4 DAMPERS

Comments: Review, Repair, or Replace



Locking device is not installed at damper. Recommend installing.

7.5 GAS PIPING & LIGHTER LOG

Comments: Limited Evaluation

Manufactured fireplaces are built and installed to the manufacturers installation standards. The client is advised to verify correct installation with a qualified fireplace specialist, prior to the release of contingencies.

7.6 FIREPLACE/CHIMNEY COMMENTS

Comments: Limited Evaluation

Fireplaces and chimneys require annual maintenance performed to maintain a fire worthy condition. We advised having the fireplace serviced by a qualified fireplace specialist.

The fireplace and chimney of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roofing materials, height, or stored personal items can limit the evaluation of the fireplace and chimney. 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 evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the fireplace and chimney was made at the time of inspection, the client is advised to consult a qualified fireplace specialist to verify the overall condition, prior to the end of the contingency period.

8. Garage & Garage Door Openers

(Refer to Part 2, Section 9 of the CREIA Standards of Practice) Items to be inspected: 1. Vehicle doors, door openers, garage interior and occupant doors. The inspector is not required to: 1. Test vehicle door safety devices



Styles & Materials

Garage Type: Detached	Interior: Limited Review due to personal items/Vehicle(s)	Interior Walls: Finished
Garage Door Type: Two car - automatic	Garage Door Material: Metal - Roll-Up Panel	Auto-opener Manufacturer: Lift-Master
Safety Features: Safety Reversing Device Operational Photo-Electric Sensors Operational		

Items

8.0 WALLS, CEILINGS & VENTILATION

Comments: Limited Evaluation

(1) Evidence of repairs observed. Unable to determine the cause and or effectiveness of these repairs.

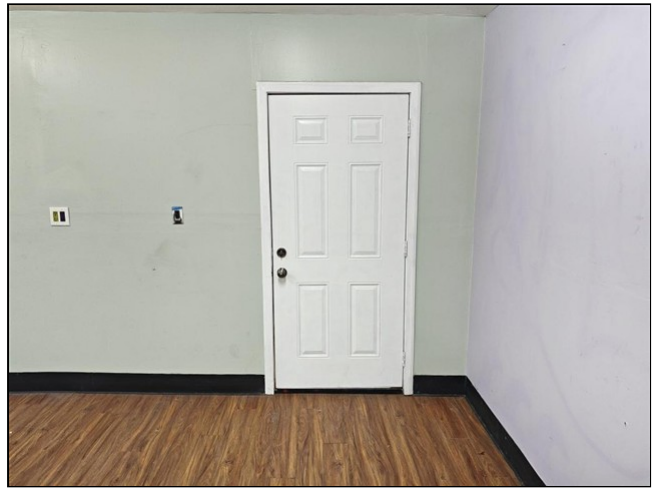
(2) Cracks observed at garage slab. Suggest repair.

8.1 FLOOR/SLAB

Comments: Review, Repair, or Replace



8.1 Item 1(Picture)



8.1 Item 2(Picture)



Sloping uneven floor observed and racked door frame. We recommend further review by a qualified contractor, prior to the release of contingencies.

8.2 FIRE & SERVICE DOORS

Comments: Evaluated

8.3 GARAGE DOOR

Comments: Evaluated

8.4 GARAGE DOOR OPERATORS

Comments: Evaluated

(1) After July 1, 2019 all new garage door openers are required to have a battery back up that is designed to engage during a power outage. Verification of the installation of a battery back-up system is beyond the scope of this inspection

(2) Safety reversing device installed and responded to test.

(3) Photo-electric safety sensors are installed and responded to test.

8.5 OUTLETS & GFCI

Comments: Review, Repair, or Replace



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

8.6 LIGHT FIXTURES & CEILING FANS

Comments: Evaluated

8.7 GARAGE COMMENTS

Comments: Limited Evaluation

Limited review due to personal items.

The garage(s) of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Stored personal items, vehicles, pets or locked access can limit the evaluation of the garage. 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 evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the garage was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition, prior to the end of the contingency period.

