American Real Estate Inspection

A Wholly Owned Subsidiary of Dehlinger Enterprises Inc

PO Box 893642, Temecula CA 92589
Tel: 951-522-9478
www.InspectionPro.com - American.Inspection@gmail.com

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Vojislav Antonic

INSPECTION ADDRESS

5438 McCulloch Ave. Unit D, Temple City, CA 91780

INSPECTION DATE

12/6/2022



This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

American Real Estate Inspection

A Wholly Owned Subsidiary of Dehlinger Enterprises Inc

PO Box 893642, Temecula CA 92589
Tel: 951-522-9478
www.InspectionPro.com - American.Inspection@gmail.com

SUMMARY REPORT

Client: Vojislav Antonic

Inspection Address: 5438 McCulloch Ave. Unit D, Temple City, CA 91780
Inspection Date: 12/6/2022

This Summary Report is intended to provide a convenient and cursory preview of the Health and Safety concerns, or more significant conditions and components that we have identified within our report as needing service or evaluation by a qualified professional, and it is incomplete. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it an endorsement of the condition of components or features that may not appear in this Summary Report Section. Items of concern noted in this section are detailed in the full narrative report along with other notations and concerns. Informational notations may also require attention, including but not limited to informational items noted in blue. READ THE ENTIRE REPORT. Also, in accordance with the terms of the Contract, the service recommendations that we make in this Summary and other areas throughout the Inspection Report should be completed BEFORE the end of your INSPECTION - CONTINGENCY PERIOD by licensed specialists, who may well identify additional defects or recommend other upgrades or repairs that could affect your decisions regarding the property.

READ THE ENTIRE REPORT, THE STANDARDS of PRACTICE, and THE STANDARD INSPECTION AGREEMENT, as these documents incorporated together constitute the Complete Inspection Report.

This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

Components and Conditions Needing Service

Exterior

Site and Other Observations
Landscaping Observations
- Tree is encroaching on foundation and roof

Grading and Drainage
Rain Gutters
- Excess debris in rain gutters

Exterior Components
Fences and Gates
- The gate is broken

Patio Covers or Gazebos
• Excess debris on aluminum patio cover

Roofs

Flat Roof
Roofing Material
• Excess plant debris noted on roof
• Low spots noted over living room

Plumbing

Potable Water Supply Pipes
Polyethylene Water Pipes
• Some added PEX Piping is not properly secured in the attic because it has slipped out of the clamps

General Gas Components
Gas Valves
• Uncapped valve noted behind clothes dryer

Gas Water Heaters
Drip Pan and Overflow Pipe
• The water heater is not equipped with a drip pan or overflow pipe

Electrical

Sub Panels
Grounding
• Neutrals and Grounds connected on same bus in sub panel

Ground Fault System
Ground Fault
• Inadequate GFIC protection noted - Kitchen and Bathrooms

Smoke Alarms
Smoke Alarms
• Older Model Smoke Alarms noted have an elevated failure rate

Carbon Monoxide Detectors
Carbon monoxide Detectors
• No Carbon Monoxide Detector Noted

Bedrooms

Bedrooms
Single-Glazed Windows
• Master bedroom window sill is moisture damaged

Bathrooms

Guest Bathroom
Toilet
• Staining noted around base of toilet - Elevated moisture reading noted

Master Bathroom
Toilet
• Staining noted around base of toilet - Elevated moisture reading noted

Kitchens

Kitchen (s)
Garbage Disposal
• The garbage disposal is frozen
Dishwasher
• Dishwasher pump is noisy

Laundrys

Laundry Area
Dryer Vent
• The dryer vent is a flexible plastic type

Attics

Primary Attic
Firewall Separation
• Opening noted in attic firewall

Garages

Detached Garage
Walls and Ceiling
• There are moisture stains on the garage ceiling

TABLE OF CONTENTS

CONFIDENTIAL INSPECTION REPORT 1
GENERAL INFORMATION 2
SCOPE OF WORK 4
Exterior 5
Site and Other Observations 5
Grading and Drainage 6
Exterior Components 7
Structure 8
Structural Elements 9
Slab Foundation 9
Roofs 10
Flat Roof 10
Plumbing 10
Potable Water Supply Pipes 11
Low Flow Devices 12
Waste & Drainage Systems 12
General Gas Components 12
Gas Water Heaters 13
Electrical 14
Main Panel 15
Sub Panels 15
Ground Fault System 16
Smoke Alarms 16
Carbon Monoxide Detectors 16
Telephone and Communication 16
Heat-A/C 17
HVAC Split Systems 17
Living 19
Living Areas 19
Bedrooms 20
Bedrooms 20
Bathrooms 21
Guest Bathroom 21
Master Bathroom 22
Kitchens 23
Kitchen (s) 24
Laundrys 24
Laundry Area 25
Attics 25
Primary Attic 26
Garages 26
Detached Garage 27
Report Conclusion 28

GENERAL INFORMATION

Inspection Address: 5438 McCulloch Ave. Unit D, Temple City, CA 91780
Inspection Date: 12/6/2022
Weather: Cloudy - Temperature at time of inspection: 60-65 Degrees

Inspected by: Steven L Dehlinger

Client Information: Vojislav Antonic
Structure Type: Wood Frame
Foundation Type: Slab
Furnished: Yes
Number of Stories: One

Structure Style: Condominium

Estimated Year Built: 1974

General Property Conditions

PLEASE NOTE:

This Report is the exclusive property of American Real Estate Inspection, and the Inspection Client whose name appears on this Report, authorized by their signature which is recorded on The Inspection Agreement. The use of information within this report by any other party, entity, or person is strictly prohibited, and is a direct violation of the Inspection Agreement.

The visual observations and opinions expressed within this report are those of American Real Estate Inspection and supercede any and all verbal comments made by The Inspector. We performed a visual inspection of systems, components, and conditions in accordance with the Standards of Practice of The California Real Estate Inspection Association or The Commercial Standards if this is a Commercial Property. Those items and systems that we are not required to inspect are clearly disclaimed in the contract and/or in the aforementioned Standards. Any items or areas that were concealed from view or inaccessible on the day of the inspection WERE NOT INSPECTED. Some items that are inspected and found to be functional may not necessarily appear in the report.

