Reports Package

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CALIFORNIA ASSOCIATION OF REALTORS®

RECEIPT FOR REPORTS No. ONE

(C.A.R. Form RFR, Revised 12/25)

In accordance with the terms and conditions of the Purchase Agreement OR ☐ Other _____ _____ dated _____, on property known as ***343 Carroll Park East, Long Beach, CA 90814*** ("Property"), between _____ ("Buyer") and ***Brandon Traudt, Successor Co-Trustee, Lisa Traudt, Successor Co-Trustee*** ("Seller").

1. **REPORTS BEING PROVIDED:** ☒ Buyer or ☐ Seller is being provided with the following reports, documents, inspection reports, disclosures, proposals, estimates or invoices ("Reports") checked in **paragraphs 4** and **5**.
2. **REPORTS NOT VERIFIED BY BROKER OR SELLER:** Broker and Seller have not verified the representations in such Reports and make no representation themselves regarding the adequacy and completeness of such Reports or the performance of the person conducting such inspections or preparing the Reports.
3. **BUYER'S OWN INVESTIGATIONS:** Any Reports not ordered by Buyer should not be considered as a substitute for Buyer obtaining their own inspections and Reports covering the same items and any other matter affecting the value or desirability of the Property.
4. **LIST OF REPORTS PROVIDED TO BUYER OR SELLER THAT WERE ORDERED FOR THIS TRANSACTION:**

		Report, Document or Disclosure	Ordered by	Prepared By	Dated	Via Link
A.	☒	Wood Destroying Pest Inspection	☐ B ☒ S	***America West Termite Co., Inc.***	***07/24/2026***	☐
B.	☒	Home Inspection Report	☐ B ☒ S	***Inspection Industries, LLC***	***09/28/2026***	☐
C.	☐	Title: Preliminary Report	☐ B ☐ S			☐
D.	☐	Roof Inspection	☐ B ☐ S			☐
E.	☐	Sewer Lateral Report	☐ B ☐ S			☐
F.	☐	Natural Hazard Disclosure Report	☐ B ☐ S			☐
G.	☐	Domestic Well Test	☐ B ☐ S			☐
H.	☐	Septic/Private Sewage Inspection	☐ B ☐ S			☐
I.	☐	HVAC Inspection	☐ B ☐ S			☐
J.	☐	Government Inspection or Report	☐ B ☐ S			☐
K.	☐	Statutory Condominium/Planned Development Disclosures (Civil Code § 4525)	☐ B ☐ S			☐
L.	☐	Contractual Condominium/Planned Development Disclosures	☐ B ☐ S			☐
M.	☐	Lease Documents	☐ B ☐ S			☐
N.	☐	Tenant Estoppel Certificates	☐ B ☐ S			☐
O.	☒	***Termite Work Authorization Contract***	☐ B ☒ S	***America West Termite Co., Inc.***	***09/14/2026***	☐
P.	☐		☐ B ☐ S			☐
Q.	☐		☐ B ☐ S			☐
R.	☐					

Principal's Initials _____/_____

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5. **LIST OF REPORTS FROM PREVIOUS TRANSACTIONS OR OTHERWISE IN SELLER'S POSSESSION:** Seller either obtained the following Reports from a previous transaction or otherwise had the Reports in their possession. Unless otherwise disclosed or noted, Seller has not verified the information and has no further knowledge regarding such Reports. Such Reports may not be up-to-date and may not reflect the current condition of the Property.

	Report, Document or Disclosure	Prepared By	Dated	Via Link
A.	☐ _____	_____	_____	☐
B.	☐ _____	_____	_____	☐
C.	☐ _____	_____	_____	☐
D.	☐ _____	_____	_____	☐
E.	☐ _____	_____	_____	☐
F.	☐ _____	_____	_____	☐
G.	☐ _____	_____	_____	☐
H.	☐ _____	_____	_____	☐
I.	☐ _____	_____	_____	☐
J.	☐ _____	_____	_____	☐
K.	☐ _____			

_____

6. **REPORTS DELIVERED VIA LINK:** For all Reports identified by a check below, Buyer is unable or unwilling to open the link, is unable to download the documents in the link, or prefers to receive the documents directly rather than via a link.
   - **A.** ☐ All Reports Delivered via link.
   - **B.** ☐ _____
   - **C.** ☐ _____
7. **ADDITIONAL INVESTIGATION RECOMMENDATIONS:** If any of the above Reports recommends Buyer obtain additional investigations, Buyer should contact qualified experts to determine if such additional investigations are necessary. If Buyer does not do so, Buyer is acting against Broker's advice.
8. **REPORTS PREPARED FOR PERSONS OTHER THAN BUYER:** Buyer has been advised that if Buyer receives any Report that has not been ordered by Buyer (whether prepared by or for Seller or others), Buyer may have no recourse against the preparer of the Report for any errors, inaccuracies or missing information. Buyer is advised to check with the preparer of any Report to determine if preparer will offer Buyer such recourse.

The Party receiving the Reports acknowledges receipt of the Reports checked above. Unless otherwise specified in paragraph 6, if Via Link is checked by any report above, the Party receiving the Reports acknowledges being able to access any and all Reports delivered via a link.

By signing below, the Party receiving the Reports acknowledges that they have received a copy of this Receipt for Reports, and they have read and understand its terms.

☒ Buyer ☐ Seller _____ Date _____

☐ Buyer ☐ Seller _____ Date _____

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INVOICE

America West TERMITE CO., Inc.
10742 Noel, Los Alamitos, CA 90720
714-827-1636 ◌ 562-435-9321 ◌ Fax 714-827-6782
Email: Dorene@americawesttermite.com
www.americawesttermite.com

DATE	REPORT #	ESCROW #	PROPERTY LOCATION
07/27/2026	260692 -V		343 CARROLL PARK EAST, LONG BEACH CA 90814

TO: **TRAUDT LIVING TRUST**
C/O REALTY

286031	07/24/2026	Inspection	$150.00
		Balance Due:	$150.00

RETAIN THIS COPY FOR YOUR RECORDS

DUE AND PAYABLE WITHIN 10 DAYS

1.5% per month charged on all past due accounts. This is an annual percentage rate of 18%
(Interest charged persuant to the Robinson-Patman Act)

NOTICE: "Under the Mechanics'Lien law, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property but is not paid for his work or supplies, has the right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness.This can happen even if you have paid your own contractor in full, if the subcontractor, laborer, or supplier remains unpaid."

THANK YOU FOR YOUR BUSINESS

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO.	STREET, CITY, STATE, ZIP	Date of Inspection	No. of Pages
343	CARROLL PARK EAST, LONG BEACH CA 90814	7/24/2026	11

America West TERMITE CO., Inc.
10742 Noel, Los Alamitos, CA 90720
714-827-1636 ◌ 562-435-9321 ◌ Fax 714-827-6782
Email: Dorene@americawesttermite.com
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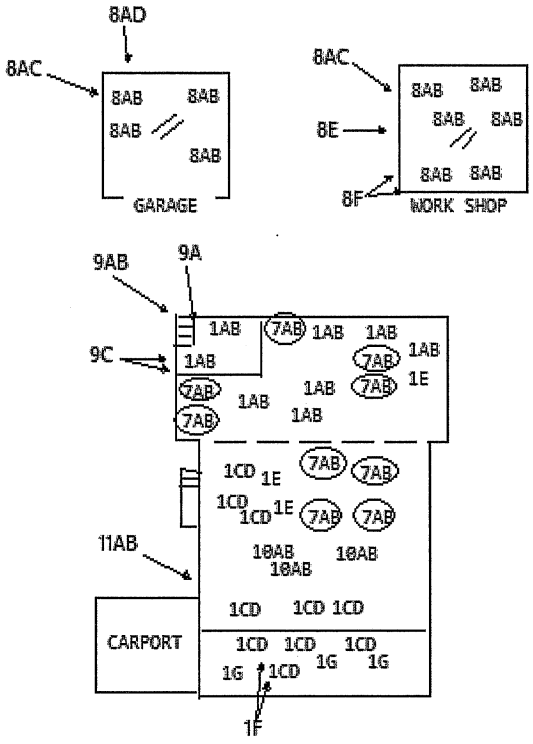
Firm Registration No. PR 3181	Report No. 260692	Escrow No.
Ordered By: REAL BROKERAGE TECHNOLOGIES 5534 E 7TH ST. LONG BEACH, CA 90804 Attn: ORIANA SHEA	Property Owner/Party of Interest TRAUDT LIVING TRUST C/O REALTY	Report Sent To: REAL BROKERAGE TECHNOLOGIES 5534 E 7TH ST. LONG BEACH, CA 90804 Attn: ORIANA SHEA

COMPLETE REPORT [X] LIMITED REPORT [ ] SUPPLEMENTAL REPORT [ ] REINSPECTION REPORT [ ]

General Description:	Inspection Tag Posted:
ONE STOY WOODSIDED HOUSE, WITH DETACHED 1 CAR GARAGE AND DETACHED WORK SHOP.	ATTIC
	Other Tags Posted: NONE NOTED

An inspection has been made to the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites [X] Drywood Termites [X] Fungus/Dryrot [X] Other Findings [X] Further Inspection [ ]
If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.



Inspected by VINCENT DRISCOLL State License No. FR48174 Signature

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceeding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California 95815.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control board at (916) 561-8708, or (800) 737-8188 or www.pestboard.ca.gov.

A. Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These include but are not limited to: inaccesible and/or insulated attics or portions thereof, attics with less than 18" clear crawl space, the interior of hollow walls; spaces between a floor or porch deck and the ceiling below; area where there is no access without defacing or tearing out lumber, masonry or finished work; areas behind stoves, refigerators or beneath floor coverings, furnishings; areas where encumberances and storage, conditions or locks make inspection impractical, portions of the subarea concealed or made inaccessible by ducting or insulation, area beneath wood floors over concrete, and areas concealed by heavy vegetation. Areas or timbers around 2nd story eaves were visually inspected from ground level only. Although we make visual examinations, we do not deface or probe window/door frames or decorative trims. Unless otherwise specified in this report, we do not inspect fences, sheds, dog houses, detached patios, detached wood decks, wood retaining walls or wood walkways. We assume no responsibility for work done by anyone else, for damage to structure or contents during our inspection, or for infestation, infection, adverse conditions or damage undetected due to inaccessibility or non-disclosure by owner/agent/tenant.

B. Slab floor construction has become more prevalent in recent years. Floor covering may conceal cracks in the slab that will allow infestation to enter. Infestations in the walls may be concealed by plaster so that a diligent inspection may not disclose the true condition. These areas are not practical to inspect because of health hazards, damage to the structure; or inconvenience. They were not inspected unless described in this report. We recommend further inspection if there is any question about the above noted areas. Ref: Structural Pest Control Act, Article 6, Section 8516(b), paragraph 1990(i). Amended effective March 1, 1974. Inspection is limited to disclosure of wood destroying pests or organisms as set forth in the Structural Pest Control Act, Article 6, Section 8516(b), Paragraph 1990-1991.

C. This company will reinspect repairs done by others with four months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each reinspection. The reinspection must be done within ten (10) working days of request. The reinspection is a visual inspection and if inspection of concealed areas is desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs. NOTE: Authority cited: Section 8525 Business and Professions Code. Reference: Section 8516, Business and Professions Code.

D. This report includes findings related to the presence/non-presence of wood destroying organisms and/or visible signs of leaks in the accessible portions of the roof. The inspector did not go onto the roof surface due to possible physical damage to the roof, or personal injury. No opinion is rendered nor guarantee implied concerning the water-tight integrity of the roof or the condition of the roof and roofing materials. If interested parties desire further information on the condition of the roof, we recommend that they engage the services of a licensed roofing contractor.

E.This is a report of the condition of the stall shower at the time of inspection only, and should not be confused as a guarantee. Second story stall showers are inspected but not water tested unless there is evidence of leaks in ceiling below. Ref: Structural Pest Control Rules and Regulations, Sec. 8516G. Sunken or below grade showers or tubs are not water tested due to their construction.

F. During the course of/or after opening walls or any previously concealed areas, should any further damage or infestation be found, a supplementary report will be issued. Any work completed in these areas would be at Owner's direction and additional expense.

G. During the process of treatment or replacement it may be necessary to drill holes through ceramic tiles or other floor coverings; These holes will then be sealed with concrete. We will exercise due care but assume no responsibility for cracks, chipping or other damage to floor coverings. We do not re-lay carpeting.

H. We assume no responsibility for damage to any Plumbing, Gas or Electrical lines, etc., in the process of pressure treatment of concrete slabs or replacement of concrete or structural timbers.

I. When a fumigation is recommended we will exercise all due care but assume no responsibility for damage to Shrubbery, Trees, Plants, TV Antennas or Roofs. A FUMIGATION NOTICE will be left with, or mailed or electronically sent to the Owner of this property, or his designated Agent. Occupant must comply with instructions contained in Fumigation Notice. During fumigation and
aeration, the possibility of burglary exists as it does any time you leave your home. Therefore, we recommend that you take any

steps that you feel necessary to prevent any damage to your property. We also recommend that you contact your insurance agent
and verify that you have insurance coverage to protect against any loss, damage or vandalism to your property. The company does not provide any onsite security except as required by state or local ordinance and does not assume any responsibility for care and custody of the property in case of vandalism, breaking or entering.

J. NOTICE: The charge for service that this company subcontracts to another registered company may include the company's
charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept America West Termite Co., Inc.'s bid or you may contract directly with another registered company licensed to perform the work. If you choose to contract directly with another registered company, America West Termite Co. Inc. will not in any way be reponsible for any act or omission in the performance of work that you directly contract with another to perform.

K. If you should have any questions regarding this report, please call or come by our office any weekday between 8:30 a.m. and 5:00 p.m.

L. I agree to pay reasonable attorney's fees if suit is required by this COMPANY to enforce any terms of this contract, together with the costs of such action, whether or not suit proceeds to judgement.

