Summary Report, prepared exclusively for:

7518 Index St. Granada Hills - The Castle Family Trust Dated, February 10, 1986 By Susan Wagner Trustee 10 03 2026 By Leo

Inspected by: BEST HOME Inspection
(805) 985-4494
2532-B Roosevelt Blvd, Channel Islands, CA 93035

October 3, 2026

RE: 7518 Index St.
Granada Hills, CA

Dear: The Castle Family Trust Dated, February 10, 1986 By Susan Wagner Trustee.

This summary report is intended to provide a convenient and cursory preview of the more significant conditions and components that we have identified within our report as needing service, but could be incomplete. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary. Also, in accordance with the terms of the contract, the service recommendations that we lake in this summary and throughout the report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

This inspection and report are preformed and prepared for the sole, confidential, and exclusive use of the client who purchased the report. This report may not be sold, transferred, or assigned to any other party. Liability under this report is limited to the party for whom this report was originally prepared.

REPORT SUMMARY

The below listed items were observed as not in proper working condition, and in need or repair or replacement. ***Safety / Health items are identified by red, bold, italic ink print.*** **Some comment items have supporting photographs imported into the Detailed Report for your review.** Recommend reviewing your sales contract with your attorney, or real estate professional to determine if the listed items are applicable to your contract.

PRIORITY #1 SAFETY / HEALTH DEFICIENT ITEMS:
Each of the following listed items require evaluation and repair or replacement by qualified tradespersons. These items are presently potential safety / health hazards. Recommend immediate repair or replacement.

Priority #1 Items:

EXTERIOR - FOUNDATION - BASEMENT
BASEMENT/CRAWL SPACE:
CONDITION:
Overall crawl space area was observed by the inspector and found it is wearing well, is durable and capable of being used. EXCEPT: Recommend removing wood debris and trash from the crawl space area. This will only attract termites. ***Electric junction box cover plate is missing. This is a safety hazard.*** Recommend proper repairs by a licensed electrician. (see photo, detailed report page -6)

ELECTRICAL SYSTEM
EXTERIOR WIRING / OUTLETS / SWITCHES:
CONDITION:
A representative sampling of switches and outlets was tested. As a whole, exterior outlets and switches around the house were tested or observed by the inspector and found they are wearing well, durable and capable of being used. EXCEPT: ***Exterior outlet is not GFCI protected as required. This is a shock safety hazard.*** Repairs / replacement is recommended to outlet(s). Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page -9)

GROUNDS
DRIVEWAY:
TYPE/CONDITION:
Concrete. NOTE: ***Surface of driveway has raised / settled, causing tripping hazards. This is a safety liability.*** Leveling repairs should be made by a qualified tradesperson. (see photo, detailed report page -14)

FENCES & GATES:

CONDITION:

Gate(s) was tested or observed by the inspector and found it is wearing well, is durable and capable of being used. Fencing was observed by the inspector and found it is wearing well, is durable and capable of being used. EXCEPT: ***Gate(s) that lead directly into pool, spa area did not properly operate as self-closing type, with high reach self-latching gate(s). This is a safety liability issue for small children.*** Install gates with self-closing springs, and a high closing latch. Recommend proper repairs by a qualified tradesperson.

KITCHEN - APPLIANCES

COOK TOP:

TYPE/CONDITION:

Gas. Electric ignition. Cook top was tested or observed by the inspector and found it is wearing well, is durable and capable of being used. EXCEPT: ***Gas leak was detected around the gas valve. This is a fire / explosion safety hazard.*** Recommend further evaluation and repairs by a licensed plumber. (see photo, detailed report page -24)

KITCHEN ELECTRIC WIRING / OUTLETS / SWITCHES:

CONDITION:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches in the kitchen are in serviceable condition. EXCEPT: ***Outlets within 6 foot of sink(s) not GFCI protected as required. This is a potential shock safety hazard.*** Repairs / replacement is recommended to outlet(s) by a qualified tradesperson. ***Reverse polarity outlet is noted. Outlets with reverse polarity do not read a proper ground and do not provide the proper amperage. This is a safety hazard.*** Reverse polarity means that the inside outlet terminals are wired backwards, and is easily corrected. Some electronic appliances sustain damage when connected to reverse polarity outlets. ***Damaged electrical outlet. This is a potential shock safety hazard.*** **Consult a licensed electrician for all the needed electrical repairs on the property.** (see photo, detailed report page - 25)

INTERIOR

FIREPLACE / WOOD BURNING DEVICES #1

TYPE - CONDITION:

Masonry type. Masonry facing and hearth appear serviceable. Mortar joints are intact. Damper is operational. NOTE: ***Recommend fireplace and chimney be professionally cleaned before use for safety and health reasons.*** Periodic cleaning and inspection is recommended. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page -28)

INTERIOR ELECTRIC WIRING / OUTLETS / SWITCHES:

CONDITION:

Outlets that have worn-out / defective inside contact tines which do not make proper contact with electric plug prongs should be replaced with new outlet receptacles. This is a potential shock / fire safety hazard. Recommend proper repairs (replacements) by a qualified tradesperson. ***3-Hole outlets are installed in a 2-wire system. 3-hole grounded outlets are installed at several locations, even though no grounding wire is present throughout most of the electrical system.*** The use of 3-hole grounded type outlets gives the impression this safety protection circuit is present, when in reality it is not. Older style 2-slot outlets are still available and should be installed, or installation of a Ground Fault Circuit Interrupter (GFCI) outlet in the wiring circuit to eliminate this false sense of security. 3-Hole outlets are more convenient and are often installed without consideration to this situation. **Recommend consulting a licensed electrician for all the needed electrical repairs on the property.** (see photo, detailed report page -29)

BATHROOMS

BATHROOM AREA: HALL, 1/2 BATHROOM.

BATH ELECTRIC:

Bathroom wiring, outlets and switches were tested or observed by the inspector and found they are wearing well, durable and capable of being used. EXCEPT: ***Bathroom outlet(s) not GFCI protected as required. All electrical outlets in bathrooms were required to be Ground Fault Circuit Interrupter (GFCI) protected. This is a shock safety hazard.***

Repairs / replacement is recommended to outlet(s) by a qualified tradesperson. (see photo, detailed report page -30)

PRIORITY #2 HABITABILITY / SECURITY DEFICIENT ITEMS:
Each of the following listed items are in need of repair or replacement for everyday normal use in order for the items to properly function or to prevent further potential damage.

Priority #2 Items:

INSPECTION CONDITIONS
CLIENT & SITE INFORMATION:
CLIENT NAME:
The Castle Family Trust Dated, February 10, 1986 By Susan Wagner Trustee. NOTE:This computer generated Home Inspection template has statements such as: "Consult seller or realtor for information on the condition", "Contact realtor for specific details, prior to close of escrow", and others. Please ignore any inapplicable statements.
EXTERIOR - FOUNDATION - BASEMENT
TRIM:
CONDITION:
Exterior wood trim was observed by the inspector and found it is wearing well; is durable; is capable of being used. EXCEPT: Exterior maintenance painting of wood trim will need to be done before too long to help protect the wood trim materials. Fungus damage (wood rot) is noted in some of the exterior wood boards. A fungus growth will continue to rot the wood. Replacement of parts or whole boards will be needed to affected areas. Also, at sometime in past or at present, there has been insect infestation in some exterior wood boards. Recommend referring to the present-in-effect Termite Report conducted on this property for findings / recommendations on the wood damage conditions, or arrange for further evaluation by a licensed Pest Control Operator. (see photo, detailed report page -5)
CHIMNEY:
CONDITION:
Chimney exterior was observed by the inspector and found it is wearing well; is durable; is capable of being used. Spark screen noted on top of chimney, appears serviceable. EXCEPT: Top of chimney concrete cap is cracked. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page -5)
PLUMBING
SUPPLY LINES:
CONDITION:
Interior water pipes were observed by the inspector and found they are wearing well, durable and capable of being used. EXCEPT: Viewing of plumbing system is limited. Major corrosion is noted on water valve. Recommend proper repairs / replacement. Leak in water supply line is noted. Recommend proper repairs be made. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page -11)
WASTE LINES:
CONDITION:
Unable to fully view waste vent pipes, but those observed appear serviceable and are properly venting. EXCEPT: Rust / corrosion is noted. Repair or replacement will be needed. Leak(s) in the waste drain noted. Call a licensed plumbing contractor for further evaluation of the system and for improvements and repairs, as needed. (see photo, detailed report page -11)
WATER HEATER # 1:
CONDITION:
Tank and heating system was tested or observed by the inspector and found it is functional. Pressure relief valve noted, not tested. Pressure relief drain line is installed. Approved earthquake strapping is properly installed. EXCEPT: No sediment trap is noted on gas line. Recommend proper repairs by a licensed plumber. (see photo, detailed report page -12)
WATER HEATER # 2:
CONDITION:

