1st-America Inspectors
Property Inspection Report



2655 Millet Ave, El Monte, CA 91733
Inspection prepared for: Security Funding
Date of Inspection: 8/5/2026 Time: 1:30-5:30
Age of Home: 1956 Year Built Size: 1,143 sq ft
Weather: 91 degrees F

Inspector: Eberth Salazar
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Report Summary

Summary report helps to choose items within the 4 categories to fill out request for repair form (commonly used for client, buyer, and real estate agents). See definitions of each of the 4 categories...blue color, green color, red color.

The summary below is the list of definitions items that are recommended to repair, 4 categories...

**REPAIR: items/components/systems...that do not operate, improperly operate, are malfunctioning, improper installations, need corrections, are damaged, in need of repairs/service/updating to be able to operate properly and to it's fullest capacity, have missing/broken/malfunctioning part(s) and need repair to be able to fully operate properly; therefore, should be repaired to prevent any other type(s) of additional damages that lead to any type(s) of major expenses/damages, or, that can lead safety damages, or, can create and health and safety problem. Items/components/system(s) that need any type of repair(s) is recommended to consult with contractor for repair recommendations, if, not repaired can or already affects the value of home. Items in this, repair, category are (moderate to major expense repairs all depends on contractor's recommendations).
**MAINTENANCE: items/components/system...operate improperly, have parts missing, do not operate, common minor to moderate expense repairs, etc.; therefore, need repair/service/replacement/updating to prevent full failure, to operate properly, to prevent major future damages-expenses, to prevent creating of additional (any type) of damages up to major damages/expenses/mold etc. Items in this section are (minor to moderate expense repairs depending on contractor's recommendations).
**SAFETY: (in red color) items/components/systems...as a Safety category should be repaired because it causes harm to a human/person in any type(s) of way(s) and up to being a health and safety problem now or in the future, or, can cause up to fire. In category, safety, in red color can be a...(minor, moderate, or major expense repairs depending on conractor's recommendations).
**Repair: (in red color) items/components/systems...should have immediate attention by contractor because should be repaired to prevent additional damages-expenses, or, to prevent a major damage-expense, or, to prevent fires, or, already is major expense. Also, can or already does affect value of home. In Repair category in red color can be a...(minor, moderate, or major expense repairs depending on contractor's recommendations).
**Upgrade: items/components/system...may not have been required when home originally built, but, should be upgraded to operate to today's standards to prevent items/components/system from future damages/malfunctions or to prevent safety hazards that can cause minor to major expenses.

NOTE: all items/components/systems in categories for repair, maintenance, safety, upgrade are recommended to consult with licensed contractor for further recommendations for repairs to acknowledge costs of repairs, before close of escrow. This summary is not a complete listing of all findings in the report; therefore, client must review all pages of report. The findings in report reflect the opinion of the inspector for the year home built. Categories repair, maintenance, safety can mean different to client/buyer/seller/other as everyone is different and thinks different that is reason why must consult with licensed contractor specialist in trade for professional opinion. Items listed in category for repair, maintenance, safety and upgrade...recommend all to be re-evaluated by contractor as licensed contractor should find more items/quantities etc. to repair in addition to inspector's findings because contractor is a professional who will perform full diagnose of concern/damages. All items repaired by contractor are recommended to obtain receipt of work done, permits, warranties.

Electrical and Smoke & Carbon Monoxide Detector Alarms		
Page 47 Item: 1	Smoke & Carbon Monoxide Detector Alarms	• **Safety**: missing smoke alarms inside ALL BEDROOMS. • **Safety:** missing Combo Carbon monoxide & Smoke alarm in hallway.

Page 47 Item: 2	Electrical Panel	• Safety: Bathroom, kitchen, laundry area, garage, all exterior receptacle outlets are missing GFCI receptacle outlets (within 6 feet of water source). • **Safety**, further evaluate: Dead front cover missing, also, when home was built the "Zinsco" electrical Service panels were considered to be safe. In todays standards the current "Zinsco" electrical panel is considered not safe because has history of causing arcing, fires, etc. Recommend licensed electrician to evaluate electrical panel for safety upgrade recommendations. • Safety: Neutral conductors improperly, installed into neutral bus bar • **Safety**: Screw has signs of arching. • Safety: no visible grounding, conductor into the neutral bus bar • Safety: Improper color (black) conductor into neutral bus bar. • Further evaluate: electrical utility off; therefore not able to inspect-test kitchen exhaust fan, all exterior electrical, and all interior electrical, central furnace unit, all electrical inside garage. Recommend owner to turn on electrical then have contractor inspect all interior and exterior electrical, receptacle, outlets, GFCI, main electrical panel box, contractor test, central heating system (furnace).



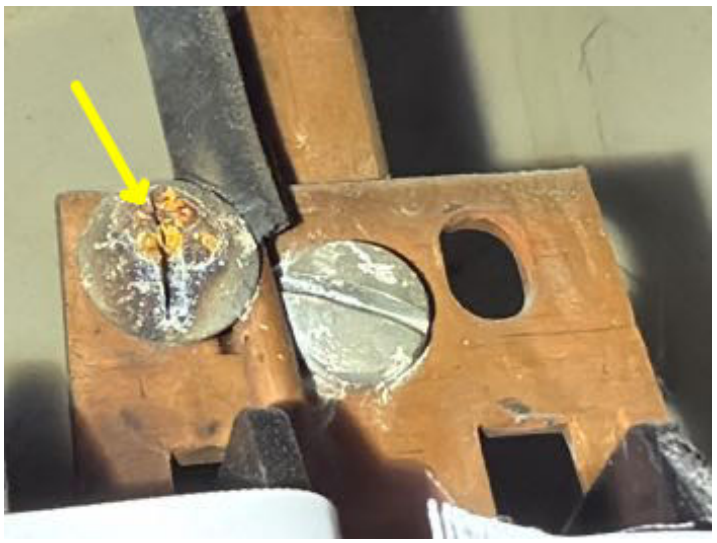
Safety, further evaluate: Dead front cover missing, also, when home was built the "Zinsco" electrical Service panels were considered to be safe. In todays standards the current "Zinsco" electrical panel is considered not safe because has history of causing arcing, fires, etc. Recommend licensed electrician to evaluate electrical panel for safety upgrade recommendations.



Safety: Neutral conductors improperly, installed into neutral bus bar



Safety: Neutral conductors improperly, installed into neutral bus bar



Safety: Screw has signs of arching.



Safety: Improper color (black) conductor into neutral bus bar.



Further evaluate: electrical utility off; therefore not able to inspect-test kitchen exhaust fan, all exterior electrical, and all interior electrical, central furnace unit, all electrical inside garage. Recommend owner to turn on electrical then have contractor inspect all interior and exterior electrical, receptacle, outlets, GFCI, main electrical panel box, contractor test, central heating system (furnace).



Safety: Bathroom, kitchen, laundry area, garage, all exterior receptacle outlets are missing GFCI receptacle outlets (within 6 feet of water source).

Page 49 Item: 3	Dead front cover	• Safety: Missing dead front cover



Safety: Missing dead front cover

Roof covering		
Page 52 Item: 1	Roof covering Condition (visual inspection)	• Repair: Attached patio structure, exposed nail heads on roll roofing (above fascia-edges), consult with roof contractor to evaluate. • Repair: Water leak stains inside water, heater, closet, walls and ceiling, contractor evaluate conditions of roof and conditions of wall and ceilings inside closet. • Further evaluate: Many water leak seepage stains on garage ceiling, and attic space sheathing, recommend consult with licensed roof contractor to evaluate conditions of roof for any further maintenance/repairs recommendations. Recommend owner to disclose the history of any roof leaks in the past three years. • Repair: Attached patio structure, overhang slightly sagging, contractor evaluate conditions of roof and structure. See picture from roof rooftop. • Maintenance: Attached patio structure is showing signs of wear and exposed fiberglass mat, recommend consult with roof contractor to reevaluate for maintenance and repairs recommendations, also recommend to determine life expectancy. • Repair: Attached structure has one section that appears to have tear on the roll roofing, roofer to evaluate the estimate 1 inch tear. • Repair: Valley improperly repaired. See picture. Licensed roof contractor reevaluate the complete roof for repairs, maintenance recommendations, and to determine life expectancy. • Repair: Many roof shingles and ridge caps have small sections towards center of roof shingles with small circular circles that have exposed FIBERGLASS BACKING mat; therefore these roof shingles is an indication that they are nearing the end of it's life use and licensed roof contractor is recommended to re-evaluate all roof covering for professional opinions/repairs/maintenance recommendations as needed to prevent roof leaks, and to determine life expectancy. see pictures. Seller to disclose any history of roof leaks. note, the exposed fiberglass mat is a sign that the protective asphalt layer has worn away, leaving the underlying structure exposed. • Further evaluate: Some roof shingles, facing rear lawn, have(crazing) CRACKING of roof shingles is present, consult with roof contractor to re-evaluate roof shingles for professional recommendations, opinion (determine conditions of crazing). note: these cracks can lead to splitting, tearing or are premature cracking of roof singles. • Repair: Roof shingles improperly installed within valleys, roof contractor reevaluate the complete roof for maintenance, corrections, repairs as needed, to determine life expectancy.



Repair: Water leak stains inside water, heater, closet, walls and ceiling, contractor evaluate conditions of roof and conditions of wall and ceilings inside closet.



Further evaluate: Many water leak seepage stains on garage ceiling, and attic space sheathing, recommend consult with licensed roof contractor to evaluate conditions of roof for any further maintenance/repairs recommendations. Recommend owner to disclose the history of any roof leaks in the past three years.



Repair: Attached patio structure, exposed nail heads on roll roofing (above fascia-edges), consult with roof contractor to evaluate.



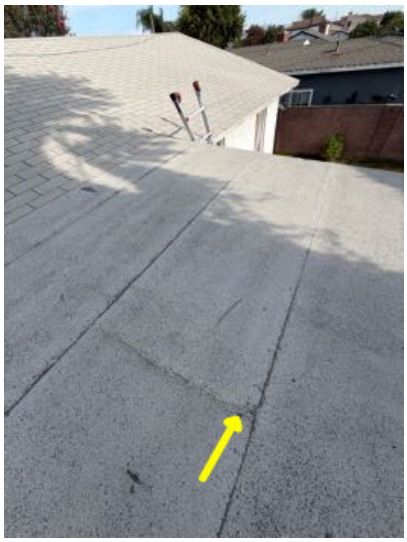
Repair: Attached patio structure, overhang slightly sagging, contractor evaluate conditions of roof and structure. See picture from roof rooftop.



Maintenance: Attached patio structure is showing signs of wear and exposed fiberglass mat, recommend consult with roof contractor to reevaluate for maintenance and repairs recommendations, also recommend to determine life expectancy.



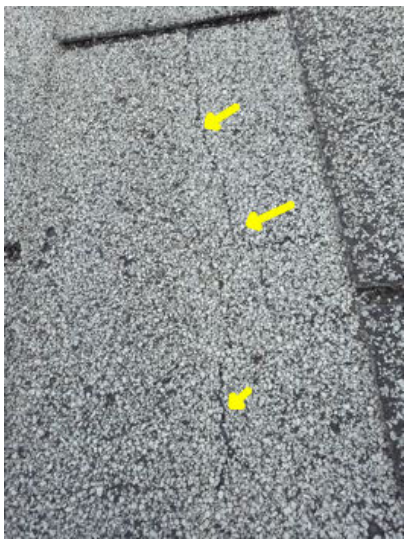
Repair: Attached structure has one section that appears to have tear on the roll roofing, roofer to evaluate the estimate 1 inch tear.



Repair: Attached structure has one section that appears to have tear on the roll roofing, roofer to evaluate the estimate 1 inch tear.



View of rolled roofing at patio structure, many small round sections with exposed white, fiberglass mat



Further evaluate: Some roof shingles, facing rear lawn, have(crazing) CRACKING of roof shingles is present, consult with roof contractor to re-evaluate roof shingles for professional recommendations, opinion (determine conditions of crazing). note: these cracks can lead to splitting, tearing or are premature cracking of roof singles.



Repair: Many roof shingles and ridge caps have small sections towards center of roof shingles with small circular circles that have exposed FIBERGLASS BACKING mat; therefore these roof shingles is an indication that they are nearing the end of it's life use and licensed roof contractor is recommended to re-evaluate all roof covering for professional opinions/repairs/maintenance recommendations as needed to prevent roof leaks, and to determine life expectancy. see pictures. Seller to disclose any history of roof leaks. note, the exposed fiberglass mat is a sign that the protective asphalt layer has worn away, leaving the underlying structure exposed.



Repair: Valley improperly repaired. See picture. Licensed roof contractor reevaluate the complete roof for repairs, maintenance recommendations, and to determine life expectancy.



Repair: Roof shingles improperly installed within valleys, roof contractor reevaluate the complete roof for maintenance, corrections, repairs as needed, to determine life expectancy.

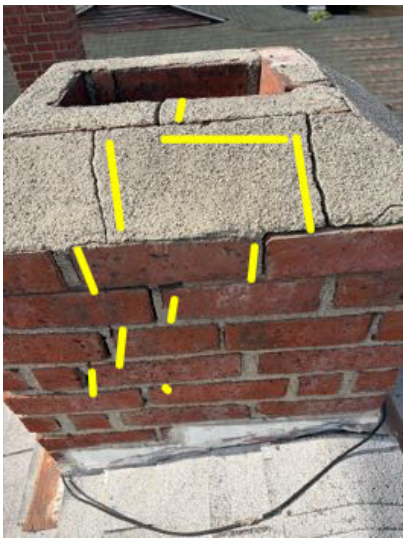


Repair: Valley improperly repaired. See picture. Licensed roof contractor reevaluate the complete roof for repairs, maintenance recommendations, and to determine life expectancy.

Page 57 Item: 2	Flashing and/or Chimney(s)	• Safety: missing chimney's flue liner (exposed bricks inside the chimney). Also missing chimney cap with spark of arrestor. • Repair: Chimney has cracks, chimney crown has cracks.



Safety: missing chimney's flue liner (exposed bricks inside the chimney). Also missing chimney cap with spark of arrestor.



Repair: Chimney has cracks, chimney crown has cracks.

Page 58 Item: 4	Rain gutters and downspouts	• Repair: Rain, gutters, damaged, and improperly installed



Repair: Rain, gutters, damaged, and improperly installed

Heating and Air Conditioning System(s)

Page 59 Item: 2	Heater Condition	• Further evaluate: Inspector not able to test central heating system due to electrical utility off, recommend owner to turn on electrical utility then have licensed HVAC technician to test central furnace unit, verify, manufactured date, determine life, expectancy and verify in good safe working condition



Further evaluate: Inspector not able to test central heating system due to electrical utility off, recommend owner to turn on electrical utility then have licensed HVAC technician to test central furnace unit, verify, manufactured date, determine life, expectancy and verify in good safe working condition

Page 59 Item: 4	Gas Valves/Gas connect	• Safety, correction: aluminum gas solid connector present, recommend to replace with flexible gas connector with sediment trap by plumber.