Similarly, in accordance with CREIA Standards, we not evaluate or endorse any concealed areas or components, such as subterranean ducts, pipes, wires, or conduits within walls, floors, or ceilings, the slab beneath carpets, the interior of heat exchangers, air-conditioning coils and supply ducts, chimney flues, and the waterproof membrane or flashings beneath roof coverings, balconies, shower pans, or sub-surfaces under tubs and showers. This IS NOT a roof certification inspection. Also, we do not evaluate or endorse the following specific components: computerized systems, radio or remotely controlled components, alarm, telephone, cable, or intercom systems, public or private sewage systems, skylights, solar systems, or fire-sprinkler systems.

The Client is strongly advised to further investigate and contract with the appropriate persons to further investigate, any/all conditions/items noted for evaluation or service in this Report, as well as items that were inoperable or inaccessible. Also, any items beyond the scope of a CREIA Inspection or items that may have been disclosed by others, including any items which you yourself, your Agent, The Sellers themselves, or the Sellers Agent may be concerned about, including any items of concern on the Transfer Disclosure Statement. Such evaluations/investigations are to be done before the your residential purchase agreement's specific time limit.

NOTICE TO CLIENTS WHO WERE NOT AT THE INSPECTION

We prefer to have our clients present during, or immediately following, the inspection so that we can elaborate on what may well be complicated or technical issues that could be somewhat difficult for the average person to understand, and to go over the support documents and Inspection agreement. We have included a copy of The Residential Inspection Agreement, our insurance carrier requires that you sign The Inspection Agreement to activate our policy, please notify the office immediately if you have not received a copy of the Agreement and Standards along with this report. If you choose to rely upon the information in this report you have in fact accepted the terms of the Inspection Agreement as a condition of that reliance. Also; please DO NOT rely on anything that we may have been purported to have said; issues can become distorted, particularly by people who are not properly trained or those who have a vested interest in the outcome of the transaction. Please contact the Inspector directly with any questions or concerns you may have. Steven Dehlinger 951-522-9478

Report File: Antonic II

SCOPE OF WORK

You have contracted with American Real Estate Inspection to perform an Inspection in accordance with the applicable Standards of Practice established by the California Real Estate Inspection Association, a copy of which was delivered at the inspection, including The Inspection Agreement which must be read and signed by the Client. If you were not at the inspection and have not received these documents, please call the office at 951-522-9478 for a verbal briefing on the report, to go over The Inspection Agreement, and to get a copy of The Standards of Practice. Our inspection is specifically visual, and distinct from those of specialists; we DID NOT use specialized instruments, DID NOT dismantle any equipment, and DID NOT sample air, ground, water, or building materials. We do not evaluate the capacity, uniformity, or compatibility of heating and cooling equipment nor do we calculate square footage and/or living space area to determine tonnage or BTU requirements. This type of inspection requires calculations that are beyond the scope of this inspection. You should consult with a qualified HVAC contractor if you are concerned about such issues. Our visual inspection and this report will not be as comprehensive, nor as technically exhaustive as that generated by a specialist; and it is not intended to be. The purpose of this inspection is to identify significant visible defects or visible conditions that would warrant further evaluation by a specialist. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the Standards of Practice and Inspection Agreement. This inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies or general wear and tear items.

Any structure may contain contaminated airborne materials or toxins, hazardous chemicals, contaminated soil, or other materials that can be hazardous. Structures built before 1978 can reasonably be expected to contain materials that are considered hazardous. This inspection IS NOT an environmental or earthquake safety inspection. Environmental issues include, but are not limited to, asbestos, lead paint contamination, mold or mold spores, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel/oil/chemical tanks, ground water contamination, and soil contamination to name a few. Should further study or analysis seem prudent due to age or other conditions, then an evaluation by an environmental specialist is recommended. Such an evaluation would include scientific sampling and laboratory analysis that is well beyond the scope of this Inspection. For further information, ask your Realtor for a current copy of, RESIDENTIAL ENVIRONMENTAL HAZARDS: A Guide For Homeowners, Home buyers, Landlords and Tenants, published by the Departments of Real Estate and Health Services, or pick up a copy from the Department of Real Estate or local Department of Health Services.

We check a representative sampling of doors, windows, switches, and receptacles; window coverings are considered wear and tear items and not inspected or commented on. Belongings may have prevented a complete inspection of the windows, flooring, walls, switches, and receptacles throughout the structure and/or garage as well as under the sinks. We do not check the attachment of floor tiles and only report on readily visible cracking or irregularities. Be sure to inspect the structure for hidden problems before the close of escrow. Any photos included are for information, example, and clarification only; they are not intended to be a substitute for further evaluations and repairs as recommended; or for reading the report in its entirety. Photos included are of this property but certainly do not depict all deficiencies noted in the report. Labeling limitations may prevent the listing of all deficiencies pictured. READ THE ENTIRE REPORT

Note: Please read all other reports associated with the property, such as the Structural Pest Report, and the Real Estate Agent's Visual Inspection Report, as they typically cover items that may not be included in our inspection.

Call us if you have any questions or concerns regarding this report, or any other reports associated with your purchase..

Exterior

We evaluate the following exterior features that are readily visible from the walls of the structure: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia/trim, balconies, doors, windows, and on structure lights and outlets. However, we do not evaluate any detached structures or components, such as storage sheds and stables, and we do not water test or evaluate surface or subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. We do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. We routinely recommend that all shrubs, vines, trees, and landscape material or soil be sufficiently clear of the structure and weep screed.

We are not required to report on nuisance characteristics of the neighborhood such as schools. animal shelters, airports, train stations, utility yards, landfills, sewer treatment plants, flood zones, natural hazards, etc.. You should inquire with your Realtor, and fully investigate the area, including, natural hazard disclosures, and local Megan's Law database. Megan's Law database can be found at www.meganslaw.ca.gov

Note: Commercial properties may be subject to a Phase One environmental inspection, and such is recommended to ensure the property was not used to store of process hazardous materials .

