

# **Cantor Property Inspection**

## **San Diego's Number One Inspection Company**

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### **CONFIDENTIAL INSPECTION REPORT**

PREPARED FOR:

**Hannah Kaye**

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#### **INSPECTION ADDRESS**

12845 Stone Canyon Road, Poway, CA 92064

#### **INSPECTION DATE**

9/30/2026 1:00 pm to 3:30 pm



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

## GENERAL INFORMATION

**Inspection Address:** 12845 Stone Canyon Road, Poway, CA 92064  
**Inspection Date:** 9/30/2026 Time: 1:00 pm to 3:30 pm  
**Weather:** Clear and Dry - Temperature at time of inspection: 80-90 Degrees

**Inspected by:** Ron Cantor

**Client Information:** Hannah Kaye

**Seller's Agent:** Coldwell Banker  
Michelle Silverman  
Mobile: 619-980-2738  
Email: michellersilverman@gmail.com

**Inspection Fee:** \$ 695.00

**Structure Type:** Wood Frame  
**Foundation Type:** Slab  
**Furnished:** Yes  
**Number of Stories:** One

**Structure Style:** California Ranch

**Structure Orientation:** North

**Estimated Year Built:** 1963  
**Unofficial Sq.Ft.:** 2160

**People on Site At Time of Inspection:** Seller(s)

### PLEASE NOTE:

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

The observations and opinions expressed within this report are those of Cantor Property Inspection and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of California Real Estate Inspection Association "CREIA", and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report

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**should be completed well before the close of escrow by licensed general contractor and or certified specialized, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property. We do not endorse the work preformed by handyman service providers or unlicensed contractor's.**

Report File: 12845 Stone Canyon Road

## SCOPE OF WORK

You have contracted with Cantor Property Inspection to perform a generalist inspection in accordance with the standards of practice established by, the California Real Estate Inspection Association (CREIA) a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the 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. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The environmental Protection Agency, which you can read online at [www.epa.gov/iaq/pubs/insidest.htm](http://www.epa.gov/iaq/pubs/insidest.htm).

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing

products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at [www.epa.gov/radon/images/hmbuygud.pdf](http://www.epa.gov/radon/images/hmbuygud.pdf), and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

## SECTION NARRATIVES

### Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations 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. However, cracks or deteriorated surfaces in foundations are quite 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 carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly 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, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

### Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, 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. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

### Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life.

expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

## Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] 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 virtually impervious 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, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

## Electrical

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. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential 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 number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. 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 recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

## Heat

The components of most heating systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle any of the following concealed components: the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of all such systems, but we are not specialists. Therefore, in accordance with the terms of our contract, it is essential that any recommendation 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.

## Heating and Air Conditioning

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever 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, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. 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.

## Chimney

The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys.

## Living

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, 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 movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. 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 but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is

certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

## **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 number of windows and doors, switches and outlets. We evaluate 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.

## **Bathrooms**

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

## **Kitchen**

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

## **Pool/Spa**

Pools and spas do leak, but without specialized equipment this may be impossible to confirm. However, it could become apparent from secondary evidence during our inspection, which is purely visual. Regardless, the owner or the occupant of a property would be aware that the water level drops regularly and must be topped off, and this should be disclosed. Unusually high water bills could reveal this, but only a pressure test of the pipes, a dye test of cracks, or a geo-phone test of specific areas would confirm it, and any such specialized test is beyond the scope of our service. Therefore, you should ask the sellers to guarantee that the spa does not leak, request to review the water bills for a twelve-month period, or obtain comprehensive insurance to cover such an eventuality.

## **Hallway**

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

## **Laundry**

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water

connections and drainpipes. However, there are two 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. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

## **Garage**

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

## **Attic**

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

## Section 1.0 - Structural

### Various Hard Surfaces

#### Common Observations

##### *Informational Conditions*

1.1 - There are common settling, or curing, cracks in the hard surfaces. This is somewhat predictable, and is typically not regarded as being structurally significant, but we are not specialists and you may wish to have this confirmed by one.

### Structural Elements

#### Identification of Wall Structure

##### *Informational Conditions*

1.2 - The walls are conventionally framed with wooden studs.

#### Identification of Floor Structure

##### *Informational Conditions*

1.3 - The floor structure consists of a poured concrete slab that should include reinforcing steel.

#### Identification of Ceiling Structure

##### *Informational Conditions*

1.4 - The ceiling structure consists of standard joists.

1.5 - The ceiling structure consists of engineered joists that are part of a prefabricated truss system.

#### Identification of Roof Structure

##### *Informational Conditions*

1.6 - The roof structure is conventionally framed with rafters, purlins, collar-ties, et cetera.

1.7 - The roof structure consists of a prefabricated truss system.

### Slab Foundation

#### General Comments

##### *Informational Conditions*

1.8 - This residence has a slab 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 furniture or lift carpeting and padding 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. Significantly, 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 carpet and padding 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 residence 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, and we would be happy to refer one.

#### Method of Evaluation

##### *Informational Conditions*

1.9 - We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing at the base of the house walls. The interior portions of the slab, which is also known as the slab floor, have little structural significance and, inasmuch as they are covered and not visually accessible, it is beyond the scope of our inspection.

#### **Common Observations**

##### *Informational Conditions*

1.10 - The residence has a bolted, slab foundation with no visible or significant abnormalities.

## **Section 2.0 - Exterior**

### **Site & Other Observations**

#### **Renovations & Additions**

##### *Informational Conditions*

2.1 - Additions and or remodeling have been made to this property. Therefore, you should request documentation that should include required building permits and any warranties or guarantees that might be applicable, because we do not approve of, or tacitly endorse, any work that was completed without building permits, and latent defects could exist.

#### **Auxiliary Structures**

##### *Informational Conditions*

2.2 - We do not evaluate auxiliary structures as part of our service. However, you should obtain the necessary permits because we do not tacitly endorse any structure that was installed or built without permits, and latent defects could exist.



### **Landscaping Observations**

##### *Informational Conditions*

2.3 - The roots of mature trees could have an adverse effect on either the water main or the sewer pipe, and you may wish to consult an arborist who could predict future growth potential.

##### *Other Conditions and or Repairs*

2.4 - One or more tree limbs are threatening the roof and or eaves, and should be removed by an arborist before they damage the roof and or eaves.

2.5 - A tree or trees that are adjacent to the foundation should be monitored for any growth that might affect the foundation.

2.6 - Overgrown landscaping was noted at various location throughout the exterior of the home, which should be cut back or removed.

### **Security Camera System**

##### *Informational Conditions*

2.7 - The security camera system was not inspected and is not considered part of this report.

### **Defensible Space**

##### *Other Conditions and or Repairs*

2.8 - There are several new laws requiring home owners to maintain a proper defensible space around their properties to prevent wildfires from destroying homes. An inspection by the local fire marshal is advised, to confirm if there is proper defensible space around the property.



## Grading & Drainage

### General Comments

#### *Informational Conditions*

2.9 - Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

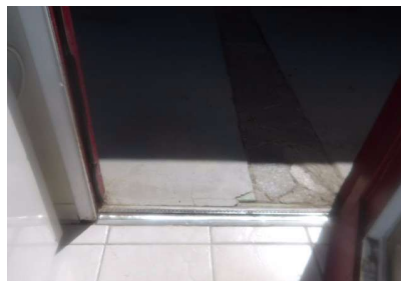
### Interior-Exterior Elevations

#### *Informational Conditions*

2.10 - There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

#### *Other Conditions and or Repairs*

2.11 - At points around the residence, there are similar elevations between the exterior grade and the interior floors. Such conditions are obviously not ideal, and moisture intrusion could result. The door thresholds must be kept sealed and the base of the walls monitored, and particularly during prolonged rains.





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r floors which is not ideal - *Continued*

2.12 - The soil and or hard surface height are too high at the various locations around the perimeter of the home. This is due to added landscaping elements that were improperly installed. It is recommended that the soil and or concrete heights be lowered to allow for proper drainage and to avoid possible moisture intrusion.

#### **Flat & Level Pad**

##### *Informational Conditions*

2.13 - The residence is situated on a lightly sloped lot, which would typically not need a geological evaluation. However, in as much as we do not have the authority of a geologist, you may wish to have a site evaluation.

#### **Drainage Mode**

##### *Informational Conditions*

2.14 - Drainage is facilitated by soil percolation, hard surfaces, area drains, and full or partial gutters. We did not observe any evidence of moisture threatening the living space. However, the area drains must be kept clean or moisture intrusion could result.

##### *Other Conditions and or Repairs*

2.15 - There are areas where water will be directed toward the foundation instead of away from it, as recommended. This not only allows for the possibility of moisture intrusion, but also differential settling, et cetera. Further evaluation and repair by a licensed foundation-drainage contractor is advised.



2.16 - Flash walls have been installed in various locations around the perimeter of the home to try and correct or improve faulty drainage conditions. There are gaps and separations in the flash walls and drainage concerns still exist. Further evaluation by a licensed drainage contractor is advised.

Flash walls have been installed in various locations around the perimeter of the home - *Continued*



## Area Drains

### *Informational Conditions*

2.17 - The property is served by area drains that appear to be in acceptable condition. However, because it is impossible to see inside them, the seller should guarantee that the drains are functional, or they should be flushed through to the street before the close of escrow. Surface water carries minerals and silt that is deposited inside the pipes and hardens in the summer months to the consistency of wet concrete, which can impede drainage and require the pipes to be cleared by a roofer service.

2.18 - The termination point of the sub-surface drain lines could not be located. Further evaluation by a licensed contractor is advised.

## Planter Boxes

### *Other Conditions and or Repairs*

2.19 - The planter areas around the perimeter of the home are a moisture intrusion concern. Further evaluation and repair by a licensed contractor is advised during the contingency period of the escrow.



## House Wall Finish

### House Wall Finish Type

#### *Informational Conditions*

2.20 - The house walls are finished with a combination of stucco, brick, and wood siding.