9(A) . Water Heaters / Front House

(Refer to Part 2, Section 5 of the CREIA Standards of Practice) Items to be inspected: 1. Water supply piping 2. Drain/waste/vent piping 3. Faucets and fixtures 4. Fuel gas piping 5. Water heaters 6. Functional flow and drainage. The inspector is not required to: 1. Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts 2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components 3. Inspect whirlpool baths, steam showers, or sauna systems or components 4. Inspect fuel tanks or determine if the fuel gas system is free of leaks 5. Inspect wells or water treatment systems



Styles & Materials

Location: Exterior (left side)	Manufacturer: Noritz	Power Source: Natural Gas (tankless)
Capacity: Tankless	Earthquake Straps: Correct	Connections: Rigid Pipe
Date Manufactured: 2016	Water Heater Operation: Operational	

Items

9.0.A EXHAUST VENT PIPE & COMBUSTION AIR

Comments: Evaluated

9.1.A FUEL PIPING & SHUT OFF VALVE

Comments: Review, Repair, or Replace



Sediment trap is not plumbed on the gas line. Recommend correcting.

9.2.A WATER PIPING & SHUT OFF VALVE

Comments: Evaluated

Water lines are constructed of rigid material. Suggest installing flexible supply lines.

9.3.A TEMPERATURE/PRESSURE RELIEF VALVE & DISCHARGE LINE

Comments: Review, Repair, or Replace



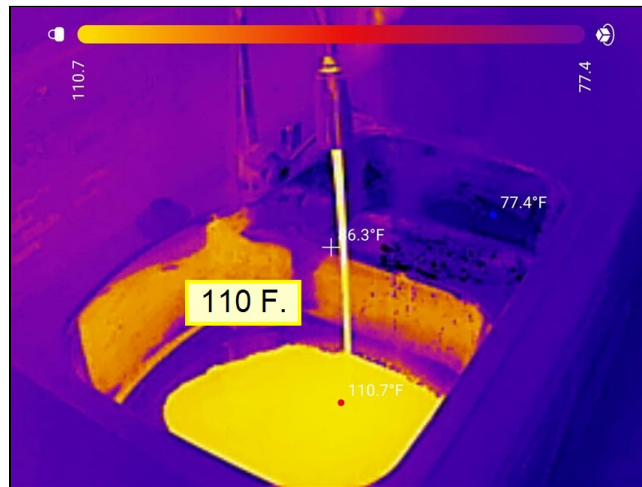
Temperature pressure relief valve is installed without a discharge line. Recommend correcting.

9.4.A PLATFORM/COMPARTMENT/CLOSET

Comments: Evaluated

9.5.A WATER HEATER COMMENTS

Comments: Evaluated



9.5.A Item 1(Picture)

(1) The water heater was operational during the inspection, and hot water was observed at one or more faucets throughout the home. Therefore, annual water heater servicing is suggested to extend the service life as long as possible.

(2) The water heater is beyond its estimated service life. However, the estimated length of a water heater's service life is not universal. In addition, many factors such as water chemistry and on-site conditions affect the extent of the water heater's ability to operate.

The water heating system of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, interior/exterior finishes, or stored personal items can limit the evaluation of the water heating system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the water heating system was made at the time of inspection, the client is advised to consult a qualified plumber to verify the overall condition, prior to the end of the contingency period.

9(B) . Water Heaters / Rear House

(Refer to Part 2, Section 5 of the CREIA Standards of Practice) Items to be inspected: 1. Water supply piping 2. Drain/waste/vent piping 3. Faucets and fixtures 4. Fuel gas piping 5. Water heaters 6. Functional flow and drainage. The inspector is not required to: 1. Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts 2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components 3. Inspect whirlpool baths, steam showers, or sauna systems or components 4. Inspect fuel tanks or determine if the fuel gas system is free of leaks 5. Inspect wells or water treatment systems



Styles & Materials

Location: Laundry area	Manufacturer: American Standard	Power Source: Natural gas (quick recovery)
Capacity: 50 Gal.	Earthquake Straps: Incorrect (less than 53 gallons)	Connections: Flexible Pipe
Date Manufactured: 2016	Water Heater Operation: Operational	

Items

9.0.B EXHAUST VENT PIPE & COMBUSTION AIR
Comments: Review, Repair, or Replace



9.0.B Item 1(Picture)



Poorly fitted vent pipes observed. Recommend correcting.

9.1.B FUEL PIPING & SHUT OFF VALVE

Comments: Review, Repair, or Replace



Sediment trap is not plumbed on the gas line. Recommend correcting.