Tank and heating system was tested or observed by the inspector and found it is functional. Pressure relief valve noted, not tested. Pressure relief drain line is installed. Approved earthquake strapping is properly installed. EXCEPT: No sediment trap is noted on gas line. Recommend proper repairs by a licensed plumber. (see photo, detailed report page -13)

GROUNDS

LANDSCAPING:

CONDITION:

Maintained. EXCEPT: Recommend trimming plants / shrubs at least 12" away from structure to allow for air movement around the house to help keep it dry from moisture, and to not cause damage to exterior walls. Trees(s) planted too close to the structure. Removal / relocation is recommended to prevent damage to roof, foundation and other flatwork or pavement areas. Recommend contacting a qualified tradesperson. (see photo, detailed report page -15)

PATIO:

TYPE/CONDITION:

Concrete pebbles patio. NOTE: Past crack repairs are noted. Inquire with seller. (see photo, detailed report page - 16)

OTHER GROUNDS:

Pool and related equipment were not inspected. Recommend inquiring with seller or licensed pool tradesperson about the pool condition and operation, prior to close of escrow. Spa and related equipment were not inspected. Recommend inquiring with seller or spa tradesperson about the spa condition and operation, prior to close of escrow.

LAWN SPRINKLER SYSTEM

VISIBLE SUPPLY LINES:

LEAKS?

Broken sprinkler water supply line noted. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page -18)

GARAGE - CARPORT

TYPE:

LOCATION:

The garage is not accessible for inspection. The main door was locked. Conditions of the garage space and components therein are unknown. Further inspection is needed. **For the Inspector of this company to return to the property for any re-inspection work, there is a $125.00 re-inspection fee.**

KITCHEN - APPLIANCES

GARBAGE DISPOSAL:

CONDITION:

Ran short test of unit. NOTE: The garbage disposal is stuck / bound and did not properly operate. Make proper repairs / replacement of unit. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page -23)

INTERIOR

OTHER EXTERIOR DOORS:

CONDITION:

Sliding door(s), with sliding screen(s) present. Exterior doors were tested or observed by the inspector and found they are wearing well, durable and capable of being used. Standard side door(s) present. EXCEPT: Sliding screen door(s) should be re-screened or replaced. Rear door is weathered. Double insulated sliding glass door(s) have defective seals, glass is fogged with moisture. This requires replacement of these type of doors. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page -26)

CEILINGS:

TYPE/CONDITION:

Drywall. General condition appears serviceable. Typical cracks noted noted at construction stress / joint areas, none appear structurally damaging. EXCEPT: Some older "popcorn" type acoustical ceiling material had a fiber content that is a potential health hazard. The material is friable (damaged). Consult a licensed tradesperson for further evaluation and repairs. Materials testing is beyond the scope of this inspection.

BATHROOMS

BATHROOM AREA: HALL, 1/2 BATHROOM.

SINK:
Sink(s) appear serviceable. Sink faucet(s) appear serviceable. Sink drain(s) appear serviceable. EXCEPT: Angle stop valve at wall is defective / corroded. Recommend proper repairs / replacement of valve. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page -30)

BATHROOM AREA: PRIMARY BEDROOM, FULL BATH, TUB AND SHOWER.
TUB/SHOWER AND WALLS:
Tub and shower wall areas appear serviceable. EXCEPT: Shower door bottom gasket is damaged / missing. This gasket helps seal out water from bath flooring. Replace gasket. (see photo, detailed report page - 30)

BATHROOM AREA: HALL, FULL BATH, TUB AND SHOWER.
SINK:
Sink(s) appear serviceable. Sink faucet(s) appear serviceable. Sink drain(s) appear serviceable. EXCEPT: Angle stop valve at wall is defective / corroded. Recommend proper repairs / replacement of valve. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page -31)

PRIORITY #3 OTHER MINOR DEFICIENT ITEMS:
The following listed items are noted in the report for the purpose of receiving eventual repair or replacement attention. The majority of these deficiencies are the result of normal wear and tear, or lack of regular preventive maintenance. Some are cosmetic and are only minor defects.

Priority #3 Items:

ROOF SYSTEM
ATTIC AND INSULATION:
CONDITION:
Attic is full size over the house. Conventional roof framing is present. Attic ventilation vents are provided. EXCEPT: Viewing was limited to observing from hatch area only. Access to attic space is restricted. Signs of past / present water leakage is noted in attic space. Unable to determine the status of the stains. Inquiry should be made with seller to determine present condition, prior to close of escrow. (see photo, detailed report page -3)

ROOF:
ROOF STATUS:
Roof appears serviceable / within useful life for this type of roof. Normal wear and tear is noted. Recommend annual inspection and regular maintenance be performed. Determining if active leakage, without a rain in progress, is beyond the scope of this inspection. Determining years of life remaining is beyond this inspection scope. NOTE: Recommend cleaning tree debris off roof to insure proper water drainage. Trim trees well back from the roof to prevent debris build-up and damage to roofing. (see photo, detailed report page -4)

GUTTERS & DOWNSPOUTS:
TYPE/CONDITION:
No rain gutters are installed. NOTE: Recommend installing gutters and downspouts to help with site drainage, and to control water runoff away from the house.

EXTERIOR - FOUNDATION - BASEMENT
WALLS:
CONDITION:
Exterior surfaces of house were observed by the inspector and found they are wearing well, durable and capable of being used. EXCEPT: Maintenance painting of exterior surfaces will be needed before too long for preservation purposes. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page -5)

BASEMENT/CRAWL SPACE:
CONDITION:
Overall, the house foundation area was observed by the inspector and found it is wearing well; is durable; is capable of being used. NOTE: Minor settlement cracks noted, none appear significant at this time. Recommend proper repairs by a qualified tradesperson. (see photo,

detailed report page -6)

PLUMBING

MAIN LINE:

CONDITION:

Main entry water line is 3/4" diameter. An in-line pressure regular is installed to regulate the main street water pressure down to within the recommended 40 to 80 PSI for house use. Water pressure tested at a hose faucet was within recommended PSI pressure reading and appears adequate. PSI is approximately - 60. NOTE: House water shut off valve was not tested, because these valves oftentimes malfunction as they are in the on / open position all the time. Care should be taken in operating this valve if the water should ever need to be turned-off and on.

GROUNDS

GRADING:

Property is a hillside stair step site. NOTE: Grade at foundation needs correction to help keep water away from the foundation area. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page -16)

LAUNDRY

LAUNDRY AREA:

CONDITION:

Plumbing appears serviceable. Electrical outlet is grounded and appears serviceable. Gas service pipe is provided and appears serviceable. Dryer venting to outside is provided and was observed by the inspector and found it is wearing well, is durable and capable of being used. Waste drain line clean-out is located near laundry area. EXCEPT: The laundry area wall(s) and laundry connections were not fully visible for inspection, due to machines and / or stored items at the location. Further evaluation is recommended. Laundry hose faucet(s) is corroded and may need replacing. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page -20)

WASHER AND DRYER:

WASHER:

Washing machine was not operated at time of inspection. Condition and operation is unknown. Recommend inquiring with seller about condition.

DRYER:

Dryer machine was not operated at time of inspection. Condition and operation is unknown. Recommend inquiring with seller about condition.

HEATING - AIR CONDITIONING

AIR CONDITIONING # 1

SYS CONDITION:

A/C system was tested or observed by the inspector and found it is wearing well; is durable; is capable of being used. NOTE: AC unit is old / original, and may be nearing or at the end of its serviceability as a functioning unit. Recommend monitoring on a regular basis.

INTERIOR

MAIN ENTRY DOOR:

CONDITION:

Front door was tested or observed by the inspector and found it is wearing well, is durable, and capable of being used. EXCEPT: Front door should be re-finished on the exterior side to protect the wood from the elements. (see photo, detailed report page - 26)

INTERIOR WALLS:

TYPE/CONDITION:

Drywall. Typical cracks noted at construction stress / joint areas, none appear to be structurally damaging. General condition appears serviceable. EXCEPT: Interior walls need cosmetic work / should be maintenance painted. (see photo, detailed report page -27)

FLOORS:

TYPE/CONDITION:

Carpet. Wood. Tile. NOTE: Carpet is worn and stained in some areas. Heavy wear was noted on wood flooring. Uneven floor areas. Recommend consulting a licensed flooring contractor for further evaluation and for repairs / replacements, as needed. (see photo, detailed report page -28)

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Alex Mendoza
Owner, **BEST HOME Inspection**

P.S. Please feel free to refer our service to others!