Safety, correction: aluminum gas solid connector present, recommend to replace with flexible gas connector with sediment trap by plumber.

Page 60 Item: 11	Registers	• Repair: bathroom is missing register.



Repair: bathroom is missing register.

Page 61 Item: 12	Thermostat(s)	• Repair: Thermostat visually damaged.



Repair: Thermostat visually damaged.

Bathroom 1

Page 63 Item: 3	Walls, ceiling, flooring	• Repair: hallway, bathroom, 8 floor tiles damaged. • **Safety**: bathroom, Mold on wall with damages. See picture. • **Repair:** under bathroom sink, wall, damaged, and sink base cabinet bottom damaged. • Health and safety: hallway closet, inside the closet there are suspected mold spots with water leak seepage stains (opposite side of bathroom tub's shower faucet valves), licensed contractor to reevaluate all bathroom plumbing, are we class conditions, and conditions of wall, inside closet and conditions of wall between shower wall and inside closet, also evaluate conditions of wall between top and bedroom).



Repair: hallway, bathroom, 8 floor tiles damaged.



Safety: bathroom, Mold on wall with damages. See picture.





Safety: bathroom, Mold on wall with damages. See picture.

Repair: under bathroom sink, wall, damaged, and sink base cabinet bottom damaged.





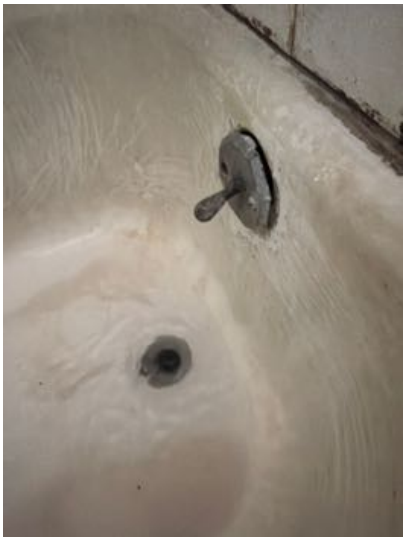
Health and safety: hallway closet, inside the closet there are suspected mold spots with water leak seepage stains (opposite side of bathroom tub's shower faucet valves), licensed contractor to reevaluate all bathroom plumbing, are we class conditions, and conditions of wall, inside closet and conditions of wall between shower wall and inside closet, also evaluate conditions of wall between top and bedroom).

Health and safety: hallway closet, inside the closet there are suspected mold spots with water leak seepage stains (opposite side of bathroom tub's shower faucet valves), licensed contractor to reevaluate all bathroom plumbing, are we class conditions, and conditions of wall, inside closet and conditions of wall between shower wall and inside closet, also evaluate conditions of wall between top and bedroom).

Page 64 Item: 4	Plumbing & Sink base cabinet floor	• Repair: Both shower faucet valves leak when on. • Maintenance: bathroom spout, improperly installed estimate 1 inch away from shower wall. • Repair: Toilet hardware does not operate properly, push buttons are uneven, need to continue to press down on the push buttons to be able to flush toilet • Maintenance: Tub's TUB DRAIN LINKAGE ASSEMBLY does not operate, recommend repair. see picture



Maintenance: bathroom spout, improperly installed estimate 1 inch away from shower wall.



Maintenance: Tub's TUB DRAIN LINKAGE ASSEMBLY does not operate, recommend repair. see picture



Repair: Toilet hardware does not operate properly, push buttons are uneven, need to continue to press down on the push buttons to be able to flush toilet

Page 65 Item: 8	Tub and/or shower stall, shower walls, shower door(s)	• Maintenance: One shower door did not operate, top wheel stuck



Maintenance: One shower door did not operate, top wheel stuck

Bedroom(s)

Page 68 Item: 3	Ceilings, walls, floors	• Repair: Bedroom number one, damages to wall with dry rot damages to baseboard, opposite side of bathroom tub.



Repair: Bedroom number one, damages to wall with dry rot damages to baseboard, opposite side of bathroom tub.



Repair: Bedroom number one, damages to wall with dry rot damages to baseboard, opposite side of bathroom tub.

Page 68 Item: 4	Electrical	• Safety: bedroom number one , Exposed electrical cable wall



Safety: bedroom number one , Exposed electrical cable wall



Safety: bedroom number one , Exposed electrical cable wall

Page 69 Item: 5	closets	• Maintenance: : Bedroom #1 next to bathroom, closet's door missing hinge



Maintenance: : Bedroom #1 next to bathroom, closet's door missing hinge

Water Heater

Page 70 Item: 1	Water Heater Condition	• Repair: Water heater ran out of hot water within the first 10 minutes when testing kitchen faucet and bathroom both faucets, plumber to evaluate water heater . Note water heater is past life expectancy (manufactured September 2007, 29 gallons).



Repair: Water heater ran out of hot water within the first 10 minutes when testing kitchen faucet and bathroom both faucets, plumber to evaluate water heater . Note water heater is past life expectancy (manufactured September 2007, 29 gallons).

Page 70 Item: 2	Temperature Relief Valve's discharge drain line	• **Safety:** water heater...missing discharge drain line for the Temperature relief valve, licensed contractor to install and extend to exterior structure
Page 70 Item: 3	drip pan (under water heater)	• Repair: Missing drip pan under water heater with PVC drain line to exit exterior of closet.



Repair: Missing drip pan under water heater with PVC drain line to exit exterior of closet.

Page 71 Item: 4	Gas Valve, Gas connector, Sediment Trap	• Correction, maintenance: missing Sediment trap within gas line, plumber to evaluate and install gas sediment trap. see picture.



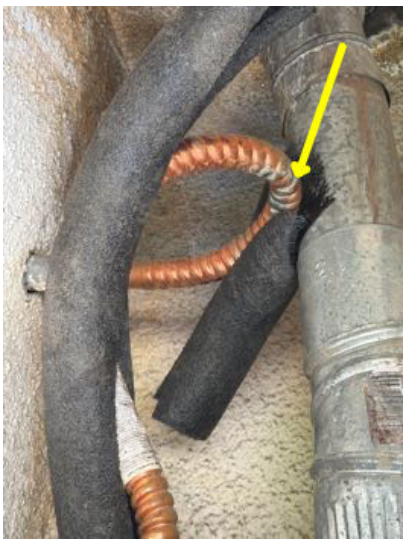
Correction, maintenance: missing Sediment trap within gas line, plumber to evaluate and install gas sediment trap. see picture.

Page 71 Item: 5	Strapping	• **Safety:** missing straps, requires two "seismic" 1 1/2" (HEAVY-STEEL" straps 22 gauge, 1/3 from the top and the bottom, 4" above temperature controls, strapped 1 1/2 time around water heater, use spacers (wood blocks 2"x4"x 3' long) back of water heater. Recommend plumber to install straps.



Safety: missing straps, requires two "seismic" 1 1/2" (HEAVY-STEEL" straps 22 gauge, 1/3 from the top and the bottom, 4" above temperature controls, strapped 1 1/2 time around water heater, use spacers (wood blocks 2"x4"x 3' long) back of water heater. Recommend plumber to install straps.

Page 72 Item: 6	Flue	• Maintenance: Flue pipe touching water pipe, plumber to properly install flexible, water, and pipe



Maintenance: Flue pipe touching water pipe, plumber to properly install flexible, water, and pipe

Page 72 Item: 8	Heater Enclosure/closet	• Repair: Dry rot, and holes on walls and base inside water heater closet.



Repair: Dry rot, and holes on walls and base inside water heater closet.

Interior Areas

Page 74 Item: 1	Family room and/or Living room, Dining area	• Repair: Flooring damaged within hallway.



Repair: Flooring damaged within hallway.



Repair: Flooring damaged within hallway.



Repair: Flooring damaged within hallway.

Page 75 Item: 2	Electrical, light fixtures/fans, outlets, switches	• 2-prong outlets - The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.

Page 76 Item: 3	Fireplace(s)	• Repair: No gas shut OFF/ON valve present; therefore not able to test conditions of burner inside the fireplace, contractor evaluate where the gas shut off valve is located possible under carpet, contractor, then install new gas, flexible connector into the burner, check for gas leaks repair. Any gas leaks, if found, then test burner per contractors recommendations. Recommend to install “C” clamp on damper, repair the damper that does not open (stuck open), also recommend to perform chimney sweep, install chimney cap with spark arrestor, repair the front glass doors that do not operate, repair mesh screens.



Repair: No gas shut OFF/ON valve present; therefore not able to test conditions of burner inside the fireplace, contractor evaluate where the gas shut off valve is located possible under carpet, contractor, then install new gas, flexible connector into the burner, check for gas leaks repair. Any gas leaks, if found, then test burner per contractors recommendations. Recommend to install “C” clamp on damper, repair the damper that does not open (stuck open), also recommend to perform chimney sweep, install chimney cap with spark arrestor, repair the front glass doors that do not operate, repair mesh screens.



Repair: No gas shut OFF/ON valve present; therefore not able to test conditions of burner inside the fireplace, contractor evaluate where the gas shut off valve is located possible under carpet, contractor, then install new gas, flexible connector into the burner, check for gas leaks repair. Any gas leaks, if found, then test burner per contractors recommendations. Recommend to install “C” clamp on damper, repair the damper that does not open (stuck open), also recommend to perform chimney sweep, install chimney cap with spark arrestor, repair the front glass doors that do not operate, repair mesh screens.

Page 76 Item: 7	doors	• Repair: Pocket are between living room and kitchen does not operate



Repair: Pocket are between living room and kitchen does not operate

Kitchen

Page 78 Item: 2	Ceiling Condition	• Repair: Kitchen flooring damaged



Repair: Kitchen flooring damaged

Page 79 Item: 3	Plumbing	• Repair: Underneath right side sink, drain line leaks. See picture for location. • Repair: Kitchen faucet leaks. • Repair: Garage sink, 3 locations within faucet leak, and drain line under the sink as one plumbing leak. • Repair: Water supply copper tube for refrigerator. Water dispenser does not operate, no water flow and improperly installed. Consult with contractor to reevaluate to install proper type water supply, with valve and plumbing outlet box between wall for water dispenser.



Repair: Underneath right side sink, drain line leaks. See picture for location.



Repair: Kitchen faucet leaks.



Repair: Garage sink, 3 locations within faucet leak, and drain line under the sink as one plumbing leak.



Repair: Garage sink, 3 locations within faucet leak, and drain line under the sink as one plumbing leak.



Repair: Water supply copper tube for refrigerator. Water dispenser does not operate, no water flow and improperly installed. Consult with contractor to reevaluate to install proper type water supply, with valve and plumbing outlet box between wall for water dispenser.

Page 80 Item: 4	Kitchen sink cabinet "BOTTOM" wood floor and wall under sink	• Repair: under kitchen sink, wall damaged, sink base cabinet bottom and side panels are damaged.



Repair: under kitchen sink, wall damaged, sink base cabinet bottom and side panels are damaged.



Repair: under kitchen sink, wall damaged, sink base cabinet bottom and side panels are damaged.

Page 81 Item: 5	Electrical	• Safety: Refrigerator area, receptacle, outlet, improperly grounded



Safety: Refrigerator area, receptacle, outlet, improperly grounded

Page 82 Item: 11	Sink, counters, cabinets, floors	• Repair: Top kitchen cabinet damaged. • Repair: Kitchen countertop, damaged, and sink is sagging.



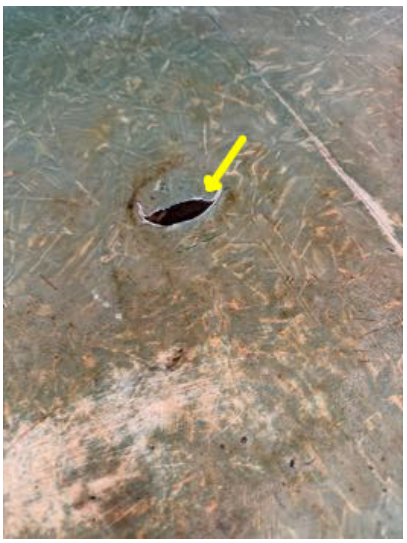
Repair: Top kitchen cabinet damaged.



Repair: Kitchen countertop, damaged, and sink is sagging.



Repair: Kitchen countertop, damaged, and sink is sagging.



Repair: Kitchen countertop, damaged, and sink is sagging.

Garage

Page 83 Item: 1	Garage Concrete slab Condition	



Safety: Missing landing on ground in front of side exit garage door. See picture for location, consult with contractor to reevaluate to make safe. The current Step is loose and non-permanent.

Page 84 Item: 2	Garage Walls	• Repair: garage, Water damages to wall, contractor evaluate roof conditions, and conditions of garage walls for repairs recommendations as needed per contractor recommendations



Repair: garage, Water damages to wall, contractor evaluate roof conditions, and conditions of garage walls for repairs recommendations as needed per contractor recommendations



Repair: garage, Water damages to wall, contractor evaluate roof conditions, and conditions of garage walls for repairs recommendations as needed per contractor recommendations



Repair: garage, Water damages to wall, contractor evaluate roof conditions, and conditions of garage walls for repairs recommendations as needed per contractor recommendations

Page 85 Item: 5	Exterior Door	• Repair: side exit garage door...exterior bottom of one door jamb has suspected termite and/or dry rot damages, contractor to evaluate for repair recommendations.

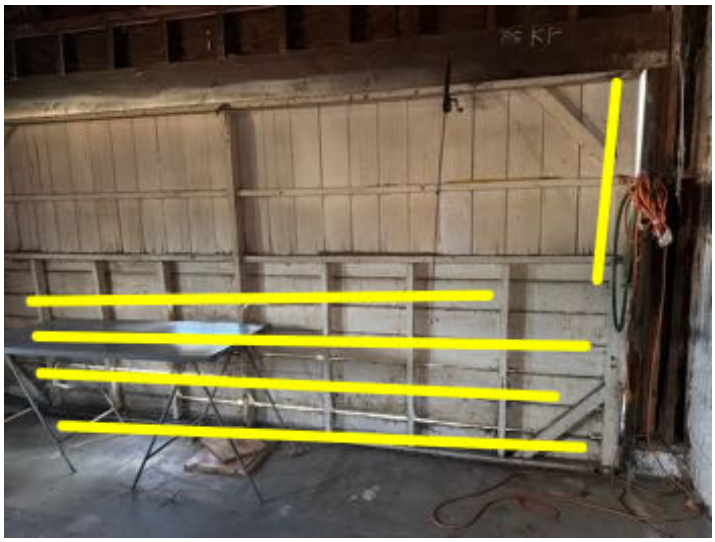




Repair: side exit garage door...exterior bottom of one door jamb has suspected termite and/or dry rot damages, contractor to evaluate for repair recommendations.

Repair: side exit garage door...exterior bottom of one door jamb has suspected termite and/or dry rot damages, contractor to evaluate for repair recommendations.

Page 86 Item: 7	Garage Door Condition	• Repair: Garage door damaged. See picture of large gaps, missing weatherstrip.