9.2.B WATER PIPING & SHUT OFF VALVE

Comments: Evaluated

9.3.B TEMPERATURE/PRESSURE RELIEF VALVE & DISCHARGE LINE

Comments: Evaluated

9.4.B SEISMIC STRAPS

Comments: Review, Repair, or Replace



Inadequate installation of earthquake strapping observed. Tank must be blocked or against the rear wall, strapping is required to be in the upper and lower 1/3 sections, wrap completely around the water heater, flange outward and fasten to the wall. Recommend correcting.

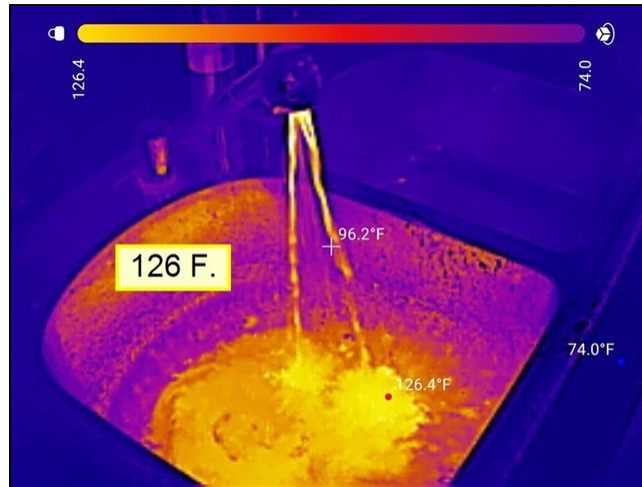
9.5.B PLATFORM/COMPARTMENT/CLOSET

Comments: Evaluated

9.6.B WATER HEATER COMMENTS

Comments: Evaluated

(1) The water heater is beyond its estimated service life. However, the estimated length of a water heater's service life is not universal. In addition, many factors such as water chemistry and on-site conditions affect the extent of the water heater's ability to operate.



9.6.B Item 1(Picture)

(2) The water heater was operational during the inspection, and hot water was observed at one or more faucets throughout the home. Therefore, annual water heater servicing is suggested to extend the service life as long as possible.

The water heating system of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, interior/exterior finishes, or stored personal items can limit the evaluation of the water heating system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the water heating system was made at the time of inspection, the client is advised to consult a qualified plumber to verify the overall condition, prior to the end of the contingency period.

10(A) . Kitchen Appliances / Front House

(Refer to Part 2, Section 9 of the CREIA Standards of Practice) Items to be inspected: Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposals. The inspector is not required to: 1. Operate or evaluate the condition of any non-fixed appliances or added appliances (refrigerators, trash compactors, water purification systems etc.)





Styles & Materials

Exhaust Hood Brand: Whirlpool	Dishwasher Brand: Whirlpool	Disposal Brand: Badger
Stove/Oven Brand(s): LG	Microwave Brand: Whirlpool	

Items

10.0.A DISHWASHER

Comments: Evaluated

10.1.A STOVE/OVEN

Comments: Review, Repair, or Replace



Anti-tip bracket is not installed. Recommend installing.

10.2.A EXHAUST FAN/HOOD

Comments: Evaluated

10.3.A DISPOSAL

Comments: Review, Repair, or Replace



Disposal is hard wired. Recommend installing an outlet and an Underwriters Laboratories (U.L.) listed cord.

10.4.A MICROWAVE

Comments: Evaluated

The kitchen appliances were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Interior finishes, or stored personal items can limit the evaluation of the kitchen area. 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 evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the kitchen was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition, prior to the end of the contingency period.

10(B) . Kitchen Appliances / Rear House

(Refer to Part 2, Section 9 of the CREIA Standards of Practice) Items to be inspected: Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposals. The inspector is not required to: 1. Operate or evaluate the condition of any non-fixed appliances or added appliances (refrigerators, trash compactors, water purification systems etc.)





Styles & Materials

Exhaust Hood Brand:	Disposal Brand:	Stove/Oven Brand(s):
General Electric	Badger	General Electric
Microwave Brand:		
Kenmore		

Items

10.0.B DISHWASHER

Comments: Review, Repair, or Replace

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

10.1.B STOVE/OVEN

Comments: Review, Repair, or Replace

 Anti-tip bracket is not installed. Recommend installing.