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Detailed Inspection Report, prepared exclusively for:

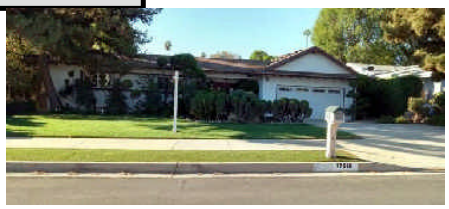
7518 Index St. Granada Hills - The Castle Family Trust Dated, February 10, 1986 By Susan Wagner Trustee 10 03 2026 By Leo

Inspected by: BEST HOME Inspection

#1 Home Inspection
You Deserve The "Best"

INSPECTION CONDITIONS

INSPECTION ADDRESS:



7518 Index Street Granada Hills, CA.

CLIENT & SITE INFORMATION:

FILE #:	L0926.
INSPECTION DATE:	10/03/2026.
TIME:	10:00 A.M.
CLIENT NAME:	The Castle Family Trust Dated, February 10, 1986 By Susan Wagner Trustee. NOTE:This computer generated Home Inspection template has statements such as: "Consult seller or realtor for information on the condition", "Contact realtor for specific details, prior to close of escrow", and others. Please ignore any inapplicable statements.
LISTING AGENT:	Lucy Rodriguez.

CLIMATIC CONDITIONS:

WEATHER:	Clear.
SOIL/SITE:	Dry.
TEMPERATURE:	Cool.

BUILDING CHARACTERISTICS:

YEAR BUILT:	1962.
EST. SQ FT:	2,560.
BUILDING TYPE:	1 family, Ranch style.
STORIES:	1.

UTILITY SERVICES:

WATER SOURCE:	Public.
SEWAGE:	Public.
UTILITIES:	All utilities on.

OTHER INFORMATION:

AREA:	City.
OCCUPIED?	No.

PAYMENT INFORMATION:

TOTAL FEE:	$675.00.

REPORT LIMITATIONS:

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

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest

infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. The identification, testing, or condition of mold or any other bacterial situation is beyond the limits of this inspection. Any general comments about these systems and conditions are informational only and do not represent an inspection.

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

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

Should any disagreement or dispute arise as a result of this inspection or report, the Client is to call the Inspection Company and arrange for a re-inspection of disputed item as soon as possible. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

ROOF SYSTEM

GENERAL INFORMATION COMMENTS INCLUDED ON ALL PUBLISHED REPORTS

Inspection of Roof:
The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

Many roofs are hazardous to walk on and in most cases can be satisfactory inspected from the ground with or without binoculars or from a window with a good view of the roof. Some roofs, such as clay or concrete tile, shingles and shakes, may be seriously damaged by persons walking on them. Accordingly, the building inspector will base the inspection report on visible evidence which can be seen without walking on the roof.

The condition of a built-up or flat roof often cannot be determined unless it is possible for the building inspector to closely inspect its surface. Access to the roof from within the building is sometimes possible, but in many cases an additional inspection my be scheduled with special ladders to reach the roof from the outside.

Appears Serviceable Roof Covering:
When the report indicates that a roof "appears serviceable," that means it is satisfactory for its age and general usefulness. A roof which is stated to be serviceable may show evidence of past or present leaks or may soon develop leaks. However, such a roof can be repaired and give generally satisfactory service within the limits of its age.

Asphalt and Fiberglass Shingles:
In this area, light weight asphalt and fiberglass shingles have a normal life of 20 to 25 years - heavier shingles, 25 to 40 years. If a new roof is required, it may be installed over the original roof, unless if two or more layers of roofing have already been installed, then local building codes require all layers to be removed

before installing a new roof covering.

Roll Roofing:
Selvage or asphalt roll roofing is an inexpensive type of roof with a life of 5 to 10 years.

Built-Up Roof:
Four-ply built-up roofs have a normal life of 10 to 15 years if they drain properly. If there is standing water on the roof, the rate of deterioration is doubled.

Wood Shingles and Shakes:
Wood shingles and shakes have more insulating valve than other roofs. Wood shingles have a normal life of 15 to 20 years, and shakes have a normal life of 15 to 25 years.

Clay and Concrete Tile Roofs:
A clay or concrete tile roof has a normal life of 50+ years, but individual pieces can become cracked or broken, or the nails rust out and the tiles slip out of place. Individual tiles may have to replaced periodically.

"Mold" comments, identification and testing are not within the scope of this inspection report.

"APPEARS SERVICEABLE" means that the item was observed by the inspector and it is wearing well; is durable; is capable of being used.

ATTIC AND INSULATION:

CONDITION:



Water stains/limited view

Attic is full size over the house. Conventional roof framing is present. Attic ventilation vents are provided. EXCEPT: Viewing was limited to observing from hatch area only. Access to attic space is restricted. Signs of past / present water leakage is noted in attic space. Unable to determine the status of the stains. Inquiry should be made with seller to determine present condition, prior to close of escrow. (see photo, detailed report page -)

ATTIC INSULATION:

TYPE/CONDITION:



Attic insulation

Fiberglass- Blown, was observed by the inspector and found it is wearing well, is durable and capable of being used.

DEPTH/RATING: 6-6 1/2 inches, approx. R-19 insulation value.

ROOF:

STYLE: Gable style roof.
TYPE: Concrete tile.
ROOF ACCESS: Walked on roof.
ROOF STATUS:




Clean roof area

Roof appears serviceable / within useful life for this type of roof. Normal wear and tear is noted. Recommend annual inspection and regular maintenance be performed. Determining if active leakage, without a rain in progress, is beyond the scope of this inspection. Determining years of life remaining is beyond this inspection scope. NOTE: Recommend cleaning tree debris off roof to insure proper water drainage. Trim trees well back from the roof to prevent debris build-up and damage to roofing. (see photo, detailed report page -)

EXPOSED FLASHINGS:

TYPE/CONDITION: Metal flashing, was observed by the inspector and found it is wearing well, is durable and capable of being used.

GUTTERS & DOWNSPOUTS:

TYPE/CONDITION:

Maintenance
Upgrading Recommended

No rain gutters are installed. NOTE: Recommend installing gutters and downspouts to help with site drainage, and to control water runoff away from the house.

EXTERIOR - FOUNDATION - BASEMENT

GENERAL INFORMATION COMMENTS INCLUDED ON ALL PUBLISHED REPORTS

Inspections conditions:
This visible inspection is based on our experience and understanding of common building methods and materials that were applicable at time of construction. Our review does not take into consideration the normal wear associated with virtually all properties.

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

"Mold" comments, identification and testing are not within the scope of this inspection report.

"APPEARS SERVICEABLE" means that the item was observed by the inspector and it is wearing well; is

durable; is capable of being used.

WALLS:

MATERIAL: Stucco finish materials applied over wood framing.

CONDITION:


Maintenance paint needed

Exterior surfaces of house were observed by the inspector and found they are wearing well, durable and capable of being used. EXCEPT: Maintenance painting of exterior surfaces will be needed before too long for preservation purposes. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page -)

TRIM:

MATERIAL: Wood.

CONDITION:


Wood trim issues

Exterior wood trim was observed by the inspector and found it is wearing well; is durable; is capable of being used. EXCEPT: Exterior maintenance painting of wood trim will need to be done before too long to help protect the wood trim materials. Fungus damage (wood rot) is noted in some of the exterior wood boards. A fungus growth will continue to rot the wood. Replacement of parts or whole boards will be needed to affected areas. Also, at sometime in past or at present, there has been insect infestation in some exterior wood boards. Recommend referring to the present-in-effect Termite Report conducted on this property for findings / recommendations on the wood damage conditions, or arrange for further evaluation by a licensed Pest Control Operator. (see photo, detailed report page -)

CHIMNEY:

MATERIAL: Masonry chimney.

CONDITION:


Cracks noted

Chimney exterior was observed by the inspector and found it is wearing well; is durable; is capable of being used. Spark screen noted on top of chimney, appears serviceable. EXCEPT: Top of chimney concrete cap is cracked. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page -)

BASEMENT/CRAWL SPACE:

ACCESSIBILITY: Crawl space is accessible through an exterior opening.

CONDITION:



Trash noted/electrical cover missing

Overall crawl space area was observed by the inspector and found it is wearing well, is durable and capable of being used. EXCEPT: Recommend removing wood debris and trash from the crawl space area. This will only attract termites. ***Electric junction box cover plate is missing. This is a safety hazard.*** Recommend proper repairs by a licensed electrician. (see photo, detailed report page -)

FOUNDATION:



Foundation anchors

Poured concrete foundation walls. The house is anchor bolted to foundation walls / footings.