### House Wall Finish Observations

#### *Functional Components and Conditions*

2.21 - The house wall finish is in acceptable condition.

#### *Informational Conditions*

2.22 - The stucco finish is not original, and you should request the permit from the sellers or any documentation that would include a warranty or guarantee and confirm that the work was done to code and by a specialist.

2.23 - The stucco extends down to the soil without the benefit of a weep-screed. Weep screed is a horizontal strip of metal that isolates the stuccoed house walls from the foundation and allows them to move independent of the foundation. This not only prevents horizontal cosmetic cracks that are commonly seen at the base of many stuccoed walls, but also isolates the stucco from the soil and inhibits the wicking effect of moisture being drawn up into the stucco which in turn creates the flaking and peeling that is common on such surfaces.

*Other Conditions and or Repairs*

2.24 - There are typical cracks in the stucco, which you should view for yourself. All cracks result from movement, and are structural in that respect, but the vast majority of them have only a cosmetic significance. However, you may wish to have this confirmed by a licensed stucco contractor.

2.25 - Portions of the wood siding are dry rot or termite damaged, which should be further evaluated and repaired by a licensed termite inspector.

2.26 - Patching was noted in the stucco at various locations throughout the building. Further evaluation and repair by a licensed stucco contractor is advised.



2.27 - Earth to wood contact was noted at the base of the walls at various locations around the home. Further evaluation and repair by a licensed contractor and or termite inspector is advised.



2.28 - There are moisture stains and or damage in the stucco at the base of the walls at various locations around the perimeter of the home. This is a cosmetic defect which is caused by, poorly aimed sprinklers, roof run-off, and or improper soil height. Further evaluation and repair by a licensed contractor is advised.

There are moisture stains and or damage in the stucco at the base of the walls - *Continued*



## Exterior Components

### General Comments

#### *Informational Conditions*

2.29 - It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

### Driveways

#### *Informational Conditions*

2.30 - The driveway is in acceptable condition.

2.31 - Asphalt driveways are not as durable as concrete ones, and typically develop cracks. They are expected to last approximately fifteen to twenty years, and typically need maintenance service.

#### *Other Conditions and or Repairs*

2.32 - There are cracks and offsets in the driveway that could prove to be trip-hazards, particularly for children or the elderly, which you may wish to evaluate for yourself.



### Walkways

#### *Informational Conditions*

2.33 - The walkways have common cracks noted throughout, which are not in need of repair, but may pose as a trip hazard.

#### *Other Conditions and or Repairs*

2.34 - There are several cracks and or offsets in the walkways that could prove to be trip-hazards.



2.35 - The brick style walkway at the front of the home is functional, however, is out of level and or uneven and may pose as a trip hazard. Proper repair by a licensed contractor is advised.



## **Yard Walls**

### **Informational Conditions**

2.36 - Portions of the yard walls are obscured by foliage or other material and could not be fully examined.

### **Components and Conditions Needing Service**

2.37 - The retaining wall at the rear of the residence is cracked, displaced, and has been compromised. Further evaluation and repair by a licensed masonry contractor is advised.



2.38 - The wooden yard walls terracing the rear slope have no structural value, and are intended to inhibit surface soil movement, and should be periodically monitored for damage or stability. The wooden yard walls are damaged, displaced, and in poor condition. Further evaluation and repair by a licensed contractor is advised.



## Fences & Gates

### *Informational Conditions*

2.39 - The fences and gates are serviceable, and would not need service at this time.

2.40 - The fences and gates are serviceable, but have damage commensurate with their age.

2.41 - Portions of the fences are obscured by foliage or other material, which prevents a thorough inspection.

### *Other Conditions and or Repairs*

2.42 - Sections of the fences are leaning and or damaged, which should be repaired or replaced by a licensed contractor.

2.43 - The double cylinder keyed deadbolt on the exterior fence could prevent or impede an emergency exit, and should be replaced with a safer latch type.



## Fascia & Trim

### *Informational Conditions*

2.44 - The fascia board and trim are in acceptable condition.

### *Other Conditions and or Repairs*

2.45 - There are signs of possible moisture and or termite damage noted in the wood trim, fascia boards, and eaves at various locations throughout the building. Further evaluation and repair by a licensed Pest Control Operator is advised.

There are signs of possible moisture and or termite damage noted in the wood trim - *Continued*



### **Sliding Glass Doors**

#### *Informational Conditions*

2.46 - The sliding glass doors are tempered and in acceptable condition.

### **Exterior Wooden Doors**

#### *Informational Conditions*

2.47 - The exterior doors are in acceptable condition.

### **Patio Covers or Gazebos**

#### *Functional Components and Conditions*

2.48 - The front porch and rear patio covers are part of the main roof system and are in acceptable condition.

#### *Other Conditions and or Repairs*

2.49 - There is possible termite and or moisture damage to the rear patio cover, that should be further evaluated and repaired by a licensed Pest Control Operator.



### **Porches or Stoops**

#### *Informational Conditions*

2.50 - The porch is in acceptable condition.

### **Steps & Handrails**

#### *Other Conditions and or Repairs*

2.51 - As a safety precaution, we recommend installing handrails on steps that have three or more risers, and particularly if children or the elderly visit or occupy the property.

2.52 - Moisture and or termite damage was noted in the wood steps. Further evaluation by a licensed Pest Control Operator is advised.

Moisture and or termite damage was noted in the wood steps - *Continued*



2.53 - The risers are unequal in height, which could prove to be a trip-hazard. The rise should not be less than 4 inches, nor greater than 7 inches. In addition, the dimensions of the risers should not exceed 3/8 of an inch from the smallest dimension on the entire run of the stairs.



#### **Fountains Bird Baths etc**

##### *Informational Conditions*

2.54 - There are water features that were not inspected and are not part of this report.



#### **Windows**

##### *Informational Conditions*

2.55 - The windows have been replaced throughout the home. You should question the seller regarding when the windows were replaced and if there is any warranty or guarantee remaining.

##### *Other Conditions and or Repairs*

2.56 - The dual pane windows are too dirty to determine if there are broken hermetic seals. Cleaning and re-inspection of the windows is advised during the contingency period of the escrow.

#### **Screens**

##### *Informational Conditions*

2.57 - The window screens are functional.

##### *Other Conditions and or Repairs*

2.58 - The slider screen is damaged, and you may wish to have it repaired.

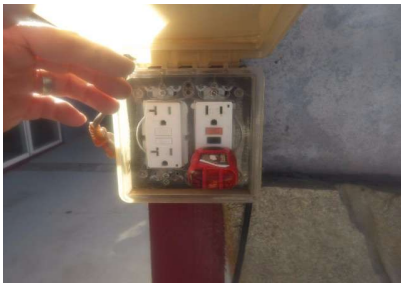
#### **Outlets**

##### *Other Conditions and or Repairs*

2.59 - One or more exterior outlets on the exterior of the home did not appear to be functional, which should be serviced by a licensed electrician.



2.60 - A ground fault protected outlet on the rear at the barbeque does not trip on test, which should be serviced by a licensed electrician.



2.61 - One outlet or more have an open ground, which should be serviced by a licensed electrician.



2.62 - There is exposed Romex wiring noted at the rear patio cover, which should be in conduit pipe for protection. Further evaluation by a licensed electrician is advised.

2.63 - One or more outlets are missing waterproof cover plates, which should be installed.



2.64 - The exterior outlets that were tested are functional, however, do not include ground-fault protection. Adding ground fault protection to the outlets is advised by a licensed electrician.

2.65 - The rear exterior outlet has an open-ground, however, for safety reasons has had ground fault protection added. You may wish to have the outlet properly grounded by a licensed electrician.



## Lights

### *Informational Conditions*

2.66 - The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights.

2.67 - There are one or more motion sensor or timer activated lights that could not be tested. Questioning the seller regarding the functionality of these lights is advised.

### *Other Conditions and or Repairs*

2.68 - There are light fixtures that are damaged, missing, or in need of new bulbs at various locations.

2.69 - There is no switched light at the exterior of the living room sliding door, as required by building standards. Further evaluation and repair by a licensed electrician is advised.

2.70 - There are one or more switches with unknown function. Further evaluation and repair by a licensed electrician is advised.

## Patio Fans

### *Other Conditions and or Repairs*

2.71 - The patio fan does not respond, which should be serviced by a licensed electrician.

## Patios

### *Informational Conditions*

2.72 - Personal items limited the inspection of the rear concrete patio.

### *Other Conditions and or Repairs*

2.73 - The concrete patio at the rear is poured too high against the foundation. There should be a two inch separation from the top of the slab to the bottom of the stucco drip screed. This allows for proper drainage to occur. Although, there is currently no signs of any issue, this could be a moisture intrusion concern.



2.74 - The brick and stone style patios at the rear of the home are functional, however, are uneven and may pose as a trip hazard. Proper repair by a licensed contractor is advised.

The brick and stone style patios at the rear of the home are functional - *Continued*



#### Barbeque Area

##### *Informational Conditions*

2.75 - The barbeque area was not inspected and is not considered part of this report.

## Section 3.0 - Roof

### Composition Shingle Roof

#### General Comments

##### *Informational Conditions*

3.1 - There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

## Method of Evaluation

### *Informational Conditions*

3.2 - We evaluated the roof and its components by walking on its surface.

## Estimated Age

### *Informational Conditions*

3.3 - The roof appear to be approximately five to ten years old, but this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty guarantee that might be applicable.

## Roofing Material

### *Informational Conditions*

3.4 - The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

## Flashings

### *Informational Conditions*

3.5 - The roof flashings are in acceptable condition.

### *Other Conditions and or Repairs*

3.6 - One or more flashing's are separated and need to be resealed. Further evaluation and repair by a licensed roofer is advised.



## Skylights

### *Informational Conditions*

3.7 - The Solatubes added to the roof are functional.