10.2.B EXHAUST FAN/HOOD

Comments: Evaluated

Vent exhaust is circulating into the kitchen. Suggest venting to the exterior or verifying that charcoal filter screens are installed.

10.3.B DISPOSAL

Comments: Evaluated

10.4.B MICROWAVE

Comments: Evaluated

.....

The kitchen appliances were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Interior finishes, or stored personal items can limit the evaluation of the kitchen area. 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 evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the kitchen was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition, prior to the end of the contingency period.

11(A) . Interior Rooms / Front House

(Refer to Part 2, Section 9 of the CREIA Standards of Practice) Items to be inspected: 1. Walls, ceilings, floors 2. Doors and windows 3. Stairways, handrails and guardrails 4. Permanently installed cabinets 5. Absence of smoke or carbon monoxide alarms. The inspector is not required to: 1. Inspect door, window or floor coverings 2. Determine whether a building is secure from unauthorized entry 3. Operate, test or determine the type of smoke or carbon monoxide alarms





Styles & Materials

Occupation Status: Partially Occupied	Flooring Material Type: Vinyl or Linoleum Wood - Laminate	Walls & Ceiling Material Type: Drywall/Sheetrock
Interior Door Type: Hollow core wood	Railings: Metal	Cabinet Material Type: Wood
Counter Type: Manufactured material		

Items

11.0.A FLOORS
Comments: Review, Repair, or Replace



11.0.A Item 1(Picture)



(1) Sloping or even floors observed throughout the home. Recommend further review by a qualified structural engineer, prior to the end of continency period.



11.0.A Item 2(Picture)



(2) Loose flooring material observed at kitchen area. Recommend repair.

11.1.A WALLS & CEILINGS

Comments: Review, Repair, or Replace

(1) We observed evidence of repairs in a number of location(s). However, we are unable to determine the cause or effectiveness of these repairs. If the client desires further information about these areas, we suggest conferring with the seller or further evaluating these areas with a qualified contractor before releasing contingencies.

(2) Cracks observed in a number of areas throughout the home. Suggest repairs.



11.1.A Item 1(Picture)



(3) Moisture damage observed at master bedroom wall(s). Hidden damage may not be observable. Recommend further review by a qualified professional, prior to the end of the contingency period.

11.2.A INTERIOR DOORS

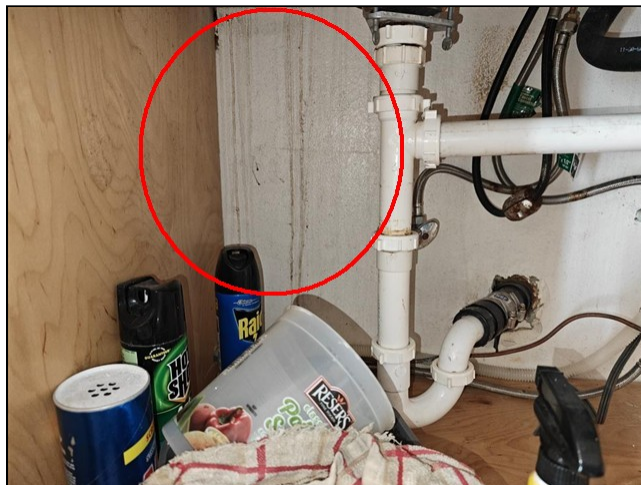
Comments: Evaluated

11.3.A INTERIOR CLOSETS

Comments: Evaluated

11.4.A CABINETS & COUNTERTOPS

Comments: Review, Repair, or Replace



11.4.A Item 1(Picture)



(1) Moisture damage observed at kitchen cabinetry. Hidden damage may not be observable. We recommend further review by a qualified mold specialist, prior to the release of contingencies.



11.4.A Item 2(Picture)



(2) Physical damage observed at kitchen cabinet. Recommend repair.

11.5.A OUTLETS & GFCI

Comments: Evaluated

11.6.A LIGHT FIXTURES, CEILING FANS & DOOR BELL

Comments: Review, Repair, or Replace



11.6.A Item 1(Picture)



Water observed at light fixture in bedroom closet. We recommend further review by a qualified contractor, prior to the release of contingencies.