M. The total amount of this contract is due and payable upon completion of work unless otherwise specified. A finance charge computed at a Monthly rate of 1.5% of the unpaid balance (annual percentage rate of 18%) will be added to all accounts past due.

N. If this report is used for escrow purposes then it is agreed that this inspection report and Completion, if any, is part of the ESCROW TRANSACTION. However, if you received written or verbal instructions from any interested parties involved in this
escrow (agents, principals, etc.) to not pay our invoice at close of escrow, you are instructed by us not to use these documents to satisfy any conditions or terms of your escrow for purposes of closing the escrow. Further, you are instructed to return all of our documents and the most current mailing address you have on file for the property owner.

O. Owner/agent/tenant acknowledges and agrees that inspection of the premises will not include any type of inspection for the presence or non-presence of asbestos and that this report will not include any findings or opinions regarding the presence or non-presence of asbestos in, upon or about the premises, we recommend that you contact a contractor specifically licensed to engage in asbestos related work. Further, should we discover the presence of asbestos during our inspection of the premises or should our inspection of the premises cause a release of asbestos dust or particles, owner/agent/tenant shall be solely responsible for the cleanup, removal and disposal of the asbestos and the cost thereof. Owner/agent/tenant hereby agrees to waive any and all claims against this Company which are in any way related to the presence of asbestos on the premises and further agrees to indemnify and hold this company harmless from any and all claims of any nature asserted by any third party, including this Company's employees, which is in any way related to the presence of asbestos on the premises.

P. If a separated report has been requested, it is defined as section 1 & section 2 conditions evident on the date of inspection.

Section 1: Contains items where there is visible evidence of active infestation, infection or conditions that have resulted in or from
infestation or infection.

Section 2: Section 2 items area conditions deemed likely to lead to infestation or infection, but where no visible evidence of such was found.

Further Inspection: Further inspection items are defined as recommendations to inspect areas which during the original inspection, did not allow the inspector access to complete the inspection and cannot be defined as section 1 or section 2.

343	CARROLL PARK EAST, LONG BEACH CA 90814	7/24/2026	260692
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

1. SUBSTRUCTURE AREAS:

SUBSTRUCTURE AREAS: DRY-PARTIALLY ACCESSIBLE

NOTE: PARTIAL SUBFLOOR AT SUBAREA HAS INACCESSIBLE AREAS DUE TO CONSTRUCTION (INSULATION) AS MARKED ON DIAGRAM. IT IS NOT PRACTICAL TO MAKE ACCESSIBLE.

ITEM 1A EVIDENCE OF DRYWOOD TERMITES WAS NOTED IN THE SUBAREA FRAMING.

RECOMMENDATION: TARP OR TAPE AND FUMIGATE THE STRUCTURE WITH AN APPROVED FUMIGANT. (DUE TO INFESTATION EXTENDING INTO INACCESSIBLE AREAS. SEE OCCUPANTS FUMIGATION NOTICE, PESTICIDE DISCLOSURE AND INSTRUCTIONS FOR NECESSARY PREPARATIONS FOR ADDITIONAL FUMIGATION INFORMATION. FUMIGATION INCLUDES A 2 YEAR GUARANTEE AGAINST DRYWOOD TERMITES.

NOTE: IT IS COMMON FOR ADDITIONAL PELLETS TO SIFT DOWN OVER A PERIOD OF TIME DUE TO NORMAL HOUSEHOLD VIBRATIONS. THIS ESTIMATE IS TO COVER THE PELLETS ONE (1) TIME ONLY.
****** This is a Section 1 Item ******

ITEM 1B EVIDENCE OF DRYWOOD TERMITE PELLETS NOTED, AS MARKED ON DIAGRAM.

RECOMMENDATION: MASK OVER OR REMOVE THE DRYWOOD TERMITE PELLETS IN ACCESSIBLE AREAS. NOTE IT IS COMMON FOR ADDITIONAL PELLETS TO SIFT DOWN OVER A PERIOD OF TIME DUE TO NORMAL HOUSEHOLD VIBRATIONS. THIS ESTIMATE IS TO COVER THE PELLETS ONE TIME ONLY.
****** This is a Section 1 Item ******

ITEM 1C SUBTERRANEAN TERMITES WERE NOTED TUBING UP THE PIERS/FOUNDATION/SOIL TO THE SUBAREA.

RECOMMENDATION: TREAT THE SUBAREA WITH DEMON MAX (DILUTED) EPA REG #100-1012-ZA *ACTIVE INGREDIENTS - CYPERMETHRIN 25.3%, A REGISTERED TERMITICIDE, IN ACCORDANCE WITH THE MANUFACTURERS LABEL.

NOTE: WHEN CHEMICAL TREATMENT IS APPLIED, OWNER/TENANTS MUST VACATE PORPERTY 2 TO 4 HOURS.
****** This is a Section 1 Item ******

ITEM 1D EVIDENCE OF SUBTERRANEAN TERMITES TUBING WAS NOTED TO SUBAREA.

RECOMMENDATION: REMOVE/MASK ACCESSIBLE SUBTERRANEAN TERMITE TUBING/ EVIDENCE WHERE POSSIBLE.
****** This is a Section 1 Item ******

343	CARROLL PARK EAST, LONG BEACH CA 90814	7/24/2026	260692
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

1. SUBSTRUCTURE AREAS:

ITEM 1E CELLULOSE DEBRIS (WOOD, PAPER PRODUCTS) WITH EVIDENCE OF SUBTERRANEAN TERMITES WAS NOTED IN THE SUBAREA.

RECOMMENDATION: REMOVE THE CELLULOSE DEBRIS OF A RAKABLE SIZE. TREAT THE SUBAREA WITH A DEMON MAX (DILUTED), DERIVED FROM EPA REG NO. 100-1218-ZA *ACTIVE INGREDIENTS - CYPERMETHRIN 25.3%* A REGISTERED TERMITICIDE, IN ACCORDANCE WITH THE MANUFACTURERS LABEL.

NOTE: NOTICE TO ALL OWNERS/TENANTS - MOVE OUT OF PROPERTY FROM 2 TO 4 HOURS BEFORE ANY CHEMICAL TREATMENTS.
****** This is a Section 1 Item ******

ITEM 1F SUBTERRANEAN TERMITE DAMAGE/DRYROT DAMAGE NOTED TO POST (2 POST) AT PORCH AREA, AS MARKED ON DIAGRAM. DRYROT APPEARS TO BE CAUSED BY UNCONTROLLABLE EXTERIOR MOISTURE SOURCES.

RECOMMENDATION: REMOVE THE DAMAGE FOR FURTHER INSPECTION. IF NO FURTHER DAMAGE IS EXPOSED, REPLACE WITH CONSTRUCTION GRADE MATERIAL. NOTE IF FURTHER INSPECTION REVEALS REPORTABLE CONSITIONS, A SUPPLEMENTAL REPORT WILL BE ISSUED AND ADDITIONAL COSTS WILL BE MADE AT THAT TIME. (PRIMING/PAINTING NOT INCLUDED)
****** This is a Section 1 Item ******

ITEM 1G THERE IS EARTH-TO-WOOD CONTACT OR FAULTY GRADE LEVEL AT THE PIER POST IN THE SUBAREA.

RECOMMENDATION: REDISTRIBUTE THE SOIL TO BREAK THE EARTH-TO-WOOD CONTACT FOR FURTHER INSPECTION. IF FURTHER INSPECTION REVEALS REPORTABLE CONDITIONS, A SUPPLEMENTAL REPORT WILL BE ISSUED AND ADDITIONAL COSTS WILL BE MADE AT THAT TIME.
****** This is a Section 2 Item ******

2. STALL SHOWER:

STALL SHOWERS: TESTED-NO LEAKS

3. FOUNDATIONS:

FOUNDATIONS: CONCRETE PIERS ABOVE GRADE/BRICK

4. PORCHES/STEPS:

PORCHES - STEPS: CONCRETE EARTH FILLED/WOOD FRAMED

5. VENTILATION:

VENTILATION: ADEQUATE - ABOVE GRADE

6. ABUTMENTS:

ABUTMENTS: NONE NOTED

7. ATTIC SPACES:

ATTIC SPACES: PARTIALLY ACCESSIBLE

7. ATTIC SPACES:

ITEM 7A EVIDENCE OF DRYWOOD TERMITES WAS NOTED TO THE ATTIC FRAMING.

RECOMMENDATION: TARP OR TAPE AND FUMIGATE THE STRUCTURE WITH AN APPROVED FUMIGANT. (DUE TO INFESTATION EXTENDING INTO INACCESSIBLE AREAS. SEE OCCUPANTS FUMIGATION NOTICE, PESTICIDE DISCLOSURE AND INSTRUCTION FOR NECESSARY PREPARATIONS FOR ADDITIONAL FUMIGATION INFORMATION. FUMIGATION INCLUDES A 2 YEAR GUARANTEE AGAINST DRYWOOD TERMITES.

NOTE: IT IS COMMON FOR ADDITIONAL PELLETS TO SIFT DOWN OVER A PERIOD OF TIME DUE TO NORMAL HOUSEHOLD VIBRATIONS. THIS ESTIMATE IS TO COVER THE PELLETS ONE (1) TIME ONLY.
****** This is a Section 1 Item ******

ITEM 7B EVIDENCE OF DRYWOOD TERMITE PELLETS NOTED, AS MARKED ON DIAGRAM.

RECOMMENDATION: MASK OVER OR REMOVE THE DRYWOOD TERMITE PELLETS IN ACCESSIBLE AREAS. NOTE IT IS COMMON FOR ADDITIONAL PELLETS TO SIFT DOWN OVER A PERIOD OF TIME DUE TO NORMAL HOUSEHOLD VIBRATIONS. THIS ESTIMATE IS TO COVER THE PELLETS ONE TIME ONLY.
****** This is a Section 1 Item ******

8. GARAGES:

GARAGES: DETACHED 1-CAR GARAGE/DETACHED WORK SHOP

ITEM 8A EVIDENCE OF DRYWOOD TERMITES WAS NOTED TO THE GARAGE RAFTERS.

RECOMMENDATION: TARP OR TAPE AND FUMIGATE THE STRUCTURE WITH AN APPROVED FUMIGANT. (DUE TO INFESTATION EXTENDING INTO INACCESSIBLE AREAS). SEE OCCUPANTS FUMIGATION NOTICE, PESTICIDE DISCLOSURE AND INSTRUCTIONS FOR NECESSARY PREPARATIONS FOR ADDITIONAL FUMIGATION INFORMATION. FUMIGATION INCLUDES A 2 YEAR GUARANTEE AGAINST DRYWOOD TERMITES.

NOTE: IT IS COMMON FOR ADDITIONAL PELLETS TO SIFT DOWN OVER A PERIOD OF TIME DUE TO NORMAL HOUSEHOLD VIBRATIONS. THIS ESTIMATE IS TO COVER THE PELLETS ONE (1) TIME ONLY.
****** This is a Section 1 Item ******

ITEM 8B EVIDENCE OF DRYWOOD TERMITE PELLETS NOTED, AS MARKED ON DIAGRAM.

RECOMMENDATION: MASK OVER OR REMOVE THE DRYWOOD TERMITE PELLETS IN ACCESSIBLE AREAS. NOTE: IT IS COMMON FOR ADDITIONAL PELLETS TO SIFT DOWN OVER A PERIOD OF TIME DUE TO NORMAL HOUSEHOLD VIBRATIONS. THIS ESTIMATE IS TO COVER THE PELLETS ONE TIME ONLY.
****** This is a Section 1 Item ******

ITEM 8C DRYWOOD TERMITES HAVE DAMAGED RAFTERS TO THE GARAGE, AS MARKED ON DIAGRAM.

RECOMMENDATION: REMOVE THE DAMAGE FOR FURTHER INSPECTION. IF NO FURTHER DAMAGE IS EXPOSED, REPLACE WITH CONSTRUCTION GRADE MATERIAL. NOTE: IF FURTHER INSPECTION REVEALS REPORTABLE CONDITIONS, A SUPPLEMENTAL REPORT WILL BE ISSUED AND ADDITIONAL COSTS WILL BE MADE AT THAT TIME. (PRIMING/PAINTING IS NOT INCLUDED)
****** This is a Section 1 Item ******

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BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

8. GARAGES:

ITEM 8D DRYWOO TERMITE DAMAGE NOTED TO RAFTERS, AS MARKED ON DIAGRAM.

RECOMMENDATION: WOOD FILL DAMAGED AREAS AS NEEDED TO CORRECT. (PRIMING/PAINTING IS NOT INCLUDED)
****** This is a Section 1 Item ******

ITEM 8E DRYROT DAMAGE WAS NOTED TO THE DOOR SIDING, AS MARKED ON DIAGRAM. DRYROT APPEARS TO BE CAUSED BY UNCONTROLLABLE EXTERIOR MOISTURE SOURCES.

RECOMMENDATION: REMOVE THE DAMAGE FOR FURTHER INSPECTION. IF NO FURTHER DAMAGE IS EXPOSED, REPLACE WITH CONSTRUCTION GRADE MATERIAL. NOTE: IF FURTHER INSPECTION REVEALS REPORTABLE CONDITIONS, A SUPPLEMENTAL REPORT WILL BE ISSUED AND ADDITIONAL COSTS WILL BE MADE AT THAT TIME. (PRIMING/PAINTING NOT INCLUDED).
****** This is a Section 1 Item ******

ITEM 8F DRYROT DAMAGE WAS NOTED TO THE EAVES, AS MARKED ON DIAGRAM. DRYROT APPEARS TO BE CAUSED BY UNCONTROLLABLE EXTERIOR MOISTURE SOURCES.