### *Other Conditions and or Repairs*

3.8 - Mastic has been applied around the skylight (Corrugated patio cover), and inasmuch as approved installation methods do not include the use of mastic, its presence, is either indicative of an amateur installation or a confirmation of leaks. It would be prudent to ask the sellers about this and or have a licensed roofer further evaluate.

Mastic has been applied around the skylight - *Continued*



### Gutters & Drainage

#### *Other Conditions and or Repairs*

3.9 - The gutters are full of debris, and need to be cleaned and serviced to drain properly.

3.10 - The gutters needs to be serviced, such as resealing them, sealing seams, and making sure they slope to drain, etc.



3.11 - It would be prudent to add leaders and or splash blocks at the bottom of the downspouts to promote positive drainage and divert water away from the perimeter footings.



### Turbine Vent

#### *Informational Conditions*

3.12 - The added roof ventilation appears to be serviceable.

## Section 4.0 - Plumbing

## Potable Water Supply Pipes

### Water Main Shut-off Location

#### *Informational Conditions*

4.1 - The 3/4" copper main water shut-off valve is located on the right side of the home.

### Pressure Regulators

#### *Informational Conditions*

4.2 - A functional pressure regulator is in place on the plumbing system.

4.3 - The water pressure was 45 to 50 PSI when tested.



### Pressure Relief Valves

#### *Informational Conditions*

4.4 - There is a pressure relief valve on the plumbing system, as required.

### Copper Water Pipes

#### *Informational Conditions*

4.5 - The potable copper water pipes are in acceptable condition.

4.6 - One or more sections of the home appear to have been re-piped, which you should question the seller about or have further evaluated by a licensed plumber.

#### *Other Conditions and or Repairs*

4.7 - There exposed copper water pipes run on the ground on the North side of the building, which are subject to damage. Proper repair by a licensed contractor is advised.



4.8 - The seller stated that there has been a leak in the copper supply line in the concrete slab near the hall bathroom. The seller also stated that the leak was repaired and there has been no other issues since.

### Leak Detector Shut-Off Valve

#### *Informational Conditions*

4.9 - A Moen leak detector shutoff device has been added to the water main at the right side of the home.

A Moen leak detector shutoff device has been added to the water main at the right side of the home - *Continued*



## General Gas Components

### Gas Main Shut-Off Location

#### *Informational Conditions*

4.10 - The gas meter and main shut-off are located on the East side of the property, near the street. 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. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

### Gas Supply Pipes

#### *Informational Conditions*

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

## Gas Water Heaters

### General Comments

#### *Informational Conditions*

4.12 - There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty 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 flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

### Age Capacity & Location

#### *Informational Conditions*

4.13 - Hot water is provided by a 7 to 8 -year old, 50 gallon water heater that is located in the garage.

### Common Observations

#### *Functional Components and Conditions*

4.14 - The water heaters are functional.

#### *Other Conditions and or Repairs*

4.15 - The exterior burner chamber cover is missing or not installed. Installation of a burner chamber cover is advised.

### Water Shut-Off Valve & Connectors

#### *Informational Conditions*

4.16 - The shut-off valve and water connectors are functional.

*Other Conditions and or Repairs*

4.17 - There is corrosion noted on the supply line connectors and or shut-off valve, which should be serviced.



**Gas Shut-Off Valve & Connector**

*Informational Conditions*

4.18 - The gas control valve and its connector at the water heater are functional.

**Vent Pipe & Cap**

*Other Conditions and or Repairs*

4.19 - The vent pipe is disconnected and will not effectively draft the bi-products of combustion beyond the residence and the vent pipe is improperly installed, which should be serviced by a licensed plumber.



4.20 - There were moisture stains and or minor damage in the ceiling around the vent pipe.

**Relief Valve & Discharge Pipe**

*Functional Components and Conditions*

4.21 - The water heater is equipped with a mandated pressure-temperature relief valve and discharge pipe, which is extended to the exterior.

**Drain Valve**

*Informational Conditions*

4.22 - The drain valve is in place and presumed to be functional.

**Combustion Air Vents**

*Other Conditions and or Repairs*

4.23 - There is a lower combustion air vent, but no upper combustion air vent in the closet door. Further evaluation and repair by a licensed plumber is advised.

**Seismic Straps**

*Other Conditions and or Repairs*

4.24 - The water heater is not properly secured, and needs to be strapped in accordance with local standards.

**Recirculation Pump**

*Informational Conditions*

4.25 - There is a recirculation pump located on the water heater, that was functional when tested.

**Expansion Tank**

*Functional Components and Conditions*

4.26 - There is an expansion tank installed above the water heater, which appears to be functional.

## Irrigation or Sprinklers

### General Comments

#### *Informational Conditions*

4.27 - There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate matters, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We test every visually accessible manual sprinkler actuator and evaluate its coverage, but due to the variety and complexity of many automatic control panels we do not test them. However, inasmuch as the actuators are under pressure, we look for any evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program.

### Automatic Sprinklers

#### *Informational Conditions*

4.28 - We do not evaluate sprinkler systems, which should be demonstrated by the sellers.

### Hose Bibs

#### *Informational Conditions*

4.29 - The hose bibs that we tested are functional, but all do not include anti-siphon valves. These valves are relatively inexpensive, and are required by current standards.

#### *Other Conditions and or Repairs*

4.30 - A hose bib at the right side is missing a handle, which should be replaced. However, we may not have located and tested every hose bib on the property.



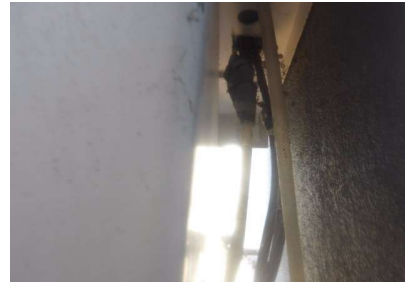
4.31 - The hose bibs leak around the stem when tested and should be serviced.

### Exterior Sink

#### *Other Conditions and or Repairs*

4.32 - There is an improperly installed sink added at the right side of the home. Additionally, there is a leak at the sink faucet. Proper repair or removal of the sink is advised by a licensed plumber.

There is an improperly installed sink added at the right side of the home - *Continued*



## Waste & Drainage Systems

### General Comments

#### *Informational Conditions*

4.33 - 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. 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. However, if tree roots grow into the main drain that connects the house to the public sewer, 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. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roter service, most of which are relatively inexpensive.

### Type of Material

#### *Informational Conditions*

4.34 - The visible portions of the drain pipes are of copper, ABS, galvanized, and cast iron and appear to be serviceable.

### Drain Waste & Vent Pipes

#### *Informational Conditions*

4.35 - Based on industry recommended water tests, the drain pipes are functional at this time. However, only a video-scan of the main drain pipe can confirm its actual condition.

#### *Other Conditions and or Repairs*

4.36 - It is recommended that a video camera inspection of the cast iron drain lines be performed by a licensed plumbing contractor, due to tree roots in the front yard and or slow and aging cast iron drain lines.

## Section 5.0 - Electrical

### Main Panel

### General Comments

#### *Informational Conditions*

5.1 - 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. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

## Service Entrance

### *Informational Conditions*

5.2 - The service entrance, mast weather head, and cleat are in acceptable condition.

### *Other Conditions and or Repairs*

5.3 - The utility company's overhead conductor lines are running through tree limbs that should be trimmed.



## Panel Size & Location

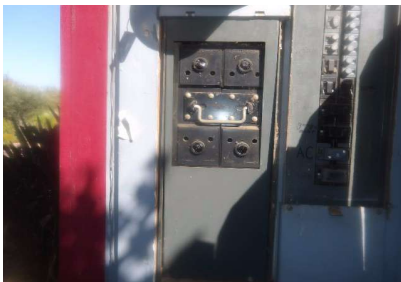
### *Other Conditions and or Repairs*

5.4 - The residence is served by a 220 volt panel, located on the right side of the building. I was unable to determine the amperage of the panel, due to there was no label or indicator on the fuse base.

## Main Panel Observations

### *Other Conditions and or Repairs*

5.5 - The fused disconnect at the main panel is very outdate by current building standards. Further evaluation and repair by a licensed electrician is advised.



## Panel Cover Observations

### *Other Conditions and or Repairs*

5.6 - The exterior panel cover has loose or missing hinges and should be serviced.

## Wiring Observations

### *Functional Components and Conditions*

5.7 - The residence is wired with a modern vinyl conduit known as Romex or non-metallic sheathed cable.

### *Informational Conditions*

5.8 - The visible portions of the wiring has no visible deficiencies. We did not observe any burnt, scorched, or damaged wiring in panel.

5.9 - The residence is wired with a metal conduit known as BX armored cable through which the wires are drawn.

### *Components and Conditions Needing Service*

5.10 - The building is wired with old, cloth-covered, tin-coated, wiring that a licensed electrician should further evaluate and certify as being safe.

### *Other Conditions and or Repairs*

5.11 - The home was original wired with a two wire non-grounded electrical system. Many of the outlets throughout the home have been replaced to three prong grounded style, however, remain ungrounded. Further evaluation and repair by a licensed electrician is advised during the contingency period of the escrow.



## Grounding

### *Functional Components and Conditions*

5.12 - The main panel appears to be properly grounded.

## Sub Panels

### **General Comments**

#### *Informational Conditions*

5.13 - Sub-panels are often located inside residences, but they should not be located inside clothes closets, where they might be concealed and could impede an emergency disconnect. Additionally, when they are located outside they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

### **Sub Panel Location**

#### *Informational Conditions*

5.14 - There are sub panels are located adjacent to the main panel and in the pool equipment shed

### **Sub Panel Observations**

#### *Components and Conditions Needing Service*

5.15 - The sub panel is the original Bulldog Electrical Company panel. These panels are considered very outdated and a significant safety hazard. Further evaluation and repair by a licensed electrician is advised during the contingency period of the escrow. Several insurance companies will not insure homes with Bulldog electrical panels.