11.7.A SINKS, SHOWERS, TUBS, TOILETS & BIDETS

Comments: Review, Repair, or Replace



11.7.A Item 1(Picture)



(1) Toilet base is loose at hall bathroom. The wax ring at the toilet base must have a water-tight seal to prevent leakage from occurring. Therefore, we recommend replacing the wax ring and securing the base of the toilet to the floor.



(2) Missing toilet seat observed at hallway bathroom. Recommend correcting.

11.8.A FAUCETS, DRAINS & SHUT OFF VALVES (Functional flow & drainage)

Comments: Review, Repair, or Replace



11.8.A Item 1(Picture)



(1) Leaking observed at shower head stem in master bathroom. Recommend repair.



11.8.A Item 2(Picture)



(2) Shower diverter is inoperable at master bathroom. Recommend repair.



11.8.A Item 3(Picture)



(3) Poorly fitted drain line observed at master bathroom sink. Recommend repair.



(4) Incorrect installation of flexible drain piping observed at wet bar sink. Recommend correcting.

11.9.A SMOKE & CARBON MONOXIDE DETECTORS

Comments: Review, Repair, or Replace



(1) Carbon monoxide detector is not installed at the 2nd level hallway - safety concern. Recommend installing.



(2) Smoke detector is not installed at the 2nd level hallway - safety concern. Recommend installing.

11.10.A STAIRS & RAILINGS

Comments: Review, Repair, or Replace



(1) The baluster spacing is wider than current standards at the stairs - safety concern. Recommend correcting.



(2) The risers are open at the stairway - safety concern. Recommend correcting.

11.11.A INTERIOR COMMENTS

Comments: Limited Evaluation

The property was occupied at the the time of inspection. This limits the evaluation of interior systems such as outlets, windows, closets, cabinets, countertops, flooring materials, and walls. Beware although our inspector makes every effort to correctly evaluate each interior space, personal items can conceal material defects.

The interior of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Interior finishes, or stored personal items can limit the evaluation of the interior areas. 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 evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the interior was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition, prior to the end of the contingency period. The identification of toxic materials, asbestos, formaldehyde, lead, "Chinese" drywall, mold or other environmental hazards or conditions is beyond the scope of a home inspection and can only be made in a laboratory. If concerned, a qualified industrial hygienist should be consulted. Many products used in construction may contain materials that can be toxic/hazardous. Formaldehyde, lead and asbestos are the most well-known, but other chemicals can be found in varying amounts. While the use of some of these materials has decreased since the late 1970s; they may still be found, particularly in products imported from overseas. Further evaluation by sampling of suspect material for undesirable or toxic substances by a qualified testing laboratory would be prudent. I suggest reading the publication: "Buyers Guide to Earthquake Safety & Environmental Hazards" available at: <http://www.propertyid.com/govbooklets/govenviro.pdf>

11(B) . Interior Rooms / Rear House

(Refer to Part 2, Section 9 of the CREIA Standards of Practice) Items to be inspected: 1. Walls, ceilings, floors 2. Doors and windows 3. Stairways, handrails and guardrails 4. Permanently installed cabinets 5. Absence of smoke or carbon monoxide alarms. The inspector is not required to: 1. Inspect door, window or floor coverings 2. Determine whether a building is secure from unauthorized entry 3. Operate, test or determine the type of smoke or carbon monoxide alarms





Styles & Materials

Occupation Status: Vacant	Flooring Material Type: Vinyl or Linoleum	Walls & Ceiling Material Type: Drywall/Sheetrock
Interior Door Type: Hollow core wood	Cabinet Material Type: Wood	Counter Type: Manufactured material Stone

Items

11.0.B FLOORS
Comments: Review, Repair, or Replace

 (1) Sloping or even floors observed throughout the home. Recommend further review by a qualified structural engineer, prior to the end of continency period.



11.0.B Item 1(Picture)

 (2) Excessive wear and tear observed at flooring material throughout unit. Recommend replacement.



11.0.B Item 2(Picture)



11.0.B Item 3(Picture)



11.0.B Item 4(Picture)



(3) Cupping observed at master bedroom and laundry room vinyl. Hidden damage may not be observable. Recommend further review by a qualified contractor, prior to the end of the contingency period.



11.0.B Item 5(Picture)

(4) Cracks observed at jack and Jill bathroom tile. Suggest repair.