RECOMMENDATION: REMOVE THE DAMAGE FOR FURTHER INSPECTION. IF NO FURTHER DAMAGE IS EXPOSED, REPLACE WITH CONSTRUCTION GRADE MATERIAL. NOTE: IF FURTHER INSPECTION REVEALS REPORTABLE CONDITIONS, A SUPPLEMENTAL REPORT WILL BE ISSUED AND ADDITIONAL COSTS WILL BE MADE AT THAT TIME. (PRIMING/PAINTING NOT INCLUDED).
****** This is a Section 1 Item ******

NOTE: ROOFING WILL BE RAISED/REMOVED TO EXPOSE DAMAGED WOOD MEMBERS. NO OPINION IS RENDERED NOR GUARANTEE IMPLIED CONCERNING THE WATER TIGHT INTEGRITY OF THE ROOF, OR CONDITION OF THE ROOF, AND DAMAGE TO ROOFING MATERIALS DURING REPAIR. NOTE: TILE ROOFS MAY REQUIRE A LICENSED ROOFER TO REMOVE/RE-INSTALL ROOFING AFTER REPAIRS HAVE BEEN COMPLETED AT AN ADDITIONAL COST.

9. DECKS/PATIOS:

DECKS/PATIOS/BALCONIES: WOOD DECK

ITEM 9A EVIDENCE OF DRYWOOD TERMITES WAS NOTED AT THE POST TRIM.

RECOMMENDATION: TARP OR TAPE AND FUMIGATE THE STRUCTURE WITH AN APPROVED FUMIGANT. (DUE TO INFESTATION EXTENDING INTO INACCESSIBLE AREAS. SEE OCCUPANTS FUMIGATION NOTICE, PESTICIDE DISCLOSURE AND INSTRUCTIONS FOR NECESSARY PREPARATIONS FOR ADDITIONAL FUMIGATION INFORMATION. FUMIGATION INCLUDES A 2 YEAR GUARANTEE AGAINST DRYWOOD TERMITES.

NOTE: IT IS COMMON FOR ADDTIONAL PELLETS TO SIFT DOWN OVER A PERIOD OF TIME DUE TO NORMAL HOUSEHOLD VIBRATIONS. THIS ESTIMATE IS TO COVER THE PELLETS ONE (1) TIME ONLY.
****** This is a Section 1 Item ******

343	CARROLL PARK EAST, LONG BEACH CA 90814	7/24/2026	260692
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9. DECKS/PATIOS:

ITEM 9B DRYWOOD TERMITES HAVE DAMAGED POST TRIM, AS MARKED ON DIAGRAM.

RECOMMENDATION: REMOVE THE DAMAGE FOR FURTHER INSPECTION. IF NO FURTHER DAMAGE IS EXPOSED, REPLACE WITH CONSTRUCTION GRADE MATERIAL. NOTE IF FURTHER INSPECTION REVEALS REPORTABLE CONDITIONS, A SUPPLEMENTAL REPORT WILL BE ISSUED AND ADDITIONAL COSTS WILL BE MADE AT THAT TIME. (PRIMING/PAINTING IS NOT INCLUDED)
****** This is a Section 1 Item ******

ITEM 9C DRYROT DAMAGE WAS NOTED TO POST, RAILING & TRIM, AS MARKED ON DIAGRAM. DRYROT APPEARS TO BE CAUSED BY UNCONTROLLABLE EXTERIOR MOISTURE SOURCES.

RECOMMENDATION: REMOVE THE DAMAGE FOR FURTHER INSPECTION. IF NO FURTHER DAMAGE IS EXPOSED, REPLACE WITH CONSTRUCTION GRADE MATERIAL. NOTE: IF FURTHER INSPECTION REVEALS REPORTABLE CONDITIONS, A SUPPLEMENTAL REPORT WILL BE ISSUED AND ADDITIONAL COSTS WILL BE MADE AT THAT TIME. (PRIMING/PAINTING NOT INCLUDED).
****** This is a Section 1 Item ******

10. INTERIORS:

OTHER - INTERIORS: INSPECTED

ITEM 10A EVIDENCE OF DRYWOOD TERMITES WAS NOTED TO THE LIVING ROOM FLOOR AREA.

RECOMMENDATION: TARP OR TAPE AND FUMIGATE THE STRUCTURE WITH AN APPROVED FUMIGANT. (DUE TO INFESTATION EXTENDING INTO INACCESSIBLE AREAS. SEE OCCUPANTS FUMIGATION NOTICE, PESTICIDE DISCLOSURE AND INSTRUCTIONS FOR NECESSARY PREPARATIONS FOR ADDITIONAL FUMIGATION INFORMATION. FUMIGATION INCLUDES A 2 YEAR GUARANTEE AGAINST DRYWOOD TERMITES.

NOTE: IT IS COMMON FOR ADDTIONAL PELLETS TO SIFT DOWN OVER A PERIOD OF TIME DUE TO NORMAL HOUSEHOLD VIBRATIONS. THIS ESTIMATE IS TO COVER THE PELLETS ONE (1) TIME ONLY.
****** This is a Section 1 Item ******

ITEM 10B EVIDENCE OF DRYWOOD TERMITE PELLETS NOTED, AS MARKED ON DIAGRAM.

RECOMMENDATION: MASK OVER OR REMOVE THE DRYWOOD TERMITE PELLETS IN ACCESSIBLE AREAS. NOTE: IT IS COMMON FOR ADDITIONAL PELLETS TO SIFT DOWN OVER A PERIOD OF TIME DUE TO NORMAL HOUSEHOLD VIBRATIONS. THIS ESTIMATE IS TO COVER THE PELLETS ONE TIME ONLY.
****** This is a Section 1 Item ******

11. EXTERIOR:

OTHER - EXTERIORS: INSPECTED

343	CARROLL PARK EAST, LONG BEACH CA 90814	7/24/2026	260692
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

11. EXTERIOR:

ITEM 11A EVIDENCE OF DRYWOOD TERMITES WAS NOTED IN THE RAFTER.

RECOMMENDATION: TARP OR TAPE AND FUMIGATE THE STRUCTURE WITH AN APPROVED FUMIGANT. (DUE TO INFESTATION EXTENDING INTO INACCESSIBLE AREAS. SEE OCCUPANTS FUMIGATION NOTICE, PESTICIDE DISCLOSURE AND INSTRUCTIONS FOR NECESSARY PREPARATIONS FOR ADDITIONAL FUMIGATION INFORMATION. FUMIGATION INCLUDES A 2 YEAR GUARANTEE AGAINST DRYWOOD TERMITES.

NOTE: IT IS COMMON FOR ADDITIONAL PELLETS TO SIFT DOWN OVER A PERIOD OF TIME DUE TO NORMAL HOUSEHOLD VIBRATIONS. THIS ESTIMATE IS TO COVER THE PELLETS ONE (1) TIME ONLY.
****** This is a Section 1 Item ******

ITEM 11B DRYWOOD TERMITE DAMAGE NOTED TO RAFTER, AS MARKED ON DIAGRAM.

RECOMMENDATION: WOOD FILL DAMAGED AREAS AS NEEDED TO CORRECT. (PRIMING/PAINTING IS NOT INCLUDED)
****** This is a Section 1 Item ******

GENERAL INFORMATION

NOTICE...Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage,etc.). However, recommendations to correct these findings may vary from company to company...You...have a right to seek a second opinion...from another company.

MOLD POLICY: MOLDS, SOMETIMES CALLED MILDEW, ARE NOT WOOD-DESTROYING ORGANISMS. BRANCH 3 LICENSEES DO NOT HAVE A DUTY UNDER THE STRUCTURAL PEST CONTROL ACT AND RELATED REGULATIONS TO CLASSIFY MOLDS AS HARMFUL TO HUMAN HEALTH OR NOT HARMFUL TO HUMAN HEALTH. IF YOU WISH YOUR PROPERTY TO BE INSPECTED FOR MOLD OR MOLD LIKE CONDITIONS PLEASE CONTACT THE APPROPRITE MOLD PROFESSIONAL. EXECUTING AND/OR ACCEPTING THIS INSPECTION REPORT OR WORK AUTHORIZATION INTERESTING PARTIES AGREE THAT THEY HAVE BEEN ADVISED OF THE FORGOING AND HAVE HAD THE OPPORTUNITY TO CONSULT WITH A QUALIFIED PROFESSIONAL IF DESIRED.

PESTICIDES ARE THE PRODUCTS AMERICA WEST TERMITE CO., INC. USES TO CONTROL THE TARGET PEST LISTED IN YOUR INSPECTION. PESTICIDES MAKE A BETTER LIFE FOR ALL OF US. THEY HELP CONTROL DISEASE CARRIERS THUS PROTECTING YOUR HEALTH AND PROPERTY. YOUR AMERICA WEST TERMITE CO., INC. TECHNICIAN IS A STATE CERTIFIED APPLICATOR AND IS CONSTANTLY BEING UPGRADED BY OUR TRAINING SESSIONS. IF YOU HAVE ANY QUESTIONS PLEASE CALL THE FOLLOW NUMBER (714) 827-1637, (562) 435-9321 or (800) 570-9378.

STATE LAW REQUIRES THAT YOU BE GIVEN THE FOLLOWING INFORMATION CAUTION PESTICIDES ARE TOXIC CHEMICALS. STRUCTURAL PEST CONTROL COMPANIES ARE REGISTERED AND REGULATED BY THE STRUCTURAL PEST CONTROL BOARD, AND APPLY PESTICIDES WHICH ARE REGISTERED AND APPROVED FOR USE BY CALIFORNIA DEPARTMENT OF PESTICIDE REGULATION AND THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY. REGISTRATION IS GRANTED WHEN THE STATE FINDS THAT BASED ON EXISTING SCIENTIFIC EVIDENCE THERE ARE NO APPRECIABLE RISKS IF PROPER USE CONDITIONS ARE FOLLOWED OR THAT THE RISKS ARE OUTWEIGHED BY THE BENEFITS. THE DEGREE OF RISK DEPENDS UPON THE DEGREE OF EXPOSURE, SO EXPOSURE SHOULD BE MINIMIZED.

343	CARROLL PARK EAST, LONG BEACH CA 90814	7/24/2026	260692
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

IF WITHIN 24 HOURS FOLLOWING APPLICATION YOU EXPERIENCE SYMPTOMS SIMILAR TO COMMON SEASONAL ILLNESS COMPARABLE TO THE FLU, CONTACT YOUR PHYSICIAN OR POISON CONTROL CENTER (800) 876-4766 AND YOUR AMERICA WEST TERMITE OPERATOR IMMEDIATLEY.

FOR FURTHER INFORMATION, CONTACT ANY OF THE FOLLOWING
America West Co., Inc.....(562) 435-9321/(714) 827-1636
Poison Control Center .....(800) 876-4766
FOR HEALTH QUESTIONS - The County Health Department
Los Angeles County.....(800) 427-8700
Orange County ..... (714) 834-7700
San Bernadino County..... (909) 387-9146
Riverside County..... (951) 358-5416
FOR APPLICATION INFORMATION - The County Agriculture Commissioner
Los Angeles County .....(626) 575-5466
Orange County..... (714) 955-0100
Riverside County .....(951) 955-3000
San Bernadino County .....(909) 387-2105
San Diego County .....(858) 694-8980
FOR REGULATORY INFORMATION - The Structural Pest Control Board:
2005 Evergreen Street, Ste. 1500, Sacramento, CA 95815-3831...(916) 561-8704

PERSONS WITH RESPIRATORY OR ALLERGIC CONDITIONS, OR OTHERS WHO MAY BE CONCERNED ABOUT THEIR HEALTH RELATIVE TO THIS CHEMICAL TREATMENT, SHOULD CONSIDER ALLOWING ADDITIONAL TIME OUT BEFORE RE-OCCUPANCY ABOVE NORMAL RECOMMENDED TIME OUT OF 2-4 HOURS AND SHOULD CONTACT THEIR PHYSICIAN CONCERNING OCCUPANCY DURING AND AFTER CHEMICAL TREATMENT PRIOR TO SIGNING THIS NOTICE.

TERMITICIDE USED AND THE ACTIVE INGREDIENTS

- DEMON MAX.....Cypermethrin 25.3%
- PT FENDONA.....Alpha-Cypermethrin 0.05%
- TIM BOR.....Disodium Octaborate Tetrahydrate 98%
- BORA-CARE.....Disodium Octaborate Tetrahydrate 40.0%
- ALTRISET.....Chlorantraniliprole 18.4%
- DELTA DUST.....Deltamethrin 0.05%
- TAURUS SC.....Fipronil 91%

343	CARROLL PARK EAST, LONG BEACH CA 90814	7/24/2026	260692
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

NOTE: "THIS COMPANY WILL REINSPECT REPAIRS DONE BY OTHERS WITHIN FOUR MONTHS OF THE ORIGINAL INSPECTION. A CHARGE, IF ANY, CAN BE NO GREATER THAN THE ORIGINAL INSPECTION FEE FOR EACH REINSPECTION. THE REINSPECTION MUST BE DONE WITHIN TEN (10) WORKING DAYS OF REQUEST. THE REINSPECTION IS A VISUAL INSPECTION AND IF INSPECTION OF CONCEALED AREAS IS DESIRED, INSPECTION OF WORK IN PROGRESS WILL BE NECESSARY. ANY GUARANTEES MUST BE RECEIVED FROM PARTIES PERFORMING REPAIRS".

NOTE: WE DO NOT GUARANTEE WORK COMPLETED BY OTHERS, NOR DOES THIS FIRM MAKE ANY STATEMENTS CONCERNING WORKMANSHIP OF THOSE REPAIRS. WORKMANSHIP IS ONLY DETERMINABLE BY THOSE PAYING FOR OR RECEIVING THOSE SERVICES.

NOTE: THIS COMPANY IS NOT RESPONSIBLE FOR WORK COMPLETED BY OTHERS, RECOMMENDED OR NOT, INCLUDING BY OWNER. CONTRACTOR BILLS SHOULD BE SUBMITTED TO ESCROW AS CERTIFICATION OF WORK COMPLETED BY OTHERS.

NOTE: SUB-CODE OUT BUILDINGS, LEAN-TOS, PLAYHOUSES, STORAGE SHEDS, ETC. NOT CONNECTED TO OR PART OF NORMAL STRUCTURES ARE CONSIDERED UN-INHABITABLE AND ARE THEREFORE EXCLUDED FROM THIS INSPECTION.