The sub panel is the original Bulldog Electrical Company panel - *Continued*



**Other Conditions and or Repairs**

5.16 - Various circuits within the pool sub-panel are not labeled, and should be serviced by an electrician so that the appropriate load calculations and breaker sizes can be determined.

**Panel Cover Observations**

**Informational Conditions**

5.17 - The exterior panel covers are in acceptable condition.

**Other Conditions and or Repairs**

5.18 - The exterior panel cover has loose or missing hinges that should be serviced.

**Wiring Observations**

**Informational Conditions**

5.19 - There are no visible deficiencies with the wiring in the sub panel.

5.20 - The residence is wired with a modern vinyl conduit known as Romex or non-metallic sheathed cable.

5.21 - The residence is wired with a metal conduit known as BX armored cable through which the wires are drawn.

**Other Conditions and or Repairs**

5.22 - The residence is wired with old, cloth-covered, tin-coated, wiring that a licensed electrician should certify as being safe or replace.

5.23 - There are Romex wires missing bushings or clamps where they enter the back of the sub panel.

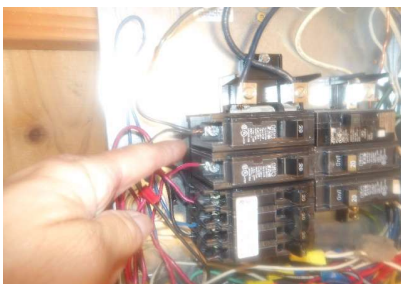
**Circuit Breakers**

**Informational Conditions**

5.24 - The circuit breakers have no visible deficiencies.

**Components and Conditions Needing Service**

5.25 - One 20 amp circuit breaker is serving two circuits in the pool equipment, sub panel which could overload the circuit. This condition should be further evaluated and repaired by a licensed electrician.



**Other Conditions and or Repairs**

5.26 - There are two or more brands of circuit breakers in the pool sub panel. They all appear to be functional and fit properly, however, the manufacture recommends using only their brand of circuit breakers in the panel. You may wish to obtain the opinion of a licensed electrician on this issue.

5.27 - Several of the original circuit breakers have been recently replaced without after market circuit breakers. The Bulldog Electrical Company is out of business, so their breakers are no longer available.

5.28 - There is a 40 amp circuit breaker at the very top of the panel that has a written notice to not use, however, it appears that the circuit breaker is currently still in use. Further evaluation and repair by a licensed electrician is advised.



#### **Grounding**

##### *Functional Components and Conditions*

5.29 - The panel grounding is correct.

## **Section 6.0 - Heat**

### **Electric Wall Heater**

#### **Wall Heater**

##### *Other Conditions and or Repairs*

6.1 - There an improperly installed electric wall heater that has been installed on the ceiling. Proper repair by a licensed contractor is advised.



## **Section 7.0 - Heating and Air Conditioning**

### **HVAC Split Systems**

#### **Age & Location**

##### *Informational Conditions*

7.1 - Central heat and air-conditioning are provided by a single split-system, consisting of a 4 to 5 year-old 100,000 Btu furnace, with an evaporator coil that is attached to the furnace in the attic, and a 4 to 5 year-old condensing coil that is located on the right side of the home.

#### **Common Observations**

##### *Informational Conditions*

7.2 - The split-system is newer and functional. Such systems are designed to last approximately twenty years, but they should be serviced bi-annually and have their filters changed every two to three months.

7.3 - This split-system is not original, and you should request documentation that could include a warranty and guarantee and confirm that it was installed by a specialist and to current standards.

**Other Conditions and or Repairs**

7.4 - There are one or more electrical connections that have been incorrectly made outside of a junction box, which is a potential fire-hazard. All such connections should be made inside a junction box, in order to contain any arcing or sparking within the box. Additionally, there is extension cord or lamp cord wiring. Proper repair by a licensed electrician is advised.



**Furnace**

**Informational Conditions**

7.5 - The furnace is functional.

**Vent Pipe**

**Informational Conditions**

7.6 - The vent pipe has no visible deficiencies.

**Circulating Fan**

**Functional Components and Conditions**

7.7 - The circulating fan is functional.

**Gas Valve & Connector**

**Informational Conditions**

7.8 - The gas valve and connector are in acceptable condition.

**Combustion-Air Vents**

**Informational Conditions**

7.9 - The combustion-air vents appear to be adequate to support complete combustion.

**Return-Air Compartment**

**Informational Conditions**

7.10 - The return-air compartment is in acceptable condition.

7.11 - The filter is clean and is located at the bottom of the furnace.

**Evaporator Coil**

**Informational Conditions**

7.12 - The evaporator coil is functional.

**Condensate Drainpipe**

**Informational Conditions**

7.13 - Condensation from the evaporator coil is pumped to the exterior, and should be monitored periodically to ensure that there are no leaks within the residence.

**Condensing Coil**

**Functional Components and Conditions**

7.14 - The condensing coil responded to the thermostat and is functional.

**Condensing Coil Disconnect**

**Informational Conditions**

7.15 - The electrical disconnect at the condensing coil is functional.

**Refrigerant Lines**

**Informational Conditions**

7.16 - The refrigerant lines are in acceptable condition.

**Differential Temperature Readings**

**Functional Components and Conditions**

7.17 - The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of twelve to twenty degrees.

#### **Thermostats**

##### *Informational Conditions*

7.18 - The thermostat is functional.

#### **Registers**

##### *Informational Conditions*

7.19 - The registers are reasonably clean and functional.

#### **Flexible Ducting**

##### *Informational Conditions*

7.20 - The ducts have no visible deficiencies. They are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation.

## **Section 8.0 - Chimney**

### **Living Room Chimney**

#### **General Lined Masonry**

##### *Informational Conditions*

8.1 - The chimney is a lined masonry type, which is the most dependable because the flue liner not only provides a smooth transition for the bi-products of combustion to be vented beyond the residence but provides an approved thermal barrier as well. However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NFPA standards "upon the sale or transfer of a property."

#### **Common Observations**

##### *Informational Conditions*

8.2 - The chimney walls appear to be in acceptable condition.

##### *Other Conditions and or Repairs*

8.3 - There are small cracks in the chimney walls and grout joints which you may wish to have evaluated. However, such cracks are quite common, and rarely have any structural significance in a lined chimney. They can result from shrinkage, common settling, thermal extremes, moisture contamination, and the expansion and contraction associated with freezing and thawing.

#### **Weather Cap-Spark Arrestor**

##### *Informational Conditions*

8.4 - The chimney has a functional weather cap-spark arrestor.

#### **Crown or Termination Cap**

##### *Other Conditions and or Repairs*

8.5 - The crown, which is designed to seal the chimney wall and shed rainwater, is cracked and or damaged and should be sealed or replaced by a licensed masonry contractor or certified chimney sweep.



#### **Chimney Flashings**

##### *Informational Conditions*

8.6 - The chimney flashings are in acceptable condition.

## Chimney Flue

### *Informational Conditions*

8.7 - The portions of the flue that are visible appear to be in acceptable condition.

8.8 - A complete view of the chimney flue is not possible, and you may wish to have it video scanned.

### *Other Conditions and or Repairs*

8.9 - Chimney flues need to be periodically cleaned to prevent the possibility of chimney fires. However, the complex variety of deposits that form within chimneys are not easily understood. They range from pure carbon, which does not burn, to tars that can ignite. All of these deposits are commonly described as creosote, but creosote has many forms, ranging from crusty carbon deposits that can be easily brushed away, to a tar-glazed creosote that requires chemical cleaning. These deposits should be identified and treated by a specialist. However, cleaning a chimney is not a guarantee against a fire. Studies have proven that a significant percentage of chimney fires have resulted within one month of the chimney being cleaned, and many more have resulted within a six-month period.

## Fireplace

### *Informational Conditions*

8.10 - The fireplace is in acceptable condition.

### *Other Conditions and or Repairs*

8.11 - There are insignificant cracks or missing mortar in the fireplace, that would not necessarily need to be serviced, but you may wish to have a licensed masonry contractor or certified chimney sweep confirm this.

8.12 - The firebox is full of ash, which limited the inspection. Further evaluation when the firebox is cleaned out and before the close of escrow is advised.



## Damper

### *Components and Conditions Needing Service*

8.13 - The damper is stuck, either by rust or thermal warping, and should be repaired or replaced by a licensed fireplace specialty contractor.



## Glass Doors

### *Informational Conditions*

8.14 - The fireplace glass doors are functional.

8.15 - The fireplace screen was functional.

## Hearth

### *Informational Conditions*

8.16 - The hearth is in acceptable condition.

## Family Room Chimney

### General Lined Masonry

#### *Informational Conditions*

8.17 - The chimney is a lined masonry type, which is the most dependable because the flue liner not only provides a smooth transition for the bi-products of combustion to be vented beyond the residence but provides an approved thermal barrier as well. However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NAPA standards "upon the sale or transfer of a property."

### Common Observations

#### *Informational Conditions*

8.18 - The chimney walls appear to be in acceptable condition.

### Chimney Flashings

#### *Informational Conditions*

8.19 - The chimney flashings are in acceptable condition.

### Chimney Flue

#### *Informational Conditions*

8.20 - The portions of the flue that are visible appear to be in acceptable condition.

8.21 - A complete view of the chimney flue is not possible, and you may wish to have it video scanned.

### Fireplace

#### *Other Conditions and or Repairs*

8.22 - An insert has been installed inside the original prefabricated fireplace. Our services do not include the inspection of such modification. Further evaluation by a licensed fireplace contractor who specializes in this type of installation.



### Glass Doors

#### *Informational Conditions*

8.23 - The fireplace glass doors are functional.

### Hearth

#### *Informational Conditions*

8.24 - The hearth is in acceptable condition.