Repair: Garage door damaged. See picture of large gaps, missing weatherstrip.

Page 86 Item: 9	Garage Door Parts	• Safety: SPRING(S) DAMAGED/missing, contractor to repair.



Safety: SPRING(S) DAMAGED/missing, contractor to repair.

Page 87 Item: 13	Vent Screens	• maintenance: Damaged Vent screens, recommend repair.
Grounds		
Page 88 Item: 1	Patio structure	• Repair: Dry rot, or termite damages within overhangs and fascia, also within Center post, free post are missing knee braces… contractor reevaluate the complete patio structure for repairs, corrections recommendations. • Repair: Attached structure …Ceiling cover panels damaged. • Further evaluate: Inspector not able to verify for conditions of ledger board, if properly anchored bolted onto main structure, not able to verify proper size of ceiling, joists, and hangers present… contractor to verify. See picture.



Repair: Dry rot, or termite damages within overhangs and fascia, also within Center post, free post are missing knee braces… contractor reevaluate the complete patio structure for repairs, corrections recommendations.



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Repair: Dry rot, or termite damages within overhangs and fascia, also within Center post, free post are missing knee braces… contractor reevaluate the complete patio structure for repairs, corrections recommendations.



Repair: Attached structure …Ceiling cover panels damaged.



Further evaluate: Inspector not able to verify for conditions of ledger board, if properly anchored bolted onto main structure, not able to verify proper size of ceiling, joists, and hangers present… contractor to verify. See picture.

Page 89 Item: 2	Water Pressure	• **Maintenance**: water pressure is high at (82 PSI), recommend plumber to lower down to estimate 40-60 PSI to prevent future plumbing leaks.



Maintenance: water pressure is high at (82 PSI), recommend plumber to lower down to estimate 40-60 PSI to prevent future plumbing leaks.

Page 89 Item: 4	Exterior Electrical	• Safety: Expose electrical cable on wall, receptacle, outlet, and properly installed on patio ceiling.



Safety: Expose electrical cable on wall, receptacle, outlet, and properly installed on patio ceiling.



Safety: Expose electrical cable on wall, receptacle, outlet, and properly installed on patio ceiling.

Page 90 Item: 6	Plumbing	• Repair: Whole house shut off valve missing.



Repair: Whole house shut off valve missing.

Page 91 Item: 8	Driveway and Walkways Condition	• Maintenance: some cracks on concrete driveway, recommend repair. • Maintenance: some cracks on concrete walkways, recommend contractor evaluate for repair. common item found at concrete slab driveways.



Maintenance: some cracks on concrete driveway, recommend repair.



Maintenance: some cracks on concrete driveway, recommend repair.



Maintenance: some cracks on concrete walkways, recommend contractor evaluate for repair. common item found at concrete slab driveways.

Exterior Areas

Page 92 Item: 1	Facia/rafter tails and/or soffits	• Repair: All overhangs with fascia have suspected termite and/or dry rot damages, hire termite company to re-evaluate all exterior-attic space and crawlspace and attached patio structure to acknowledge damages and costs. Note, due to large quantity of damages Inspector can only put in report some pictures of the damages.



Repair: All overhangs with fascia have suspected termite and/or dry rot damages, hire termite company to re-evaluate all exterior-attic space and crawlspace and attached patio structure to acknowledge damages and costs. Note, due to large quantity of damages Inspector can only put in report some pictures of the damages.



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Page 93 Item: 2	Casings/siding/exterior window stools	• Repair: Some splitting damages to siding • Repair: Some suspected dry rot and/or termite damages to exterior moldings around window windows



Repair: Some splitting damages to siding



Repair: Some suspected dry rot and/or termite damages to exterior moldings around window windows



Repair: Some suspected dry rot and/or termite damages to exterior moldings around window windows

Page 94 Item: 3	Window Condition	• Repair: Bedroom Number three has one window with glass cracked, also lock does not operate. • Maintenance: most of all window screens are missing.



Repair: Bedroom Number three has one window with glass cracked, also lock does not operate.



Maintenance: most of all window screens are missing.

Page 95 Item: 4	Stucco	• Repair: Stucco wall chipped at some sections • Maintenance: chipped/damaged stucco walls/moulding(s) at some areas, recommend to re-evaluate stucco walls/mouldings and repair/patch as needed. • Repair: Some cracks on exterior stucco walls, contractor reevaluate for repair recommendations, diagnose cause of cracks.



Maintenance: Hole on stucco wall with some cracks



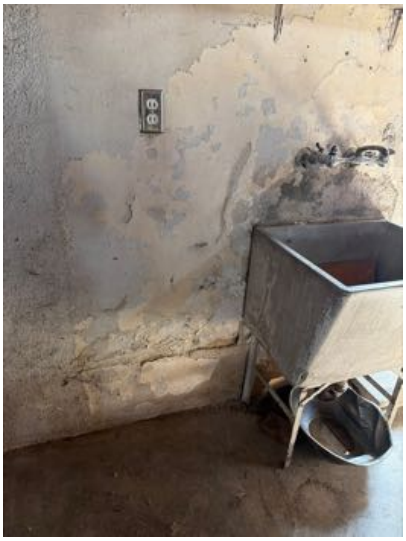
Repair: Some cracks on exterior stucco walls, contractor reevaluate for repair recommendations, diagnose cause of cracks.



Repair: Stucco wall chipped at some sections

Laundry

Page 97 Item: 2	Plumbing	• Repair: Missing drain line for washer appliance.



Repair: Missing drain line for washer appliance.

Page 97 Item: 3	Dryer Vent	• repair: Laundry area, Missing solid metal rigid ducting with exterior dryer Vent Exhaust hood, recommend installation.



repair: Laundry area, Missing solid metal rigid ducting with exterior dryer Vent Exhaust hood, recommend installation.

Page 98 Item: 8	Walls	• Repair: Some damages to wall.



Repair: Some damages to wall.

Attic

Page 100 Item: 3	Ductwork	• Maintenance: Ductwork inside attic is disconnected. See picture. • repair: Some sections of ductwork have the insulation wrap damaged.



repair: Some sections of ductwork have the insulation wrap damaged.



repair: Some sections of ductwork have the insulation wrap damaged.



Maintenance: Ductwork inside attic is disconnected. See picture.

Page 101 Item: 8	Insulation Condition	• Maintenance: Insulation inside attic space is low, consult with specialist entry to evaluate to add additional insulation.



Maintenance: Insulation inside attic space is low, consult with specialist entry to evaluate to add additional insulation.



Maintenance: Insulation inside attic space is low, consult with specialist entry to evaluate to add additional insulation.

Page 101 Item: 9	Recommendations	• Health and safety : Insulation wrap around ductwork has some damages, the insulation wrap on ductwork is suspected to be asbestos , recommend to hire licensed asbestos inspector to inspect-test home for any asbestos types material... Note, home inspector is not a licensed laboratory asbestos inspector that test any type material for asbestos.



Health and safety : Insulation wrap around ductwork has some damages, the insulation wrap on ductwork is suspected to be asbestos , recommend to hire licensed asbestos inspector to inspect-test home for any asbestos types material... Note, home inspector is not a licensed laboratory asbestos inspector that test any type material for asbestos.

Foundation (raised)		
Page 103 Item: 1	Foundation	• Repair: Correction, underneath bathroom area, sub floor improperly reinforced…posts are missing “T” plate brackets to properly secure girders onto posts, concrete piers with footing for each post that support girders/beams underneath bathroom area. • Repair: some dry rot, and or my damages on subfloor within toilet and underneath tub • Repair: Correction, underneath bathroom area, 2"X4" being used as supporting beam is undersized, contractor to evaluate.



Repair: Correction, underneath bathroom area, sub floor improperly reinforced…posts are missing “T” plate brackets to properly secure girders onto posts, concrete piers with footing for each post that support girders/beams underneath bathroom area.



Repair: Correction, underneath bathroom area, sub floor improperly reinforced…posts are missing “T” plate brackets to properly secure girders onto posts, concrete piers with footing for each post that support girders/beams underneath bathroom area.



Repair: some dry rot, and or my damages on subfloor within toilet and underneath tub



Repair: Correction, underneath bathroom area, sub floor improperly reinforced…posts are missing “T” plate brackets to properly secure girders onto posts, concrete piers with footing for each post that support girders/beams underneath bathroom area.



Repair: Correction, underneath bathroom area, sub floor improperly reinforced…posts are missing “T” plate brackets to properly secure girders onto posts, concrete piers with footing for each post that support girders/beams underneath bathroom area.



Repair: Correction, underneath bathroom area, sub floor improperly reinforced…posts are missing “T” plate brackets to properly secure girders onto posts, concrete piers with footing for each post that support girders/beams underneath bathroom area.



Repair: some dry rot, and or my damages on subfloor within toilet and underneath tub



Repair: some dry rot, and or my damages on subfloor within toilet and underneath tub



Repair: some dry rot, and or my damages on subfloor within toilet and underneath tub



Repair: Correction, underneath bathroom area, sub floor improperly reinforced…posts are missing “T” plate brackets to properly secure girders onto posts, concrete piers with footing for each post that support girders/beams underneath bathroom area.

Page 107 Item: 5	Plumbing (conditions, drain lines)	• Repair: Toilet drain pipe (closet bend) has leak with lots of rust . • Repair: Drain line under tub are has active leak.



Repair: Toilet drain pipe (closet bend) has leak with lots of rust .



Repair: Drain line under tub are has active leak.

Page 108 Item: 7	Vents	• maintenance: some mesh screens for foundation vents are torn/damaged, recommend repair.



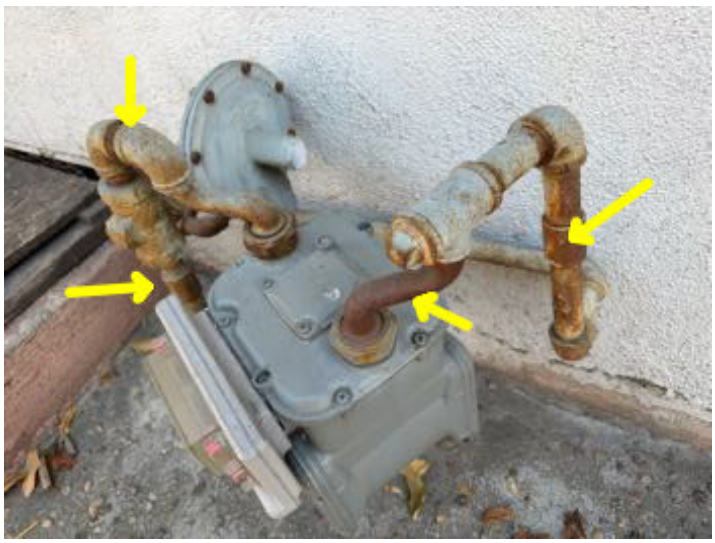
maintenance: some mesh screens for foundation vents are torn/damaged, recommend repair.



maintenance: some mesh screens for foundation vents are torn/damaged, recommend repair.

Utilities

Page 110 Item: 3	Natural gas meter or Residential propane tank	• mainatenance: rust on pipe(s) within gas meter, recommend service to plumbing pipes that have rust to prevent/repair gas leaks.



mainatenance: rust on pipe(s) within gas meter, recommend service to plumbing pipes that have rust to prevent/repair gas leaks.

Electrical and Smoke & Carbon Monoxide Detector Alarms

1. Smoke & Carbon Monoxide Detector Alarms

Observations:

- **Safety**: missing smoke alarms inside ALL BEDROOMS.
- **Safety:** missing Combo Carbon monoxide & Smoke alarm in hallway.

2. Electrical Panel

Location: Exterior rear of structure.
Location: none.
Observations:

- main electrical panel functioned.
- See notes on their section ground-plumbing.
- Safety: Bathroom, kitchen, laundry area, garage, all exterior receptacle outlets are missing GFCI receptacle outlets (within 6 feet of water source).
- **Safety**, further evaluate: Dead front cover missing, also, when home was built the "Zinsco" electrical Service panels were considered to be safe. In todays standards the current "Zinsco" electrical panel is considered not safe because has history of causing arcing, fires, etc. Recommend licensed electrician to evaluate electrical panel for safety upgrade recommendations.
- Safety: Neutral conductors improperly, installed into neutral bus bar
- **Safety**: Screw has signs of arching.
- Safety: no visible grounding, conductor into the neutral bus bar
- Safety: Improper color (black) conductor into neutral bus bar.
- Further evaluate: electrical utility off; therefore not able to inspect-test kitchen exhaust fan, all exterior electrical, and all interior electrical, central furnace unit, all electrical inside garage. Recommend owner to turn on electrical then have contractor inspect all interior and exterior electrical, receptacle, outlets, GFCI, main electrical panel box, contractor test, central heating system (furnace).



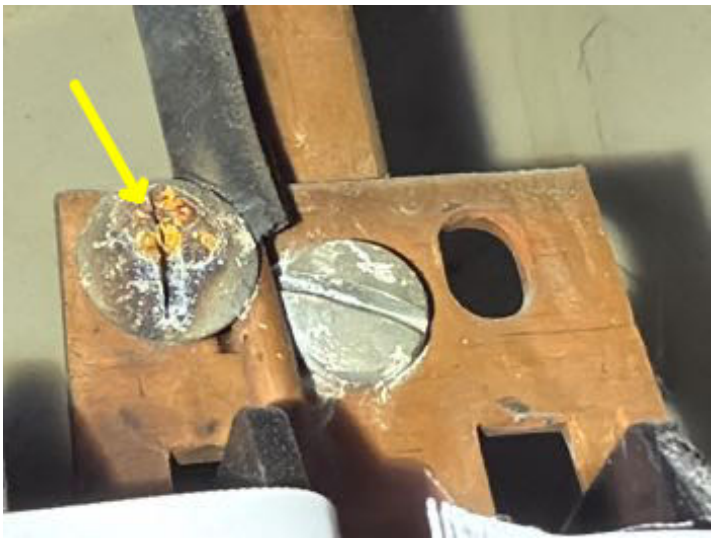
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Safety: Neutral conductors improperly, installed into neutral bus bar



Safety: Neutral conductors improperly, installed into neutral bus bar



Safety: Screw has signs of arching.





Safety: Improper color (black) conductor into neutral bus bar.

Further evaluate: electrical utility off; therefore not able to inspect-test kitchen exhaust fan, all exterior electrical, and all interior electrical, central furnace unit, all electrical inside garage. Recommend owner to turn on electrical then have contractor inspect all interior and exterior electrical, receptacle, outlets, GFCI, main electrical panel box, contractor test, central heating system (furnace).



Safety: Bathroom, kitchen, laundry area, garage, all exterior receptacle outlets are missing GFCI receptacle outlets (within 6 feet of water source).