This inspection IS NOT an environmental inspection

Site and Other Observations

Condominium Disclaimer

Informational Conditions

Because this is a report on a Condominium or Townhouse inspection, we are not required inspect or report on the condition of the common exterior, roof, foundation, structure, grading and drainage, structural components, or components beyond, or outside the unit, or any components which we believe to be the responsibility of the home owners' association. Any comments regarding common components are included as a courtesy only and do not alter the scope of this inspection. We also recommend that you thoroughly review the "C.C.& Rs" and Reserve Study for disclosure of pertinent facts effecting the current condition and market value of the residential unit, the complex's common elements and areas, by-laws and ordinances, and any existing or pending litigation. You should also confirm the property is not in arrears on Owners Association dues or obligations.

Older Construction

Informational Conditions

Older structures, (built before the early-eighties) can reasonably be expected to contain chemicals or compounds that have recently been identified as toxic. These chemicals and compounds include but are not limited to Lead, Lead Based Paint, Asbestos, and Formaldehyde. This inspection is not an environmental inspection, and no chemical or compound analysis was performed. If further study or analysis seems prudent, you should contract with a professional environmental sampling and testing organization. Information related to these issues can be found in the " Homeowners Guide to Earthquake Safety and Environmental Hazards" pamphlet, available through your Realtor, or the Departments of Real Estate, or Health Services.

We routinely recommend that older sewer pipes be video scanned before the end of your contingency period. .

Abandoned Property

Informational Conditions

This property may be a former rental, Investor owned, or otherwise owner abandoned property. There is always the possibility that there is hidden damage, or concealed defects, that may be known to the previous owners, investors, the bank, or repair technicians that have visited the property for repairs since the owners left. Our service is a "Home Inspection" as defined by the CREIA Standards of practice, and The California Business and Professions Code.. It is strictly visual in nature.. Any and all hidden defects that have been covered from view are specifically excluded from our inspection, and, disclaimed within this report. You should

consult with the bank for any repair and/or work orders relating to the property since they took over ownership..This should include all work performed, and any work recommendations that were not performed as well..

Furthermore, you do not know who may have keys to the residence. We routinely recommend that you budget for an evaluation by a qualified C28 Locksmith/Security Contractor to change out the locks before, or when you move in..

Landscaping Observations

Components and Conditions Needing Service

There is a large tree in the back yard that is very close to the house and appears to be encroaching on the foundation, tree debris noted on roof top. Recommend evaluation by an arborist as this tree should be removed before it damages the roof or foundation.





Grading and Drainage

General Comments and Description

Informational Conditions

Water can be destructive to building materials, for this reason, the ideal property will have soils that slope away from the structure and the interior floors will be significantly higher than the exterior grade. Our examination of the exterior grade is a visual approximation at best.

Drainage Mode

Informational Conditions

Drainage is facilitated by soil percolation, hard surfaces, and roof gutters that drain into the yard and/or planters. Such conditions may be acceptable but are not ideal; we did not see any evidence of moisture contaminating the living space. However, water likely ponds or runs during prolonged rains. You should consult with the seller or HOA regarding any known drainage concerns. We routinely recommend yard drainage and that rain gutters drain directly into under ground drainage that directs water into the street.

Rain Gutters

Components and Conditions Needing Service

There are leaves and excess debris in the rain gutters. Gutters need to be serviced.



Exterior Components

Walkways

Informational Conditions

There is an offset in the rear walkway that could prove to be a trip-hazard. Maintenance/repair is recommended.



Fences and Gates

Components and Conditions Needing Service

The wooden gate/fence is broken and needs to be repaired.



Sliding Glass Doors

Functional Components and Conditions

The sliding glass door is tempered and functional.

Informational Conditions

The sliding door lock latch is difficult to manipulate and should be serviced/adjusted.

Lower exterior threshold is spalling due to excess moisture which is likely related to the excess debris on the patio cover. Maintenance is needed



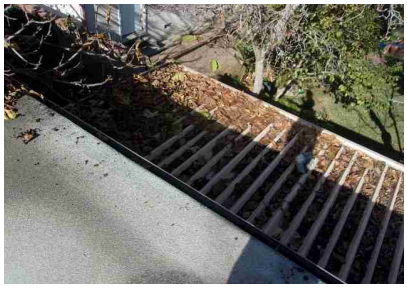
Exterior Entry Doors

Functional Components and Conditions

The front entry door is in acceptable condition.

Wood & Masonry Decks
Informational Conditions
The visible portions of the concrete-masonry decking surface appears to be in acceptable condition.

Patio Covers or Gazebos
Components and Conditions Needing Service
There is excess plant debris on the patio cover, and in the drain channels, Debris should be removed to allow for ready drainage as soon as possible and regularly

Windows
Informational Conditions
The single pane window exteriors are in acceptable condition. Interior window notations are related to operation and fire egress, and obvious moisture concerns noted inside.

Screens
Informational Conditions
The window screens are functional.

Outlets
Functional Components and Conditions
The rear exterior outlet is functional and includes Ground Fault Protection. (Control GFI breaker is in the sub panel)

Lights
Informational Conditions
The switched light outside the front entry door is functional. However, we do not inspect or evaluate, coach type, off structure, automatic, photo electric, decorative lights, Christmas type outlets, or low voltage lighting.

Note: The rear porch light did not respond. Bulb is missing.

Structure

Structures are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our Standards of Practice, we identify foundation types and look for any evidence of structural deficiencies. Cracks or deteriorated surfaces in foundations are common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the floor covering. Most of these cracks are related to the curing process or to common settling. We will alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, structural engineer, or geologist; this should not deter you from seeking the opinion of any such expert if you are concerned about movement or structural stability.

Structural Elements

Identification of Wall Structure
Informational Conditions
The walls are conventionally framed with wooden studs. (Concealed)

Identification of Floor Structure
Informational Conditions
The floor structure consists of a poured slab that could include reinforcing steel. (Concealed)

Identification of Roof Structure
Informational Conditions
The roof structure consists of a pre-fabricated flat roof wooden truss system with solid sheathing.. Inspection limited to readily visible components.

Common Structure
Informational Conditions
Because this unit is part of a common structure that is under the jurisdiction of an Owners Association or Management Company, we did not inspect the structural components that are hidden from view, or within adjoining units.