NOTE: YOUR TERMITE REPORT AND CLEARANCE WILL COVER EXISTING INFESTATION OR INFECTION WHICH IS OUTLINED IN THIS REPORT. IF OWNER OR PROPERTY DESIRES COVERAGE OF ANY NEW INFESTATION IT WOULD BE ADVISABLE TO OBTAIN A CONTROL SERVICE POLICY WHICH WOULD COVER ANY NEW INFESTATION FOR THE COMING YEAR.

NOTE: ANY CITY LICENSES OR PERMITS REQUIRED FOR RECOMMENDED WORK BY AMERICA WEST TERMITE CO., INC., WILL BE AT AN ADDITIONAL COST TO THE OWNER.

THE EXTERIOR SURFACE OF THE ROOF WAS NOT INSPECTED. IF YOU WANT THE WATER TIGHTNESS OF THE ROOF DETERMINED, YOU SHOULD CONTACT A ROOFING CONTRACTOR WHO IS LICENSED BY THE CONTRACTORS' STATE LICENSE BOARD.

NOTE: THE INSPECTOR DID NOT GO ONTO THE ROOF SURFACE NOR DID HE USE AN EXTENTION LADDER DUE TO POSSIBLE PHYSICAL DAMAGE TO THE ROOF, OR PERSONAL INJURY. MULTI-STORY WOOD MEMBERS WERE NOT INSPECTED/NOT INCLUDED. A VISUAL INSPECTION WAS MADE FROM THE GROUND LEVEL ONLY.

NOTE: CUSTOMER AGREES TO HOLD COMPANY HARMLESS FOR ANY DAMAGE WHICH MAY OCCUR TO PLANT LIFE, WIRING, CABLES, TREES, VINES, PETS, TILE ROOFS, PLUMBING LEAKS, RAIN GUTTERS OR CHANGES BEYOND CONTROL OF THE COMPANY WHICH MAY OCCUR DURING THE PERFORMANCE OF WORK.

America West TERMITE CO., Inc.
10742 Noel, Los Alamitos, CA 90720
714-827-1636 ◌ 562-435-9321 ◌ Fax 714-827-6782
Email: Dorene@americawesttermite.com
www.americawesttermite.com

WORK AUTHORIZATION CONTRACT

Address of Property: 343 CARROLL PARK EAST, LONG BEACH CA 90814
Inspection Date: 7/24/2026
Report #: 260692
Title Co. & Escrow #:

SECTION 1				SECTION 2		FURTHER INSPECTION
1A	$ 4535.00	9B	$ 540.00	1G	$ 100.00	
1B	SEE 8C	9C	SEE 9B			
1C	$ 665.00	10A	SEE 1A			
1D	SEE 1C	10B	SEE 8C			
1E	SEE 1C	11A	SEE 1A			
1F	$ 350.00	11B	$ 25.00			
7A	SEE 1A					
7B	SEE 8C					
8A	SEE 1A					
8B	SEE 8C					
8C	$ 300.00					
8D	SEE 8C					
8E	$ 300.00					
8F	$ 300.00					
9A	SEE 9A					

We Authorized the Following Section 1 Items to be Performed.	We Authorized the Following Section 2 Items to be Performed.	We Authorized the Following Items for Further Inspection.
1A,1B,1C,1D,1E,1F,7A,7B,8A,8B	1G	
8C,8D,8E,8F,9A,9B,9C,10A,10B		
11A,11B		

Proposed Cost Section 1:	$7,015.00	Proposed Cost Section 2:	$100.00	Proposed Cost Fur.Insp.:	$0.00
		Total:	$7,115.00		

MOLD DISCLAIMER

There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this Work Authorization Contract. These health issues include but are not limited to the possible release of mold spores during the course of repairs. We are not qualified to and do not render any opinion concerning such health issues or any special precautions. Any questions concerning health issues or any special precautions to be taken prior to or during the course of such repairs should be directed to a Certified Industrial Hygienist before any such repairs are undertaken.

BY EXECUTING THIS WORK AUTHORIZATION CONTRACT, CUSTOMER ACKNOWLEDGES THAT HE OR SHE HAS BEEN ADVISED OF THE FOREGOING AND HAS HAD THE OPPORTUNITY TO CONSULT WITH A QUALIFIED PROFESSIONAL. CUSTOMERS PAYING WITH CREDIT/DEBIT CARD HAVE AGREED TO A 4% SERVICE FEE.

I have read this work authorization contract and WDO inspection report it refers to.SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE SCHEDULED.I have read and understand the terms of this work authorization contract and hereby agree to all terms thereof.

APPROVED AND READ BY: _____ DATE _____

ACCEPTED FOR: AMERICA WEST TERMITE CO., INC. DATE _____

America West
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WORK AUTHORIZATION CONTRACT

Address of Property: 343 CARROLL PARK EAST, LONG BEACH CA 90814
Inspection Date: 7/24/2026
Report #: 260692
Title Co. & Escrow #:

CUSTOMER INFORMATION

The total amount of this contract is due and payable upon completion of the work listed above unless otherwise specified. Only the work specified in the contract is being done at this time due to owners wishes. ANY WORK PERFORMED AGAINST AN EXITSTING TITLE ESCROW WILL BE THE FINANCIAL RESPONSIBILITY OF THE PARTY ORDERING THE INSPECTION REPORT, IN THE EVENT OF A CANCELLED TITLE ESCROW.

Work completed (LABOR) by operator shall be guaranteed for a period of one year from completion. Toilet plumbing(parts supplied by this firm), showers, floors or any measures for the control of moisture are guaranteed for (30) days only. Chemical treats are guaranteed for one year. Only the areas treated are guaranteed.

Customer agrees to hold company harmless for any damage which may occur to plant life, wiring, trees, vines, pets, all roofs, gutters, plumbing leaks, or changes beyond control of the company which may occur during the performance of this work. In case of non-payment by owner, reasonable attorney's fees and costs of collection shall be paid by the owner, whether suit be filled or not. A SERVICE CHARGE OF 1-1/2 PERCENT, PER MONTH WILL BE CHARGED ON ALL BALANCES OVER (30) DAYS. THE 1-1/2 PERCENT, PER MONTH, EQUALS 18 PERCENT PER ANNUM ON THE UNPAID BALANCES.

Any additional damage found while work is being performed will be supplemented by a report as to additional findings and costs.

All repairs performed by others must be re-inspected by OUR COMPANY before a CERTIFICATION will be issued. We do not guarantee work completed by others. Any repairs completed by others must be guaranteed in writing and submitted to OUR COMPANY before a CERTIFICATION will be issued. This firm does not make statements concerning workmanship. Workmanship is only determinable by those paying for or receiving those services.

If at the time of repairs to decks, the damage is found to be more extensive, a Supplmental report will be given along with a bid for any other corrections that maybe necessary.

A re-inspection of specific items on the report or of any other conditions pertaining to this structure can be done at an ADDITIONAL COST PER TRIP. The re-inspection must be done within (4) months of the original inspection.

Our inspectors are not equipped with ladders over 6 feet, therefore the 2nd story will be visually inspected from ground level only.

CANCELLATION FEE: $250.00 WILL APPLY IF THE OWNER/AGENT DOES NOT GIVE A 48 HOUR NOTICE PRIOR TO SCHEDULED DATE.

NOTICE TO OWNER: Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid.

To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice." Prime contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

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Email: Dorene@americawesttermite.com
www.americawesttermite.com

WORK AUTHORIZATION CONTRACT

Address of Property: 343 CARROLL PARK EAST, LONG BEACH CA 90814
Inspection Date: 7/24/2026
Report #: 260692
Title Co. & Escrow #:

SECTION 1		SECTION 2		FURTHER INSPECTION	
1A	DOING LATER	9B	$ 540.00	1G	$ 100.00
1B	SEE 8C	9C	SEE 9B		
1C	$ 665.00	10A	DOING LATER		
1D	SEE 1C	10B	SEE 8C		
1E	SEE 1C	11A	DOING LATER		
1F	$ 350.00	11B	$ 25.00		
7A	DOING LATER				
7B	SEE 8C				
8A	DOING LATER				
8B	SEE 8C				
8C	$ 300.00				
8D	SEE 8C				
8E	$ 300.00				
8F	$ 300.00				
9A	DOING LATER				

We Authorized the Following Section 1 Items to be Performed.
1B,1C,1D,1E,1F,7B,8B,8C,8D,8E
8F,9B,9C,10B,11B

We Authorized the Following Section 2 Items to be Performed.
1G

We Authorized the Following Items for Further Inspection.

Proposed Cost Section 1: $2,480.00

Proposed Cost Section 2: $100.00

Total: $2,580.00

Proposed Cost Fur.Insp.: $0.00

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I have read this work authorization contract and WDO inspection report it refers to.SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE SCHEDULED.I have read and understand the terms of this work authorization contract and hereby agree to all terms thereof.

Brandon Traudt — 09/14/2026

APPROVED AND READ BY: **DATE** **ACCEPTED FOR: AMERICA WEST TERMITE CO., INC.** **DATE**

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WORK AUTHORIZATION CONTRACT

Address of Property: **343 CARROLL PARK EAST, LONG BEACH CA 90814**
Inspection Date: **7/24/2026**
Report #: **260692**
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Work completed (LABOR) by operator shall be guaranteed for a period of one year from completion. Toilet plumbing(parts supplied by this firm), showers, floors or any measures for the control of moisture are guaranteed for (30) days only. Chemical treats are guaranteed for one year. Only the areas treated are guaranteed.

Customer agrees to hold company harmless for any damage which may occur to plant life, wiring, trees, vines, pets, all roofs, gutters, plumbing leaks, or changes beyond control of the company which may occur during the performance of this work. In case of non-payment by owner, reasonable attorney's fees and costs of collection shall be paid by the owner, whether suit be filled or not. A SERVICE CHARGE OF 1-1/2 PERCENT, PER MONTH WILL BE CHARGED ON ALL BALANCES OVER (30) DAYS. THE 1-1/2 PERCENT, PER MONTH, EQUALS 18 PERCENT PER ANNUM ON THE UNPAID BALANCES.

Any additional damage found while work is being performed will be supplemented by a report as to additional findings and costs.

All repairs performed by others must be re-inspected by OUR COMPANY before a CERTIFICATION will be issued. We do not guarantee work completed by others. Any repairs completed by others must be guaranteed in writing and submitted to OUR COMPANY before a CERTIFICATION will be issued. This firm does not make statements concerning workmanship. Workmanship is only determinable by those paying for or receiving those services.

If at the time of repairs to decks, the damage is found to be more extensive, a Supplmental report will be given along with a bid for any other corrections that maybe necessary.

A re-inspection of specific items on the report or of any other conditions pertaining to this structure can be done at an ADDITIONAL COST PER TRIP. The re-inspection must be done within (4) months of the original inspection.

Our inspectors are not equipped with ladders over 6 feet, therefore the 2nd story will be visually inspected from ground level only.

CANCELLATION FEE: $250.00 WILL APPLY IF THE OWNER/AGENT DOES NOT GIVE A 48 HOUR NOTICE PRIOR TO SCHEDULED DATE.

NOTICE TO OWNER: Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid.

To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice." Prime contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

inspection industries
RESIDENTIAL & COMMERCIAL

Inspection Report

Brandon Traudt
Lisa Traudt

Property Address:
343 Carroll Park E
Long Beach CA 90814



Inspection Industries, LLC

Jerry Blodgett
(714) 719-2274
jerry@i2inspections.com

Date: 9/28/2026	**Time:** 02:00 PM	**Report ID:** 343Park
Property: 343 Carroll Park E Long Beach CA 90814	**Customer:** Brandon Traudt Lisa Traudt	**Real Estate Professional:** Nelya Zhovnerchuk Oriana Shea Group

Comment Key or Definitions

The following are definitions of comment descriptions represented in this inspection report. All comments by the inspector should be considered. Any recommendations by the inspector to repair, replace, monitor, review or evaluate should always be performed by a qualified licensed contractor that specializes in the appropriate profession. Any and all costs associated with further inspection, estimates, repairs or replacement fees of an item, component or unit should be considered.

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

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended or its condition.

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

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

This home inspection does not include any research on the property's permitting history. Prior to closing, check the municipal records pertaining to this property. You should confirm that any necessary permits were obtained for recent repairs, upgrades, modifications and additions, and that these permits were subsequently approved by municipal authorities after the work was completed.

In Attendance:	**Type Of Building:**	**Approximate Age Of Building:**
Vacant (inspector only)	Single Family (1 story)	115 Years
Temperature:	**Weather:**	**Ground/Soil Surface Condition:**
85 (F)	Clear	Dry
Rain In Last 3 Days:		
No		

General Summary

Inspection Industries, LLC

(714) 719-2274
jerry@i2inspections.com

Customer
Brandon Traudt
Lisa Traudt

Address
343 Carroll Park E
Long Beach CA 90814

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

I. Exterior

DRAINAGE, GRADING, PATIO, WALKS AND FENCING

Repair or Replace

1 The concrete drive is heaved and damaged. This will cause poor drainage of run-off and is a tripping hazard. A qualified licensed contractor should repair as needed.



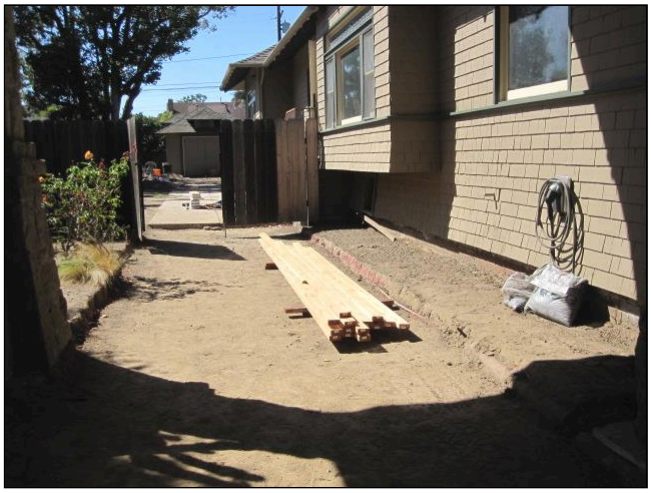
2 The concrete steps, concrete porch and front stone pillars and veneer should be sealed and repaired where weathered and cracked to prevent further water intrusion and damage. A qualified licensed contractor should repair as needed.