3. Dead front cover

Observations:

- Safety: Missing dead front cover



Safety: Missing dead front cover

4. Main Amp Breaker

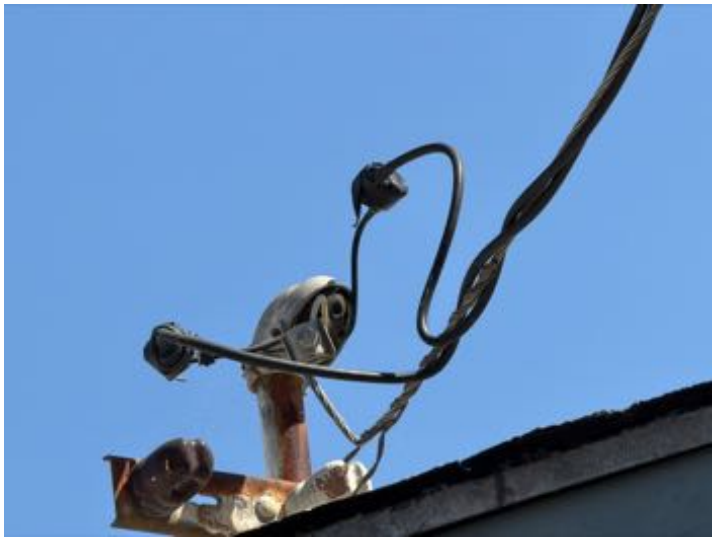
Observations:
• No main electrical disconnect (there are six circuit breakers present)

5. Breakers in off position

Observations:
• 0

6. Cable Feeds

Observations:
• No concerns.



No concerns.

7. Breakers

Materials: Copper.
Observations:
• No visual concerns.

8. AFCI circuit breakers

Observations:

• For your information: Due to age of home...Subject house does not have AFCI (arc fault circuit interrupters). The first requirement for AFCI breakers was in the 1999 National Electrical Code (NEC), and, to be effective on January 1, 2002. It applied only to all receptacle outlets in bedrooms. Then...the 2008 NEC expanded the rooms required to have AFCI-protection to also include “family rooms, dining rooms, living rooms, parlors, libraries, dens, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas. Consult with licensed electrician for city jurisdiction code requirements when home built, and, when AFCI were mandated per city jurisdiction code.

9. service grounding & bonding

Observations:

• See note their section main electrical panel box

Roof covering

1. Roof covering Condition (visual inspection)

Materials: 3-Tab roof shingles. Main structure. • Roll roofing (attached patio structure)
Observations:
• View of rolled roofing at patio structure, many small round sections with exposed white, fiberglass mat
• Some roof shingles are still in average condition with common wear.
• View of roof covering
• Repair: Attached patio structure, exposed nail heads on roll roofing (above fascia-edges), consult with roof contractor to evaluate.
• Repair: Water leak stains inside water, heater, closet, walls and ceiling, contractor evaluate conditions of roof and conditions of wall and ceilings inside closet.
• Further evaluate: Many water leak seepage stains on garage ceiling, and attic space sheathing, recommend consult with licensed roof contractor to evaluate conditions of roof for any further maintenance/repairs recommendations. Recommend owner to disclose the history of any roof leaks in the past three years.
• Repair: Attached patio structure, overhang slightly sagging, contractor evaluate conditions of roof and structure. See picture from roof rooftop.
• Maintenance: Attached patio structure is showing signs of wear and exposed fiberglass mat, recommend consult with roof contractor to reevaluate for maintenance and repairs recommendations, also recommend to determine life expectancy.
• Repair: Attached structure has one section that appears to have tear on the roll roofing, roofer to evaluate the estimate 1 inch tear.
• Repair: Valley improperly repaired. See picture. Licensed roof contractor reevaluate the complete roof for repairs, maintenance recommendations, and to determine life expectancy.
• Repair: Many roof shingles and ridge caps have small sections towards center of roof shingles with small circular circles that have exposed FIBERGLASS BACKING mat; therefore these roof shingles is an indication that they are nearing the end of it's life use and licensed roof contractor is recommended to re-evaluate all roof covering for professional opinions/repairs/maintenance recommendations as needed to prevent roof leaks, and to determine life expectancy. see pictures. Seller to disclose any history of roof leaks. note, the exposed fiberglass mat is a sign that the protective asphalt layer has worn away, leaving the underlying structure exposed.
• Further evaluate: Some roof shingles, facing rear lawn, have(crazing) CRACKING of roof shingles is present, consult with roof contractor to re-evaluate roof shingles for professional recommendations, opinion (determine conditions of crazing). note: these cracks can lead to splitting, tearing or are premature cracking of roof singles.
• Repair: Roof shingles improperly installed within valleys, roof contractor reevaluate the complete roof for maintenance, corrections, repairs as needed, to determine life expectancy.



Repair: Water leak stains inside water, heater, closet, walls and ceiling, contractor evaluate conditions of roof and conditions of wall and ceilings inside closet.



Further evaluate: Many water leak seepage stains on garage ceiling, and attic space sheathing, recommend consult with licensed roof contractor to evaluate conditions of roof for any further maintenance/repairs recommendations. Recommend owner to disclose the history of any roof leaks in the past three years.



Repair: Attached patio structure, exposed nail heads on roll roofing (above fascia-edges), consult with roof contractor to evaluate.



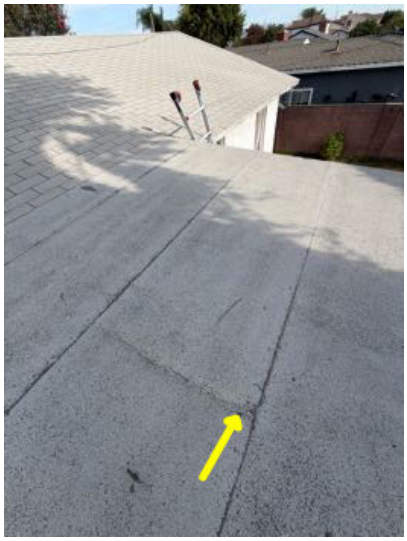
Repair: Attached patio structure, overhang slightly sagging, contractor evaluate conditions of roof and structure. See picture from roof rooftop.



Maintenance: Attached patio structure is showing signs of wear and exposed fiberglass mat, recommend consult with roof contractor to reevaluate for maintenance and repairs recommendations, also recommend to determine life expectancy.



Repair: Attached structure has one section that appears to have tear on the roll roofing, roofer to evaluate the estimate 1 inch tear.



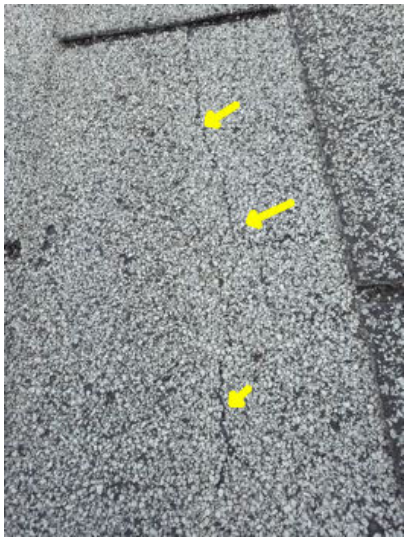
Repair: Attached structure has one section that appears to have tear on the roll roofing, roofer to evaluate the estimate 1 inch tear.



View of rolled roofing at patio structure, many small round sections with exposed white, fiberglass mat



Close-up view of roof shingles



Further evaluate: Some roof shingles, facing rear lawn, have(crazing) CRACKING of roof shingles is present, consult with roof contractor to re-evaluate roof shingles for professional recommendations, opinion (determine conditions of crazing). note: these cracks can lead to splitting, tearing or are premature cracking of roof singles.



Repair: Many roof shingles and ridge caps have small sections towards center of roof shingles with small circular circles that have exposed FIBERGLASS BACKING mat; therefore these roof shingles is an indication that they are nearing the end of it's life use and licensed roof contractor is recommended to re-evaluate all roof covering for professional opinions/repairs/maintenance recommendations as needed to prevent roof leaks, and to determine life expectancy. see pictures. Seller to disclose any history of roof leaks. note, the exposed fiberglass mat is a sign that the protective asphalt layer has worn away, leaving the underlying structure exposed.



Repair: Valley improperly repaired. See picture. Licensed roof contractor reevaluate the complete roof for repairs, maintenance recommendations, and to determine life expectancy.



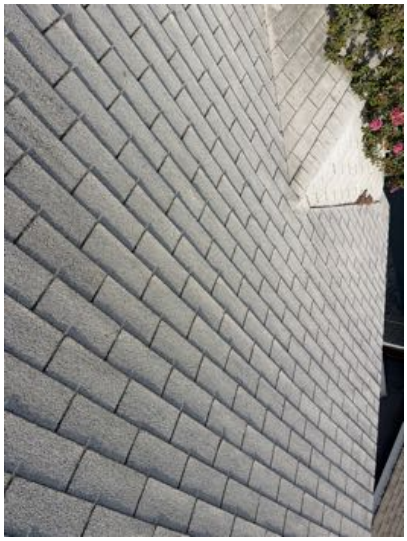
View of roof covering



View of roof covering



Repair: Roof shingles improperly installed within valleys, roof contractor reevaluate the complete roof for maintenance, corrections, repairs as needed, to determine life expectancy.



Some roof shingles are still in average condition with common wear.



Some roof shingles are still in average condition with common wear.



Repair: Valley improperly repaired. See picture. Licensed roof contractor reevaluate the complete roof for repairs, maintenance recommendations, and to determine life expectancy.



Some roof shingles are still in average condition with common wear.



Some roof shingles are still in average condition with common wear.

2. Flashing and/or Chimney(s)

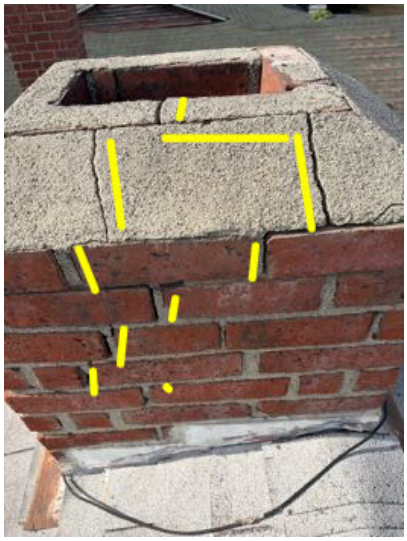
Observations:

• Safety: missing chimney's flue liner (exposed bricks inside the chimney). Also missing chimney cap with spark of arrestor.

• Repair: Chimney has cracks, chimney crown has cracks.



Safety: missing chimney's flue liner (exposed bricks inside the chimney). Also missing chimney cap with spark of arrestor.



Repair: Chimney has cracks, chimney crown has cracks.

3. Vent Caps

Observations:

- No concerns.

4. Rain gutters and downspouts

Observations:

- Repair: Rain, gutters, damaged, and improperly installed



Repair: Rain, gutters, damaged, and improperly installed

Heating and Air Conditioning System(s)

1. Air conditioning system(s) Condition

Compressor Type: NONE
Location: NONE
Observations:
• None

2. Heater Condition

Materials: Hallway Closet, furnace(s) is located.
Materials: Forced hot air distribution, gas., See notes on section electrical-service panel.
Observations:
• See notes on section electrical-service panel.
• Further evaluate: Inspector not able to test central heating system due to electrical utility off, recommend owner to turn on electrical utility then have licensed HVAC technician to test central furnace unit, verify, manufactured date, determine life, expectancy and verify in good safe working condition



Further evaluate: Inspector not able to test central heating system due to electrical utility off, recommend owner to turn on electrical utility then have licensed HVAC technician to test central furnace unit, verify, manufactured date, determine life, expectancy and verify in good safe working condition

3. Primary condensation drain line

Observations:
• Does not apply

4. Gas Valves/Gas connect

Observations:
• Safety, correction: aluminum gas solid connector present, recommend to replace with flexible gas connector with sediment trap by plumber.



Safety, correction: aluminum gas solid connector present, recommend to replace with flexible gas connector with sediment trap by plumber.

5. Heater stand/Base

Observations:
• No concerns.

6. closet and/or cabinet

Observations:
• No concerns.

7. Flue

Observations:
• No concerns.

8. Refrigerant Lines

Observations:
• Does not apply

9. Air Supply

Observations:
• No concerns.

10. Filters

Materials: hallway ceiling/wall
Observations:
• maintenance: air filter dirty, recommend replacement to prevent damages and to improve performance.

11. Registers

Observations:
• Repair: bathroom is missing register.



Repair: bathroom is missing register.

12. Thermostat(s)

Observations:

• Repair: Thermostat visually damaged.



Repair: Thermostat visually damaged.

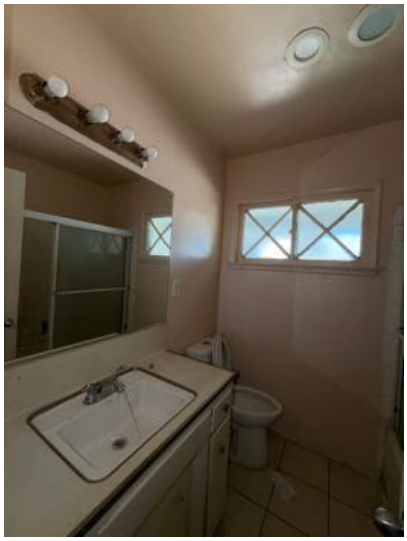
Bathroom 1

1. Locations

Materials: hallway

2. View of bathroom

Observations:
• view of bathroom



view of bathroom



view of bathroom



view of bathroom



view of bathroom, toilet was tested eight times and functioned



view of bathroom

3. Walls, ceiling, flooring

Observations:

- Repair: hallway, bathroom, 8 floor tiles damaged.
- **Safety**: bathroom, Mold on wall with damages. See picture.
- **Repair:** under bathroom sink, wall, damaged, and sink base cabinet bottom damaged.
- Health and safety: hallway closet, inside the closet there are suspected mold spots with water leak seepage stains (opposite side of bathroom tub's shower faucet valves), licensed contractor to reevaluate all bathroom plumbing, are we class conditions, and conditions of wall, inside closet and conditions of wall between shower wall and inside closet, also evaluate conditions of wall between top and bedroom).



Repair: hallway, bathroom, 8 floor tiles damaged.



Safety: bathroom, Mold on wall with damages. See picture.



Safety: bathroom, Mold on wall with damages. See picture.



Repair: under bathroom sink, wall, damaged, and sink base cabinet bottom damaged.



Health and safety: hallway closet, inside the closet there are suspected mold spots with water leak seepage stains (opposite side of bathroom tub's shower faucet valves), licensed contractor to reevaluate all bathroom plumbing, are we class conditions, and conditions of wall, inside closet and conditions of wall between shower wall and inside closet, also evaluate conditions of wall between top and bedroom).



Health and safety: hallway closet, inside the closet there are suspected mold spots with water leak seepage stains (opposite side of bathroom tub's shower faucet valves), licensed contractor to reevaluate all bathroom plumbing, are we class conditions, and conditions of wall, inside closet and conditions of wall between shower wall and inside closet, also evaluate conditions of wall between top and bedroom).