Roof WAS NOT formally inspected

Slab Foundation

General Comments and Description
Informational Conditions
This structure has a buried stem wall type foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move belongings or lift floor coverings to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Furthermore, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.
Many slabs are found to contain cracks when the floor coverings are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the structure is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Method of Evaluation
Informational Conditions
Foundation is a concealed common element and was not inspected.

Roofs

This is a condominium and the roof is a common component. Roof comments are a coutrtesy only as the roof was not formally inspected, I went on the roof to observe the Air Conditioner

Flat Roof

Roofing Material

Components and Conditions Needing Service

There is excess plant debris on the roof. Recommend that debris be cleared off as soon as possible and regularly to help prolong the life of the roof and to promote ready drainage. (This may be a HOA concern)

There is a distinct low spot over the living room where water ponds. (I am not aware of any recent rainfall, but there is ponding at this time) Recommend evaluation by a licensed C39 Roofing Contractor (This may be a HOA concern)





Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, angle stop shut-off valves, and main shutoff valves, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper or Cross Link Polyethylene (PEX), because they are less prone to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. We DO NOT test or operate valves that are not used on a regular basis, including angle stop valves, main valves, TPR valves etc..

Waste and drainpipes pipes are equally varied, and range from modern acrylonitrile butadiene styrene [ABS] ones to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are less prone to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, and particularly in main drainpipes, which we routinely recommend for video-scan. This could also confirm that the structure is connected to a private or public sewer system, which is important because all private systems must be evaluated by specialists. Sewer pipes, vents, concealed piping, and washing machine drains ARE NOT inspected. Please read the entire report as some plumbing problems may described in the rooms where plumbing fixtures are present.

Potable Water Supply Pipes

Water Main Location

Informational Conditions

Plumbing main is central to the complex, and is under the jurisdiction of the Owners' Association. We only evaluate readily visible plumbing components that are located within the unit itself.

Pressure Regulators

Informational Conditions

I did not see a pressure regulator but the pressure is within acceptable parameters (60 Lb PSI)



Copper Water Pipes

Informational Conditions

The readily visible portions of the copper potable water pipes are in acceptable condition.

Note: The residence appears to have been re-piped with a combination of copper and PEX piping. You should request documentation from the sellers, and any warranty or guarantee that might be applicable, which will confirm that the work was done to code and by a specialist, and may include a warranty or guarantee. Piping inspection is limited to readily visible components. Furthermore, it would be prudent to have your homeowners insurance agent check to make sure there have not been any water claims in the past which could affect your insurance rates. (System appears adequate, and functional)

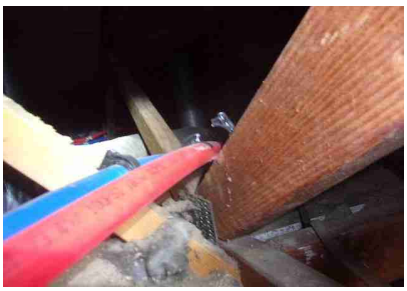
Polyethylene Water Pipes

Informational Conditions

Some of the piping in the attic is modern Cross Link type Polyethylene/PEX potable water pipes. Inspection limited to readily visible components. Except as noted, the visible portions of water piping are in acceptable condition.

Components and Conditions Needing Service

Some of the added PEX piping in the attic is not properly secured because it has slipped out of the required clamps. . Recommend evaluation by a Licensed C36 Plumbing Contractor who is familiar with proper PEX piping attachment requirements





On Structure Hose Bibbs

Functional Components and Conditions

The rear on structure hose bibb is functional.

Low Flow Devices

Low Flow Devices

Informational Conditions

NOTE: As of January 1, 2017, building standards and California state law require that flow rates for fixtures in the home not exceed 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. Flow rate calculations are beyond the scope of the inspection, flow rates WERE NOT checked.. You may want to have the flow rates checked/confirmed before the end of your contingency period to ensure the fixtures are in compliance with new State Mandates.

Toilets ARE NOT Low Flow models.. Flush volume was not checked

Waste & Drainage Systems

General Comments and Description

Informational Conditions

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. Such would also confirm the system is connected to a private or public sewer system. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. If tree roots grow into the main drain system, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. The washing machine drain if applicable was not tested or inspected.

Type of Material

Informational Conditions

The drain pipes are hidden in the walls and underground, readily visible portions of the drainpipes are a modern acrylonitrile butadiene styrene type, or ABS.

Drain Pipes Waste Pipes and Vent Pipes

Informational Conditions

Based on industry recommended water tests, the main drainpipe is functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition. Washing machine drain was not tested.

Note: Structures built before the mid 1970's may have iron drainpipes underground. For this reason we routinely recommend that older pipes be video scanned to confirm they have been upgraded, or to ensure they are intact and functional

General Gas Components

Gas Main Shut-Off Location

Informational Conditions

The gas main shut-off is located at the front of the residence . You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. We can only inspect readily visible components and do not use any instruments during our inspection.

The gas main shut-off is located at the front of the residence - *Continued*



Gas Main Observations

Informational Conditions

There is no wrench at the gas shut-off valve to facilitate an emergency shut-off, and inasmuch as such tools are relatively inexpensive we recommend that you buy one and keep it in a known location close by the valve.

Gas SupplyPipes

Functional Components and Conditions

The readily visible portions of the gas pipes appear to be in acceptable condition.

Informational Conditions

Note: There are no sediment traps or drip legs noted at the gas connections. These are a recent requirement and were not required when this structure was built, but are a prudent upgrade to help protect gas appliances from sediment or moisture vapor that could invade the gas supply.

Gas Valves

Components and Conditions Needing Service

Uncapped valve noted behind clothes dryer. This could leak gas if someone accidentally disturbs the valve without knowing We recommend unused gas valves be connected to an appliance, or capped off for safety



Gas Water Heaters

General Gas Water Heater Comments

Informational Conditions

Water heaters can be expected to last at least as long as their warranty, of from five to eight years, but they will generally last longer. However, few of them last longer than fifteen years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to inspect and flush them annually to remove minerals.

Age Capacity and Location

Informational Conditions

Hot water is provided by a 2007 model, 40 gallon water heater that is located in the rear exterior cabinet or closet and is functional.