3 The landscape grades are flat and/or incorrectly sloped at the exteriors of the home, garage and workshop. This may allow standing water, water intrusion and/or damage. Have a qualified licensed contractor correct the landscape, install hardscaped surfaces and/or add an in-ground drainage system so that water can be properly controlled and drained away from the home.



4 The wood fencing is leaning and damaged. A qualified licensed contractor should replace as needed.




II. Roofing

FLASHINGS

Repair or Replace

5 Gap(s) exist at the vent stack roof flashing above the workshop. This can allow rain water entry causing damage. Have a qualified licensed roofing contractor properly seal the flashing to prevent leaking.

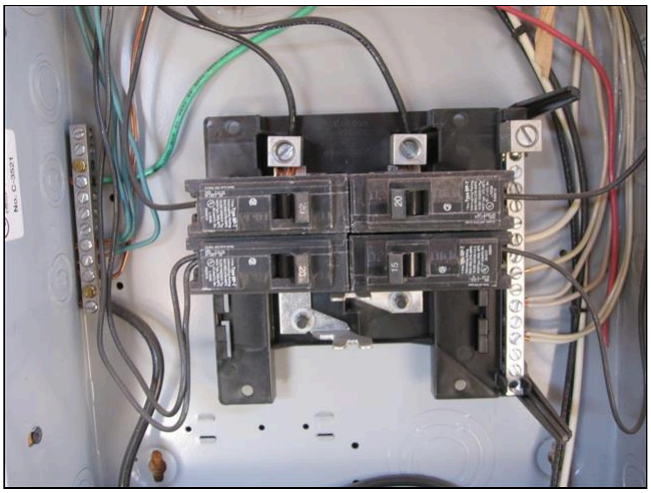


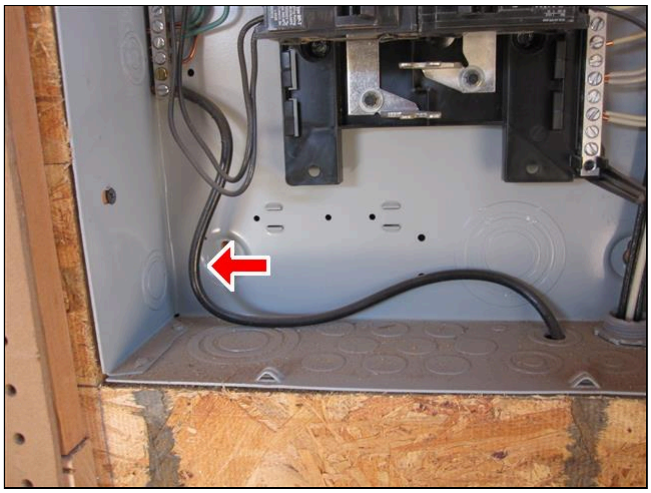
III. Electrical System

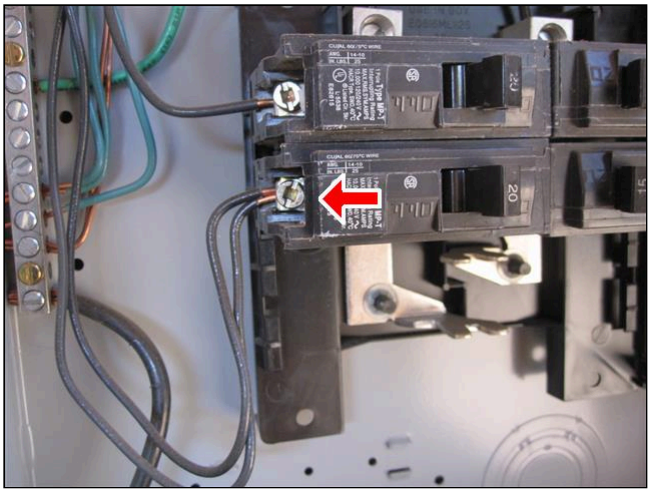
SERVICE AND GROUNDING EQUIPMENT, MAIN AND DISTRIBUTION PANELS

Repair or Replace

6 The sub electrical panel box has overfused 20amp breakers installed, the equipment grounding bar has a black (hot) wire connected, double lugged neutrals and a double tapped breaker. Electrical issues are considered hazardous until repaired. A qualified licensed electrical contractor should correct as needed.







BRANCH CIRCUIT CONDUCTORS

Repair or Replace

7 Knob & Tube wiring is present in this home. Knob & Tube wiring was typically installed in homes into the 1940's. It can be problematic for several reasons; sheathing becomes brittle and the wiring is exposed to contact and damage due to age, exposure to leakage and rodents. It cannot be grounded and modifying the circuits creates improper splices, hot spots and shock hazards. Contact a qualified licensed electrician to evaluate the electrical system and perform all wiring repairs for safety.





POLARITY AND GROUNDING

Repair or Replace

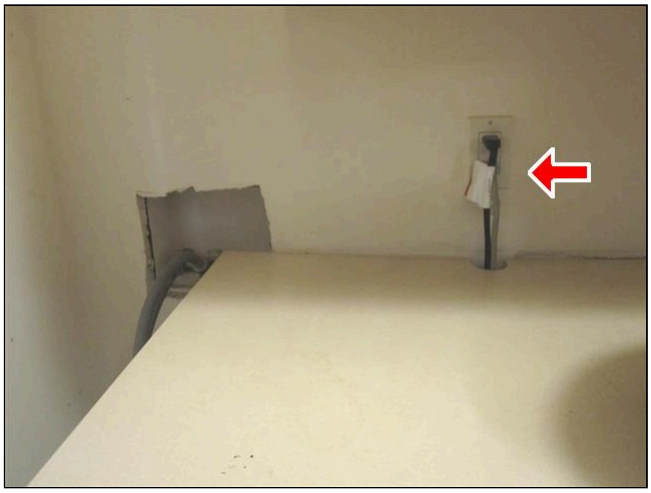
8 An electrical outlet at the front wall of the dining room tests as not grounded. This is incorrect installation and a safety issue that needs to be corrected by a qualified licensed electrical contractor.



GROUND FAULT CIRCUIT INTERRUPTERS (GFCI's)

Repair or Replace

9 Upgrade *all* exterior, garage, workshop, EV charging outlets, laundry area, bathroom, dish/disposal, kitchen counter top & island outlets to GFCI's (ground fault circuit interrupters). These may not have been required at the time of original construction but are recommended now, for safety.


10 A GFCI (Ground Fault Circuit Interrupter) outlet at the kitchen did not work or there is no power to the outlet. Electrical issues are considered hazardous until repaired. A qualified licensed electrical contractor should correct as needed.



SMOKE DETECTORS

Repair or Replace

11 A smoke detector is missing outside the front guest bedroom. Without a working smoke detector you have no first alert to a possible fire. Install a 10 year, tamper-proof smoke detector for safety.



IV. Structural Components

FOUNDATIONS

Repair or Replace

12 The original brick foundation walls are beyond their expected useful life, have loose and missing brick and have loose and missing mortar. A certified structural engineer should evaluate the foundations of the home and perform all necessary repairs.





COLUMNS OR PIERS

Repair or Replace

13 The original brick piers are beyond their expected useful life and have missing mortar. A certified structural engineer should evaluate the foundations of the home and perform all necessary repairs.





ROOF STRUCTURE AND ATTIC

Repair or Replace

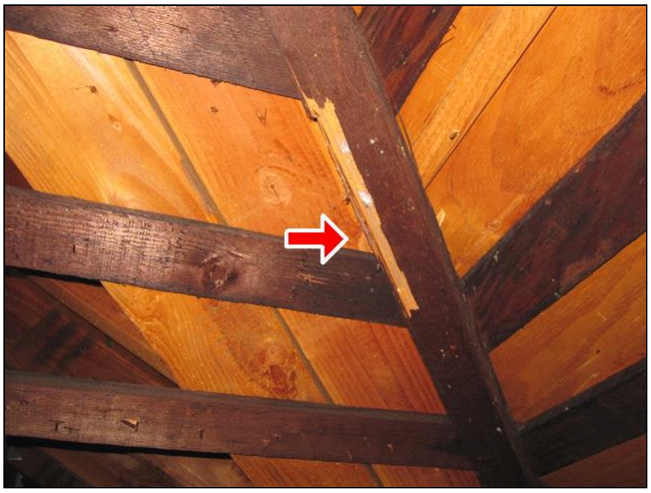
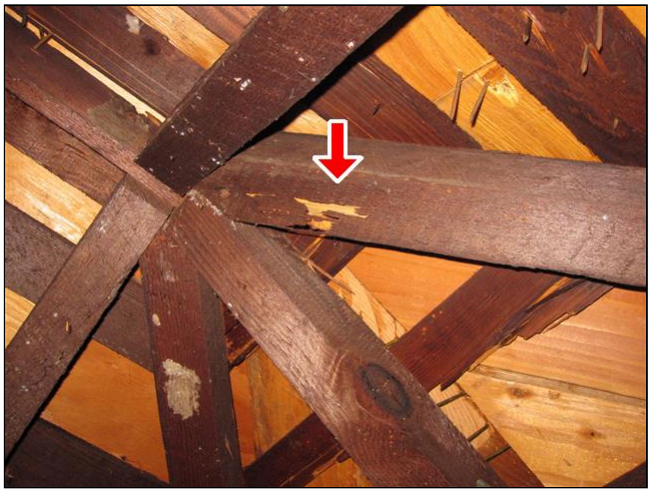
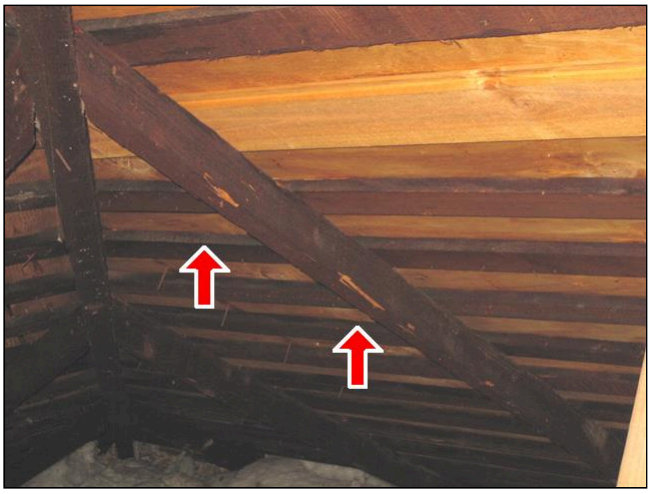
14 The 2x4 rafters in the front attic space are sagging and have a temporary repair installed. The deflection is great enough to need repair or reinforcement. A qualified licensed contractor should repair as needed.



15 A rafter is cracked/broken in the rear attic space, above the center guest bedroom. Repairs are needed to maintain the stability of the roof. A qualified licensed contractor should repair as needed.



16 Rafters are damaged by apparent wood destroying organisms in the front attic, over the center bedroom. Repairs are needed to maintain the stability of the roof frame. A qualified licensed contractor should repair as needed.

V. Insulation and Ventilation

INSULATION IN ATTIC

Repair or Replace

17 Insulation is damaged in the attic by apparent pest activity. A qualified licensed contractor should remove and replace as needed.




VENTILATION OF ATTIC and/or FOUNDATION AREAS

Repair or Replace

18 Dormer vents are missing screens for the attic. Pest intrusion may occur if not corrected.



VI. Heating

FIREPLACES

Repair or Replace

19 The fireplace and chimney are beyond 100 years old and have smoke staining on the front. This suggests poor draw and a certified chimney sweep should evaluate and perform any necessary repairs before using.



VII. Air Conditioning

COOLING EQUIPMENT

Repair or Replace

20 The air conditioning system did not operate when tested and is at the end of its expected useful life. Have a qualified licensed HVAC contractor service, repair and or replace as needed.



VIII. Interiors

COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Repair or Replace

21 Base cabinetry has broken glass at the living room. Replace for safety.



22 The countertop is loose, not fastened securely in the hall bath. This is a cosmetic issue for your information. Recommend repair or replace as necessary.



DOORS

Repair or Replace

23 The door is missing at the front guest bedroom. Install as needed.



WINDOWS

Repair or Replace

24 Windows have broken glass and one is missing a guide in the jamb, at the front guest bedroom. Broken glass should be replaced to prevent injury or damage by a qualified licensed contractor as needed.







25 Windows are stuck or painted shut and have missing/damaged sash cords at the living room. A

qualified licensed contractor should repair as needed.





26 The leaded glass window has broken glass at the right wall of the living room. Broken glass should be replaced to prevent injury or damage by a qualified licensed contractor as needed.



X. Plumbing System

PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

27 The kitchen sink is loose and needs to be secured. Repairs are needed to prevent possible leaking. A qualified licensed plumber should repair as needed.



28 The toilet base is loose at the floor flange in both baths. This can allow leaking and damage to surrounding materials. A qualified licensed plumber should replace the wax ring seal and re-secure the toilet to the floor flange.





29 Water leaks out of the shower stall where missing weather stripping exists, grout is missing at the curb. This is damaging the wall next to the door. A qualified licensed contractor should repair as needed.