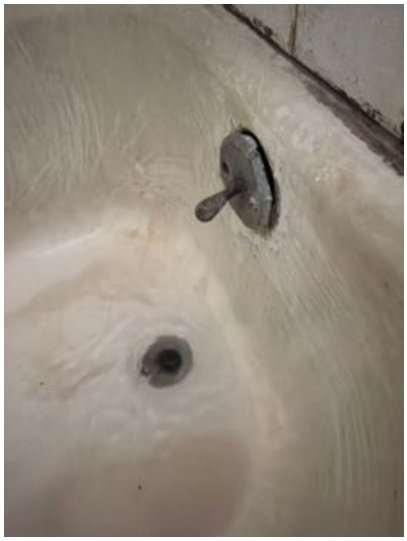
4. Plumbing & Sink base cabinet floor

Observations:

- Repair: Both shower faucet valves leak when on.
- Maintenance: bathroom spout, improperly installed estimate 1 inch away from shower wall.
- Repair: Toilet hardware does not operate properly, push buttons are uneven, need to continue to press down on the push buttons to be able to flush toilet
- Maintenance: Tub's TUB DRAIN LINKAGE ASSEMBLY does not operate, recommend repair. see picture



Maintenance: bathroom spout, improperly installed estimate 1 inch away from shower wall.



Maintenance: Tub's TUB DRAIN LINKAGE ASSEMBLY does not operate, recommend repair. see picture



Repair: Toilet hardware does not operate properly, push buttons are uneven, need to continue to press down on the push buttons to be able to flush toilet

5. Electrical

Observations:
• See notes on section electrical-service panel.

6. GFCI

Observations:
• See notes on section electrical-service panel.

7. Exhaust fan/combo fan-light/ combo heat-light-fan

Observations:
• See notes on their section ground-plumbing.

8. Tub and/or shower stall, shower walls, shower door(s)

Observations:
• No concerns, tub.
• Maintenance: One shower door did not operate, top wheel stuck



No concerns, tub.



Maintenance: One shower door did not operate, top wheel stuck

9. Sink base cabinet (exterior), Toilet, sink(s), mirror, counter(s), door(s)

Observations:
• See notes of their section , wall

10. Window(s) Condition

Materials: slider window(s)
Observations:
• No concerns.

Bedroom(s)

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Materials: Bedroom #1 next to bathroom, Bedroom #2, Bedroom #3

2. Pictures

Observations:
- Bedroom #1 next to bathroom
- bedroom #2
- Bedroom #3



Bedroom #1 next to bathroom



Bedroom #1 next to bathroom



bedroom #2



bedroom #2



Bedroom #3



Bedroom #3

3. Ceilings, walls, floors

Observations:

• Repair: Bedroom number one, damages to wall with dry rot damages to baseboard, opposite side of bathroom tub.



Repair: Bedroom number one, damages to wall with dry rot damages to baseboard, opposite side of bathroom tub.



Repair: Bedroom number one, damages to wall with dry rot damages to baseboard, opposite side of bathroom tub.

4. Electrical

Observations:

• See notes on section electrical-service panel.

• Safety: bedroom number one , Exposed electrical cable wall



Safety: bedroom number one , Exposed electrical cable wall



Safety: bedroom number one , Exposed electrical cable wall

5. closets

Observations:

• Maintenance: : Bedroom #1 next to bathroom, closet's door missing hinge



Maintenance: : Bedroom #1 next to bathroom, closet's door missing hinge

Water Heater

1. Water Heater Condition

Materials: Gas, Water Heater.
Materials: Exterior closet
Observations:
• Repair: Water heater ran out of hot water within the first 10 minutes when testing kitchen faucet and bathroom both faucets, plumber to evaluate water heater . Note water heater is past life expectancy (manufactured September 2007, 29 gallons).



Repair: Water heater ran out of hot water within the first 10 minutes when testing kitchen faucet and bathroom both faucets, plumber to evaluate water heater . Note water heater is past life expectancy (manufactured September 2007, 29 gallons).

2. Temperature Relief Valve's discharge drain line

Observations:
• **Safety:** water heater...missing discharge drain line for the Temperature relief valve, licensed contractor to install and extend to exterior structure

3. drip pan (under water heater)

Observations:
• Repair: Missing drip pan under water heater with PVC drain line to exit exterior of closet.



Repair: Missing drip pan under water heater with PVC drain line to exit exterior of closet.

4. Gas Valve, Gas connector, Sediment Trap

Observations:

• Correction, maintenance: missing Sediment trap within gas line, plumber to evaluate and install gas sediment trap. see picture.



Correction, maintenance: missing Sediment trap within gas line, plumber to evaluate and install gas sediment trap. see picture.

5. Strapping

Observations:

• **Safety:** missing straps, requires two "seismic" 1 1/2" (HEAVY-STEEL" straps 22 gauge, 1/3 from the top and the bottom, 4" above temperature controls, strapped 1 1/2 time around water heater, use spacers (wood blocks 2"x4"x 3' long) back of water heater. Recommend plumber to install straps.



Safety: missing straps, requires two "seismic" 1 1/2" (HEAVY-STEEL" straps 22 gauge, 1/3 from the top and the bottom, 4" above temperature controls, strapped 1 1/2 time around water heater, use spacers (wood blocks 2"x4"x 3' long) back of water heater. Recommend plumber to install straps.

6. Flue

Observations:

• Maintenance: Flue pipe touching water pipe, plumber to properly install flexible, water, and pipe



Maintenance: Flue pipe touching water pipe, plumber to properly install flexible, water, and pipe

7. Number Of Gallons

Observations:

• 29 gallons

8. Heater Enclosure/closet

Observations:

• Repair: Dry rot, and holes on walls and base inside water heater closet.



Repair: Dry rot, and holes on walls and base inside water heater closet.

9. stand/base

Observations:
• See notes under section water heater, closet.

10. TPRV

Observations:
• No concerns.

11. Plumbing

Materials: Galvanized
Observations:
• No concerns.
• See notes on their section ground-plumbing.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Family room and/or Living room, Dining area

Observations:

- See notes under section, bathroom walls (regarding condition of hallway, closet, interior wall).
- Living room and dining area visually in average condition
- Repair: Flooring damaged within hallway.



Repair: Flooring damaged within hallway.



Repair: Flooring damaged within hallway.



Repair: Flooring damaged within hallway.



Living room and dining area visually in average condition



Living room and dining area visually in average condition

2. Electrical, light fixtures/fans, outlets, switches

Observations:

• See notes on section electrical-service panel.

• 2-prong outlets -

The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.



2-prong outlets -

The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.

3. Fireplace(s)

Observations:

• Repair: No gas shut OFF/ON valve present; therefore not able to test conditions of burner inside the fireplace, contractor evaluate where the gas shut off valve is located possible under carpet, contractor, then install new gas, flexible connector into the burner, check for gas leaks repair. Any gas leaks, if found, then test burner per contractors recommendations. Recommend to install “C” clamp on damper, repair the damper that does not open (stuck open), also recommend to perform chimney sweep, install chimney cap with spark arrestor, repair the front glass doors that do not operate, repair mesh screens.



Repair: No gas shut OFF/ON valve present; therefore not able to test conditions of burner inside the fireplace, contractor evaluate where the gas shut off valve is located possible under carpet, contractor, then install new gas, flexible connector into the burner, check for gas leaks repair. Any gas leaks, if found, then test burner per contractors recommendations. Recommend to install “C” clamp on damper, repair the damper that does not open (stuck open), also recommend to perform chimney sweep, install chimney cap with spark arrestor, repair the front glass doors that do not operate, repair mesh screens.



Repair: No gas shut OFF/ON valve present; therefore not able to test conditions of burner inside the fireplace, contractor evaluate where the gas shut off valve is located possible under carpet, contractor, then install new gas, flexible connector into the burner, check for gas leaks repair. Any gas leaks, if found, then test burner per contractors recommendations. Recommend to install “C” clamp on damper, repair the damper that does not open (stuck open), also recommend to perform chimney sweep, install chimney cap with spark arrestor, repair the front glass doors that do not operate, repair mesh screens.

4. Sliding screen door(s) for patio door(s)

Observations:

• no concerns

5. Sliding patio door(s)

Observations:

• No concerns.

6. handrails

Observations:

• none

7. doors

Observations:

• Repair: Pocket are between living room and kitchen does not operate



Repair: Pocket are between living room and kitchen does not operate

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. View of kitchen

Observations:

• View of kitchen



View of kitchen



View of kitchen



View of kitchen

2. Ceiling Condition

Materials: Average condition

Observations:

• Repair: Kitchen flooring damaged



Repair: Kitchen flooring damaged

3. Plumbing

Observations:

• Garage's sink functioned. See further notes.

• Repair: Underneath right side sink, drain line leaks. See picture for location.

• Repair: Kitchen faucet leaks.

• Repair: Garage sink, 3 locations within faucet leak, and drain line under the sink as one plumbing leak.

• Repair: Water supply copper tube for refrigerator. Water dispenser does not operate, no water flow and improperly installed. Consult with contractor to reevaluate to install proper type water supply, with valve and plumbing outlet box between wall for water dispenser.



Repair: Underneath right side sink, drain line leaks. See picture for location.



Repair: Kitchen faucet leaks.



Garage's sink functioned. See further notes.



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Repair: Water supply copper tube for refrigerator. Water dispenser does not operate, no water flow and improperly installed. Consult with contractor to reevaluate to install proper type water supply, with valve and plumbing outlet box between wall for water dispenser.

4. Kitchen sink cabinet "BOTTOM" wood floor and wall under sink

Observations:

• Repair: under kitchen sink, wall damaged, sink base cabinet bottom and side panels are damaged.



Repair: under kitchen sink, wall damaged, sink base cabinet bottom and side panels are damaged.



Repair: under kitchen sink, wall damaged, sink base cabinet bottom and side panels are damaged.

5. Electrical

Observations:

- See notes on section electrical-service panel.
- Safety: Refrigerator area, receptacle, outlet, improperly grounded



Safety: Refrigerator area, receptacle, outlet, improperly grounded

6. GFCI

Observations:

- See notes on section electrical-service panel.

7. Dishwasher

Observations:

- See notes on their section ground-plumbing.

8. Garbage Disposal

Observations:

- See notes on their section ground-plumbing.

9. Range hood Or microwave with exhaust fan

Observations:
• See notes on their section ground-plumbing.

10. Range/cook top and/or built-in oven(s)

Observations:
• See notes on their section ground-plumbing.

11. Sink, counters, cabinets, floors

Observations:
• Repair: Top kitchen cabinet damaged.
• Repair: Kitchen countertop, damaged, and sink is sagging.



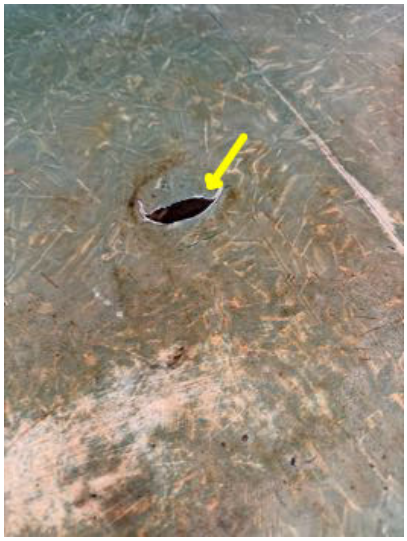
Repair: Top kitchen cabinet damaged.



Repair: Kitchen countertop, damaged, and sink is sagging.



Repair: Kitchen countertop, damaged, and sink is sagging.



Repair: Kitchen countertop, damaged, and sink is sagging.

12. Appliances (non built-in)

Observations:
• Note: non built-in appliances are not part of home inspection, recommend seller to disclose conditions, and/or consult with licensed appliance technician to evaluate non built-in appliances.

Garage

1. Garage Concrete slab Condition

Materials: concrete slab

Observations:

• view of garage

• Further evaluate: Heavy volume of personal and household items observed inside garage against walls and concrete slab; therefore walls and floors inside garage are not part of home inspection (seller has obligation to disclose conditions of walls and concrete slab from inside garage after taking out their personal items from inside garage).

• Safety: Missing landing on ground in front of side exit garage door. See picture for location, consult with contractor to reevaluate to make safe. The current Step is loose and non-permanent.



Further evaluate: Heavy volume of personal and household items observed inside garage against walls and concrete slab; therefore walls and floors inside garage are not part of home inspection (seller has obligation to disclose conditions of walls and concrete slab from inside garage after taking out their personal items from inside garage).



view of garage



view of garage



view of garage



Safety: Missing landing on ground in front of side exit garage door. See picture for location, consult with contractor to reevaluate to make safe. The current Step is loose and non-permanent.

2. Garage Walls

Observations:

• Repair: garage, Water damages to wall, contractor evaluate roof conditions, and conditions of garage walls for repairs recommendations as needed per contractor recommendations



Repair: garage, Water damages to wall, contractor evaluate roof conditions, and conditions of garage walls for repairs recommendations as needed per contractor recommendations



Repair: garage, Water damages to wall, contractor evaluate roof conditions, and conditions of garage walls for repairs recommendations as needed per contractor recommendations



Repair: garage, Water damages to wall, contractor evaluate roof conditions, and conditions of garage walls for repairs recommendations as needed per contractor recommendations

3. Garage Anchor Bolts

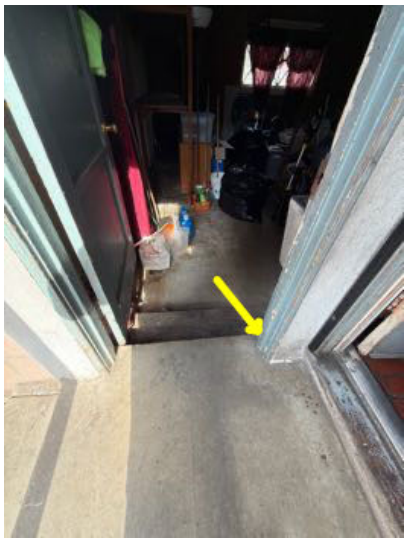
Observations:
• no visual concerns.

4. Garage Electrical

Observations:
• See notes on section electrical-service panel.

5. Exterior Door

Observations:
• Repair: side exit garage door...exterior bottom of one door jamb has suspected termite and/or dry rot damages, contractor to evaluate for repair recommendations.



Repair: side exit garage door...exterior bottom of one door jamb has suspected termite and/or dry rot damages, contractor to evaluate for repair recommendations.