Combustion Chamber
Informational Conditions
The water heater is functional but beyond what is considered normal life expectancy, and will need to be monitored more closely. We routinely recommend that water heaters be replaced every 12 years or sooner..
Water Shut-Off Valve and Connectors
Informational Conditions
The shut-off valve and water connectors appear functional, we did not test the valve.
Gas Shut-Off Valve and Connector
Informational Conditions
The gas control valve and its connector at the water heater appear functional, we did not test valve.

Note: No sediment trap noted at gas feed connection which would be a prudent upgrade.
Vent Pipe and Cap
Informational Conditions
The vent pipe appears functional.
Relief Valve and Discharge Pipe
Functional Components and Conditions
The water heater is equipped with a Temperature Pressure Relief (TPR) Valve
Drip Pan and Overflow Pipe
Components and Conditions Needing Service
The water heater is not equipped with a drip pan or overflow pipe, which is required by current standards. We recommended that a pan and drain pipe be installed below the water heater as they are designed to prevent or minimize water damage from un-noticed leakage.
Seismic Straps
Functional Components and Conditions
The water heater is seismically secured.

Electrical

Read the entire Report as some electrical deficiencies are addressed within the particular area of the structure that the deficiencies are located. There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety as a newer system. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many older systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative sampling of switches and outlets and we do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency as a possible hazard for obvious reasons. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or hazards and recommend further service or upgrades. We typically recommend upgrading outlets near water or at exterior locations to have ground fault protection, which is a relatively inexpensive but essential safety feature. Our electrical inspection is limited to readily visible components, we do not open sealed service panels to evaluate utility feed wires, nor inspect concealed ground ufers, or concealed bonding systems.
Please read the entire report as some electrical problems may be described in the rooms where electrical fixtures are present.

Main Panel

General Comments

Informational Conditions

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures.

Size and Location

Informational Conditions

The residence is served by a 100 Amp 220/110 volt panel, located along with the adjoining units panel on the front of the residence.



Grounding

Informational Conditions

The ground system is concealed and therefore not inspected. System tests functional.

Sub Panels

General Comments

Informational Conditions

Sub-panels are often located inside structures, clearance should always be maintained to allow ready access. They are required to be weatherproof (if located outdoors), unobstructed, and easily accessible, their circuits should always be clearly labeled.

We DO NOT remove covers from sub panels that are in use by computers, machinery or personal

Location

Informational Conditions

The sub panel is located in the hallway.

Sub Panel Observations

Informational Conditions

There is some paint over spray inside the electric sub-panel which is contrary to installation guidelines, but the breakers are not warm which would indicate loose or inadequate connections to the buss bar. If you are concerned about the possibility of poor connections you may want to have an electrician pull the breakers to confirm there is no paint on the buss bars. (Such an examination is beyond the scope of this inspection)

Panel Cover Observations

Informational Conditions

The sub panel cover is in acceptable condition.

Wiring Observations

Informational Conditions

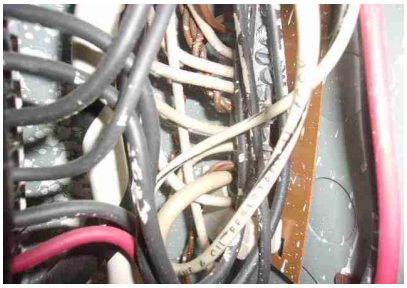
The branch circuits are copper wiring.

Circuit Breakers

Informational Conditions

The circuit breakers have no visible deficiencies, breaker labeling was not confirmed.

Grounding
Components and Conditions Needing Service
The neutral and ground wires are attached together in the sub panel which is not permitted. (Ground wires are ganged which is not permitted)They should be separate as the neutral is required remain isolated from equipment grounds in sub-panels. Recommend evaluation by a Licensed C10 Electrical Contractor.



Ground Fault System
Ground Fault
Components and Conditions Needing Service
I did not find GFI protection in the kitchen or bathrooms. I would expect these to be protected per established safety guidelines.. All bathroom and kitchen countertop outlets should be upgraded to include GFI protection. Recommend evaluation by a Licensed C10 Electrical Contractor.. (Outlets were tested with a GFI Test device)

Smoke Alarms
Smoke Alarms
Components and Conditions Needing Service
The smoke alarms are over 10 years old Smoke detectors that are 10 years old or older should be replaced. These may have a failure rate as high as 30%, and smoke detectors that are 15 years old or older may have a failure rate as high as 50% according to the National Fire Protection Association www.nfpa.org <http://www.nfpa.org/>. If a Smoke alarm is battery powered only, it must employ a non-replaceable, non-removable battery capable of powering the smoke alarm for at least 10 years. There should be one smoke detector in the hallway and one in each bedroom

If a smoke detector is dual voltage and connected to the house power supply it must be replaced with a like model dual voltage unit. Modern Smoke alarms sound off in unison and should be wired accordingly

Carbon Monoxide Detectors
Carbon monoxide Detectors
Components and Conditions Needing Service
There is no Carbon Monoxide Detector at this location. Carbon Monoxide detector is recommended.

Telephone and Communication
Low Voltage Communication Wiring
Informational Conditions
Low voltage communication, audio speaker systems, alarms, low voltage components, telephone, TV, and low voltage wiring are not included in our inspection as noted in the Inspection Standards, and Agreement...

Heat-A/C

The components of most heating and air-conditioning systems have a design-life ranging from fifteen to twenty five years, but can fail prematurely with poor maintenance, which is why we apprise you of their approximate age when possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, heat exchanger, firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We do not evaluate tonnage, BTU's, including size in relation to square footage or interior space and/or component compatibility as this type of investigation is beyond the scope of the inspection. Even the most modern gas or oil fired heating systems can produce carbon monoxide, which can create a health hazard. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee. Heat exchangers ARE NOT inspected. We recommend that a carbon monoxide detector be installed on each level of the structure if gas appliances are present.

REFRIGERANT GAS WARNING: Most of the available refrigerant gasses are being phased out in California which will add substantially to repair costs.. Most older units will not be compatible with the replacement refrigerants..

HVAC Split Systems

Age and Location

Informational Conditions

Central heat and air-conditioning are provided by a single split-system, consisting of a 2009 model gas furnace with a 2009 model evaporator coil that is located in a hall closet, the matching compressor is located on the roof top. (Roof top tag is not readable)..