CONDITION:



Cracks noted

Overall, the house foundation area was observed by the inspector and found it is wearing well; is durable; is capable of being used. NOTE: Minor settlement cracks noted, none appear significant at this time. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page -)

FLOOR BEAMS:

4"x 6" Wood joist beams. Sub-floor joist beams were observed by the inspector and found they are wearing well, durable and capable of being used.

SUPPORTS:






	Concrete piers, with 4"x 6" wood support posts. Sub-flooring supports were observed by the inspector and found they are wearing well, durable and capable of being used.
FLOOR JOISTS:	2"x 10" floor joists installed, 16" on center. 1" Wood sub-flooring boards are present. Sub-floor joists and sub-flooring wood boards were observed by the inspector and found they are wearing well, durable and capable of being used.
DRAINAGE:	Area appeared dry and was observed by the inspector and found it is wearing well; is durable; is capable of being used.

ELECTRICAL SYSTEM

GENERAL INFORMATION COMMENTS INCLUDED ON ALL PUBLISHED REPORTS

Electrical Repairs:
Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seen.

Power Usage of Major Appliances / Equipment:
Electric range - 30 - 50 amps
Electric Oven - 30 - 40 amps
Electric Hot Water Heater - 30 amps
Electric Central A/C - 30 - 60 amps
Room A/C - 7 - 20 amps
Electric Furnace - 50 - 60 amps
Electric Heat Pump - 50 - 60 amps

Dishwasher and Disposal:
Dishwasher and disposals have a normal life of 5 to 12 years.

Ranges, Ovens and Refrigerators:
Ranges, ovens, cook tops and refrigerators have a normal life of 15 to 20 years.

Smoke Detectors:
To meet present (since 1997) fire safety codes in dwelling units, a smoke detector should be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story and the dwellings with basements, a detector shall be installed on each story and in the basement. Older building codes required detectors in hallways in front of and within 15 feet of bedrooms, and / or at the top of stairways. Some Cities have specific codes that supercede the building codes. Recommend checking with the city fire department, fire prevention person for further clarification.

Smoke detectors installed in the house should be checked every 2 to 3 weeks to insure that they are functioning.

Ground Fault Circuit Interrupters (GFCI's):
Ground Fault Circuit Interrupters (GFCI's) are recommended on all outdoor outlets and on interior outlets in wet areas such as bathrooms and kitchen sink counter areas. GFCI's should be tested monthly to insure they are functioning.

Aluminum Wiring:
Houses built after 1960 may have aluminum lower branch wiring. Initially, this wiring was pure aluminum which proved unstable and subject to surface corrosion when placed in direct contact with dissimilar metals at fixture and outlet connections. Later, aluminum alloy was used and although its performance was much better, special care and special connections must be used to prevent corrosion, overheating, arcing and fire. The practice of using aluminum alloy wiring was generally stopped around 1973; however, its use has continued on a limited basis. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician.

Other Electric:
Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints.

"Mold" comments, identification and testing are not within the scope of this inspection report.

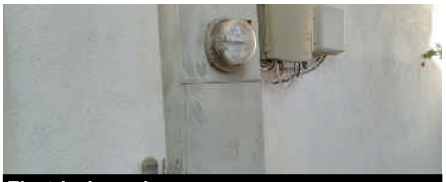
"APPEARS SERVICEABLE" means that the item was observed by the inspector and it is wearing well; is durable; is capable of being used.

SERVICE:

TYPE/CONDITION: Service entry is estimated 200 amp. 120/240 Volt service. Circuit breakers in panel box. Electrical service was tested or observed by the inspector and found it is wearing well, is durable and capable of being used.

ELECTRICAL PANELS:

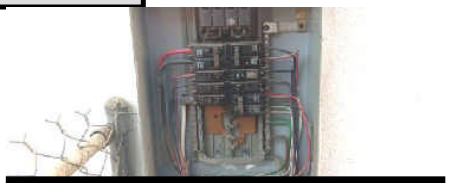
MAIN LOCATION AND NOTES:


Electrical panel

Main electric panel box is located at exterior of house. Main panel box, wiring, and breakers were tested or observed by the inspector and found they are wearing well, durable and capable of being used.

INSPECTOR NOTES:

PANEL BOX:


Panel box

Circuit breakers and wire sizing are correct so far as visible. Electrical grounding system is present, was tested or observed by the inspector and found it is wearing well; is durable; is capable of being used.

CONDUCTORS:

ENTRY CABLES: Aluminum cables for 240 volt direct entry service cables is - OK.

BRANCH WIRING: Copper lower branch wiring was tested or observed by the inspector and found it is wearing well, is durable and capable of being used.

EXTERIOR WIRING / OUTLETS / SWITCHES:

CONDITION:


No GFCI protection

A representative sampling of switches and outlets was tested. As a whole, exterior outlets and switches around the house were tested or observed by the inspector and found they are wearing well, durable and capable of being used. EXCEPT: ***Exterior outlet is not GFCI protected as required. This is a shock safety hazard.*** Repairs / replacement is recommended to outlet(s). Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page -)

PLUMBING

GENERAL INFORMATION COMMENTS INCLUDED ON ALL PUBLISHED REPORTS

Water testing, Non-visible Leaks:
Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection.

Wells:
Examination of water wells is not included in this visual inspection. It is recommended that you have well water checked for purity by the local health authorities and, if possible, a check on the flow of the well in periods of drought.

Septic Systems:
The check of septic systems is not included in your visual inspection. You should have the local health authorities or other qualified experts check the condition of a septic system. In order for the septic system to be properly checked, the house must have been occupied within the last 30 days.

Water Pipes:
Galvanized water pipes rust from the inside out and may have to be replaced within 20 to 40 years. This is usually done in two stages: horizontal piping first, and vertical pipes throughout the house later as needed.

Copper pipes usually have more life expectancy and may last as long as 60 to 75 years before needing to be replaced.

Hot Water Heater:
The life expectancy of a hot water heater is 8 to 12 years. Hot water heaters generally are not replaced unless they leak. The heating element in an electric hot water heater may require replacing prior to the end

of life expectancy of the heater itself.

The temperature pressure relief valve, at the upper portion of the hot water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation, or better still, be piped to the outside. If no drain is located in the floor, a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

Ceramic Tile:
Bathroom tile installed in a mortar bed is excellent. It is still necessary to keep the joint between the tile and the tub / shower caulked or sealed to prevent spillage from leaking through and damaging the interior walls or below ceiling.

Ceramic tile is often installed in mastic. It is important to keep the tile caulked or water will seep behind the tile and cause deterioration in the wall board. Special attention should be paid to the area around faucets, other tile penetrations and seams in corners and along the floor.

Shower Stall:
The metal type shower pan in a shower stall has a probable life of 8 to 10 years. Although a visual inspection is made to determine whether a shower pan is currently leaking, it cannot be stated with certainty that no defect is present or that one may soon develop. Shower pan leaks often do not show except when the shower is in actual use.

"Mold" comments, identification and testing are not within the scope of this inspection report.

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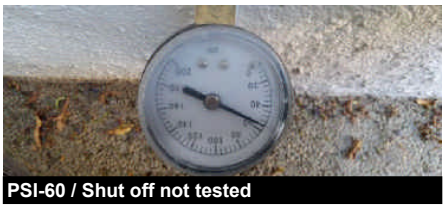
MAIN LINE:

MATERIAL:


Entry shut-off

Copper water lines were observed.

CONDITION:


PSI-60 / Shut off not tested

Main entry water line is 3/4" diameter. An in-line pressure regular is installed to regulate the main street water pressure down to within the recommended 40 to 80 PSI for house use. Water pressure tested at a hose faucet was within recommended PSI pressure reading and appears adequate. PSI is approximately - 60.

NOTE: House water shut off valve was not tested, because these valves oftentimes malfunction as they are in the on / open position all the time. Care should be taken in operating this valve if the water should ever need to be turned-off and on.

SUPPLY LINES:

MATERIAL: Copper interior water lines. Plastic interior water lines.

CONDITION:



Corrosion noted/leaking noted

Interior water pipes were observed by the inspector and found they are wearing well, durable and capable of being used. EXCEPT: Viewing of plumbing system is limited. Major corrosion is noted on water valve. Recommend proper repairs / replacement. Leak in water supply line is noted. Recommend proper repairs be made. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page -)

WASTE LINES:

MATERIAL: Combination of cast iron, galvanized and plastic waste lines are present.