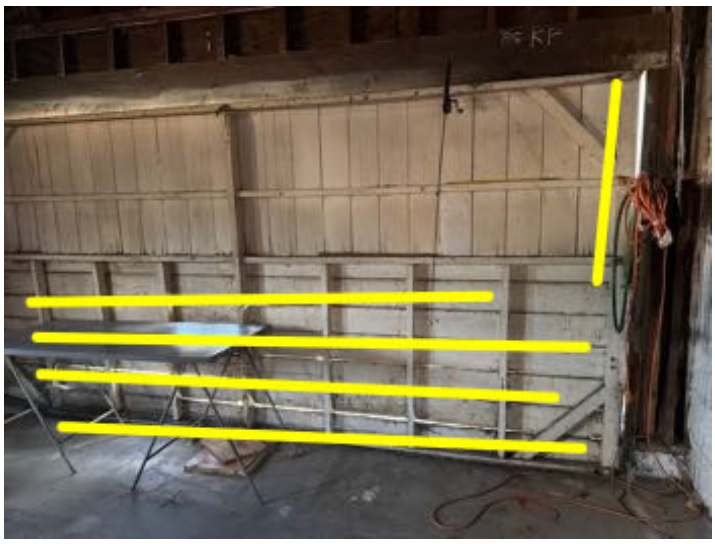
Repair: side exit garage door...exterior bottom of one door jamb has suspected termite and/or dry rot damages, contractor to evaluate for repair recommendations.

6. Fire Door

Observations:
• Note: does not apply because there is not direct access, from main structure to garage structure, or, garage structure is detached.

7. Garage Door Condition

Materials: Counter weight garage door(s)
Observations:
• Repair: Garage door damaged. See picture of large gaps, missing weatherstrip.



Repair: Garage door damaged. See picture of large gaps, missing weatherstrip.

8. Rafters, ceiling, and/or supporting beam(s)

Observations:
• No concerns.

9. Garage Door Parts

Observations:
• Safety: SPRING(S) DAMAGED/missing, contractor to repair.



Safety: SPRING(S) DAMAGED/missing, contractor to repair.

10. Garage Opener Status

Observations:
• does not apply

11. Garage Door's Reverse Status

Observations:
• does not apply

12. Ventilation

Observations:
• No concerns.

13. Vent Screens

Observations:
• maintenance: Damaged Vent screens, recommend repair.

Grounds

1. Patio structure

Observations:

• View of patio structure

• Repair: Dry rot, or termite damages within overhangs and fascia, also within Center post, free post are missing knee braces… contractor reevaluate the complete patio structure for repairs, corrections recommendations.

• Repair: Attached structure …Ceiling cover panels damaged.

• Further evaluate: Inspector not able to verify for conditions of ledger board, if properly anchored bolted onto main structure, not able to verify proper size of ceiling, joists, and hangers present… contractor to verify. See picture.



Repair: Dry rot, or termite damages within overhangs and fascia, also within Center post, free post are missing knee braces… contractor reevaluate the complete patio structure for repairs, corrections recommendations.



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Further evaluate: Inspector not able to verify for conditions of ledger board, if properly anchored bolted onto main structure, not able to verify proper size of ceiling, joists, and hangers present… contractor to verify. See picture.

2. Water Pressure

Observations:

• **Maintenance**: water pressure is high at (82 PSI), recommend plumber to lower down to estimate 40-60 PSI to prevent future plumbing leaks.



Maintenance: water pressure is high at (82 PSI), recommend plumber to lower down to estimate 40-60 PSI to prevent future plumbing leaks.

3. Pressure Regulator

Observations:

• No, water pressure regulator...recommend to install to prevent future plumbing damages/leaks, water pressure can rise at any time.

4. Exterior Electrical

Observations:

• See notes on section electrical-service panel.

• Safety: Expose electrical cable on wall, receptacle, outlet, and properly installed on patio ceiling.



Safety: Expose electrical cable on wall, receptacle, outlet, and properly installed on patio ceiling.



Safety: Expose electrical cable on wall, receptacle, outlet, and properly installed on patio ceiling.

5. Exterior GFCI

Observations:

• See notes on section electrical-service panel.

6. Plumbing

Materials: Galvanized water supply

Observations:

• Repair: Whole house shut off valve missing.



Repair: Whole house shut off valve missing.

7. Sprinklers

Observations:

• Further evaluate: sprinkler system is not part of home inspection, recommend for seller to disclose conditions and specialist in trade to inspect-test sprinkler system,

8. Driveway and Walkways Condition

Materials: Concrete driveway, concrete walkways
Observations:
• Maintenance: some cracks on concrete driveway, recommend repair.
• Maintenance: some cracks on concrete walkways, recommend contractor evaluate for repair. common item found at concrete slab driveways.



Maintenance: some cracks on concrete driveway, recommend repair.



Maintenance: some cracks on concrete driveway, recommend repair.



Maintenance: some cracks on concrete walkways, recommend contractor evaluate for repair. common item found at concrete slab driveways.

9. Gate(s) & Fence Condition

Materials: steel gate(s), block fence
Observations:
• no concerns gate(s) and fence.

10. Grading

Observations:
• No concerns. Appears that grading is properly sloped away from structure.

Exterior Areas

1. Facia/rafter tails and/or soffits

Observations:

• Repair: All overhangs with fascia have suspected termite and/or dry rot damages, hire termite company to re-evaluate all exterior-attic space and crawlspace and attached patio structure to acknowledge damages and costs. Note, due to large quantity of damages Inspector can only put in report some pictures of the damages.



Repair: All overhangs with fascia have suspected termite and/or dry rot damages, hire termite company to re-evaluate all exterior-attic space and crawlspace and attached patio structure to acknowledge damages and costs. Note, due to large quantity of damages Inspector can only put in report some pictures of the damages.



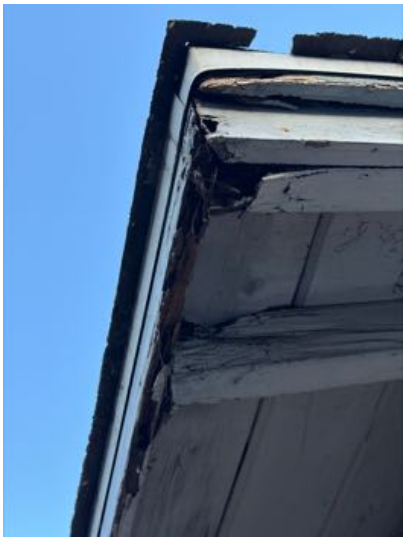
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2. Casings/siding/exterior window stools

Observations:

- Repair: Some splitting damages to siding
- Repair: Some suspected dry rot and/or termite damages to exterior moldings around window windows



Repair: Some splitting damages to siding



Repair: Some suspected dry rot and/or termite damages to exterior moldings around window windows



Repair: Some suspected dry rot and/or termite damages to exterior moldings around window windows

3. Window Condition

Observations:

- Repair: Bedroom Number three has one window with glass cracked, also lock does not operate.
- Maintenance: most of all window screens are missing.



Repair: Bedroom Number three has one window with glass cracked, also lock does not operate.



Maintenance: most of all window screens are missing.

4. Stucco

Observations:

• Repair: Stucco wall chipped at some sections

• Maintenance: chipped/damaged stucco walls/moulding(s) at some areas, recommend to re-evaluate stucco walls/mouldings and repair/patch as needed.

• Repair: Some cracks on exterior stucco walls, contractor reevaluate for repair recommendations, diagnose cause of cracks.



Maintenance: Hole on stucco wall with some cracks



Repair: Some cracks on exterior stucco walls, contractor reevaluate for repair recommendations, diagnose cause of cracks.



Repair: Stucco wall chipped at some sections

Laundry

1. Locations

Materials: garage

2. Plumbing

Observations:

• See section under kitchen, plumbing.

• Repair: Missing drain line for washer appliance.



View of laundry area inside garage



Repair: Missing drain line for washer appliance.

3. Dryer Vent

Observations:

• repair: Laundry area, Missing solid metal rigid ducting with exterior dryer Vent Exhaust hood, recommend installation.



repair: Laundry area, Missing solid metal rigid ducting with exterior dryer Vent Exhaust hood, recommend installation.

4. Electrical

Observations:
• See notes on section electrical-service panel.

5. GFCI

Observations:
• See notes on section electrical-service panel.

6. Exhaust Fan

Observations:
• See notes on their section ground-plumbing.

7. Gas Valves

Observations:
• No visual concerns.

8. Walls

Observations:
• Repair: Some damages to wall.



Repair: Some damages to wall.

9. Appliances (washer and Dryer)

Observations:
• note: if washer and dryer appliances are present, they are personal items; therefore not part of home inspection. Recommend seller to disclose conditions of washer and dryer appliances.

Attic

1. Access

Observations:

• Access cover functioned.

• Further evaluate: home inspector did not have full access to attic space due to insulation and some ductwork in the way and/or flat roof structure. Inspector does not take apart insulation, nor, move/disconnect ductwork to walk/crawl through attic to fully inspect attic recommend to hire licensed contractor to fully inspect attic to fully acknowledge 100 % conditions of structure, insulation, ducting, electrical, venting, plumbing etc. note, for the safety of inspector, the inspector does not walk over insulation nor walks on 2" thick ceiling joists to prevent falling down through ceiling or to prevent any types of damages to drywall/structure. Inspector will only inspect attic where the access is safe.

2. Structure

Observations:

• No concerns.

• see further notes under section,attic-access.



No concerns.



No concerns.



No concerns.



No concerns.

3. Ductwork

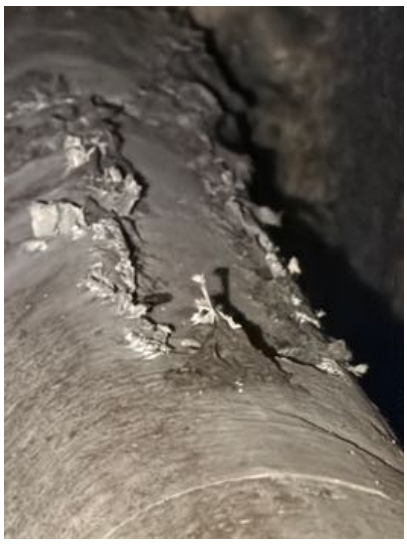
Observations:

- see further notes under section,attic-access.
- Maintenance: Ductwork inside attic is disconnected. See picture.
- repair: Some sections of ductwork have the insulation wrap damaged.





repair: Some sections of ductwork have the insulation wrap damaged.



repair: Some sections of ductwork have the insulation wrap damaged.



Maintenance: Ductwork inside attic is disconnected. See picture.

4. Ventilation

Observations:

- No concerns.
- see further notes under section,attic-access.

5. Vent Screens

Observations:

- No concerns.

6. Electrical

Observations:
• No visual concerns.
• see further notes under section,attic-access.

7. Attic Plumbing

Observations:
• No concerns.
• see further notes under section,attic-access.

8. Insulation Condition

Materials: blown-in insulation
Materials: 3-5" inches
Observations:
• see further notes under section,attic-access.
• Maintenance: Insulation inside attic space is low, consult with specialist entry to evaluate to add additional insulation.



Maintenance: Insulation inside attic space is low, consult with specialist entry to evaluate to add additional insulation.



Maintenance: Insulation inside attic space is low, consult with specialist entry to evaluate to add additional insulation.

9. Recommendations

Observations:
• Health and safety : Insulation wrap around ductwork has some damages, the insulation wrap on ductwork is suspected to be asbestos , recommend to hire licensed asbestos inspector to inspect-test home for any asbestos types material... Note, home inspector is not a licensed laboratory asbestos inspector that test any type material for asbestos.



Health and safety : Insulation wrap around ductwork has some damages, the insulation wrap on ductwork is suspected to be asbestos , recommend to hire licensed asbestos inspector to inspect-test home for any asbestos types material... Note, home inspector is not a licensed laboratory asbestos inspector that test any type material for asbestos.

Foundation (raised)

1. Foundation

Observations:

- Foundation in average conditions.
- Type: raised foundation.
- Further evaluate, not able to verify if structure is anchored onto foundation, contractor to verify
- Repair: Correction, underneath bathroom area, sub floor improperly reinforced…posts are missing “T” plate brackets to properly secure girders onto posts, concrete piers with footing for each post that support girders/beams underneath bathroom area.
- Repair: some dry rot, and or my damages on subfloor within toilet and underneath tub
- Repair: Correction, underneath bathroom area, 2"X4" being used as supporting beam is undersized, contractor to evaluate.



Foundation in average conditions.



Foundation in average conditions.



Foundation in average conditions.



Foundation in average conditions.



Foundation in average conditions.



Repair: Correction, underneath bathroom area, sub floor improperly reinforced…posts are missing “T” plate brackets to properly secure girders onto posts, concrete piers with footing for each post that support girders/beams underneath bathroom area.



Repair: Correction, underneath bathroom area, sub floor improperly reinforced…posts are missing “T” plate brackets to properly secure girders onto posts, concrete piers with footing for each post that support girders/beams underneath bathroom area.



Repair: some dry rot, and or my damages on subfloor within toilet and underneath tub



Repair: Correction, underneath bathroom area, sub floor improperly reinforced…posts are missing “T” plate brackets to properly secure girders onto posts, concrete piers with footing for each post that support girders/beams underneath bathroom area.



Foundation in average conditions.



Repair: Correction, underneath bathroom area, sub floor improperly reinforced…posts are missing “T” plate brackets to properly secure girders onto posts, concrete piers with footing for each post that support girders/beams underneath bathroom area.



Repair: Correction, underneath bathroom area, sub floor improperly reinforced…posts are missing “T” plate brackets to properly secure girders onto posts, concrete piers with footing for each post that support girders/beams underneath bathroom area.



Repair: some dry rot, and or my damages on subfloor within toilet and underneath tub



Repair: some dry rot, and or my damages on subfloor within toilet and underneath tub



Repair: some dry rot, and or my damages on subfloor within toilet and underneath tub



Repair: Correction, underneath bathroom area, sub floor improperly reinforced…posts are missing “T” plate brackets to properly secure girders onto posts, concrete piers with footing for each post that support girders/beams underneath bathroom area.

2. Plumbing (material types)

Observations:
- Type: galvanized (water supply pipes).
- Type: Cast iron (drain lines).
- Type: galvanized (drain lines).

3. Plumbing, subfloor (surrounding toilets)

Observations:
- See notes under foundation drain line

4. Plumbing (conditions, water supply)

Observations:
- Galvanized, water supply pipes, visually in average condition from the outside



5. Plumbing (conditions, drain lines)

Observations:

- Drain lines visually in average condition. See further notes.
- Repair: Toilet drain pipe (closet bend) has leak with lots of rust .
- Repair: Drain line under tub are has active leak.



Drain lines visually in average condition. See further notes.



Drain lines visually in average condition. See further notes.



Drain lines visually in average condition. See further notes.



Drain lines visually in average condition. See further notes.



Repair: Toilet drain pipe (closet bend) has leak with lots of rust .



Repair: Drain line under tub are has active leak.

6. Electrical (conditions)

Observations:

• conditions: average

7. Vents

Observations:

• maintenance: some mesh screens for foundation vents are torn/damaged, recommend repair.



maintenance: some mesh screens for foundation vents are torn/damaged, recommend repair.



maintenance: some mesh screens for foundation vents are torn/damaged, recommend repair.

8. Vapor Barrier (for manufacture homes)

Observations:
• Does not apply.

Utilities

1. Sewer

Observations:
• Sewer type: PUBLIC/DISCTRIC (per redfin/zillow online public information).