Furnace

Functional Components and Conditions

The furnace is functional.

Vent Pipe

Informational Conditions

The combustion vent appears functional.

Circulating Fan

Informational Conditions

The circulating fan is functional.

Gas Valve and Connector

Informational Conditions

The gas valve and connector appear in acceptable condition, we did not test the valve.

Note: No sediment trap noted at gas feed connection which would be a prudent upgrade.

Return-Air Compartment and Filter

Informational Conditions

The filter is dirty, filter should be cleaned/changed soon and every two or three months. If filters are not changed regularly, the evaporator coil and the ducts can become contaminated, and can be expensive to clean.

Note: The return-air compartment is dirty/dusty, and needs to be cleaned out

The return-air compartment is dirty - *Continued*




Condensate Drainpipe
Informational Conditions
The condensate drainpipe discharges outside the residence, drainage was not verified.
Condensing Coil
Functional Components and Conditions
The roof top air conditioner condensing coil responded to the thermostat and is functional.
Condensing Coil Disconnect
Informational Conditions
There is an electrical disconnect at the condensing coil.
Thermostats
Functional Components and Conditions
The thermostat is functional.
Registers
Functional Components and Conditions
The registers are reasonably clean and functional.
Flexible Ducting
Informational Conditions
The boots of the flexible ducts include a known asbestos-containing paper seal where they join the registers. Although common sense may dictate that this asbestos-containing paper is not likely to have contaminated the system, asbestos has become such a litigious issue that we will not endorse it and encourage you to take what ever action you may deem appropriate.




There are some detached duct connector seals in the attic, which need to be sealed. Recommend evaluation by a Licensed C20 HVAC Contractor
Differential Temperature Readings
Functional Components and Conditions
The air-conditioner and furnace responded and achieved an acceptable differential temperature split between the air entering the system and that coming out.

Cool temperature dropped 17 degrees
Heat temperature increased 48 degrees





Living

Our inspection of the building interior or living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative sampling of accessible windows, doors, switches and outlets. However, we do not evaluate window treatments, do not move belongings, lift floor coverings, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of minor movement, such as wood shrinkage, common settling, and seismic activity. We do not comment on door stops or lack of door stops, and you are advised to confirm door stops are installed. Some homes built between 2001 and 2007 are alleged to contain what is commonly known as "Chinese Drywall". Our inspection is non invasive in nature, and DOES NOT include sampling for this condition. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service. THIS IS NOT AN ENVIRONMENTAL INSPECTION.

Living Areas

Flooring
Informational Conditions
The carpeting is worn or cosmetically stained, which you should view for yourself.
Walls and Ceiling
Informational Conditions
The visible portions of the walls and ceiling are in acceptable condition.
Single-Glazed Windows
Informational Conditions
The dining area window is functional,
Lights
Informational Conditions
The lights/switches, switched receptacles are functional.
Outlets
Functional Components and Conditions
The outlets are functional.

Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative sampling of windows and doors, switches and outlets. We evaluate accessible windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies. By definition, a bedroom must have a closet and ready fire egress..

Bedrooms

Doors

Informational Conditions

The doors are functional.

Flooring

Informational Conditions

The carpeting is worn or cosmetically stained, which you should view for yourself.

Walls & Ceiling

Informational Conditions

The visible portions of the walls and ceiling are in acceptable condition.

Single-Glazed Windows

Informational Conditions

The windows are functional.

Components and Conditions Needing Service

The master bedroom window sill is moisture damaged. This is likely due to the tree outside the window which is clogging the drain channels.. Window drain channel needs to be cleared and monitored..

The drywall needs to be properly cleaned up and painted.





Closets

Functional Components and Conditions

The visible portions of the closet (s) and components appear functional.

Informational Conditions

The guest bedroom closet sliding doors do not have slide attachments at the floor. Slide guides are recommended to prevent the doors from swinging.

The guest bedroom sliding closet doors are not attached to floor - *Continued*



Lights
Functional Components and Conditions
The switches/lighting receptacles in the bedrooms are functional.
Outlets
Functional Components and Conditions
The outlets are functional.

Bathrooms

In accordance with inspection standards our inspection of bathrooms is to test fixtures, report fixture deficiencies, and visible water damage or active leakage. Dry rot, toilet rings, inaccessible plumbing, shower pans, under tub/shower base systems, areas concealed under floor coverings, and cosmetic issues are not within the scope of this inspection. We confirm proper ventilation, (an operable window, or mechanical ventilation is required), and electrical Ground Fault protection at wet locations. We also confirm proper safety glass markings as required, but can not guarantee that marked glass is actually safety glass. Shower doors and seals tend to deteriorate and leak; they should always be maintained to prevent water from leaking onto the floor covering. Tub/shower curtains can leak and promote water intrusion, all tub/showers should have sliding glass, or glass door enclosures installed for maximum moisture intrusion protection. We routinely recommend against carpeting in bathrooms as moisture can seep under carpeting and cause hidden damage. Supply valves are not turned due to their delicate nature. We DO NOT test or inspect personal hygiene, or toilet body wash devices..

Guest Bathroom

Size and Location
Informational Conditions
The guest bathroom is a full
Doors
Functional Components and Conditions
The door is functional.
Flooring
Informational Conditions
The floor is worn, stained, or cosmetically damaged, which you should view for yourself.
Walls & Ceiling
Informational Conditions
The walls and ceiling are in acceptable condition.
Cabinets
Functional Components and Conditions
The cabinet is in acceptable condition.
Sink Countertop
Functional Components and Conditions

The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The sink and components are functional.

Tub-Shower

Functional Components and Conditions

The tub/shower is functional.

Informational Conditions

There is no tub/shower enclosure noted. We routinely recommend that tub/shower combination units have shower doors installed for maximum water intrusion protection.

Toilet

Components and Conditions Needing Service

There is staining round the base of the guest toilet indicates wax ring seepage. Elevated moisture reading noted up to 54% Recommend evaluation by a Licensed C36 Plumbing Contractor.





Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional.

Lights

Functional Components and Conditions

The lights are functional.

Master Bathroom

Size and Location

Informational Conditions

The master bathroom is a three-quarter, and is located adjacent to the master bedroom.