11.1.B WALLS & CEILINGS

Comments: Limited Evaluation

(1) We observed evidence of repairs in a number of location(s). However, we are unable to determine the cause or effectiveness of these repairs. If the client desires further information about these areas, we suggest conferring with the seller or further evaluating these areas with a qualified contractor before releasing contingencies.

(2) Cracks observed in a number of areas throughout the home. Suggest repairs.



11.1.B Item 1(Picture)

(3) Hole(s) observed at master bedroom wall(s). Suggest repair.

11.2.B INTERIOR DOORS

Comments: Evaluated

11.3.B INTERIOR CLOSETS

Comments: Evaluated

11.4.B CABINETS & COUNTERTOPS

Comments: Review, Repair, or Replace



11.4.B Item 1(Picture)



11.4.B Item 2(Picture)



11.4.B Item 3(Picture)



11.4.B Item 4(Picture)



Black staining and moisture damage observed at ensuite bathroom cabinetry, jack/jill bathroom cabinet, and kitchen cabinets. Hidden damage may not be observable. We recommend further review by a qualified mold specialist, prior to the release of contingencies.

11.5.B OUTLETS & GFCI

Comments: Review, Repair, or Replace



Cover plates are missing at master bedroom. Recommend correcting.

11.6.B LIGHT FIXTURES, CEILING FANS & DOOR BELL

Comments: Evaluated

11.7.B SINKS, SHOWERS, TUBS, TOILETS & BIDETS

Comments: Review, Repair, or Replace



11.7.B Item 1(Picture)



(1) Sink at ensuite bathroom is cracked. Recommend repair.



11.7.B Item 2(Picture)



11.7.B Item 3(Picture)



(2) Toilet tank is loose at the toilet in the rear ensuite bathrooms. Recommend correcting.

11.8.B FAUCETS, DRAINS & SHUT OFF VALVES (Functional flow & drainage)

Comments: Review, Repair, or Replace



11.8.B Item 1(Picture)



(1) Faucet to tub is not functioning correctly and made unusual noise when in operation in ensuite bathroom. We recommend further review on the entire supply system by a qualified plumber, prior to the release of contingencies.

(2) Missing shower head observed at ensuite bathroom shower. Suggest correcting.



11.8.B Item 2(Picture)



11.8.B Item 3(Picture)



(3) Tub/shower faucet did not respond to test at rear ensuite bathroom and Jack and Jill bathroom. Recommend correcting.



(4) Leaking drain lines observed at the jack and Jill bathroom sinks. Recommend repair.



(5) Faucet is loose at jack and Jill bathroom sink. Recommend correcting.

11.9.B SMOKE & CARBON MONOXIDE DETECTORS

Comments: Review, Repair, or Replace



11.9.B Item 1(Picture)



(1) Smoke detector is not installed at the bedroom - safety concern. Recommend installing.



(2) Carbon monoxide detector is not installed at the living room - safety concern. Recommend installing.

The interior of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Interior finishes, or stored personal items can limit the evaluation of the interior areas. 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 evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the interior was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition, prior to the end of the contingency period. The identification of toxic materials, asbestos, formaldehyde, lead, "Chinese" drywall, mold or other environmental hazards or conditions is beyond the scope of a home inspection and can only be made in a laboratory. If concerned, a qualified industrial hygienist should be consulted. Many products used in construction may contain materials that can be toxic/hazardous. Formaldehyde, lead and asbestos are the most well-known, but other chemicals can be found in varying amounts. While the use of some of these materials has decreased since the late 1970s; they may still be found, particularly in products imported from overseas. Further evaluation by sampling of suspect material for undesirable or toxic substances by a qualified testing laboratory would be prudent. I suggest reading the publication: "Buyers Guide to Earthquake Safety & Environmental Hazards" available at: <http://www.propertyid.com/govbooklets/govenviro.pdf>

12. Crawlspace, Basement, & Underfloor Areas

(Refer to Part 2, Section 1 of the CREIA Standards of Practice) Items to be inspected: 1. Foundation system 2. Floor framing system 3. Under-floor ventilation 4. Foundation anchoring and cripple wall bracing 5. Wood separation from soil 6. Insulation. The inspector is not required to: 1. Determine size, spacing, location or adequacy of foundation bolting/bracing components or reinforcing systems. 2. Determine the composition or energy rating of insulation materials



Styles & Materials

Access Method: Partially accessed due to restrictive clearances	Access Location: Left side of home	Perimeter Walls: Concrete stem walls
Floor Structure: Floor Joists (2x6) Beams (more than 4")	Piers & Posts: Concrete footings and wood posts	Cripple Walls: None present
Sill Plate: Bolted	Insulation: Not installed	Vapor Retarder: Not installed

Items

12.0 ACCESS
Comments: Limited Evaluation



12.0 Item 1(Picture)

Limited evaluation of the crawlspace due to restrictive clearances.