CONDITION:





Leaking and corrosion

Unable to fully view waste vent pipes, but those observed appear serviceable and are properly venting. EXCEPT: Rust / corrosion is noted. Repair or replacement will be needed. Leak(s) in the waste drain noted. Call a licensed plumbing contractor for further evaluation of the system and for improvements and repairs, as needed. (see photo, detailed report page -)

HOSE FAUCETS:

OPERATION: Sample of exterior hose faucet(s) were operated, and they appear serviceable.

WATER HEATER # 1:

MANUFACTURE / DATE: Bradford-White, Date: 2022.
TYPE: Gas.
SIZE: 40 Gallons.
LOCATION: Exterior closet.
CONDITION:






No sediment trap provided
Tank and heating system was tested or observed by the inspector and found it is functional. Pressure relief valve noted, not tested. Pressure relief drain line is installed. Approved earthquake strapping is properly installed. EXCEPT: No sediment trap is noted on gas line. Recommend proper repairs by a licensed plumber. (see photo, detailed report page -)

WATER HEATER # 2:

MANUFACTURE / DATE: Bradford-White, Date: 2017.
TYPE: Gas.
SIZE: 40 Gallons.
LOCATION: Garage.

CONDITION:



No sediment trap provided
Tank and heating system was tested or observed by the inspector and found it is functional. Pressure relief valve noted, not tested. Pressure relief drain line is installed. Approved earthquake strapping is properly installed. EXCEPT: No sediment trap is noted on gas line. Recommend proper repairs by a licensed plumber. (see photo, detailed report page -)

GAS METER:

LOCATION:


Gas meter

Gas meter is located at right side of house.

GAS SHUTOFF:

Gas shutoff valve is located at incoming gas line to meter. Gas meter has approved earthquake gas shutoff valve installed, providing for additional safety.

GROUNDS

GENERAL INFORMATION COMMENTS INCLUDED ON ALL PUBLISHED REPORTS

Not A Geological Inspection:
This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems.

Roof and Surface Water Control:
Roof and surface water must be controlled to maintain proper drainage. This means keeping gutters cleaned out and aligned, extending downspouts, installing splash blocks, and building up the grade so that roof and surface water are diverted away from the building.

A positive grade of approximately 1 inch per foot slope for at least 10 feet from the foundation walls is recommended. Where trees, air conditioning units and other obstructions do not permit the recommended slope, surface drains can be used instead.

Exterior Wood Surfaces:
All surfaces of untreated wood need regular applications of oil base paint or special chemicals to resist rot. Porch or deck columns and fence posts which are buried in the ground and made of untreated wood will rot within a few years. All posts and wood members with ground contact should be of treated wood or

constructed of wood which has natural resistance to rot, such as redwood.

Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

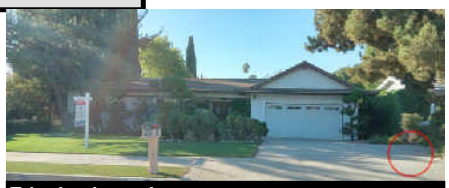
Retaining Walls:
Retaining walls deteriorate because of excessive pressure built-up behind them, generally due to water accumulation. Often conditions can be improved by excavating a trench behind the retaining wall and filling it with course gravel. Drain holes through the wall will then be able to relieve the water pressure. Retaining walls sometimes suffer from tree root pressure or from general movement of top soil down the slope. Normally these conditions require rebuilding the retaining wall.

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DRIVEWAY:

TYPE/CONDITION:


Tripping hazard

Concrete. NOTE: ***Surface of driveway has raised / settled, causing tripping hazards. This is a safety liability.*** Leveling repairs should be made by a qualified tradesperson. (see photo, detailed report page -)

SIDEWALKS / WALKWAYS:

TYPE/CONDITION: Concrete sidewalks and walkways. Cracks noted are typical. Sidewalks / walkways were observed by the inspector and found they are wearing well, durable and capable of being used.

LANDSCAPING:

CONDITION:







Maintenance needed

Maintained. EXCEPT: Recommend trimming plants / shrubs at least 12" away from structure to allow for air movement around the house to help keep it dry from moisture, and to not cause damage to exterior walls. Trees(s) planted too close to the structure. Removal / relocation is recommended to prevent damage to roof, foundation and other flatwork or pavement areas. Recommend contacting a qualified tradesperson. (see photo, detailed report page -)

GRADING:





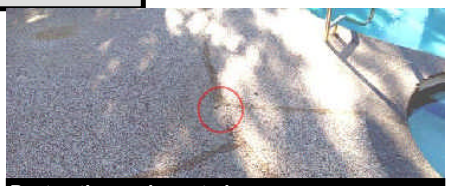


Poor grading / Poor drainage

Property is a hillside stair step site. NOTE: Grade at foundation needs correction to help keep water away from the foundation area. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page -)

PATIO:

TYPE/CONDITION:



Past patio repairs noted

Concrete pebbles patio. NOTE: Past crack repairs are noted. Inquire with seller. (see photo, detailed report page -)

EXTERIOR STAIRS / STOOPS:

CONDITION:

Exterior stairs / steps were observed by the inspector and found they are wearing well, durable and capable of being used.

SHEDS:

LOCATION:




Sheds
Rear yard.

TYPE/CONDITION: Metal structure, was observed by the inspector and found it is wearing well, is durable and capable of being used.

FENCES & GATES:

TYPE: Wood fencing. Chain link gate(s). Chain link fencing.

CONDITION: Gate(s) was tested or observed by the inspector and found it is wearing well, is durable and capable of being used. Fencing was observed by the inspector and found it is wearing well, is durable and capable of being used. EXCEPT: ***Gate(s) that lead directly into pool, spa area did not properly operate as self-closing type, with high reach self-latching gate(s). This is a safety liability issue for small children.*** Install gates with self-closing springs, and a high closing latch. Recommend proper repairs by a qualified tradesperson.

Attention
Liability Hazard

OTHER GROUNDS:

Pool and related equipment were not inspected. Recommend inquiring with seller or licensed pool tradesperson about the pool condition and operation, prior to close of escrow. Spa and related equipment were not inspected. Recommend inquiring with seller or spa tradesperson about the spa condition and operation, prior to close of escrow.

Notice
Make Inquiry With Seller

LAWN SPRINKLER SYSTEM

GENERAL INFORMATION COMMENTS INCLUDED ON ALL PUBLISHED REPORTS

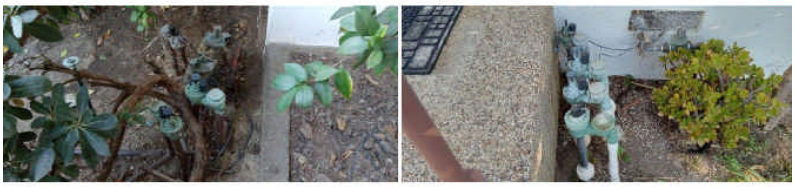
Inspection Conditions:
It is not within the scope of this report to determine the degree of salinity or volume of any well water. Inquire with the sellers of the property or check with the local agricultural extension service for these tests. We suggest you have the sellers instruct you as to the operation of this system. Ongoing maintenance of damaged or clogged sprinkler heads is necessary with most sprinkler systems.

"APPEARS SERVICEABLE" means that the item was observed by the inspector and it is wearing well; is durable; is capable of being used.

DISTRIBUTION VALVES:

TYPE: Electric, automatically controlled valves.

 # ZONE VALVES:





Sprinkler valves

Electric front yard zone valve(s). Electric rear yard zone valve(s).

CONDITION: Zone valves were tested or observed by the inspector and found they are wearing well, durable and capable of being used.

VISIBLE SUPPLY LINES:

TYPE: PVC water lines.

LEAKS?



Leaking noted

Broken sprinkler water supply line noted. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page -)

ELECTRIC CONTROLS:

TIMERS: Sprinkler system was tested manually so not to change the timer settings and to observe each zones operation. System appears serviceable.

SPRINKLER HEADS:

CONDITION: Individual sprinkler heads were tested or observed by the inspector and found they are wearing well, durable and capable of being used.

GARAGE - CARPORT

GENERAL INFORMATION COMMENTS INCLUDED ON ALL PUBLISHED REPORTS

Notice: Determining the heat resistance rating of fire walls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

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TYPE:

LOCATION:



The garage is not accessible for inspection. The main door was locked. Conditions of the garage space and components therein are unknown. Further inspection is needed. **For the Inspector of this company to return to the property for any re-inspection work, there is a $125.00 re-inspection fee.**

LAUNDRY

GENERAL INFORMATION COMMENTS INCLUDED ON ALL PUBLISHED REPORTS

Clothes Washers and Dryers:
Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged.