## Section 9.0 - Living

## Indoor Environmental Issues

### Environmental Observations

#### *Informational Conditions*

9.1 - We did not test for mold or measure indoor air quality, which the Consumer Product safety Commission ranks fifth among potential contaminants. Regardless, a person's health is a truly personal responsibility, and inasmuch as we did not inspect for mold or test for other environmental contaminants we recommend that you schedule an inspection by an environmental hygienist before the close of escrow. And this would be imperative if

you or any member of your family suffers from allergies or asthma, and could require the sanitizing of air ducts and other concealed areas.

Note: Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately, or the potential for mold infestation will remain.

9.2 - Given the age of the residence, asbestos and lead-based paint could be present. In fact, any residence built before 1978 should not be assumed to be free from these and other well-known contaminants. Regardless, we do not have the expertise or the authority to detect the presence of environmental contaminants, but if this is a concern you should consult with an environmental hygienist, particularly if you intend to remodel any area of the residence.

#### *Other Conditions and or Repairs*

9.3 - Paint was seen chipping, flaking, and peeling at various throughout the interior and or exterior of the home, which may contain lead. Further evaluation by a licensed contractor specializing in environmental abatement is advised.

## **Main Entry**

### **Furnished Residence Comment**

#### *Informational Conditions*

9.4 - The residence is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

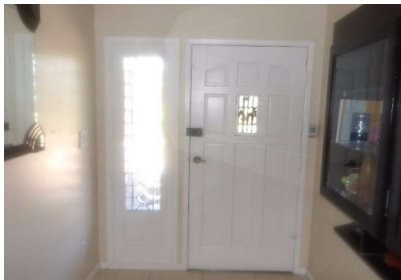
### **Doors**

#### *Functional Components and Conditions*

9.5 - The door is functional.

#### *Other Conditions and or Repairs*

9.6 - The glass in the door does not appear to be tempered safety glass, as required by current building standards.



### **Flooring**

#### *Informational Conditions*

9.7 - The floor has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

9.8 - The walls and ceiling are in acceptable condition.

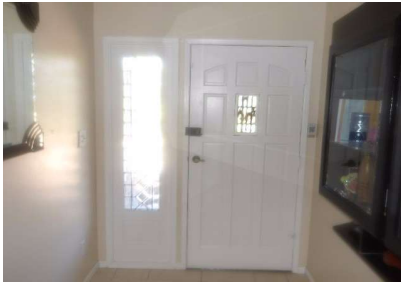
9.9 - The walls or ceiling have cosmetic cracking and or damage.

### **Single-Glazed Windows**

#### *Other Conditions and or Repairs*

9.10 - The glass in the windows does not appear to be tempered safety glass, as is required by current building standards. Upgrades for safety reasons, are advised.

The glass in the windows does not appear to be tempered safety glass - *Continued*



## **Lights**

### *Functional Components and Conditions*

9.11 - The lights are functional.

### *Other Conditions and or Repairs*

9.12 - There is one or more switches with unknown function. Further evaluation and repair by a licensed electrician is advised.

## **Outlets**

### *Informational Conditions*

9.13 - The ungrounded and obsolete outlets should be upgraded to include more modern and safer ones, which provide a pathway for the current to travel harmlessly to ground.

### *Other Conditions and or Repairs*

9.14 - The outlet has an open ground, and should be serviced by a licensed electrician.

## **Alarm System**

### *Informational Conditions*

9.15 - The alarm system was not inspected and is not considered part of this report.

## **Doorbell**

### *Functional Components and Conditions*

9.16 - The doorbell was functional when tested.

## **Personal Items**

### *Other Conditions and or Repairs*

9.17 - Excessive personal items limited access to rooms throughout the home, and extremely limited the inspection. Further evaluation of all inaccessible areas before the close of escrow is advised.

## **Living Room**

### **Doors**

#### *Informational Conditions*

9.18 - The doors are functional.

### **Flooring**

#### *Informational Conditions*

9.19 - The floor is worn or cosmetically damaged, which you should view for yourself.

### **Walls & Ceiling**

#### *Informational Conditions*

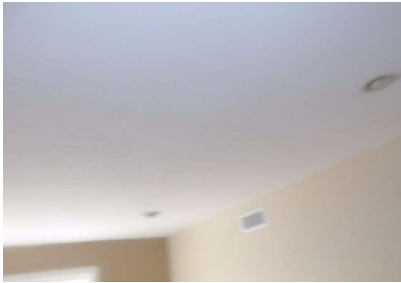
9.20 - The walls and ceiling are in acceptable condition.

9.21 - The walls or ceiling have cosmetic cracking and or damage.

### *Other Conditions and or Repairs*

9.22 - There are patched areas in the walls and or ceiling, which you should question the seller about, or have further evaluated by a licensed contractor.

There are patched areas in the walls and or ceiling - *Continued*



### **Lights**

#### *Functional Components and Conditions*

9.23 - The lights are functional.

### **Outlets**

#### *Functional Components and Conditions*

9.24 - The outlets that were tested are functional.

#### *Other Conditions and or Repairs*

9.25 - The ungrounded and obsolete outlets should be upgraded to include more modern and safer ones, which provide a pathway for the current to travel harmlessly to ground.

9.26 - One or more outlets have an open ground, and should be serviced by a licensed electrician.

9.27 - Paint or drywall texture is restricting the outlets, which you may wish to replace.

## **Dining Room**

### **Flooring**

#### *Informational Conditions*

9.28 - The floor has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

9.29 - The walls and ceiling are in acceptable condition.

### **Dual-Glazed Windows**

#### *Functional Components and Conditions*

9.30 - The window is functional.

### **Lights**

#### *Functional Components and Conditions*

9.31 - The lights are functional.

### **Outlets**

#### *Functional Components and Conditions*

9.32 - The outlets that were tested are functional.

#### *Other Conditions and or Repairs*

9.33 - The ungrounded and obsolete outlets should be upgraded to include more modern and safer ones, which provide a pathway for the current to travel harmlessly to ground.

9.34 - One or more outlets have an open ground, which should be serviced by a licensed electrician.

9.35 - Paint or drywall texture is restricting the outlets, which you may wish to replace.

## Family Room

### A Renovation or Addition

#### *Informational Conditions*

9.36 - The family room appears to have been remodeled or part of an addition. If so, we recommend that you verify the required building permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a building permit, and latent defects could exist.

### Doors

#### *Informational Conditions*

9.37 - The doors are functional.

#### *Components and Conditions Needing Service*

9.38 - One or more doors have a broken hermetic seal, and should be replaced. This is evident from fogging, or condensation forming between the panes of glass, that confirm that the seal has failed.



#### *Other Conditions and or Repairs*

9.39 - There is moisture and or termite damage noted in the French doors. Further evaluation and repair by a licensed termite inspector or contractor is advised.



### Flooring

#### *Informational Conditions*

9.40 - The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

9.41 - The walls and ceiling are in acceptable condition.

9.42 - The walls or ceiling have cosmetic cracking and or damage.

#### *Other Conditions and or Repairs*

9.43 - There are moisture stains and or patched areas in the walls and or ceiling, which you should question the seller about, or have further evaluated by a licensed contractor.

There are moisture stains and or patched areas in the walls and or ceiling - *Continued*



### **Dual-Glazed Windows**

#### *Functional Components and Conditions*

9.44 - The windows are functional.

#### *Components and Conditions Needing Service*

9.45 - One or more windows may have a broken hermetic seal, and should be replaced. This is evident from fogging, or condensation forming between the panes of glass, that confirm that the seal has failed.

### **Lights**

#### *Informational Conditions*

9.46 - The combination ceiling fan and light is functional.

### **Outlets**

#### *Other Conditions and or Repairs*

9.47 - One or more outlets have open grounds, and should be serviced by a licensed electrician.

9.48 - Paint is restricting the outlets, which you may wish to replace.

## **Section 10.0 - Bedrooms**

### **Master Bedroom**

#### **Doors**

##### *Functional Components and Conditions*

10.1 - The door is functional.

#### **Flooring**

##### *Informational Conditions*

10.2 - The floor has no significant defects.

#### **Walls & Ceiling**

##### *Informational Conditions*

10.3 - The walls and ceiling are in acceptable condition.

10.4 - The walls or ceiling have cosmetic cracking and or damage.

##### *Other Conditions and or Repairs*

10.5 - There are patched and or damaged areas in the walls and ceiling, which you should question the seller about, or have further evaluated by a licensed contractor.

#### **Dual-Glazed Windows**

##### *Informational Conditions*

10.6 - The windows that were unobstructed were checked, and found to be functional.

#### **Closets**

##### *Informational Conditions*

10.7 - The closets and their components are functional.

#### **Lights**

##### *Functional Components and Conditions*

10.8 - The lights are functional.

***Components and Conditions Needing Service***

10.9 - The ceiling fan did not appear to be functional when tested. Proper repair by a licensed electrician is advised.

**Outlets**

***Other Conditions and or Repairs***

10.10 - One or more of the outlets have an open ground, and should be serviced by a licensed electrician.

**Smoke Detector**

***Other Conditions and or Repairs***

10.11 - There is no smoke detector, which is mandated in this jurisdiction and should be installed.

## **1st Guest Bedroom**

**Location**

***Informational Conditions***

10.12 - The first guest bedroom is located at the front right corner of the home.

**Doors**

***Functional Components and Conditions***

10.13 - The door is functional.

**Flooring**

***Informational Conditions***

10.14 - The floor has no significant defects.

**Walls & Ceiling**

***Informational Conditions***

10.15 - The walls and ceiling are in acceptable condition.

10.16 - The walls or ceiling have cosmetic cracking and or damage.

**Dual-Glazed Windows**

***Informational Conditions***

10.17 - The windows that were unobstructed were checked, and found to be functional.

**Closets**

***Functional Components and Conditions***

10.18 - The closet and its components are functional.

***Other Conditions and or Repairs***

10.19 - The closet employs an incandescent light bulb that should have a cover.

**Lights**

***Informational Conditions***

10.20 - The combination ceiling fan and light is functional.

**Outlets**

***Functional Components and Conditions***

10.21 - The outlets that were unobstructed and able to be tested are functional.