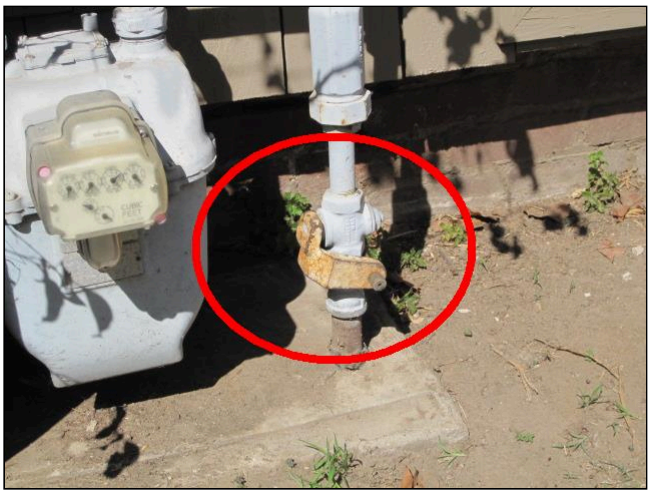
30 The hand spray wand leaks at the primary bathroom. Repairs are needed to stop leaking water from damaging surrounding materials. A qualified licensed plumber should repair as needed.



GAS PIPING

Not Inspected

31 **The gas service to the home was off at the time of the inspection. Testing, operation and inspection of all gas fired appliances was not able to be performed on the following appliances: 1. Water heater 2. Furnace 3. Range/Oven. Have the gas company restore service to the property and test and inspect all gas fired appliances.**



32 A sediment trap is missing on the gas supply piping for the furnace and water heater. Today's standards typically require installation when replacement of the appliance occurs. Also, most

manufacturers' require a sediment trap in their specifications to prevent contaminants and/or moisture from entering the gas control unit for the appliance. Have a qualified licensed plumbing contractor install as needed.



XI. Built-In Appliances

GARBAGE DISPOSAL

Repair or Replace

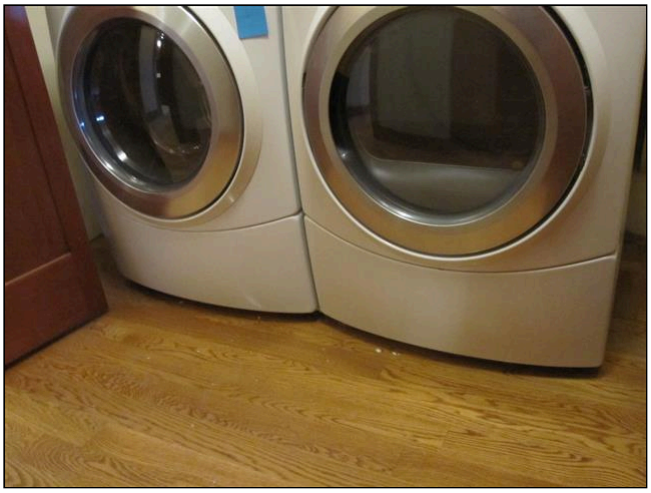
33 The garbage disposal at the kitchen prep sink is jammed and does not operate. I recommend repair or replacement as needed.



LAUNDRY EQUIPMENT

Repair or Replace

34 The washing machine is missing a catch pan below to drain away any accidental leaking. Consider installation by a qualified licensed contractor.



XII. Environmental

Suspected Mold/Fungus Substance

Repair or Replace

35 Suspected mold/fungus/mildew-like staining or substance was observed on the walls inside the dining room window seat cabinetry. Analysis and testing for molds/fungus/mildew substances is not part of this general home inspection. I recommend evaluation and remediation by a qualified licensed contractor/hygienist/specialist in this field, as needed.



Pests

Repair or Replace

36 Suspected pest activity and droppings were observed throughout the attic and crawlspace. Damage to other, non-visible components and materials is likely such as wiring, insulation, ductwork, etc. Have a qualified licensed pest control contractor evaluate and remove any/all pests, all fecal matter and replace all damaged materials/components for health and safety reasons.

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

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To Jerry Blodgett

I. Exterior

The home inspector shall ***Observe***: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and vegetation, grading, drainage, driveways, patios, walkways, fencing and retaining walls with respect to their effect on the condition of the building. The home inspector shall ***Describe***: wall cladding materials; ***Operate***: all entryway doors and a representative number of windows; and ***Probe***: exterior wood components only when/where deterioration is suspected. *The home inspector is not required to observe*: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Presence of safety glazing in doors and windows; Geological conditions; Soil conditions; Recreational facilities (including saunas, steam baths, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. *The home inspector is not required to*: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.







Components

Siding Material:
Wood

Exterior Doors:
French Doors
Single Door With Glass

Appurtenance:
Deck-Wood
Porch-Concrete
Steps-Concrete
Steps-Wood

Driveway:
Concrete

Walks:
Concrete

Fencing:
Wood

Items

A. EXTERIOR WALL CLADDING
Acceptable Condition

B. EAVES, SOFFITS AND FASCIAS

Acceptable Condition

C. DOORS (Exterior)

Acceptable Condition

D. DECKS, BALCONIES, STOOPS, STEPS, PORCHES, PATIO COVER, RAILINGS

Acceptable Condition

E. DRAINAGE, GRADING, PATIO, WALKS AND FENCING

Repair or Replace

The concrete drive is heaved and damaged. This will cause poor drainage of run-off and is a tripping hazard. A qualified licensed contractor should repair as needed.



The concrete steps, concrete porch and front stone pillars and veneer should be sealed and repaired where weathered and cracked to prevent further water intrusion and damage. A qualified licensed contractor should repair as needed.

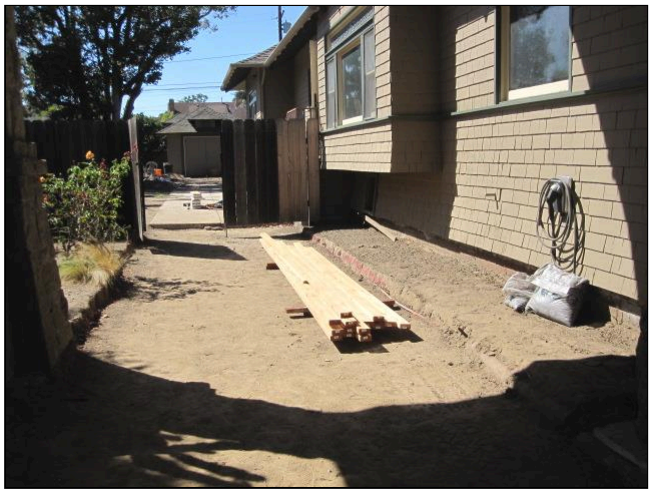






The landscape grades are flat and/or incorrectly sloped at the exteriors of the home, garage and workshop. This may allow standing water, water intrusion and/or damage. Have a qualified licensed contractor correct the landscape, install hardscaped surfaces and/or add an in-ground drainage system so that water can be properly controlled and drained away from the home.









The wood fencing is leaning and damaged. A qualified licensed contractor should replace as

needed.





There is some cracking in the driveway, walks, porch and/or patio which is typical for this type of surface. This does not have a significant effect on functionality. Consider sealing the cracks, as normal maintenance, to prevent water intrusion and deterioration.

F. LAWN SPRINKLERS

Not Inspected

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

II. Roofing

The home inspector shall ***Observe***: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and signs of leaks or abnormal condensation on building components. The home inspector shall ***Describe***: type of roof covering materials; and ***Report***: the methods used to observe the roofing materials & components. *The home inspector is not required to*: Walk on the roofing; or observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.







Components

Roof Material:
Asphalt Composition Shingle

Roof Age:
Approximately
19 Years

Viewed Roof From:
Walked

Flashings:
Drip Edge
Vent

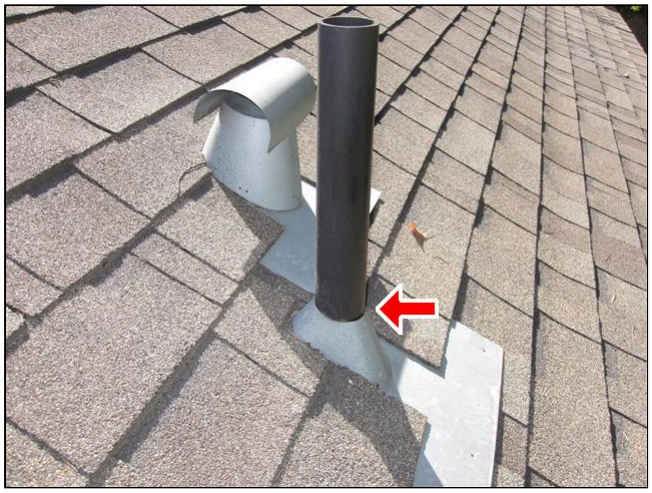
Chimney & Fireplace:
Brick

Items

A. ROOFING MATERIALS
Acceptable Condition

B. FLASHINGS
Repair or Replace

Gap(s) exist at the vent stack roof flashing above the workshop. This can allow rain water entry causing damage. Have a qualified licensed roofing contractor properly seal the flashing to prevent leaking.



C. CHIMNEYS

Acceptable Condition

D. RAIN GUTTERS & DOWNSPOUTS

Acceptable Condition

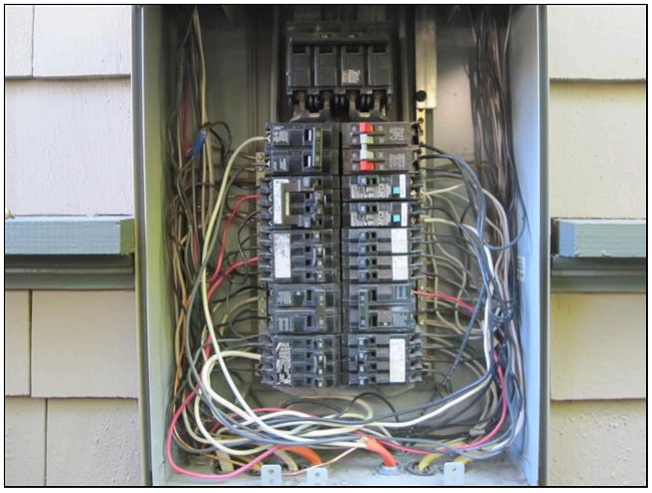
Currently there is not a complete rain gutter system installed at the roof edges. These are used for improving drainage and control of roof water run-off. I recommend installation of a complete rain gutter system with downspouts for improved water control at the exterior walls and foundations of the home.

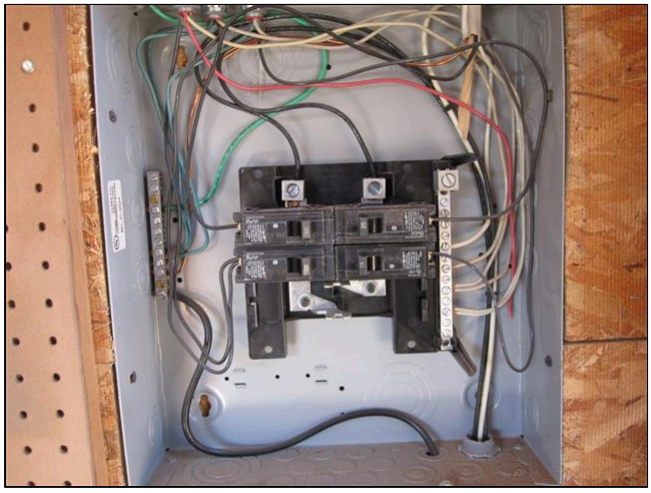
Rain gutter and downspout systems require regular maintenance. Dirt, leaves and other debris need to be cleaned out of the gutters and downspouts on a regular basis. Check joints, fasteners and slope also so that this water control system will operate as expected when it rains.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

III. Electrical System

The home inspector shall ***Observe***: Service entrance conductors where visible; Service equipment, grounding equipment where visible, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors where visible, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters. The home inspector shall ***Describe***: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and location of main and distribution panels. The home inspector shall ***Report***: any observed single strand aluminum branch circuit wiring; The presence or absence of smoke detectors and carbon monoxide detector. *The home inspector is not required to*: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or observe and operate: Low voltage systems; Security system devices, heat detectors, smoke detectors or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment or Electrical Solar/Photovoltaic equipment.





Components

Panel capacity:
200 AMP

Electrical Service Conductors:
Overhead Service
120/240 Volts

Panel Type:
Circuit Breakers

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Non-Metallic (NM)

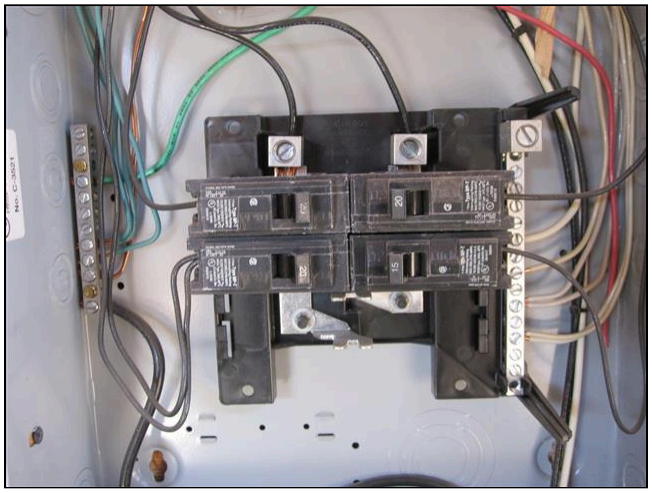
Grounding Electrode:
Unknown, Untraceable

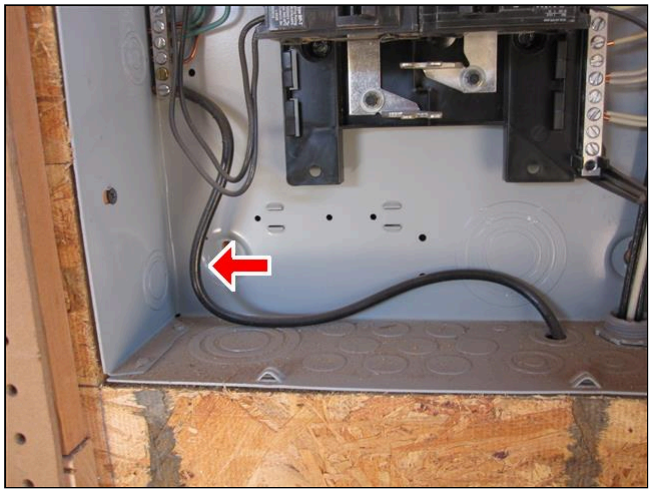
Items

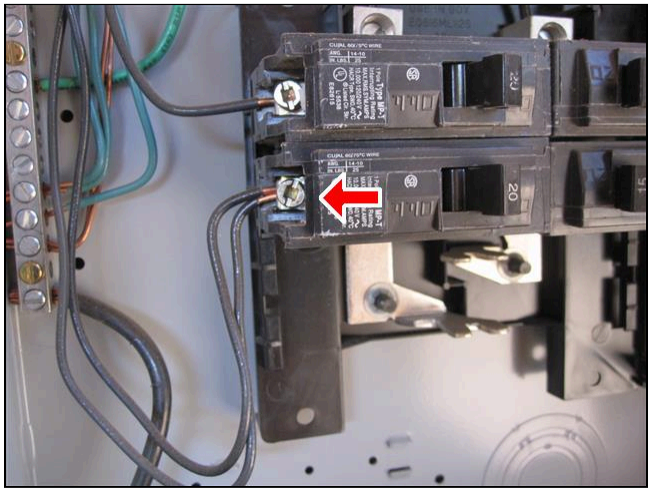
A. SERVICE ENTRANCE CONDUCTORS
Acceptable Condition

B. SERVICE AND GROUNDING EQUIPMENT, MAIN AND DISTRIBUTION PANELS
Repair or Replace

The sub electrical panel box has overfused 20amp breakers installed, the equipment grounding bar has a black (hot) wire connected, double lugged neutrals and a double tapped breaker. Electrical issues are considered hazardous until repaired. A qualified licensed electrical contractor should correct as needed.