Clothes washers and dryers cannot be inspected properly without a load of laundry, so these appliances are only tested for a short cycle to determine if they operate at all.

A washer or dryer has an average life of 6 to 12 years.

When hooking up a dryer, it must be kept vented to the exterior to prevent excessive moisture from building up in the house.

Washers and dryers often are not included in a sales contract, or are included in "as is" condition.

Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned and are considered part of normal maintenance.

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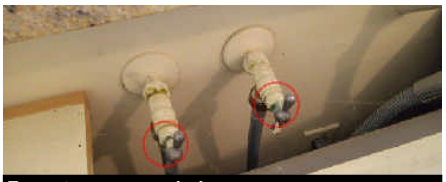
LAUNDRY AREA:

LOCATION:



Utility room.

CONDITION:



Faucets are corroded

Plumbing appears serviceable. Electrical outlet is grounded and appears serviceable. Gas service pipe is provided and appears serviceable. Dryer venting to outside is provided and was observed by the inspector and found it is wearing well, is durable and capable of being used. Waste drain line clean-out is located near laundry area. EXCEPT: The laundry area wall(s) and laundry connections were not fully visible for inspection, due to machines and / or stored items at the location. Further evaluation is recommended. Laundry hose faucet(s) is corroded and may need replacing. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page -)

WASHER AND DRYER:

WASHER:

Washing machine was not operated at time of inspection. Condition and operation is unknown. Recommend inquiring with seller about condition.



DRYER:

Dryer machine was not operated at time of inspection. Condition and operation is unknown. Recommend inquiring with seller about condition.



HEATING - AIR CONDITIONING

GENERAL INFORMATION COMMENTS INCLUDED ON ALL PUBLISHED REPORTS

Heat Exchange, Pilot Light, and Safety Devices:
The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector will not light pilot lights if it appears that there is a problem with the furnace. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems as exterior heating duct insulation . Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection.

Thermostats and Air Distribution:
Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual.

Gas and Electric Furnaces:
A gas fired forced air furnace has a normal life of 20 to 40 years, or longer in this area. A electric furnace has

a normal life of 15 to 20 years, although at times the heating elements have to be replaced.

Air Conditioning Compressor / condensing Unit:
The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis.

The major components of an air conditioning condensing unit are the compressor and the condensing coil. A compressor has a normal life of 8 to 15 years if used on a regular basis; a condensing coil may last longer. The estimated age of a condensing unit is taken from the specification plate. Sometimes the compressor, which is not visible, may have been replaced since the original installation.

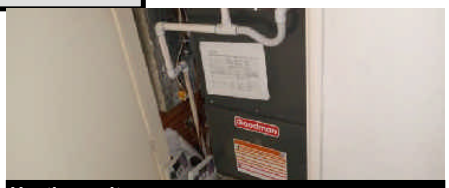
Propane and Oil Storage Tanks:
Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

"Mold" comments, identification and testing are not within the scope of this inspection report.

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PRIMARY HEATING SYSTEM # 1

LOCATION:


Heating unit

Hallway closet.

SYSTEM TYPE: Forced Air.

FUEL TYPE: Natural gas. Electronic ignition is provided.

CAPACITY : Input BTU per hour, 88,000.

MANUFACTURED BY / DATE: Goodman, Date: 2012.

SYSTEM CONDITION # 1

PRIMARY UNIT: Furnace / heater unit was tested or observed by the inspector and found it is functional.

BURNERS:



5-Burners. Burner flame(s) appear typical. Inspection of interior burner / heat exchanger area is beyond the scope of this inspection. The heat exchanger portion of a gas fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection.

BLOWER/FAN: Fan / blower was tested or observed by the inspector and found it is wearing well; is durable; is capable of being used.

COMBUSTION AIR: Combustion air flow for the unit was observed by the inspector and found it is wearing well; is durable; is capable of being used.

VENTING: Exhaust venting was observed by the inspector and found it is wearing well; is durable; is capable of being used.

AIR PLENUM: Furnace air plenum at top of unit was observed by the inspector and found it is wearing well, is durable and capable of being used.

AIR FILTERS: Disposable type filter. Filter is located inside bottom furnace door panel. Units filter(s) was observed by the inspector and found it is wearing well; is durable; is capable of being used.

CONTROLS: Wall mounted thermostat. Thermostat control was tested or observed by the inspector and found it is wearing well; is durable; is capable of being used.

DUCT WORK # 1

TYPE:



Flexible round insulated duct.

DUCT WORKS: Duct work was observed by the inspector and found it is wearing well, durable and capable of being used. Registers were observed by the inspector and found they are wearing well, durable and capable of being used.

AIR CONDITIONING # 1

TYPE: Central. Compressor unit appears operational.

POWER SOURCE:

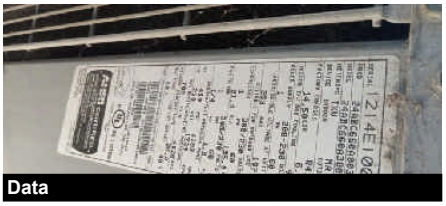


Cooling unit

240 Volt. Electrical disconnect present near the unit.

MANUFACTURED BY / DATE: Carrier, Date: 2012.

CAPACITY:



Data

4 ton.

RETURN AIR TEMPERATURE: Degrees reading at cold air return grille - 75.

SUPPLY AIR TEMPERATURE: Degrees reading at wall register - 60.

TEMPERATURE DROP: Normal operating air temperature drop between return air and supply air is 15 to 20 degrees. This unit tested air drop is - 15.

SYS CONDITION:



A/C system was tested or observed by the inspector and found it is wearing well; is durable; is capable of being used. NOTE: AC unit is old / original, and may be nearing or at the end of its serviceability as a functioning unit. Recommend monitoring on a regular basis.

CONDENSATE:	Primary condensate drain line is properly installed.
REFRIGERATE:	A/C refrigerate supply and return lines were observed by the inspector and found it is wearing well; is durable; is capable of being used.
CONTROLS:	Thermostat control was tested or observed by the inspector and found it is wearing well; is durable; is capable of being used.

KITCHEN - APPLIANCES

GENERAL INFORMATION COMMENTS INCLUDED ON ALL PUBLISHED REPORTS

Kitchen Conditions:
The kitchen inspection is a combination of visual and functional. Appliances are operated if power is supplied.

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection.

No opinion is offered as to the adequacy of dishwasher operation, only that the unit operates in a normal manner and is free of leaks and excessive corrosion at the time of inspection.

Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection.

Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

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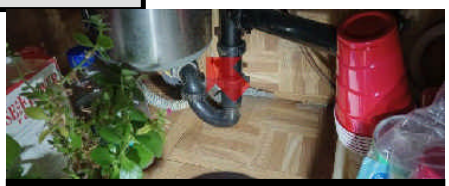
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KITCHEN SINK:

TYPE/CONDITION: Sink appears serviceable. Minor type wear noted. Sink faucet appears serviceable. Sink hand sprayer appears serviceable.

GARBAGE DISPOSAL:

CONDITION:


Unit inoperative

Ran short test of unit. NOTE: The garbage disposal is stuck / bound and did not properly operate. Make proper repairs / replacement of unit. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page -)

COOK TOP:

TYPE/CONDITION:




Gas leak noted

Gas. Electric ignition. Cook top was tested or observed by the inspector and found it is wearing well, is durable and capable of being used. EXCEPT: ***Gas leak was detected around the gas valve. This is a fire / explosion safety hazard.*** Recommend further evaluation and repairs by a licensed plumber. (see photo, detailed report page -)

OVEN / BROILER:

TYPE/CONDITION: Electric. Testing of self-cleaning or continuous cleaning cycles are not a part of this inspection. Oven / broiler was tested or observed by the inspector and found it is wearing well, is durable and capable of being used.

FAN / HOOD VENTILATION:

TYPE/CONDITION: External exhaust vented to outside. External down draft vented to outside.

DISHWASHER:

CONDITION: Ran dishwasher for a short cycle. Dishwasher was tested or observed by the inspector and found it is functional.

KITCHEN INTERIOR COMPONENTS:

COUNTERS: Counters were observed by the inspector and found they are wearing well, durable and capable of being used. Counters have minor, normal wear.

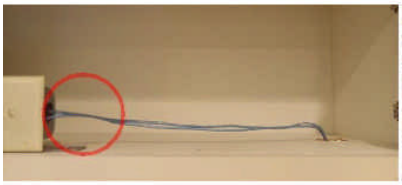
CABINETS: Cabinets were observed by the inspector and found they are wearing well, durable and capable of being used. Cabinets have minor, normal wear.