***Other Conditions and or Repairs***

10.22 - One or more of the outlets have an open ground, and should be serviced by a licensed electrician.

10.23 - The obsolete and ungrounded outlets should be replaced with modern and safer ones, which provide a pathway for the electrical current to travel harmlessly to ground.

**Smoke Detector**

***Informational Conditions***

10.24 - The combination carbon monoxide and smoke detector is functional, but should be checked periodically.

## 2nd Guest Bedroom

### Location

#### *Informational Conditions*

10.25 - The second guest bedroom is located at the front center of the home.

### Doors

#### *Functional Components and Conditions*

10.26 - The door is functional.

### Flooring

#### *Informational Conditions*

10.27 - The floor has no significant defects.

10.28 - The floor is worn or cosmetically damaged, which you should view for yourself.

### Walls & Ceiling

#### *Informational Conditions*

10.29 - The walls and ceiling are in acceptable condition.

10.30 - The walls or ceiling have cosmetic cracking and or damage.

### Dual-Glazed Windows

#### *Informational Conditions*

10.31 - The windows that were unobstructed were checked, and found to be functional.

### Closets

#### *Functional Components and Conditions*

10.32 - The closet and its components are functional.

### Lights

#### *Functional Components and Conditions*

10.33 - The combination ceiling fan and light was functional when tested.

### Outlets

#### *Functional Components and Conditions*

10.34 - The outlets that were unobstructed and able to be tested are functional.

#### *Other Conditions and or Repairs*

10.35 - One or more of the outlets have an open ground, and should be serviced by a licensed electrician.

10.36 - The obsolete and ungrounded outlets should be replaced with modern and safer ones, which provide a pathway for the electrical current to travel harmlessly to ground.

### Smoke Detector

#### *Other Conditions and or Repairs*

10.37 - There is no smoke detector, which is mandated in this jurisdiction and should be installed.

## 3rd Guest Bedroom

### Location

#### *Informational Conditions*

10.38 - The third guest bedroom is located on the at the center rear of the home.

### Doors

#### *Functional Components and Conditions*

10.39 - The door is functional.

### Flooring

#### *Informational Conditions*

10.40 - The floor has no significant defects.

10.41 - The floor is worn or cosmetically damaged, which you should view for yourself.

### Walls & Ceiling

#### *Informational Conditions*

10.42 - The walls and ceiling are in acceptable condition.

10.43 - The walls or ceiling have cosmetic cracking and or damage.

## Dual-Glazed Windows

### *Informational Conditions*

10.44 - The windows that were unobstructed were checked, and found to be functional.

## Closets

### *Functional Components and Conditions*

10.45 - The closet and its components are functional.

### *Components and Conditions Needing Service*

10.46 - The closet light employs a metal pull chain that should be replaced with a safer cord type.

### *Other Conditions and or Repairs*

10.47 - The closet employs an incandescent light bulb that should have a cover.

## Lights

### *Functional Components and Conditions*

10.48 - The lights are functional.

10.49 - The combination ceiling and fan light is functional.

## Outlets

### *Functional Components and Conditions*

10.50 - The outlets that were unobstructed and able to be tested are functional.

### *Other Conditions and or Repairs*

10.51 - One or more of the outlets has an open ground, and should be serviced by a licensed electrician.

10.52 - The obsolete and ungrounded outlets should be replaced with modern and safer ones, which provide a pathway for the electrical current to travel harmlessly to ground.

10.53 - There are cover plates missing at one or more outlets or switches, which should be installed.

## Smoke Detector

### *Other Conditions and or Repairs*

10.54 - There is no smoke detector, which is mandated in this jurisdiction and should be installed.



# Section 11.0 - Bathrooms

## Master Bathroom

### **A Probable Remodel**

#### *Informational Conditions*

11.1 - The master bathroom appears to have been remodeled. Therefore, you should obtain documentation for your records so that you can be assured that the work was done with a required building permit to professional standards, because we do not approve of, or tacitly endorse, any work that was done without building permit, and latent defects could exist.

## Doors

### *Functional Components and Conditions*

11.2 - The door is functional.

### *Informational Conditions*

11.3 - There is no privacy lock on the door knob.

## Flooring

### *Informational Conditions*

11.4 - The floor has no significant defects.

## Walls & Ceiling

### *Informational Conditions*

11.5 - The walls and ceiling are in acceptable condition.

11.6 - The walls or ceiling have cosmetic cracking and or damage.

### *Other Conditions and or Repairs*

11.7 - There are patched areas in the walls and or ceiling, which you should question the seller about, or have further evaluated by a licensed contractor.

## Dual-Glazed Windows

### *Functional Components and Conditions*

11.8 - The window is functional.

## Cabinets

### *Functional Components and Conditions*

11.9 - The cabinets are in acceptable condition.

### *Informational Conditions*

11.10 - The cabinets have typical, cosmetic damage.

## Sink Countertop

### *Functional Components and Conditions*

11.11 - The sink countertop is functional.

## Sink Faucet Valves & Connectors Trap & Drain

### *Functional Components and Conditions*

11.12 - The sinks and their components are functional.

## Stall Shower

### *Functional Components and Conditions*

11.13 - The stall shower is functional.

### *Other Conditions and or Repairs*

11.14 - There are cracked tiles in the stall shower area that should be monitored to forestall moisture intrusion.



## Toilet & Bidet

### *Functional Components and Conditions*

11.15 - The toilet is functional.

## Lights

### *Functional Components and Conditions*

11.16 - The lights are functional.

### *Other Conditions and or Repairs*

11.17 - One or more ceiling lights did not respond and should be serviced.

## Outlets

### *Other Conditions and or Repairs*

11.18 - The outlet is functional, however, does not include ground-fault protection, which should be installed by a licensed electrician.



11.19 - There are one or more loose outlets, that should be properly secured.

## Hallway Bathroom

### A Probable Remodel

#### *Informational Conditions*

11.20 - The hallway bathroom appears to have been remodeled. Therefore, you should obtain documentation for your records so that you can be assured that the work was done with a required building permit to professional standards, because we do not approve of, or tacitly endorse, any work that was done without building permit, and latent defects could exist.

### Doors

#### *Functional Components and Conditions*

11.21 - The door is functional.

### Flooring

#### *Informational Conditions*

11.22 - The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

11.23 - The walls and ceiling are in acceptable condition.

11.24 - The walls and ceilings have typical cosmetic damage that is commensurate with time and use.

### Cabinets

#### *Functional Components and Conditions*

11.25 - The cabinets are in acceptable condition.

#### *Informational Conditions*

11.26 - The cabinets have typical, cosmetic damage.

11.27 - Personal items below the sink limited the inspection.

### Sink Countertop

#### *Functional Components and Conditions*

11.28 - The sink countertop is functional.

### Sink Faucet Valves & Connectors Trap & Drain

#### *Functional Components and Conditions*

11.29 - The sink and its components are functional.

### Tub-Shower

#### *Functional Components and Conditions*

11.30 - The tub-shower is functional.

#### *Other Conditions and or Repairs*

11.31 - The tub and shower valve and or spout leak, which should be serviced by a licensed plumber.

The tub and shower valve and or spout leak - *Continued*



- 11.32 - The tub stopper is missing or incomplete and should be repaired or replaced.  
11.33 - The tub spout, valve, and or shower head are loose, which should be serviced.



- 11.34 - The soap dish is missing in the tiled shower wall, which should be serviced by a licensed contractor.



#### **Toilet & Bidet**

##### *Functional Components and Conditions*

- 11.35 - The toilet is functional.

#### **Exhaust Fan**

##### *Other Conditions and or Repairs*

- 11.36 - The exhaust fan is functional but noisy. Repairs or replacement are needed.

#### **Lights**

##### *Functional Components and Conditions*

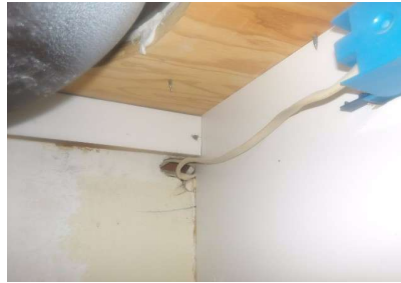
- 11.37 - The lights are functional.

#### **Outlets**

##### *Other Conditions and or Repairs*

- 11.38 - The outlet is functional and include ground-fault protection, however, is improperly located on the side of the cabinet and has exposed Romex wiring under the counter top. Proper repair by a licensed electrician is advised.

The outlets are functional and include ground-fault protection - *Continued*



## 1st Guest Bathroom

### Size and Location

#### *Informational Conditions*

11.39 - The first guest bathroom is a three-quarter, located at the East hall near the laundry room.

### A Probable Remodel

#### *Informational Conditions*

11.40 - The first guest bathroom appears to have been remodeled. Therefore, you should obtain documentation for your records so that you can be assured that the work was done with a required building permit to professional standards, because we do not approve of, or tacitly endorse, any work that was done without building permit, and latent defects could exist.

### Doors

#### *Functional Components and Conditions*

11.41 - The door is functional.

### Flooring

#### *Informational Conditions*

11.42 - The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

11.43 - The walls and ceiling are in acceptable condition.

11.44 - The walls and ceiling have typical cosmetic damage that is commensurate with time and use.

### Dual-Glazed Windows

#### *Functional Components and Conditions*

11.45 - The window is functional.

### Cabinets

#### *Functional Components and Conditions*

11.46 - The cabinets are in acceptable condition.

#### *Informational Conditions*

11.47 - Personal items below the sink limited the inspection.

### Sink Countertop

#### *Functional Components and Conditions*

11.48 - The sink countertop is functional.

### Sink Faucet Valves & Connectors Trap & Drain

#### *Functional Components and Conditions*

11.49 - The sink and its components are functional.

### Stall Shower

#### *Functional Components and Conditions*

11.50 - The stall shower is functional.

#### *Other Conditions and or Repairs*

11.51 - The shower head is occluded by minerals, and does not spray uniformly.