C. LOCATION OF MAIN AND DISTRIBUTION PANELS

Acceptable Condition

The main electrical panel box is located at the right exterior.

The sub electrical panel box is located at the workshop interior.

D. BRANCH CIRCUIT CONDUCTORS

Repair or Replace

Knob & Tube wiring is present in this home. Knob & Tube wiring was typically installed in homes into the 1940's. It can be problematic for several reasons; sheathing becomes brittle and the wiring is exposed to contact and damage due to age, exposure to leakage and rodents. It cannot be grounded and modifying the circuits creates improper splices, hot spots and shock hazards. Contact a qualified licensed electrician to evaluate the electrical system and perform all wiring repairs for safety.





E. CONNECTED DEVICES AND FIXTURES

Acceptable Condition

F. POLARITY AND GROUNDING

Repair or Replace

An electrical outlet at the front wall of the dining room tests as not grounded. This is incorrect installation and a safety issue that needs to be corrected by a qualified licensed electrical contractor.

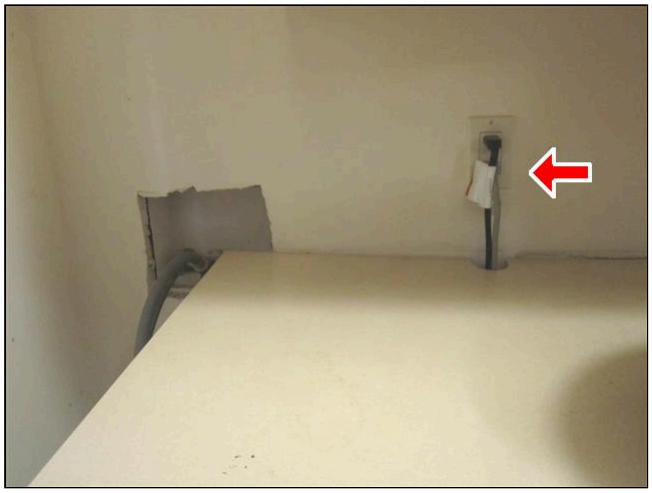


G. GROUND FAULT CIRCUIT INTERRUPTERS (GFCI's)

Repair or Replace

Upgrade *all* exterior, garage, workshop, EV charging outlets, laundry area, bathroom, dish/ disposal, kitchen counter top & island outlets to GFCI's (ground fault circuit interrupters). These may not have been required at the time of original construction but are recommended now, for safety.







A GFCI (Ground Fault Circuit Interrupter) outlet at the kitchen did not work or there is no power to the outlet. Electrical issues are considered hazardous until repaired. A qualified licensed electrical contractor should correct as needed.



H. ARC FAULT CIRCUIT INTERRUPTERS (AFCI'S)

Acceptable Condition

I. SMOKE DETECTORS

Repair or Replace

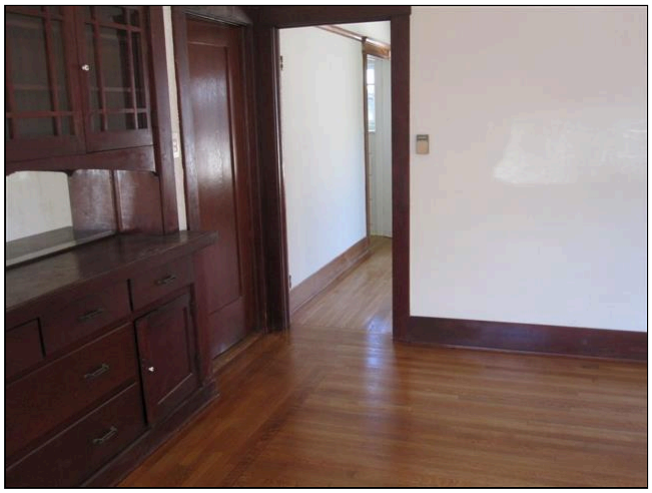
A smoke detector is missing outside the front guest bedroom. Without a working smoke detector you have no first alert to a possible fire. Install a 10 year, tamper-proof smoke detector for safety.



J. CARBON MONOXIDE DETECTORS

Acceptable Condition

There is no carbon monoxide detector installed outside the front guest bedroom. It is required that one be installed according to the manufacturer's instructions, for safety.



K. Other

Not Inspected

Audio speaker systems are outside the scope of a general home inspection and excluded from this report.

Low voltage exterior and interior lighting and wiring systems are outside the scope of a general home inspection and excluded from this report.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not able to be inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

IV. Structural Components

The home inspector shall, where visible and applicable, ***Observe***: structural components including foundations, floors, walls, columns and/or piers, ceilings and roof. The home inspector shall ***Describe***: the type of foundation, floor structure, wall structure, columns and/or piers, ceiling structure, roof structure. The home inspector shall only ***Probe***: structural components when/where deterioration is suspected; ***Enter***: under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected that may harm the inspector; ***Report***: the methods used to observe under floor crawl spaces and attics; and ***Report***: signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. *The home inspector is not required to*: enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.






Components

Foundation Material:
Concrete Masonry Unit (CMU) Block
Brick
Poured concrete

Foundation Type:
Raised Foundation

Floor Structure:
Wood Joists
Wood Beams
Sub Floor: Plywood
Sub Floor: 1/2"x6" Plank

Method used to observe Crawlspace:
Entered

Wall Structure:
Wood Studs
Not Visible

Columns or Piers:
Wood Posts
Concrete Piers
Brick piers

Ceiling Structure:
Wood Joists
Wood Beams

Roof Structure:
Conventional Framing
2 X 4 Rafters
2 X 6 Rafters

Roof-Type:
Hip

Open Spaced Sheathing, 1/2" x 6"
OSB Sheathing

Method Used To Observe Attic:
Entered
Limited Access
Limited Visibility

Attic Access:
Attic Hatch

Items

A. FOUNDATIONS

Repair or Replace

The original brick foundation walls are beyond their expected useful life, have loose and missing brick and have loose and missing mortar. A certified structural engineer should evaluate the foundations of the home and perform all necessary repairs.





The home's sub floor framing, at the sill plate, is anchored/bolted to the newer concrete foundation walls. This was typical and common at the time of construction in home's of this age. This is for your information.

B. WALLS (Structural)

Acceptable Condition

Complete evaluation of the structural components was restricted by finished materials, walls and/or ceilings. There were no visibly apparent deficiencies at the time of the inspection; however, complete evaluation would require removal of the finished materials.

C. COLUMNS OR PIERS

Repair or Replace

The original brick piers are beyond their expected useful life and have missing mortar. A certified structural engineer should evaluate the foundations of the home and perform all necessary repairs.





D. FLOORS (Structural)

Acceptable Condition

E. CEILINGS (structural)

Acceptable Condition

F. ROOF STRUCTURE AND ATTIC

Repair or Replace

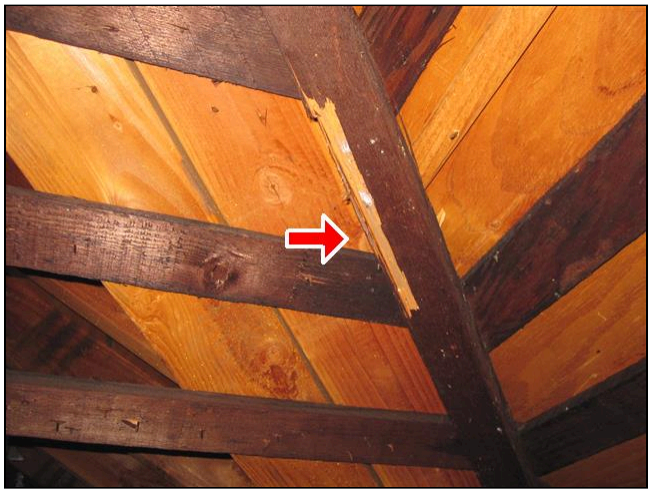
The 2x4 rafters in the front attic space are sagging and have a temporary repair installed. The deflection is great enough to need repair or reinforcement. A qualified licensed contractor should repair as needed.

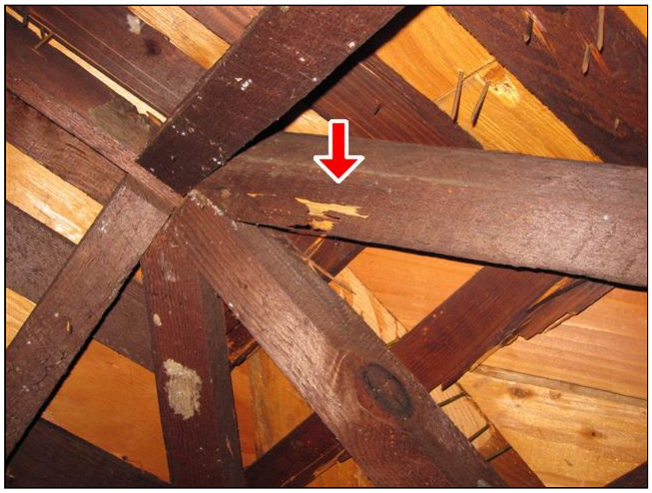


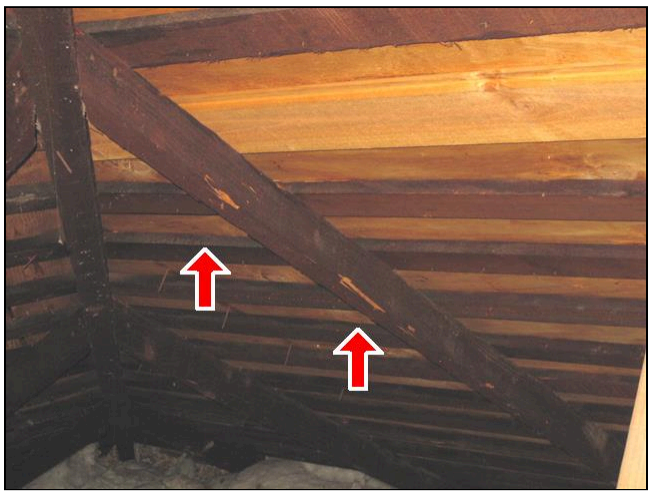
A rafter is cracked/broken in the rear attic space, above the center guest bedroom. Repairs are needed to maintain the stability of the roof. A qualified licensed contractor should repair as needed.



Rafters are damaged by apparent wood destroying organisms in the front attic, over the center bedroom. Repairs are needed to maintain the stability of the roof frame. A qualified licensed contractor should repair as needed.







The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

V. Insulation and Ventilation

The home inspector shall, where visible and applicable, ***Observe***: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall ***Describe***: Insulation in unfinished spaces; Absence of insulation in unfinished space at conditioned surfaces. *The home inspector shall not*: Move any insulation unless evidence of damage indicates the need to do so. *The home inspector is not required to report on*: Concealed insulation and vapor retarders; or concealed venting equipment that is integral with household appliances.





Components

Attic Insulation:
Fiberglass-Batts

Ventilation:
Dormer(s)

Bathroom Ventilation:
Exhaust Fan
Window

Dryer Power Source:
Gas Connection

Dryer Vent:
Metal

Floor System Insulation:
Fiberglass
Batts
Partial

Items

A. INSULATION IN ATTIC

Repair or Replace

Insulation is damaged in the attic by apparent pest activity. A qualified licensed contractor should remove and replace as needed.





B. INSULATION UNDER FLOOR SYSTEM

Acceptable Condition

C. VENTILATION OF ATTIC and/or FOUNDATION AREAS

Repair or Replace

Dormer vents are missing screens for the attic. Pest intrusion may occur if not corrected.