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The carpet is worn or cosmetically damaged, which you should view for yourself. (Carpet is not recommended for bathroom floor covering)

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Cabinets

Functional Components and Conditions

The cabinet is in acceptable condition.

Sink Countertop

Functional Components and Conditions

The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The sink and components are functional.

Stall Shower

Functional Components and Conditions

The stall shower is functional.

Informational Conditions

The shower enclosure door hardware will need to be serviced/adjusted to slide efficiently

Toilet

Components and Conditions Needing Service

There is staining round the base of the master toilet indicates wax ring seepage. Elevated moisture reading noted up to 75% Recommend evaluation by a Licensed C36 Plumbing Contractor.





Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional.

Lights

Functional Components and Conditions

The lights are functional.

Kitchens

Per home inspection standards our inspection of kitchen components is limited to built in appliances where utilities are provided. These items are tested under normal operating conditions. Extensive evaluations such as calibration, operation of timers, clocks, heat settings, rotisseries, thermostat accuracy, self cleaning systems, temperature probes, and other peripheral components are not within the scope of this inspection. Due to the inaccessibility of the dishwasher components we can do no more than manipulate the controls to simulate normal wash, rinse, and dry cycles; cleaning and drying adequacy are not verified. Dishwashers can fail at any time due to their complexity. Supply valves are not turned due to their delicate nature. Countertops require regular maintenance of the calking and grout to reduce the chance of moisture intrusion. Minor cracks, grout irregularities, minor de-lamination, sprung doors or drawers, and general staining under sinks are considered cosmetic issues and are usually not reported on unless they present an obvious moisture intrusion problem.

Refrigerators and coolers require specialty tools, and compression gauges to test, and are not tested or inspected.

Kitchen (s)

Flooring
Functional Components and Conditions
The visible portions of the floor covering has no significant defects.
Walls and Ceiling
Functional Components and Conditions
The visible portions of walls and ceiling are in acceptable condition.
Sink & Countertop
Informational Conditions
The sink and countertop are functional.
Cabinets
Functional Components and Conditions
The cabinets are functional, and do not have any significant damage.
Faucet
Informational Conditions
The kitchen faucet is stiff. Adjustment/repair is needed.
Trap and Drain
Functional Components and Conditions
The trap and drain appear functional.
Garbage Disposal
Informational Conditions

The garbage disposal needs a new rubber sink throat insert..
Components and Conditions Needing Service
The garbage disposal is frozen. Possibly due to inactivity.. Maintenance/replacement is needed.
Electric Range
Functional Components and Conditions
The electric range is functional, but was neither calibrated nor tested for its performance.
Dishwasher
Components and Conditions Needing Service
The dishwasher pump is very noisy. Recommend evaluation by a qualified appliance technician.
Exhaust Fan or Downdraft
Functional Components and Conditions
The exhaust fan is functional.
Lights
Functional Components and Conditions
The lights are functional.
Refrigerator
Informational Conditions
Refrigerator was not tested or inspected per industry standards.

Note: Compressor is noisy

Laundrys

In accordance with home inspection standards, we do not test clothes dryers, dryer vent piping, nor washing machines or their water connections and drainpipes, and we do not move appliances to check the flooring and walls. However, there are several things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. We routinely recommend plastic dryer vent hoses be replaced with a modern metal flexible type. Dryer vent pipes or lint collectors are not included in our inspection, and should be cleaned before you move in, and on a regular basis to prevent a buildup of lint which can become a fire hazard..

Laundry Area

Doors

Informational Conditions

The laundry doors are functional.

Flooring

Informational Conditions

I was not able to see the floor or walls because the washer/dryer blocked my view.

Walls and Ceiling

Informational Conditions

I was not able to see well behind the washer/dryer. Hidden damage may exist

Valves and Connectors

Informational Conditions

Washer valves are present but WERE NOT tested

Gas Valve & Connector

Informational Conditions

The gas valve and connector appear functional, but it is not capped off or connected.

220 Volt Receptacle

Functional Components and Conditions

The 220 Volt receptacle is functional

Outlets

Functional Components and Conditions

The 110 V outlets that were tested are functional, and there is GFI protection at the sink outlets

Dryer Vent

Informational Conditions

The dryer vent pipe is present, but it was not tested. Is a rather long pipe that vents vertically overhead through the roof top. The lint trap should always be kept clean, because trapped lint may increase the dry time and could eventually create a blockage. We routinely recommend the vent be serviced regularly to prevent lint from accumulating in the pipe.

Components and Conditions Needing Service

The dryer vent connector is an unapproved flexible plastic type that is flammable. Connector should be replaced with an approved metal connector



Attics

In accordance with inspection standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, or are restricted by ducts, insulation, or belongings. In such cases we inspect them as best we can from the access point or equipment platform. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and we do not sample or test the material for specific identification or R value. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, ceiling joists. and other components. Be advised that attic rafters and truss systems routinely have dark mold or mildew type staining. We do not comment on this condition as it is

universal in nature and noted in virtually every modern wood frame structure due to the storage process of stacking lumber outdoors before shipping to the job site. If you are concerned about the possibility of cross contamination into the living space or have other concerns regarding this type of condition you should consult with the appropriate Environmental Specialist.

Primary Attic

Access Location & General Condition

Informational Conditions

The attic can be accessed through a hatch in the hallway ceiling.

Method of Evaluation

Informational Conditions

We evaluated the attic from the access due to inadequate clearance within.

Framing

Informational Conditions

The roof framing consists of a factory built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The readily visible portion of the system appears functional, inspection limited to readily visible components.

Blown-In Cellulose Insulation

Informational Conditions

The attic is insulated, with approximately six - eight inches of blown-in cellulose, but current standards call for nine and even twelve inches.

Firewall Separation

Components and Conditions Needing Service

There is an opening in the attic firewall. We recommend that firewall separations be properly maintained to help slow the spread of fire between units and to deter other common building residents from entering your attic space or unit. Recommend evaluation by a Licensed C9 Drywall Contractor



Garages

We do not move belongings or other stored items during our inspection. Garages are often cluttered or otherwise utilized for storage, in which case we did not perform a complete inspection. You can reasonably expect to find slab cracks and deterioration on unfinished interior walls within the garage and we rarely comment on them unless we feel they are excessive. Garage trusses are not designed to carry excess weight, and we recommend that you use caution and prudence if you intend to store items in exposed overhead trusses.