### **Toilet & Bidet**

#### *Functional Components and Conditions*

11.52 - The toilet is functional.

### **Wall Heater**

#### *Other Conditions and or Repairs*

11.53 - The wall heater in the is functional, however, is improperly installed on the ceiling. Proper repair by a licensed contractor is advised.

### **Exhaust Fan**

#### *Functional Components and Conditions*

11.54 - The exhaust fan is functional.

### **Lights**

#### *Functional Components and Conditions*

11.55 - The lights are functional.

#### *Other Conditions and or Repairs*

11.56 - One of the ceiling lights did not respond, and should be serviced.

### **Outlets**

#### *Other Conditions and or Repairs*

11.57 - There is no wall outlet, and if one is installed it should have ground-fault protection.

## **Section 12.0 - Kitchen**

### **Kitchen**

#### **Flooring**

##### *Informational Conditions*

12.1 - The floor has no significant defects.

#### **Walls & Ceiling**

##### *Functional Components and Conditions*

12.2 - The walls and ceiling are in acceptable condition.

##### *Informational Conditions*

12.3 - The walls or ceiling have cosmetic cracking and or damage.

#### **Dual-Glazed Windows**

##### *Functional Components and Conditions*

12.4 - The windows are functional.

#### **Sink & Countertop**

##### *Informational Conditions*

12.5 - The sink and counter tops are functional.

#### **Cabinets**

##### *Functional Components and Conditions*

12.6 - The cabinets are functional, and do not have any significant damage.

##### *Informational Conditions*

12.7 - The cabinets have typical, cosmetic damage, or that which is commensurate with their age.

12.8 - Personal items limited the inspected areas below the sink. Reinspect this area on your walk-thru inspection to ensure there is no defects before the close of escrow.

##### *Other Conditions and or Repairs*

12.9 - The floor of the sink cabinet and or wall is functional, but moisture stained and or damaged. Further evaluation and repair by a licensed termite inspector is advised.

The floor of the sink cabinet and or wall is functional but moisture stained and or damaged - *Continued*



12.10 - There appears to be a fungus like growth on the wall under the sink. Further evaluation and repair by a licensed and qualified mold specialist is advised.

### **Valves & Connectors**

#### *Functional Components and Conditions*

12.11 - The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

### **Faucet**

#### *Other Conditions and or Repairs*

12.12 - The faucet is loose on the sink countertop, and should be properly secured.

12.13 - The hand held head is corroded and or does not spray uniformly, which should be serviced.



### **Trap and Drain**

#### *Functional Components and Conditions*

12.14 - The trap and drains are functional.

### **Garbage Disposal**

#### *Functional Components and Conditions*

12.15 - The garbage disposal is functional.

### **Electric Range**

#### *Functional Components and Conditions*

12.16 - The electric range is functional, but was neither calibrated nor tested for its performance.

#### *Informational Conditions*

12.17 - Surface scratching was noted on the cook top surface, which you may wish to view for yourself.

#### *Other Conditions and or Repairs*

12.18 - The range is not equipped with an anti-tip device, which prevents the range from tipping, or its contents from spilling, should a child attempt to climb on it or its open door. This is a recommended safety feature that should be installed, and particularly if small children occupy or visit the residence.

### **Built-in Electric Oven**

#### *Functional Components and Conditions*

12.19 - The electrical oven is functional, but was neither calibrated nor tested for its performance.

### **Dishwasher**

#### *Functional Components and Conditions*

12.20 - The dishwasher is functional.

**Informational Conditions**

12.21 - The dishwasher is old, and will obviously not be as efficient as a newer one.

**Exhaust Fan or Downdraft**

*Functional Components and Conditions*

12.22 - The exhaust fan over the peninsula cabinet is functional.

**Informational Conditions**

12.23 - The exhaust fan is functional and is a type that vents internally.

**Built-in Microwave**

**Informational Conditions**

12.24 - The portable type microwave was functional when tested, however you may want to make sure that it is part of the sale because it is not a built-in type of microwave.

**Components and Conditions Needing Service**

12.25 - The built-in microwave does not respond. Further evaluation and repair by a licensed appliance repair contractor is advised.



**Lights**

*Functional Components and Conditions*

12.26 - The lights are functional.

**Outlets**

**Informational Conditions**

12.27 - The outlets that were tested are functional, and include ground-fault protection.

**Other Conditions and or Repairs**

12.28 - Paint or drywall texture is restricting the outlets, which you may wish to replace.

**Warming Drawer**

**Informational Conditions**

12.29 - The warming drawer was functional when tested.

**Refrigerator**

**Informational Conditions**

12.30 - The slide-in refrigerator was not inspected, and is not considered part of this report.

**Ice Maker**

**Informational Conditions**

12.31 - The ice maker was not inspected and is not considered part of this inspection.

**Closet**

*Functional Components and Conditions*

12.32 - The pantry closet and its components are functional.

## Section 13.0 - Pool/Spa

## Pool & Spa

### General Comments

#### *Informational Conditions*

13.1 - The interior finish of pools and spas is rarely perfect and rarely remains so, and particularly those on pools with colored plasters, and certainly if the chemical balance of the water is not properly maintained. Also, calcium and other minerals will have a tendency to leech through the material and mar the finish. This is equally true of pool tiles, on which mineral scaling is not only common but difficult to remove. Even the harshest abrasives will not remove some scaling, which sometimes has to be removed by bead-blasting, which in turn reduces the luster of the tiles. However, such imperfections have only a cosmetic significance. Similarly, the decks around pools and spas tend to develop cracks that have only a cosmetic significance. The commonest are relatively small, and are often described as being curing fractures. Some of these will contour the outline of the pool, or the point at which the bond beam, or structural wall of the pool, meets the surrounding soil. These too have little structural significance, but some cracks are larger and result from seismic motion, or from settling due to poorly compacted soils, or they confirm the presence of expansive soils, which can be equally destructive, but which should be confirmed by a geo-structural engineer. However, any crack in the shell of a pool or spa should be dye-tested or otherwise evaluated by a specialist.

### Pool & Spa Observations

#### *Informational Conditions*

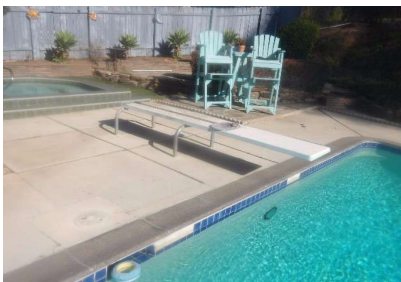
13.2 - We do not evaluate pools or spas as part of our inspection service. It is recommended that a licensed pool specialist evaluate them during the contingency period of the escrow. You should also be aware of local ordinances governing pool and spa safety.



### Diving Board

#### *Informational Conditions*

13.3 - Diving boards are inherently dangerous and responsible for serious injuries every year, and we recommend removing them.



## Section 14.0 - Hallway

### Primary Hallway

#### Doors

##### *Functional Components and Conditions*

14.1 - The door is functional.

#### Flooring

##### *Informational Conditions*

14.2 - The floor has no significant defects.

#### Walls & Ceiling

##### *Informational Conditions*

14.3 - The walls and ceiling are in acceptable condition.

14.4 - The walls or ceiling have cosmetic cracking and or damage.

#### Closets & Cabinets

##### *Informational Conditions*

14.5 - The closets and or cabinets are in acceptable condition.

14.6 - The cabinets are the same age as the residence, and will not function as well as newer ones.

14.7 - There is cosmetic damage at the cabinets.

#### Lights

##### *Functional Components and Conditions*

14.8 - The lights are functional.

#### Outlets

##### *Other Conditions and or Repairs*

14.9 - The outlet has an open ground, and should be serviced by a licensed electrician.

#### Smoke Detector

##### *Informational Conditions*

14.10 - The combination carbon monoxide and smoke detector is functional, but should be checked periodically.

## Section 16.0 - Laundry

### Laundry Room

#### Doors

##### *Informational Conditions*

16.1 - The doors are functional.

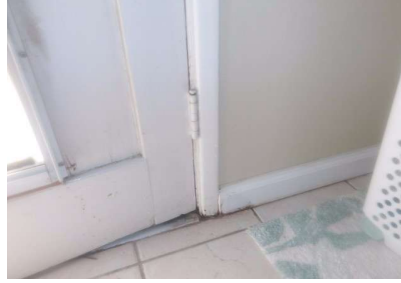
##### *Components and Conditions Needing Service*

16.2 - There are cracks in the glass panels of the exterior door, which should be repaired.



##### *Other Conditions and or Repairs*

16.3 - There is possible moisture and or termite damage in the exterior door and or jamb. Further evaluation and repair by licensed termite inspector is advised.



16.4 - The glass in the exterior door does not appear to be tempered safety glass, as required by building standards. Upgrades for safety enhancement is advised.



## Flooring

### *Informational Conditions*

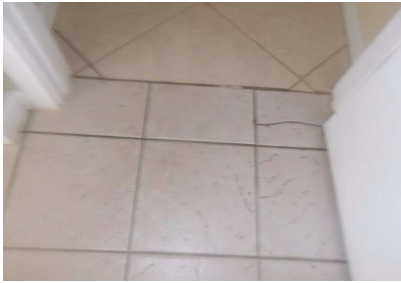
16.5 - The floor has no significant defects.

16.6 - The floor is worn or cosmetically damaged, which you should view for yourself.

16.7 - Due to the machines being in place, the floor is not fully visible, and could not be inspected.

### *Other Conditions and or Repairs*

16.8 - There are cracks in the tiles, which you should view for yourself. They are likely to have been caused by movement or an insubstantial mortar base, but you may wish to seek the opinion of a licensed contractor



## Walls & Ceiling

### *Informational Conditions*

16.9 - The walls and ceilings have typical cosmetic damage.

16.10 - Due to the machines being in place, the walls are not fully visible, and could not be inspected.