WALLS/CEILINGS/ FLOORS: Walls and ceilings were observed by the inspector and found they are wearing well, durable and capable of being used. Flooring was observed by the inspector and found it is wearing well; is durable; is capable of being used. Minor, normal wear is noted.

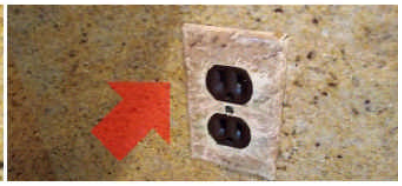
WINDOWS/DOORS: Window(s) was tested or observed by the inspector and found it is wearing well, is durable and capable of being used.

KITCHEN ELECTRIC WIRING / OUTLETS / SWITCHES:

CONDITION:







Electrical safety hazards

A representative sampling of switches and outlets was tested. As a whole, outlets and switches in the kitchen are in serviceable condition. EXCEPT: ***Outlets within 6 foot of sink(s) not GFCI protected as required. This is a potential shock safety hazard.*** Repairs / replacement is recommended to outlet(s) by a qualified tradesperson. ***Reverse polarity outlet is noted. Outlets with reverse polarity do not read a proper ground and do not provide the proper amperage. This is a safety hazard.*** Reverse polarity means that the inside outlet terminals are wired backwards, and is easily corrected. Some electronic appliances sustain damage when connected to reverse polarity outlets. ***Damaged electrical outlet. This is a potential shock safety hazard.*** **Consult a licensed electrician for all the needed electrical repairs on the property.** (see photo, detailed report page -)

INTERIOR

GENERAL INFORMATION COMMENTS INCLUDED ON ALL PUBLISHED REPORTS

Asbestos and Other Environmental Hazards:
Asbestos fiber in some form is present in many homes, but it is often not visible or cannot be identified without testing. If there is reason to suspect that asbestos fiber may be present and it is of particular concern, a sample of the material in question may be removed and examined in a testing laboratory. However, detecting or inspecting for the presence or absence is not a part of our inspection.

Also excluded from this inspection and report are the possible presence of or danger from lead in water, radon gas, lead paint, urea formaldehyde, EMF (electro magnetic fields), toxic of flammable chemicals and all other similar or potentially harmful substances and environmental hazards.

Conditions Under and Behind Things:
The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information.

Fireplace:
During a visual inspection it is beyond the scope to examine concealed or inaccessible components, such as the presence of a flue lining, or for deterioration, damage, or cracks if lining is present, loose or missing flue mortar, adequacy of installation, draft or smoke tests. Due to factors such as cleanliness, offsets in flues, installation of dampers and spark arrestors, this is a limited inspection.

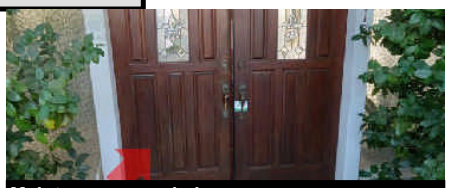
All fireplaces should be cleaned and inspected by a qualified chimney person on a regular basis to make sure that no damaging cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

"Mold" comments, identification and testing are not within the scope of this inspection report.

"APPEARS SERVICEABLE" means that the item was observed by the inspector and it is wearing well; is durable; is capable of being used.

MAIN ENTRY DOOR:

CONDITION:



Maintenance needed

Front door was tested or observed by the inspector and found it is wearing well, is durable, and capable of being used. EXCEPT: Front door should be re-finished on the exterior side to protect the wood from the elements. (see photo, detailed report page -)

OTHER EXTERIOR DOORS:

CONDITION:





Slider door and rear door issues

Sliding door(s), with sliding screen(s) present. Exterior doors were tested or observed by the inspector and found they are wearing well, durable and capable of being used. Standard side door(s) present. EXCEPT: Sliding screen door(s) should be re-screened or replaced. Rear door is weathered. Double insulated sliding glass door(s) have defective seals, glass is fogged with moisture. This requires replacement of these type of doors. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page -)

INTERIOR DOORS:

CONDITION: Interior doors were tested or observed by the inspector and found they are wearing well, durable and capable of being used.

INTERIOR CLOSET DOORS:

CONDITION: Interior closet doors were tested or observed by the inspector and found they are wearing well, durable and capable of being used.

LINEN CLOSETS / CABINETS:

CONDITION: Linen closets / cabinets were tested or observed by the inspector and found they are wearing well, durable and capable of being used.

WINDOWS:

TYPE/CONDITION: Vinyl sliding type. Double insulated glass. A representative sampling was taken. Windows as a grouping are generally operational. Window screens were observed by the inspector and found they are wearing well, durable and capable of being used.

INTERIOR WALLS:

TYPE/CONDITION:



Wall repairs needed

Drywall. Typical cracks noted at construction stress / joint areas, none appear to be structurally damaging. General condition appears serviceable. EXCEPT: Interior walls need cosmetic work / should be maintenance painted. (see photo, detailed report page -)

CLOSETS:

CONDITION: General condition / shelving was observed by the inspector and found it is wearing well, is durable and capable of being used.

CEILINGS:

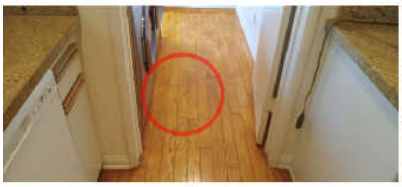
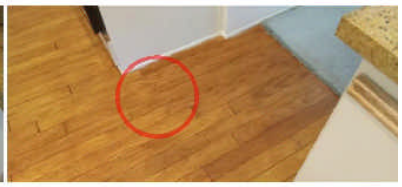
TYPE/CONDITION:



Drywall. General condition appears serviceable. Typical cracks noted noted at construction stress / joint areas, none appear structurally damaging. EXCEPT: Some older "popcorn" type acoustical ceiling material had a fiber content that is a potential health hazard. The material is friable (damaged). Consult a licensed tradesperson for further evaluation and repairs. Materials testing is beyond the scope of this inspection.

FLOORS:

TYPE/CONDITION:




Heavy wear noted on flooring

Carpet. Wood. Tile. NOTE: Carpet is worn and stained in some areas. Heavy wear was noted on wood flooring. Uneven floor areas. Recommend consulting a licensed flooring contractor for further evaluation and for repairs / replacements, as needed. (see photo, detailed report page -)

FIREPLACE / WOOD BURNING DEVICES #1

TYPE - CONDITION:




Cleaning needed

Masonry type. Masonry facing and hearth appear serviceable. Mortar joints are intact. Damper is operational. NOTE: ***Recommend fireplace and chimney be professionally cleaned before use for safety and health reasons.*** Periodic cleaning and inspection is recommended. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page -)

SMOKE / FIRE DETECTOR:

COMMENTS: Installed smoke and carbon monoxide alarm(s) responded to test button operation.

INTERIOR ELECTRIC WIRING / OUTLETS / SWITCHES:

CONDITION:




Electrical issues noted

Outlets that have worn-out / defective inside contact tines which do not make proper contact with electric plug prongs should be replaced with new outlet receptacles. This is a potential shock / fire safety hazard. Recommend proper repairs (replacements) by a qualified tradesperson. ***3-Hole outlets are installed in a 2-wire system. 3-hole grounded outlets are installed at several locations, even though no grounding wire is present throughout most of the electrical system.*** The use of 3-hole grounded type outlets gives the impression this safety protection circuit is present, when in reality it is not. Older style 2-slot outlets are still available and should be installed, or installation of a Ground Fault Circuit Interrupter (GFCI) outlet in the wiring circuit to eliminate this false sense of security. 3-Hole outlets are more convenient and are often installed without consideration to this situation. **Recommend consulting a licensed electrician for all the needed electrical repairs on the property.** (see photo, detailed report page -)

BATHROOMS

GENERAL INFORMATION COMMENTS INCLUDED ON ALL PUBLISHED REPORTS

Shower Pans:
Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

"Mold" comments, identification and testing are not within the scope of this inspection report.

"APPEARS SERVICEABLE" means that the item was observed by the inspector and it is wearing well; is durable; is capable of being used.

BATHROOM AREA:

BATH LOCATION: Hall, 1/2 bath.

SINK:


Corroded valves

Sink(s) appear serviceable. Sink faucet(s) appear serviceable. Sink drain(s) appear serviceable. EXCEPT: Angle stop valve at wall is defective / corroded. Recommend proper repairs / replacement of valve. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page -)

CABINETS/COUNTER: Counters / cabinets were observed by the inspector and found they are wearing well, durable and capable of being used.