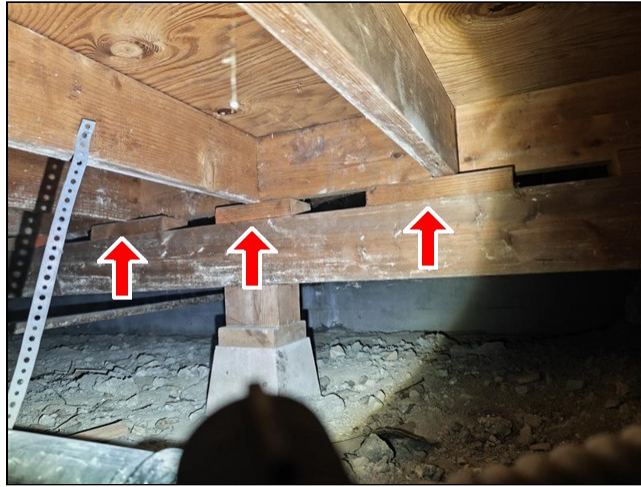
12.1 FOUNDATION STEM WALLS

Comments: Limited Evaluation

(2) We observed mineral deposits or efflorescence on the foundation walls. Efflorescence is an indication of an excessive amount of water consistently hitting the exterior stem wall. This condition can be caused by inadequate grade drainage or an irrigation system. See the Exteriors and Grounds section of the report for further commentary.

12.2 CONDITION OF FRAMING & SUBFLOOR

Comments: Review, Repair, or Replace



12.2 Item 1(Picture)



Floor joists above the crawlspace beam (girder) are elevated on individual wood shim blocks rather than bearing continuously along the top of the beam. This setup creates point loads rather than uniform load distribution across the girder, leaves unsupported gaps beneath joist spans, and relies on unfastened or temporary wood blocks that can shift over time as humidity changes or structural movement occurs. We recommend further review by a qualified foundation specialist, prior to the release of contingencies.

12.3 PIERS & POSTS

Comments: Limited Evaluation

Modern positive reinforcement is not installed at the post, beam, and pier connections. Suggest installing as a safety enhancement.

12.4 SILL PLATE

Comments: Limited Evaluation

Bolting was observed at the sill plate. House bolting is the process of anchoring a house to its foundation to increase safety from seismic activity. Determining the amount of bolting required is beyond the scope of this inspection. If the client desires a more thorough evaluation of the foundation anchoring system, we suggest verifying the condition with a qualified foundation specialist before releasing contingencies.

12.5 VENTILATION

Comments: Review, Repair, or Replace



12.5 Item 1(Picture)



Open, loose, and missing screens observed at vents. Recommend correcting.

The crawlspace(s) of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, plumbing, excessive moisture or stored personal items can limit the evaluation of the crawlspace. 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 evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of the crawlspace was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition, prior to the end of the contingency period.

13. Pool & Spa

Refer to pool addendum appendage.



Items

13.0 OPERATIONAL CONDITION OF POOL/SPA

Comments: Recommendation



Evaluation of built-in pools, spas, hot tubs, and their associated mechanical equipment (including pumps, heaters, filtration systems, and automation controls) is beyond the scope of a standard visual home inspection. The spa equipment was not operated, tested, or evaluated for functionality, leak integrity, or code compliance. Inspection of this area was strictly limited to a visual verification of whether basic site-observed safety barrier features (e.g., perimeter fencing, self-closing gates, surface covers, or required safety alarms) were present at the time of inspection. We recommend further evaluation by a licensed pool and spa contractor prior to the release of contingencies.