### *Other Conditions and or Repairs*

16.11 - There are patched and or damaged areas in the walls and or ceiling, which you should question the seller about, or have further evaluated by a licensed contractor.

There are patched and or damaged areas in the walls and or ceiling - *Continued*



### **Dual-Glazed Windows**

#### *Functional Components and Conditions*

16.12 - The window is functional.

### **Cabinets**

#### *Functional Components and Conditions*

16.13 - The cabinets are functional.

#### *Informational Conditions*

16.14 - The cabinets have typical cosmetic damage, or that which is commensurate with their age.

16.15 - The cabinets are the same age as the residence, and will not function as well as newer ones.

### **Sink**

#### *Other Conditions and or Repairs*

16.16 - The laundry sink is functional, however, appears to have a patched area on the bottom or side wall of the sink. Further evaluation and repair by a licensed plumber is advised.



### **Faucet**

#### *Functional Components and Conditions*

16.17 - The laundry sink faucet is functional.

### **Valves & Connectors**

#### *Functional Components and Conditions*

16.18 - The valves and connectors are functional. However, because they are not in daily use they typically become stiff or frozen.

#### *Other Conditions and or Repairs*

16.19 - Due to the machines being in place, the valves and connections are not visible, and could not be inspected.

### **Trap & Drain**

#### *Other Conditions and or Repairs*

16.20 - The washing machine drains into the laundry sink. A stand pipe and trap separate from the sink are currently required to meet building standards and are advised. Proper repair by a licensed plumber is advised.

### **Gas Valve & Connector**

#### *Informational Conditions*

16.21 - The gas valve and connector are functional.

### **220 Volt Receptacle**

#### *Informational Conditions*

16.22 - There is no 220 volt outlet to the dryer location.

### **Dryer Vent**

#### *Informational Conditions*

16.23 - The dryer vent is functional and ducted to the exterior of the building.

### **Lights**

#### *Informational Conditions*

16.24 - The combination ceiling fan and light was functional when tested.

### **Outlets**

#### *Informational Conditions*

16.25 - The outlets that were tested are functional.

## **Section 17.0 - Garage**

### **Double-Car Garage**

#### **Garage Conversion**

##### *Other Conditions and or Repairs*

17.1 - A portion of the garage has been converted into living space (The laundry room and kitchen pantry closet), we recommend that you verify the required building permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a building permit, and latent defects may exist.



### **Slab Floor**

#### *Functional Components and Conditions*

17.2 - The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

##### *Other Conditions and or Repairs*

17.3 - The garage is too full to permit a clear view of the slab and garage. Further evaluation when fully visible and before the close of escrow is advised.

### **Walls & Ceiling**

#### *Informational Conditions*

17.4 - The walls and ceiling are sheathed and in acceptable condition.

##### *Components and Conditions Needing Service*

17.5 - There are moisture stains and or damage on the walls and or ceilings, the cause of which should be explained or explored further by licensed roofer.

There are moisture stains and or damage on the walls and or ceilings - *Continued*



**Other Conditions and or Repairs**

17.6 - There is signs of possible termite activity in the garage framing. Consult a licensed Pest Control Operator to perform further evaluations.

17.7 - There is cosmetic damage and or patching noted in the walls and or ceiling in the garage. Questioning the seller regarding the patched and or damaged areas is advised during the contingency period of the escrow.

17.8 - Rodent activity was noted throughout the garage. Further evaluation and repair by a licensed Pest Control Operator is advised.



17.9 - There appears to be a fungus like growth on the wall in the garage. Further evaluation and repair by a licensed and qualified mold specialist is advised.



**Dual-Glazed Windows**

*Functional Components and Conditions*

17.10 - The window is functional.

**Ventilation Ports**

*Functional Components and Conditions*

17.11 - The ventilation ports are functional.

**Informational Conditions**

17.12 - A thermostatically controlled attic fan in the attic is functional.

**Firewall Separation**

*Functional Components and Conditions*

17.13 - The firewall separating the garage from the residence is functional.

**Other Conditions and or Repairs**

17.14 - The voids, holes, and or damage areas in the garage firewall must be repaired, in order to maintain the necessary firewall separation between the garage and the residence.



**Entry Door Into the House**

**Other Conditions and or Repairs**

17.15 - The house entry door is not self-closing and is required to be, to maintain the necessary firewall separation between a garage and living quarters, and will need to be serviced.



**Garage Door & Hardware**

**Functional Components and Conditions**

17.16 - The garage door and its hardware are functional.

**Automatic Opener**

**Functional Components and Conditions**

17.17 - The garage door opener is functional, and is equipped with both functional infrared and tension reverse mechanisms.

**Outlets**

**Other Conditions and or Repairs**

17.18 - There is exposed Romex wiring noted on the walls and or ceiling of the garage. Further evaluation and repair by a licensed electrician is advised.



17.19 - The 220 volt outlet that was tested is functional, however, the outlet is not properly secured to the wall, which should be repaired by a licensed electrician.



## Section 18.0 - Attic

### Primary Attic

#### Attic Access Location

##### *Informational Conditions*

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

#### Method of Evaluation

##### *Informational Conditions*

18.2 - We evaluated the attic by direct access, however, due to the configuration of framing, ductwork, and excessive insulation, inspection of the attic was limited.

#### Common Observations

##### *Other Conditions and or Repairs*

18.3 - There is evidence of rodent activity in the attic, which can be a significant health hazard, and which should be further evaluated by a licensed exterminator. Rodents can compromise not only the attic and its various components, such as ducts and insulation, but can eventually compromise the living space as well.

Consequently, we disclaim any further responsibility for evaluating the attic and its components.

18.4 - Debris from the previous roof replacement is laying on the attic floor, which you may want to remove.

#### Framing

##### *Informational Conditions*

18.5 - The visible portions of the conventionally stacked roof framing are in acceptable condition, and would conform to the standards of the year in which they were installed.

18.6 - The roof framing consists of a factor-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 lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

##### *Other Conditions and or Repairs*

18.7 - Components of the roof framing have been scorched or charred by a previous fire. You should request information about this from the sellers, and if the charred framing has not been evaluated by an engineer it should be.

Components of the roof framing are scorched or charred and should be further evaluated - *Continued*



18.8 - There is evidence that the roof has leaked in various locations, which should be reasonably explained, or the roof should be further evaluated by a licensed roofer.



## Ventilation

### Informational Conditions

18.9 - Ventilation is provided by a combination of eave, dormer, turbine, or gable vents, and should be adequate.

## Electrical

### Informational Conditions

18.10 - The electrical components that are fully visible appear to be in acceptable condition.

### Other Conditions and or Repairs

18.11 - There are one or more electrical connections that have been incorrectly made outside of a junction box, which is a potential fire-hazard. All such connections should be made inside a junction box, in order to contain any arcing or sparking within the box.



18.12 - There are Romex wires that are not properly secured to the attic framing. Further evaluation and repair by a licensed electrician is advised.

## Heat Vents

### Informational Conditions

18.13 - The heat vents appear to be functional.

## Plumbing Vents

### Informational Conditions

18.14 - The drain pipe vents that are fully visible are in acceptable condition.

## Exhaust Ducts

### *Informational Conditions*

18.15 - The visible portions of the exhaust ducts are functional.

## Water Pipes

### *Informational Conditions*

18.16 - The visible portions of the water pipes are in acceptable condition, but should be monitored because of their location. Leaks from pipes that pass through an attic can be soaked up by insulation, and are difficult to detect until significant damage is evident elsewhere.

## Secondary Attic

### Attic Access Location

#### *Informational Conditions*

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

### Method of Evaluation

#### *Informational Conditions*

18.18 - We evaluated the attic by direct access, however, due to the configuration of framing, ductwork, and excessive insulation, inspection of the attic was limited.

### Common Observations

#### *Components and Conditions Needing Service*

18.19 - The attic is contaminated by rodents, which is a significant health hazard, and should be evaluated by an exterminator as soon as possible. Rodents can compromise not only the attic and its various components, such as ducts and insulation, but can eventually compromise the living space as well. Consequently, we disclaim any further responsibility for evaluating the attic and its components.

### Framing

#### *Informational Conditions*

18.20 - The visible portions of the conventionally stacked roof framing are in acceptable condition, and would conform to the standards of the year in which they were installed.

#### *Other Conditions and or Repairs*

18.21 - Components of the roof framing have been scorched or charred by a previous fire. You should request information about this from the sellers, and if the charred framing has not been evaluated by an engineer it should be.



18.22 - There is evidence that the roof has leaked in several locations, which should be reasonably explained, or the roof should be further evaluated by a licensed roofer.

#### **Ventilation**

##### *Informational Conditions*

18.23 - Ventilation is provided by a combination of eave, dormer, turbine, or gable vents, and should be adequate.

#### **Electrical**

##### *Informational Conditions*

18.24 - The electrical components that are fully visible appear to be in acceptable condition.

##### *Other Conditions and or Repairs*

18.25 - There are Romex wires that are not properly secured to the attic framing. Further evaluation and repair by a licensed electrician is advised.

#### **Plumbing Vents**

##### *Informational Conditions*

18.26 - The drain pipe vents that are fully visible are in acceptable condition.

#### **Exhaust Ducts**

##### *Informational Conditions*

18.27 - The visible portions of the exhaust ducts are functional.

#### **Blown-in Fiberglass Insulation**

##### *Informational Conditions*

18.28 - The attic is insulated with approximately three to six-inches of blown-in fiberglass. Current standards call for nine and even twelve inches, which we do not necessarily recommend upgrading unless the savings in energy costs warrants the expenditure.

## AFFILIATIONS AND CERTIFICATIONS

Inspector  
Ron Cantor

## REPORT CONCLUSION

12845 Stone Canyon Road, Poway, CA 92064

Congratulations on the purchase of your new home. 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; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; 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, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

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 condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

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, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

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**Inspection Address:** 12845 Stone Canyon Road, Poway, CA 92064  
**Inspection Date/Time:** 9/30/2026 1:00 pm to 3:30 pm

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