TOILET: Toilet was tested or observed by the inspector and found it is wearing well, is durable and capable of being used.

BATH FLOORING: Bath flooring was observed by the inspector and found it is wearing well, is durable and capable of being used.

VENTILATION: Ceiling external exhaust fan is installed and was tested or observed by the inspector and found it is wearing well; is durable; is capable of being used.

BATH ELECTRIC:


No GFCI protection

Bathroom wiring, outlets and switches were tested or observed by the inspector and found they are wearing well, durable and capable of being used. EXCEPT: ***Bathroom outlet(s) not GFCI protected as required. All electrical outlets in bathrooms were required to be Ground Fault Circuit Interrupter (GFCI) protected. This is a shock safety hazard.*** Repairs / replacement is recommended to outlet(s) by a qualified tradesperson. (see photo, detailed report page -)

BATHROOM AREA:

BATH LOCATION: Primary bedroom, full bath, tub and shower.

SINK: Sink(s) appear serviceable. Sink faucet(s) appear serviceable. Sink drain(s) appear serviceable.

CABINETS/COUNTER: Counters / cabinets were observed by the inspector and found they are wearing well, durable and capable of being used.

TOILET: Toilet was tested or observed by the inspector and found it is wearing well, is durable and capable of being used.

TUB/SHOWER PLUMBING FIXTURES:



Water fixtures appear serviceable. Drain appears serviceable. Shower head appears serviceable. Jacuzzi type tub appears serviceable.

TUB/SHOWER AND WALLS:


Door gasket needs replacement

Tub and shower wall areas appear serviceable. EXCEPT: Shower door bottom gasket is damaged / missing. This gasket helps seal out water from bath flooring. Replace gasket. (see photo, detailed report page -)

BATH FLOORING:	Bath flooring was observed by the inspector and found it is wearing well, is durable and capable of being used.
VENTILATION:	Ceiling external exhaust fan is installed and was tested or observed by the inspector and found it is wearing well; is durable; is capable of being used.
BATH ELECTRIC:	Bathroom wiring, outlets and switches were tested or observed by the inspector and found they are wearing well, durable and capable of being used.

BATHROOM AREA:

BATH LOCATION:	Hall, full bath, tub and shower.
SINK:	 Valves corroded Sink(s) appear serviceable. Sink faucet(s) appear serviceable. Sink drain(s) appear serviceable. EXCEPT: Angle stop valve at wall is defective / corroded. Recommend proper repairs / replacement of valve. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page -)
CABINETS/COUNTER:	Counters / cabinets were observed by the inspector and found they are wearing well, durable and capable of being used.
TOILET:	Toilet was tested or observed by the inspector and found it is wearing well, is durable and capable of being used.
TUB/SHOWER PLUMBING FIXTURES:	Water fixtures appear serviceable. Drain appears serviceable. Shower head appears serviceable.
TUB/SHOWER AND WALLS:	Tub wall areas appear serviceable.
BATH FLOORING:	Bath flooring was observed by the inspector and found it is wearing well, is durable and capable of being used.
VENTILATION:	Ceiling external exhaust fan is installed and was tested or observed by the inspector and found it is wearing well; is durable; is capable of being used. Window venting is provided and was tested or observed by the inspector and found it is wearing well, is durable and capable of being used.
BATH ELECTRIC:	Bathroom wiring, outlets and switches were tested or observed by the inspector and found they are wearing well, durable and capable of being used.

INSURANCE INSPECTION

GENERAL INFORMATION COMMENTS INCLUDED ON ALL PUBLISHED REPORTS

This section of the **BEST HOME** Inspection Report answers the questions required by the Farmers Insurance Property Inspection Survey, and may apply to other Insurance Companies. The survey format is laid-out differently than Farmers, however, the questions to be answered are identical.

This is not an endorsement for Farmers Insurance, or any other Insurance Company by **BEST HOME** Inspection, but is being provided as a convenience and cost savings to our valuable clients.

Grade Descriptions: The grade (i.e., ranking / degree of quality), which best describes the Kitchen and Bathroom. Kitchen grade is dependent upon the type of appliances, type of materials and space. Bathroom grade is dependent upon the type of materials and type of fixtures. The following should be used as a guide to property grade of the Kitchen and Bathrooms:

Kitchen:

* **Economy Kitchen:** 16 Feet of counter and cabinets, stainless steel sink, stove.
* **Standard Kitchen:** 24 Feet of counter and cabinets, range hood, garbage disposal.
* **Custom Kitchen:** 30 Feet of cabinet base, marble counter and splash, island, wall oven, built-in dishwasher, trash compactor, pantry, and water filter.
* **Luxury Kitchen:** 36 Feet of cabinet base, stone slab counter and splash, two sinks, wall

microwave, indoor BBQ, hot water dispenser, and cooktop.

Bathroom:
* **Economy Bathroom:** includes such features as one toilet, one sink, laminate counter top, painted cabinets, and cast iron tub.
* **Standard Bathroom:** includes such features as one toilet, one sink, ceramic tile counter top, and wood cabinets.
* **Custom Bathroom:** includes such features as two sinks, china finish, marble counter top, separate shower and tub, and spa tub.
* **Luxury Bathroom:** includes such features as two sinks, china finish, marble counter top, separate shower and tub, spa tub, and bidet.

Brush definition: One acre or more of shrub vegetation covering the ground consisting of greasewood, mesquite, manzanita, sage, sumac, wild walnut, live oak, and/or buckwheat brush.

CLIENT / PROPERTY INFO:

INSURED NAME:	The Castle Family Trust Dated, February 10, 1986 By Susan Wagner Trustee.
PROPERTY ADDRESS:	7518 Index Street Granada Hills, CA.

STRUCTURE INSPECTION:

YEAR BUILT:	1962.
SQ. FOOTAGE:	2,560.
CONSTRUCTION STYLE:	1 Story.
FOUNDATION TYPE	Dwelling is anchored to foundation.
GARAGE TYPE:	Locked door.
EXTERIOR FINISH:	Stucco on frame %= 100.
CONDITION OF EXTERIOR:	Good.

ROOF:

ROOF TYPE:	Concrete tile.
ROOF CONDITION:	Fair.

CHIMNEY:

CHIMNEY CHASE	Yes.
CHIMNEY CONDITION:	Large chimney cracks / damage present.

OUT BUILDINGS / BRUSH:

# OF OUT BUILDINGS	None.
BRUSH WITHIN 150 YARDS OF DWELLING (CA ONLY):	No.

WATER HEATER:

WATER HEATER ANCHORED (CA ONLY):	Yes.

KITCHEN:

KITCHEN GRADE:	Standard.

BATHROOMS:

# FULL BATHS:	# Standard - 2.
# HALF BATHS:	Number - 1.

HEATING SYSTEM:

PRIMARY HEATING TYPE:	Central heating.
HEATING CONTROL:	With thermostat.

ELECTRICAL SYSTEM:

ELECTRICAL:	Breakers. Amp Capacity of main panel - 200.
ELECTRICAL INTERIOR WIRING:	Romex.

PLUMBING SYSTEM:

PLUMBING PIPE TYPE:	Copper.
CONDITION OF PLUMBING VISIBLE MAIN PIPING:	Good.
CONDITION OF SUPPLY LINES (washing machine, dishwasher, etc.)	Supply piping system defects / leakage. Waste piping system defects.
CONDITION OF FIXTURES (faucets, shower heads & spout, etc.)	Poor.

WATER DAMAGE / LEAKAGE:

SIGNS OF EXISTING WATER DAMAGE OR LEAKS:	Crawl Space. Yes.

INCOMPLETE REPAIRS:

UN-REPAIRED DAMAGE:	Some maintenance and repair work is needed, including the following areas: Exterior siding / trim, Chimney, Plumbing areas, Water Heater, Yard Sprinklers, House doors, Bathrooms.

OTHER AREAS:

UNUSUAL HAZARDS:	Other (explain): Electrical issues. Pavement / walkway tripping issue. No self closing gate. Gas utilities / features issues. Fireplace issues.

INSPECTION COMPANY INFO:

INSPECTION COMPANY:	BEST HOME Inspection.
INSPECTION COMPANY PHONE NUMBER:	(805) 985-4494.
OWNER:	Alex Mendoza.

The Original Copy of the Inspection report signed and dated by the Inspection Company must be submitted to the Service Center.

Stated on the Farmers Insurance form is the following; "Farmers Insurance Group holds harmless the inspector who prepared this survey form from any and all issues arising from said survey."