The pool/spa of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Murky water, vegetation, covers or stored personal items can limited the inspection of various components of the pool/spa. Please be aware that the inspector has your best interests in mind. Any repair items mentioned in this report should be considered before purchase. Only a limited evaluation of the pool/spa and equipment was performed as a courtesy. Pools and spas should be evaluated by a qualified pool contractor, prior to the end of the contingency period. For more information regarding pool safety, please refer to the U. S. Consumer Products Safety Commission's website: [CPSC Pool Safety](#)

14. Safety Features Present for Drowning Prevention

Styles & Materials

Enclosure Safety Feature: None Present	Mesh Fencing Safety Feature: None Present	Pool Alarm Safety Feature: None Present
Self-Closing Devices Safety Feature: None Present	Exit Alarms Safety Feature: None Present	Pool Cover Safety Feature: None Present
Other Approved Means of Drowning Prevention: None Present		

Items

14.0 Enclosure Safety Feature

Comments: Recommendation



(1) Pool enclosure and gates are not installed to meet The Pool Safety Act requirements - safety concern. See enclosure section of the report for further details.

(2) Pool enclosure and gates are not installed to meet The Pool Safety Act requirements - safety concern. The pool shall be enclosed by one or a combination of the following: a fence, portion of a building; wall; or other approved durable enclosure. Doors, windows, gates of living units, or associated private premises shall not be permitted as part of the pool enclosure. The enclosure, doors, and gates shall meet all of the following specifications. The enclosure shall have a minimum effective perpendicular height of 5 feet. Openings, holes, or gaps in the enclosure, doors, and/or gates shall not allow the passage of a 4-inch diameter sphere. The enclosure shall be constructed over a hard and permanent material. The enclosure shall be designed and built so that small children cannot readily climb it. Horizontal and diagonal member designs which might serve as a ladder for small children are prohibited. Horizontal members shall be spaced at least 48-inches apart. No planters or structures that can be climbed shall be permitted within 5 feet outside the pool enclosure. A chained link fence may be used, provided that the openings are not greater than 1 ¾-inches measured horizontally.

Gates and doors shall be equipped with self-closing and self-latching devices. The self-latching device shall keep the gate or door securely closed. Gates and doors shall open outwardly away from the pool except where otherwise prohibited by law. Hand-activated door or gate opening hardware shall be located at a height no lower than 42-inches but no higher than 44-inches above the deck or walkway. Gates and doors shall be capable of being locked during times when the pool is closed. Exit doors that comply with Chapter 10, Title 24, California Code of Regulations shall be considered meeting these requirements. The pool enclosure shall have at least one means of egress without a key for emergency purposes. Unless all gates or doors are so equipped, those gates and/or doors that will allow egress without a key shall have a sign-in letter at least 4-inches high stating EMERGENCY EXIT. The enclosure shall be constructed so that all persons will be required to pass through common pool enclosure gates or doors to gain access to the pool area. All gates and doors exiting the pool area shall open into a public area or

walkway accessible by all patrons of the pool.

14.1 Exit Alarms Safety Feature

Comments: Recommendation

 Exit alarms are not installed at all windows and doors accessing the pool area - safety concern. Recommend immediately installing for safety.

14.2 Safety Features Present for Drowning Prevention Comments

Comments: Recommendation

 The pool or spa is not equiped with any of the seven drowning prevention safety features listed in subdivision (a) of Section 115922 of the Health and Safety Code. Recommend immediately equipping the pool or spa with at least two of the seven drowning safety features.



INVOICE

Blue Ribbon Property Inspections
300 E Bennett Ave., Unit 8
Glendora, CA 91741
(626)223-5571
Inspected By: Tyler Molloy

Inspection Date: 8/18/2026
Report ID: TM02081826

Customer Info:	Inspection Property:
Reza Atigehchi Customer's Real Estate Professional: Michael Mehdizadeh Advance Investments Group	16670 Moorpark St Los Angeles CA 91436

Inspection Fee:

Service	Price	Amount	Sub-Total
Duplex	750.00	1	750.00
Agent Discount	-1.00	100	-100.00
			Tax \$0.00
			Total Price \$650.00

Payment Method: Check
Payment Status: Paid
Note:



Blue Ribbon Property Inspections

**300 E Bennett Ave., Unit 8
Glendora, CA 91741
(626)223-5571**

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Inspection Agreement](#)