Detached Garage

Slab Floor

Informational Conditions

The garage is too full to permit a clear view of the slab, check for damage at walk through.

Walls and Ceiling

Components and Conditions Needing Service

There are multiple moisture stains on the garage ceiling. Recommend you ask the seller or HOA about this condition as there are decks above which may be HOA responsibility. In any case the affected drywall should be removed/replaced





Garage Door and Hardware

Functional Components and Conditions

The overhead garage door and related hardware are functional.

Automatic Opener

Functional Components and Conditions

The garage door opener and light beam safety device is functional.

Lights

Informational Conditions

The light does not respond. bulb is likely burnt out

Owner belongings

Informational Conditions

Owner belongings prevented a complete inspection of the detached garage flooring, walls, and electrical. Hidden damage may exist. Check garage for hidden damage at walk through

REPORT CONCLUSION

5438 McCulloch Ave. Unit D, Temple City, CA 91780

Congratulations on your purchase. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: Install smoke and carbon monoxide detectors; identify all escape and rescue ports; install a chain type emergency ladder at a front upstairs window for emergency fire exit if this is a two story structure; rehearse emergency evacuation routs out of the structure; upgrade older electrical systems, and add ground-fault outlets at all appropriate locations; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass near the floor or walkways; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device; remove any double-cylinder deadbolts from exterior doors; and install child-safe locks and alarms on the exterior doors of all pool and spa properties.

The Pre-Closing Walk-Through is an essential part of any real estate transaction. We suggest you perform it with your Real Estate Agent.

There are many reasons for performing this inspection before the close of escrow. A typical time frame of one to three months may have passed between signing the sales agreement, The Inspection, and the move in date. Even if all repair recommendations have been adhered to, many things can happen before actual move in. Often times things become more apparent after personal belongings have been removed from the property. Changes in weather patterns or other unpredictable events may also uncover items of concern. At this pre-closing time, it is your responsibility as the buyer to make certain that all deficiencies found during or after the inspection have been rectified. You should also make certain all repair agreements between you and the seller have been honored. What exactly is involved? Preferably a week before escrow is scheduled to close, re-inspect the property to be sure everything is in order. To make the most of your pre-close walk-through, we suggest you take the report along and use it as a checklist. The report is very detailed, be sure to check the functional items on the report, things can change. Checking every item just as we did will prove to be a good investment of your time. Be sure to keep the following items in mind.

No damage has occurred to the structure since you decided to buy it. Fixtures, appliances, window coverings, and items the seller agreed to leave are present. Work you requested by appropriate specialists has been completed and guaranteed. Major systems, water heater, air conditioner, heater etc. are still operational. Take this opportunity to ask the seller if there have been any changes in the property since you decided to purchase it, or if there are any problems they may have failed to mention, such as moisture intrusion or leakage, roof leaks or any related insurance claims which could cause your Property Insurance to be denied or rated. Defects or problems with carpeting, flooring, foundation, sewage drain line, septic system, plumbing, electrical problems etc.

Again, this is your last opportunity to eliminate any misunderstandings about the past or current condition of the property, or discover problems the seller may be aware of; ask a lot of questions and take your time. Furthermore, we are not required to comment on any nuisance characteristics within the area that may affect your purchase decision. Take this time to inquire as to any nuisances within, or near the neighborhood which could affect your decision to purchase this property. This could include, Major Thoroughfares, Waste Treatment Plants, Waste Disposal Sites, Schools, School Bands, Recreation Centers,Train Stations, Transportation Centers, Airports, Barking Dogs etc..

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the visible condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we did not test every outlet or switch, open every window and door, or identified every minor/cosmetic defect; window coverings are considered a wear and tear item and were not inspected. Also because we are not specialists and because our inspection is specifically visual, latent defects could exist. This inspection and report is based upon the general visible condition of this property at this time. Furthermore, as a real property owner, you should

reasonably expect problems to occur. Roofs may leak, drain lines may become blocked, and components or systems may fail without warning. For this reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance/warranty policy current. If you have been provided with a warranty/protection policy, read it carefully. Such policies often cover only insignificant costs, and the representatives of some warranty companies can be expected to deny coverage on the grounds that a given condition was pre-existing or not covered because of what they claim to be a minor code infraction or a manufacture's defect. (We are not code inspectors and do not have access to manufactures specifications, or specific recall lists and notifications) Read warranty policies very carefully; Home Warranty Companies usually repair or replace covered systems and components, but they DO NOT cover or repair incidental or accidental water, smoke, fire, or other damage due to system failures, it's always best to make repairs or replacements before a failure occurs.

Re-inspections are only performed on items that were hidden, concealed, inaccessible, or inoperative because the utilities were off. We do not re-inspect to validate the quality or conformity of repair work. Contract for evaluations and repairs before the close of escrow with qualified, licensed professional contractors who issue warranties and guarantees for their work, always get their recommendations and/or determinations in writing. Re-inspection fees vary, and are based on the system or component to be re-inspected.

NOTICE TO CLIENTS WHO WERE NOT PRESENT DURING THE INSPECTION

We prefer to have our clients present during, or immediately following, the inspection so that we can elaborate on what may well be complicated or technical issues that could be somewhat difficult for the average person to understand. READ THE ENTIRE REPORT. We have included a copy of The Standard Inspection Agreement and a copy of the CREIA Standards with this report, our insurance carrier requires that you sign a Standard Inspection Agreement to activate our policy, please notify the office immediately if you have not received a copy of the Agreement and Standards along with this report. If you choose to rely upon the information in this report you have in fact accepted the terms of the Standard Inspection Agreement as a condition of that reliance. Also; please DO NOT rely on anything that we may have been purported to have said; issues can become distorted, particularly by people who are not properly trained or those who have a vested interest in the outcome of the transaction. Please contact the Inspector directly with any questions or concerns you may have. Steven Dehlinger 951-522-9478

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report; your input would be greatly appreciated 1-951-522-9478

Thank you for choosing American Real Estate Inspection.

Steven L Dehlinger

CREIA "Master" Certified Inspector #099
HUD/FHA Inspector # G878