2. Water

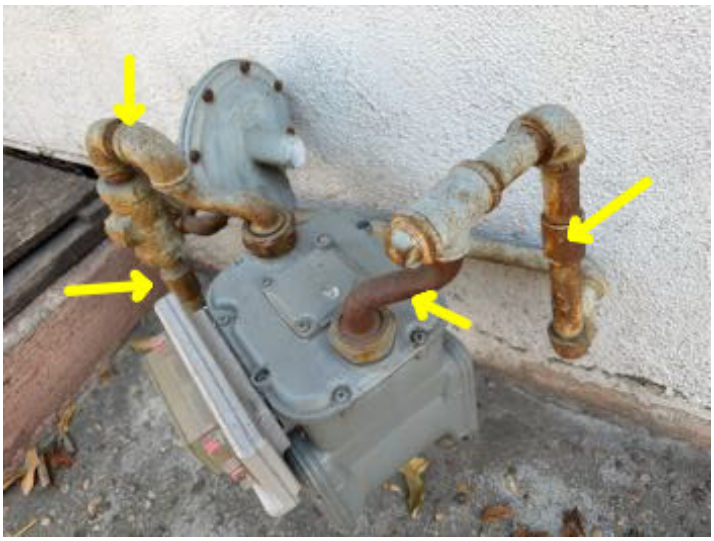
Observations:
• Water source: district/public.

3. Natural gas meter or Residential propane tank

Observations:
• type: Natural gas meter in average conditions.
• mainatenance: rust on pipe(s) within gas meter, recommend service to plumbing pipes that have rust to prevent/repair gas leaks.



type: Natural gas meter in average conditions.



mainatenance: rust on pipe(s) within gas meter, recommend service to plumbing pipes that have rust to prevent/repair gas leaks.

Inspection Details

1. Attendance

Materials: listing agent

2. Home Type

Materials: Single family residence

3. Occupancy

Materials: vacant

Contract

Contract is all mensioned below...

Mold, Asbestos, Lead base paint, Septic Tank, Solar System Water Softener/filter system: home inspection does NOT include as follows...mold inspection and testing with mold free certification, not include asbestos inspection/labtesting, not include lead base paint testing, not include septic tank inspection, not include solar system inspection, not include water softener/filtration systems inspection (recommend to hire licensed specialist contractor for each trade, for Asbestos homes built 1978 or older). 1st-America Inspectors is NOT a licensed mold inspection company nor laboratory testing, not a licensed asbestos lab inspection nor laboratory testing company, is not certified lead base paint testing/inspection company, not certified septic tank specialist, is not a solar system contractor, is not a water softener/filtration specialist.

Living square feet, year built: year built and living square built is based on online/Zillow information, recommend for client/buyer/seller to verify living square feet and year built with city's building and safety department to acknowledge exact recorded living square feet, year built and quantity of bedrooms and bathrooms.

Pre Sale Inspections by city: recommend to consult with city where home situated, if, required to have pre-sale inspection by city inspector, and, service make corrections per city inspector's recommendations, if, required pre-sale inspection. note, additional required will/can be requested by city inspector. note, home inspector does not inspect per city codes (every city has different codes/requirements).

Solar System: if home you are buying or selling has solar system, recommend hire solar system specialist conractor to evaluate solar system and provide receipt to show solar system in good working conditions, also, seller to disclose conditions. This home inspection does not include solar system inspection, only, a solar contractor specialist can perform such inspection.
whole house water softener system or filter system: if home has whole house water softener system or filter system; therefore recommend to hire licensed professional in trade to inspect whole house water softener system and water filter system, this inspection does not include whole house water softener system or filter system inspection.

whole house water softener system or filter system: if home has whole house water softener system or filter system; therefore recommend to hire licensed professional in trade to inspect whole house water softener system and water filter system, this inspection does not include whole house water softener system or filter system inspection.

Homes built on hillside/hill: recommend to hire geological engineer to evaluate conditions of history/current of soil, proper grading, soil slippage, expansive soil, history of landslide, current/future possibilities of landslide, slope stability, ground settlement, proper water drainage etc. Note, home inspector is not a licensed geological engineer.

Disclosure of city jurisdiction codes: home inspector does not inspect home(s) per city jurisdiction codes when inspection performed. Inspector inspects homes per standards when home originally built. Inspector does not inspect homes per city jurisdiction codes for any times; therefore, if client/buyer/seller wants home inspected per city jurisdiction codes must hire licensed contractor to inspect home per city jurisdiction codes.

Roof: Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for safety reason or possible physical damage to the roofing system, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age and direction roof slope facing, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be

examined without removing the roof material (inspector does not remove any roof covering, nor, lifts roof shingles/tiles/panels/flashings to determine how many layers there are). Although roof condition can be evaluated, it is virtually impossible for anyone to detect a roof leak except as it is occurring on a raining day, which is beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. 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 must have the most intimate knowledge of the roof and of its history of any leaks. Therefore, we recommend that sellers disclose of any roof leaks within past 5 years, and that you either include comprehensive roof coverage in your home insurance policy, and, that you obtain a roof certification from an established local licensed roofing company before close of escrow. We do not inspect attached accessories including by not limited to solar systems, antennae, and lightning arrestors. Home inspector and 1st-America Inspectors and/or home inspector does not give to any types of warranty or perform any types of certifications and not certify the roof is water proofed.

Foundation: All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative easy and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem (if any present at time of inspection will disclose in report). If major cracks are present along with bowing, rolling and boulging we routinely recommend further evaluation be made by a qualified structural engineer or foundation specialist. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. 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. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Air Conditioner, cooling systems, heat systems: Testing through-wall air conditioners or window portable air conditioners are not part of inspection due to Inernachi standards of practice. The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance (inspector does not tear apart foil HVAC tape that holds panel cover doors in place to get access inside HVAC systems/components because may cause damages to system), inspector will not operate air conditioner and cooling systems components when weather conditions is under 65 degrees F. because will cause damages to cooling Air conditioning systems. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit or external components. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout the structure cannot be determined by a visual inspection. However, these items can help with overall efficiency and should be evaluated by a qualified heating and air conditioning technician. The inspector does not perform pressure tests on coolant systems: therefore, no representation is made regarding refrigerant charge or line integrity. We turn on air conditioner and heating system for estimate 1.5 hours to be able to proper test temperatures from every register present to make sure proper hot and cold air vent out of registers, but we are not HVAC contractors. Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death.

Therefore, it is essential that any recommendations we make for service or further evaluation 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 or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. We recommend to hire licensed heating and air conditioner technician to perform a full diagnose of air conditioner and heat system before close of escrow to know the exact conditions and life expectancy and to acknowledge maintenance recommendations.

Electrical: Home inspector, 1st america Inspectors are not licensed electricians and in accordance with the standards of practice we only test a representative number of switches and receptacle outlets and GFCI do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. 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 additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment. Recommend to hire licensed electrician to acknowledge full conditions of main and sub electrical panels.

Plumbing: The home inspector in no way can determine the condition plumbing pipes that are concealed in walls cavities and below grade. The home inspector will do his best to describe what type systems are present in. Inspector will perform thorough test of water heater testing most of all plumbing at same time to make sure water heater does not run out of hot water and provides proper water (hot and cold) flow throughout all faucets when majority of all plumbing on at same time. The home inspector will not determine the percentage of material type of plumbing present at time of home inspection. Home inspector will diagnose the visual plumbing system, only, to visually look for active plumbing leaks....This does not mean that there is not leaks present...It means that there were no VISUAL leaks. Home inspector does not open walls/ceiling/floors etc.,this not allowed during a basic home inspection. The plumbing inspection is not a guarantee or warranty against future leaks, clogs or predictions of the future performance of the plumbing systems. It is merely a snapshot of the functionality of the primary plumbing system, only, for the time that home inspection was performed, from beginning of inspection to end of inspection...once the inspector leaves home there can be a plumbing leak at any time; therefore, recommend to hire licensed plumber to evaluate all plumbing, hire licensed certified water leak detection specialist company to fully diagnose all plumbing for water leaks that are not visual to the eye of home inspector. Hire licensed certified plumber that specializes in main sewer camera inspections to acknowledge conditions of main sewer line/pipe underground.

Limited access to attic, further evaluate: home inspector did not have full access to attic space due to insulation and ductwork in the way. Inspector does not move insulation, take apart insulation, nor, move/disconnect ductwork to, also, does not install 3/4" plywood over ceiling joist to be able to walk/crawl through attic from one side to other side(s) to fully inspect attic, recommend to hire licensed contractor to fully inspect attic to fully acknowledge 100 % conditions of structure, insulation, ducting, electrical, venting, plumbing etc. note, for the safety of inspector, the inspector does not walk on top of insulation to prevent falling down through drywall ceiling or to prevent any types of damages, also, inspector does not walk over the ceiling joists, truss, beams inside attic for his safety. Inspector will only inspect attic where the access is safe with plywood professional installed to be able to walk crawlspace. The inspector is not required to: enter the attic or any unfinished spaces

that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard, pose trip hazard when walkway/crawling on plywood. Inspector not required to...*move, touch or disturb insulation,*move, touch or disturb vapor retarders,*break or otherwise damage the surface finish or weather seal on or around access panels or covers. *identify the composition or R-value of insulation material,*activate thermostatically operated fans,*determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring, *determine the adequacy of ventilation.

Limited access, further evaluate: when occupied home or vacant home with personal items/ furnished home with heavy amounts of personal items that block viewing/inspecting against walls, against floors, against ceilings, personal items inside all sink cabinet bottoms, inside all cabinets, inside all closets, inside garage, inside garage closets/cabinets, inside laundry area, inside inclosed/open patios, inside all rooms; therefore all locations mentioned are not part of home inspection that were blocked because of personal items that are blocking item/component in need of inspection. note, home inspector does not move any types of personal items/components/appliances/furnitures etc. that block/prevent any type of location/item/component/electrical/walls/floors/ceilings to inspect. Note, once personal items are removed by seller, recommend seller to disclose visual conditions of walls-ceilings-floors-electrical, conditions inside all cabinets, all rooms, garage disclose conditions of all sink cabinet bottom etc, then, inspect/re-inspect all locations that were blocked/hidden behind personal. items/furniture/components that were blocked at time of inspection by qualified contractor and/or inspector.

Unpermitted additions, permitted additions: when purchasing ANY type of property (single family residence, Condo, PUD, manufacture home, duplex, triplex, fourplex, or residential type of property) , recommend to hire contractor to go and/or call city before contingency period end for inspections and/or before escrow period ends and verify of ANY types of unpermitted additions to house...for example bedrooms, bathrooms, inclosed/open patio structures, kitchens, den, office, family rooms, laundry rooms, sun rooms, lofts, detached structures, carports, garages, workshops etc. note, home inspector or 1st America Inspectors does not verify of any types unpermitted additions or does not verify permits of any types, does not veriy garage conversions to living space... Before close of escrow/sale...hire contractor to verify all home in it's present conditions is permitted...living square feel, property square feel, property type, bedroom count, bathroom count, living room, dinning area, family room, office/den, kitchen, workshop, guest quarters, casita,
Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) etc.

Termite and Pest Control: hire licensed termite and pest control company to acknowlege if there are any termite, pests present, dry rot damages, any type of damages due to termite-pests-dry rot etc. to acknowledge costs of repair and amount of damages.

Pool and spa: around pool or around combo pool-spa structure and/or above ground spa...missing 5' feet high fence with self-closing, self-latching with self lock that is lockable with key, gate must open away from pool, missing 2 (two) additional layers of protection to be in place in addition to the 5’ property fence (These additional layers of protection should be 5’ tall removable mesh pool fence that meets ASTM F-2286 standards.The mesh fence must have a self-closing, self-latching, self locking gate open away from pool or combo pool-spa or above ground spa and is lockable with a key. Furthermore, the fence must be at least 20” away from the pool’s edges). Additionally, an approved pool and spa alarm should be installed inside the pool and spa, as well as an approved safety covers. Additionally, should install an approved safety cover overs the pool and spa. You can install a pool and spa enclosures that isolates the pool and spa from the backyard and/or home per contractor's recommendations or install a self-closing, self-latching device with a release mechanism that is placed no lower than 5'. Missing alarms on all doors and windows that provide direct access to the swimming pool, spa, or hot tub area. Also, all exterior gate(s) must have alarms, must open away from pool, must self close, self latch, self lock with key. Above ground spa missing approved cover with with alarm, self latch, self lock that has appoved type key to open above ground spa's cover by adult. Buyer or client must hire licensed pool-spa contractor specialist in safety features for pool, spas, hot tubs to install all Injury-drowning Prevention features and that comply with requirements of california up to date (before moving in home and/or before closing escrow or before occuping home)

to make pool, spa, hot tub are safe to today's california standards codes to prevent any types of pain and suffering a person of any age, and up to death of person of any age.

Additions to Contract:

1) Items included in home inspection: elements that are VISUAL &ACCESSIBLE within the structure (attic/crawl space/exterior/interior), only, for time that inspection performed, after, inspector leaves home/property conditions of home will change/damage (inspection takes estimate 2 to 3 hours); therefore, there are no types of warranties. Items included in inspection are...central A.C./Heat system conditions, top-vent/direct vent built-in heating system , interior of home, exterior of home, structures attached to main structure, electrical, interior and exterior visual plumbing, raised foundations crawlspace, basement, VISUAL roof covering, siding, interior/exterior walls, interior flooring, VISUAL exterior slope around main structure (inspector does not water down walkways surrounding areas around building to confirm slope), interior ceilings, garage's visual ceilings-walls-floor, and (only) built-in appliances. Copy and paste this link/webside to see in further details the Standards of Practice for performing home inspection (items required and items not required when performing inspection): https://www.nachi.org/sop.htm

1 B) client agrees and understands IST-AMERICA INSPECTORS or inspector shall have no obligation to repair or replace any items found to be defective at time or items found defective after the of inspection performed, whether or not discussed in the written report. Conditions that may exist relating to any legal and/or public records, building and safety city department, city codes are outside the scope of this inspection. 1ST-AMERICA INSPECTORS cannot determine during the inspection that the roof has active leaks or is watertight: the rating is on the roof covering material, only. Inspector does not lift roof shingles/tiles/roll roofing/gravel to see under the roof covering to determine conditions and number of roof layers (seller must disclose conditions of roof for active and past leaks). Further, this inspection does not cover city/county code compliances, soil or groundwater contamination, geological, design, adequacy evaluation, or any low voltage wiring. 1ST-AMERICA INSPECTORS, reserves a 5% margin or tolerance. This inspection will include the above elements unless otherwise restricted by the client, or other items blocking the view/inspector does not have visual access. At times, conditions may exist and may not have any visible signs to indicate its existence. Such items must be disclosed by the seller of the properly. 1ST-AMERICA INSPECTORS recommends that client seek the advice of his legal counsel and/or real estate agent to identify items subject to seller's disclosure in addition to those set forth in home inspection report. IST-AMERICA INSPECTORS are performed with consideration given to the age of the structure, items marked good must in all cases be considered good for the age of the item. Also, items in less than good condition must be marked as such, even though the condition may be normal for the age. Opinions vary from person to person and the report is the opinion of the inspector and must be considered as such. This report is not a mold, asbestos, or any other hazardous material inspection. Home inspector does not inspect used/older homes to bring old codes to new construction city codes...like when new additions built, major renovation, new construction home built per city code requirements in the date home inspection done. Home inspector is not a city inspector.

2) Payment of the fee entitles client one copy, only, emailed to client PDF format with photographs. Payment, in check/cash/zelle/venmo is due at time of inspection or prior to the start of inspection. The liability of 1ST-AMERICA INSPECTORS is LIMITED to the terms and conditions as set forth in this contract between 1st america inspectors and client.

2.B) Client/buyer/seller expressly releases 1ST-AMERICA INSPECTORS from any and all claims arising in/out of contract or ANYTHING/ANY damages to property, any defects/damages that arise within property, starting from the time the inspection starts and there after. Homes are used property and used homes have used items/components/structure etc. and as time passes they wear causing items/components/structure to malfunction/damage/break down or not operate properly in its original conditions when inspection performed, and therefore cause further defects/damages due to home being used when occupied or vacant. When homes are vacant people/contractors/handyman service/maintain/repair/owners/agents etc. use the property as they enter/exit home; therefore will/can cause damages or additional wear to home which then can causes a damage/defect,. Also, contractors/service/repairs/maintenance or use of home, after, inspection will cause damages to

items due to improper repairs/installations.

3) Client represents and assures 1ST-AMERICA INSPECTORS that client has secured all approvals necessary for entry into the house to be inspected. Client further agrees to defend, indemnify and hold harmless 1ST-AMERICA INSPECTORS from demands or claims alleging a trespass upon the premises to be inspected. It is the responsibility of the Client of real estate agent to ensure the utilities are "ON" at time of inspection (re-inspection fee will be charged to come back and reinspect because utilities are OFF). 1ST-AMERICA INSPECTORS recommends for buyers/seller to go to city and check/verify ALL permits on home, verify living square footage on structure and land., consult with contractor.

4) This Order form, with its terms, conditions and disclosures, constitutes the entire agreement between 1ST-AMERICA INSPECTORS and client. Both parties agree that there is no representation, statement or agreement not set forth herein or incorporated by reference. No waiver, alteration of modification of this contract shall be valid unless it is in writing and signed by an authorized representative of both parties. 1ST-AMERICA INSPECTORS recommends proper attention by the appropriate licensed contractor.

5) 1ST-AMERICA INSPECTORS has no liability of any kind for occupied/unoccupied homes and structures, and the inspection is only good until the inspector leaves the property. Disgruntled seller/squatters/vacant homes often change the conditions of the property and no guarantees are made of any kind by 1ST-AMERICA INSPECTORS.

6) 1ST-AMERICA INSPECTORS is not licensed specialist contractor in trade of MOLD/ASBESTOS/LEAD inspections; we recommend to hire licensed contractor specialist in each trade to inspect and perform tests to evaluate conditions of home. 1ST-AMERICA INSPECTORS recommends for buyers/sellers to perform asbestos inspections on homes built between "1930" to "1978".

7) client understands the Terms and Conditions of this inspection and accept them, and also accept the Waiver Conditions.

8) I have full authority to execute this contract. Client fully understand the fact that only the original client on this contract-report shall be entitled to the information contained in the inspection report/contract.

9) Client for this inspection report shall be liable for 1ST-AMERICA INSPECTOR'S attorney's fees AND any other fees in the event of any type of litigation/lawsuit against 1ST-AMERICA INSPECTORS. Any negative comments/actions reflected on/towards 1ST-AMERICA INSPECTORS shall be grounds for a slander-suit for defamation of character in Superior Court. The defamation of charactor suit shall be filed against the instigator of said comments/actions.

10) I have read and understand the terms and conditions of this contract as set forth on this form. I fully understand by receiving this contract in any form, by email attachment or hard copy this contractor has been accepted by all parties (no signature required as long as form received by client/agent's client by email), client and 1ST-AMERICA INSPECTORS.

11) 1ST-AMERICA INSPECTORS does NOT inspect for Pests or Non-visual dry rot damages, solar systems, ponds, fire pits, fire sprinkler systems, non built-in appliances, built-in vacuum systems, septic tanks, water filtration systems/softener system, barbecue grills, sump pumps, water falls. Recommend to consult with specialist in trade. See INTERNACHI standard of practice for further items NOT part of home inspections.

12) Items that 1ST-AMERICA INSPECTORS does not inspect: anything under slab foundations, insulation between walls and cathedral ceiling, can not verify if structure is bolted onto structure if covered between walls, can not verify underlayment on roofs, can not verify dual pane windows air tight sealed.See standard of practice items NOT part of home inspection.

13) 1ST-AMERICA INSPECTORS recommends to have gas company/licensed plumber check ALL gas lines for leaks and damages to gas lines.

14) 1st-America Inspectors, and/or Eberth Salazar recommends for client to hire licensed termite company to inspect for any types of Pests and dry rot damages. 1st-America Inspectors is not a licensed termite company.

15) Thermal Imaging, water leak detection, sewer camera inspection, termite inspection, septic tank, water well etc., is not part of home inspection.

16) Client understands that 1st-America Inspectors and/or home inspector does not give any types of warranties and/or guarantees to client for inspection performed at this subject property.

17) 1st-America Inspectors recommend for client to purchase one year home warranty program with 3rd party company.

18) Further evaluate, limited access: home inspector did not have full access to attic space due to insulation and some ductwork in the way. Inspector does not move insulation, nor, move/disconnect ductwork to walk/crawl through attic to fully inspect attic, recommend to hire licensed contractor to fully inspect attic to fully acknowledge 100 % conditions of structure, insulation, ducting, electrical, venting, plumbing etc. note, for the safety of inspector, the inspector does not walk on top of insulation to prevent falling down through drywall ceiling or to prevent any types of damages. Inspector will only inspect attic where the access is safe.

19) Client accepts and agrees to all items terms disclosures mentioned stated above in this inspection contract at time that client receives a copy of report.

1. Contract, section above

Contract:

• 1) Items included in home inspection: elements that are VISUAL & ACCESSIBLE within the structure (attic/crawl space/exterior/interior) on the date of inspection ONLY...central A.C./Heat system conditions, top-vent/direct vent built-in heating system , interior/exterior attached to structure electrical, interior visual plumbing as being tested, raised foundations, basement, VISUAL roof covering, siding, interior/exterior walls, interior flooring, VISUAL exterior slope around main structure (inspector does not water down walkways surrounding areas around building to confirm slope), interior ceilings, garage ceilings, and (only) built-in appliances. Copy and paste this link/webside to see in details the Standards of Practice for performing home inspection (items required and items not required when performing inspection): https://www.nachi.org/sop.htm
1 B) client agrees and understands IST-AMERICA INSPECTORS shall have no obligation to repair or replace any items found to be defective at time of inspection, whether or not discussed in the written report. Conditions that may exist relating to any legal and/or public records, building and safety city department, city codes are outside the scope of this inspection. 1ST-AMERICA INSPECTORS cannot determine during the inspection that the roof has active leaks or is watertight: the rating is on the roof covering material, only. Inspector does not lift roof shingles/tiles/roll roofing/gravel to see under the roof covering to determine conditions and number of roof layers (seller must disclose conditions of roof for active and past leaks). Further, this inspection does not cover city/county code compliances, soil or groundwater contamination, geological, design, adequacy evaluation, or any low voltage wiring. 1ST-AMERICA INSPECTORS reserves a 5% margin or tolerance. This inspection will include the above elements unless otherwise restricted by the client, or other items blocking the view/inspector does not have visual access. At times, conditions may exist and may not have any visible signs to indicate its existence. Such items must be disclosed by the seller of the properly. 1ST-AMERICA INSPECTORS recommends that client seek the advice of his legal counsel and/or real estate agent to identify items subject to seller's disclosure in addition to those set forth in home inspection report. IST-AMERICA INSPECTORS are performed with consideration given to the age of the structure, items marked good must in all cases be considered good for the age of the item. Also, items in less than good condition must be marked as such, even though the condition may be normal for the age. Opinions vary from person to person and the report is the opinion of the inspector and must be considered as such. This report is not a mold, asbestos, or any other hazardous material inspection. Home inspector does not inspect used/older homes to bring old codes to new construction city codes...like when new additions built, major renovation, new construction home built per city code requirements in the date home inspection done. Home inspector is not a city inspector.

2) Payment of the fee entitles client one copy, only, emailed to client PDF format with photographs. Payment, in check/cash/zelle/venmo is due at time of inspection or prior to the start of inspection. The liability of 1ST-AMERICA INSPECTORS is LIMITED to the terms and conditions as set forth in this contract between 1ST-AMERICA INSPECTORS and client.

2.B) Client expressly releases 1ST-AMERICA INSPECTORS from any and all claims arising in/out of contract or ANYTHING/ANY damages to property, any defects/damages that arise within property, starting from the time the inspection ends and there after. Homes are used property and used homes wear causing items to malfunction/damage or not operate properly in its original conditions when inspection performed, and therefore cause further defects due to home being used when occupied/vacant. When homes are vacant people/contractors/handyman service/maintain/repair, walk in/out of property; therefore will/can cause damages to home, then items can break down or not operate properly. Also, contractors service/repair items, after, inspection and can cause damages to items due to improper repairs/installations.

3) Client represents and assures 1ST-AMERICA INSPECTORS that client has secured all approvals necessary for entry into the house to be inspected. Client further agrees to defend, indemnify and hold harmless 1ST-AMERICA INSPECTORS from demands or claims alleging a trespass upon the premises to be inspected. It is the responsibility of the Client of real estate agent to ensure the utilities are "ON" at time of inspection (re-inspection fee will be charged to come back

and reinspect because utilities are OFF). 1ST-AMERICA INSPECTORS recommends for buyers/seller to go to city and check/verify ALL permits on home, verify living square footage on structure and land., consult with contractor.

4) This Order form, with its terms, conditions and disclosures, constitutes the entire agreement between 1ST-AMERICA INSPECTORS and client. Both parties agree that there is no representation, statement or agreement not set forth herein or incorporated by reference. No waiver, alteration of modification of this contract shall be valid unless it is in writing and signed by an authorized representative of both parties. This contract shall be construed and governed by the laws of the State Of California. For all areas marked outside of good conditions. 1ST-AMERICA INSPECTORS recommends proper attention by the appropriate licensed contractor.

5) 1ST-AMERICA INSPECTORS has no liability of any kind for occupied/unoccupied homes and structures, and the inspection is only good until the inspector leaves the property. Disgruntled seller/squatters/vacant homes often change the conditions of the property and no guarantees are made of any kind by 1ST-AMERICA INSPECTORS.

6) 1ST-AMERICA INSPECTORS is not licensed specialist contractor in trade of MOLD/ASBESTOS/LEAD inspections; we recommend to hire licensed contractor specialist in each trade to inspect and perform tests to evaluate conditions of home. 1ST-AMERICA INSPECTORS recommends for buyers/sellers to perform asbestos inspections on homes built between "1930" to "1978".

7) client understands the Terms and Conditions of this inspection and accept them, and also accept the Waiver Conditions.

8) I have full authority to execute this contract. Client fully understand the fact that only the original client on this contract-report shall be entitled to the information contained in the inspection report/contract.

9) Client for this inspection report shall be liable for 1ST-AMERICA INSPECTOR'S attorney's fees AND any other fees in the event of any type of litigation/lawsuit against 1ST-AMERICA INSPECTORS. Any negative comments/actions reflected on/towards 1ST-AMERICA INSPECTORS shall be grounds for a slander-suit for defamation of character in Superior Court. The defamation of charactor suit shall be filed against the instigator of said comments/actions.

10) I have read and understand the terms and conditions of this contract as set forth on this form. I fully understand by receiving this contract in any form, by email attachment or hard copy this contractor has been accepted by all parties (no signature required as long as form received by client/agent's client by email), client and 1ST-AMERICA INSPECTORS.

11) 1ST-AMERICA INSPECTORS does NOT inspect for Pests or Non-visual dry rot damages, solar systems, ponds, fire pits, fire sprinkler systems, non built-in appliances, built-in vacuum systems, septic tanks, water filtration systems/softener system, barbecue grills, sump pumps, water falls. Recommend to consult with specialist in trade. See INTERNACHI standard of practice for further items NOT part of home inspections.

12) Items that 1ST-AMERICA INSPECTORS does not inspect: anything under slab foundations, insulation between walls and cathedral ceiling, can not verify if structure is bolted onto structure if covered between walls, can not verify underlayment on roofs, can not verify dual pane windows air tight sealed.See standard of practice items NOT part of home inspection.

13) 1ST-AMERICA INSPECTORS recommends to have gas company/licensed plumber check ALL gas lines for leaks and damages to gas lines.

14) 1st-America Inspectors, and/or Eberth Salazar recommends for client to hire licensed termite company to inspect for any types of Pests and dry rot damages. 1st-America Inspectors is not a

licensed termite company.

15) Thermal Imaging is not part of home inspection.

16) Client understands that 1st-America Inspectors and/or Eberth Salazar does not give any types of warranties and/or guarantees to client for inspection performed at this subject property.

17) 1st-America Inspectors and/or Eberth Salazar recommend for client to purchase one year home warranty program with 3rd party company.

18) Further evaluate, limited access: home inspector did not have full access to attic space due to insulation and some ductwork in the way. Inspector does not move insulation, nor, move/disconnect duct work to walk/crawl through attic to fully inspect attic, recommend to hire licensed contractor to fully inspect attic to fully acknowledge 100 % conditions of structure, insulation, ducting, electrical, venting, plumbing etc. note, for the safety of inspector, the inspector does not walk on top of insulation to prevent falling down through drywall ceiling or to prevent any types of damages. Inspector will only inspect attic where the access is safe.

19) Hire licensed termite and pest control company to inspect home for any types of termites, termite damages, dry rot damages, rodents, mice, rats, bats, bees, wasps, roaches etc. to determine costs of repairs to exterminate and to determine of any damages that have been done by these types of pests, rodents,termites etc.

20) • This inspection is intended to identify major material defects only. Minor and cosmetic issues are excluded
from inspection and report, but may be included in some comments as a courtesy. Small nail holes, drywall
nail pops, small cracks, chipped areas, dirty areas and cosmetic blemishes are considered cosmetic in most
cases.
• Small cracking may be found throughout the structure, this is normal for California construction and
generally caused by settling, earthquake, and wind conditions.
• It is common for many Sellers to patch, paint or touch up areas of the structure prior to selling. Recent
paint or patching may cover known past defects not detectable by the Inspector - consult the seller/disclosures for all past repairs. It is beyond the scope of the inspection for the Inspector to note all
patched areas locations or to try to determine the reason for any patches or past repairs.

21) **Client accepts and agrees to all items terms disclosures mentioned stated above in this inspection contract.**

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Valley	The internal angle formed by the junction of two sloping sides of a roof.