D. VENTING SYSTEMS (Bathrooms & Laundry)

Acceptable Condition

Dryer vents should be cleaned of lint at least annually and more often as the need arises. The vent may be clogged if the clothing is taking an unusually long time to dry or if the airflow at the exhaust end of the duct is very low. The best type of dryer vent material is a rigid, metal type with sections taped together as opposed to screwed together so that lint will not collect on any screw points that penetrate the duct material. Runs of the vent should be as short and straight as possible. Dryer fires are not uncommon and dryer vent restriction is one cause of dryer fires.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

VI. Heating

The home inspector shall ***Observe***: permanently installed heating/cooling systems including: heating and cooling equipment that is central to the home; Normal operating controls; venting, piping, supports, insulation, air filters, registers, fan coil units, convectors; The home inspector shall ***Describe***: Energy source; Heating and Cooling equipment and distribution type. The home inspector shall ***Operate***: the systems using normal operating controls. The home inspector shall ***Open***: readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. *The home inspector is not required to*: Operate cooling systems when weather conditions or other circumstances may cause equipment damage (below 65F); Operate automatic safety controls; Operate window air conditioning units; or Observe: Heat exchangers, humidifiers; Electronic air filters; or the uniformity or adequacy of conditioned air flow at supply to the various rooms.



Components

Heat Type:
Forced Air Furnace

Energy Source:
Natural Gas

Heating System Location:
Attic

Heat System Age:
19 Years

Ductwork:
Plastic Flex with Fiberglass Insulation

Filter Type:
Disposable

Fireplaces:
Conventional
Wood Burning

Items

A. HEATING EQUIPMENT
Not Inspected

B. NORMAL OPERATING CONTROLS
Not Inspected

C. AUTOMATIC SAFETY CONTROLS
Not Inspected

D. DISTRIBUTION SYSTEMS
Not Inspected

The air filter for the heating/cooling systems should be cleaned or replaced every 30-90 days.

E. EXHAUST VENTS & FLUES
Not Inspected

F. FIREPLACES
Repair or Replace

The fireplace and chimney are beyond 100 years old and have smoke staining on the front. This suggests poor draw and a certified chimney sweep should evaluate and perform any necessary repairs before using.



The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

VII. Air Conditioning

The home inspector shall ***Observe***: permanently installed heating/cooling systems including: heating and cooling equipment that is central to the home; Normal operating controls; venting, piping, supports, insulation, air filters, registers, fan coil units, convectors; The home inspector shall ***Describe***: Energy source; Heating and Cooling equipment and distribution type. The home inspector shall ***Operate***: the systems using normal operating controls. The home inspector shall ***Open***: readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. *The home inspector is not required to*: Operate cooling systems when weather conditions or other circumstances may cause equipment damage (below 65F); Operate automatic safety controls; Operate window air conditioning units; or Observe: Heat exchangers, humidifiers; Electronic air filters; or the uniformity or adequacy of conditioned air flow at supply to the various rooms.



Components

Cooling Equipment Type:	**Cooling Equipment Energy Source:**	**A/C Age:**
A/C Split System	Electric	19 Years
		20 Years

Items

A. COOLING EQUIPMENT

Repair or Replace

The air conditioning system did not operate when tested and is at the end of its expected useful life. Have a qualified licensed HVAC contractor service, repair and or replace as needed.



B. NORMAL OPERATING CONTROLS

Acceptable Condition

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

VIII. Interiors

The home inspector shall ***Observe***: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall ***Operate***: a representative number of windows and interior doors; and ***Report***: signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. *The home inspector is not required to observe*: Paint, wallpaper, mouldings and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.







Components

Ceiling Materials:
Plaster

Wall Material:
Plaster

Floor Covering(s):
Wood
Tile

Interior Doors:
Wood

Window Types:
Wood, Double Pane, Double Hung
Wood, Single Pane, Double Hung

Cabinetry:
Wood

Countertop:
Granite

Items

A. CEILINGS
Acceptable Condition

B. WALLS
Acceptable Condition

C. FLOORS

Acceptable Condition

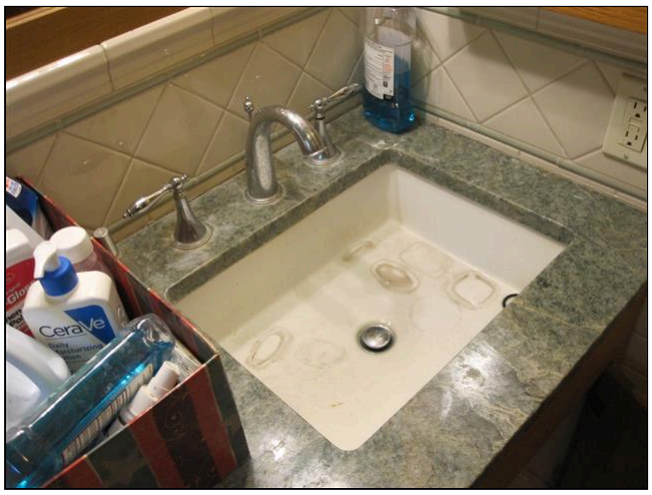
D. COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Repair or Replace

Base cabinetry has broken glass at the living room. Replace for safety.



The countertop is loose, not fastened securely in the hall bath. This is a cosmetic issue for your information. Recommend repair or replace as necessary.



E. DOORS

Repair or Replace

The door is missing at the front guest bedroom. Install as needed.



F. WINDOWS

Repair or Replace

Windows have broken glass and one is missing a guide in the jamb, at the front guest bedroom. Broken glass should be replaced to prevent injury or damage by a qualified licensed contractor as needed.







Windows are stuck or painted shut and have missing/damaged sash cords at the living room. A qualified licensed contractor should repair as needed.





The leaded glass window has broken glass at the right wall of the living room. Broken glass should be replaced to prevent injury or damage by a qualified licensed contractor as needed.



The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view from storage or personal belongings of the seller. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

IX. Garage/Carport

The home inspector shall ***Observe***: Walls, ceilings, floors when visible and accessible; Garage door operators. The home inspector shall ***Describe***: wall and ceiling cladding materials; ***Operate*** all garage doors manually or by using permanently installed controls for any garage door operator present; ***Report*** whether or not any garage door operator will automatically reverse or stop when meeting resistance during closing. *The home inspector is not required to observe*: Garage door operator remote control transmitters; *The home inspector is not required to*: Move personal items, panels, furniture, equipment, or debris that obstructs access or visibility.





Components

Garage Door Type:
Hinged

Garage Door Material:
Wood

Garage Structure:
Detached

Garage Ceiling & Wall Material:
Open Studs/Framing
Open To Rafters
Paneling

Items

A. GARAGE CEILINGS
Acceptable Condition

B. GARAGE WALLS (INCLUDING FIREWALL SEPARATION)
Acceptable Condition

C. GARAGE FLOOR
Acceptable Condition

D. GARAGE EXTERIOR DOOR
Acceptable Condition

E. GARAGE DOOR OPENER
Not Present

The garage was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

X. Plumbing System

The home inspector shall ***Observe***: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall ***Describe***: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and location of main water supply shutoff device. The home inspector shall ***Operate:*** all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. *The home inspector is not required to*: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Solar water heating equipment; Observe the system for proper sizing, design, or use of proper materials.





Components

Water Source:
Public

Water Filters:
Reverse Osmosis
(We do not inspect filtration systems)

Plumbing Water Service:
Copper

Plumbing Water Supply:
Copper

Plumbing Waste:
ABS

Gas Piping:
Black Iron

Water Heater Power Source:
Natural Gas

Water Heater Capacity:
50 Gallons

Water Heater Location:
Exterior Cabinet

Water Heater Age:
4 Years

Items

A. PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Acceptable Condition

The property is vacant and the plumbing system has not been used on a regular basis. As part of my inspection, I ran the water from the plumbing fixtures for an extended period of time. Without regular use some plumbing components can fail: seals and washers dry out and crack; valves seize. Also, the condition of the main drain from the house cannot be fully assessed without daily or regular use of the system. These conditions and others may not reveal themselves in the short time during the home inspection and may not become apparent until some time after the system has begun to get used on a regular basis. Monitor the plumbing system and anticipate repairs as may be necessary.

Because many of the drain and waste lines are hidden from view and access, a video camera inspection of the waste lines by a qualified licensed plumbing company is recommended before the close of escrow. This type of inspection can reveal underground piping conditions. This is for your information.

B. PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

The kitchen sink is loose and needs to be secured. Repairs are needed to prevent possible leaking. A qualified licensed plumber should repair as needed.



The toilet base is loose at the floor flange in both baths. This can allow leaking and damage to surrounding materials. A qualified licensed plumber should replace the wax ring seal and re-secure the toilet to the floor flange.





Water leaks out of the shower stall where missing weather stripping exists, grout is missing at the curb. This is damaging the wall next to the door. A qualified licensed contractor should repair as needed.







The hand spray wand leaks at the primary bathroom. Repairs are needed to stop leaking water from damaging surrounding materials. A qualified licensed plumber should repair as needed.



The static cold water pressure was measured at the exterior hose bibs to be approximately 60psi at the time of inspection. Water pressure between 40-80psi is considered adequate for residential use. This is for your information.



California water conservation law now requires the seller to disclose to prospective buyers whether low flow plumbing fixtures i.e., shower heads, sink faucets, toilets have been installed in the home. Flow capacity and rates are outside the scope of a general home inspection and not represented in this report. Inquire with the seller for additional information and whether or not low flow fixtures are present in the home. Upgrade as necessary.

C. WATER HEATER

Not Inspected

note: the workshop water heater was disconnected and not inspected. Its condition and operation is not known and not represented in this report.



D. MAIN WATER SHUT-OFF LOCATION

Acceptable Condition

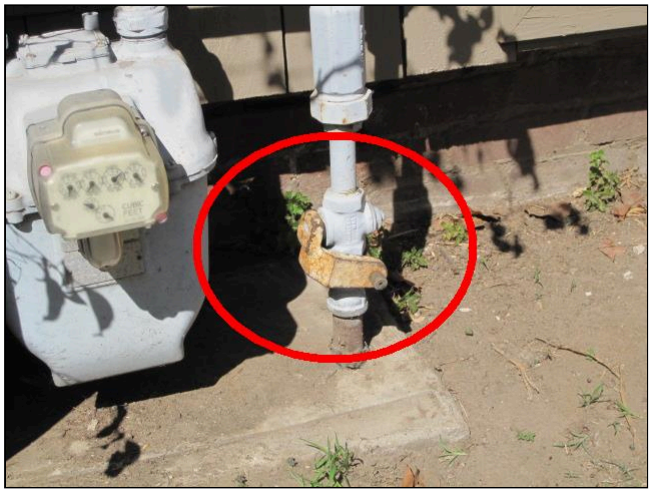
The main water shut off is the white lever located at the front exterior.



E. GAS PIPING

Not Inspected

The gas service to the home was off at the time of the inspection. Testing, operation and inspection of all gas fired appliances was not able to be performed on the following appliances: 1. Water heater 2. Furnace 3. Range/Oven. Have the gas company restore service to the property and test and inspect all gas fired appliances.



A sediment trap is missing on the gas supply piping for the furnace and water heater. Today's standards typically require installation when replacement of the appliance occurs. Also, most manufacturers' require a sediment trap in their specifications to prevent contaminants and/or moisture from entering the gas control unit for the appliance. Have a qualified licensed plumbing contractor install as needed.



F. MAIN FUEL SHUT OFF LOCATION

Acceptable Condition

The main gas shut off is located at the gas meter at the left side of the home.



G. OTHER

Not Inspected

A recirculating pump/valve was present at the water heater. The pump/valve was not tested during the home inspection and its condition is excluded from this inspection report. Inquire the seller for its condition and any necessary maintenance.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

XI. Built-In Appliances

The home inspector shall ***Observe*** and ***Operate*** the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. *The home inspector is not required to observe and operate*: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units; Appliances in use; or any appliance that is shut down, unplugged, disconnected or otherwise inoperable.



Components

Dishwasher:
Present

Disposer:
Present
Two Units

Exhaust/Range Hood:
Present

Range/Oven:
Electric
and
Gas

Microwave:
None

Refrigerator:
Present

Items

A. DISHWASHER
Acceptable Condition

B. RANGES/OVENS/COOKTOPS
Not Inspected

C. RANGE HOOD
Acceptable Condition

D. GARBAGE DISPOSAL
Repair or Replace

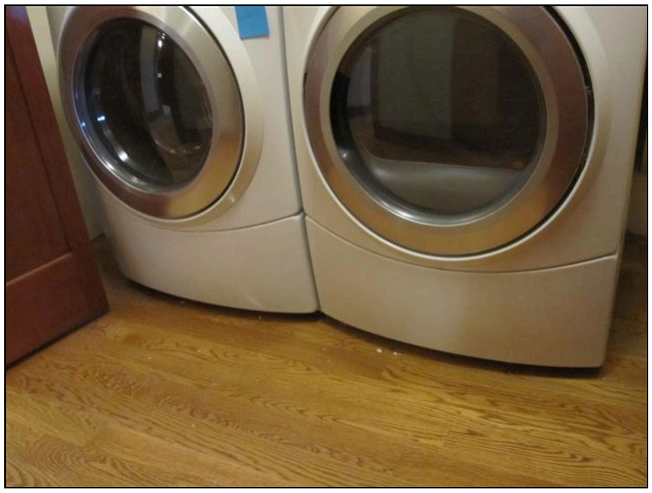
The garbage disposal at the kitchen prep sink is jammed and does not operate. I recommend repair or replacement as needed.



E. LAUNDRY EQUIPMENT

Repair or Replace

The washing machine is missing a catch pan below to drain away any accidental leaking. Consider installation by a qualified licensed contractor.



The laundry equipment is outside the scope of this inspection and specifically excluded from this report.

F. REFRIGERATOR

Acceptable Condition

G. ICE MAKER

Not Inspected

The ice maker was shut off prior to the home inspection. It's operation and condition could not be determined and is excluded from this report. Inquire with the seller for additional information and check for proper operation.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

XII. Environmental

Items

A. Asbestos

Not Inspected

An old vent pipe exists that may include Transite material. Transite piping is stable under normal conditions. However, Transite contains crystalline silica, which is considered a hazard by inhalation when disturbed. Unless the material is disturbed/handled it is not considered hazardous in the home. Further evaluation and remediation by a certified abatement specialist is recommended if the material is to handled/altered/removed.

B. Lead Paint

Not Inspected

The property may have lead-based paint due to the time when the home was built. According to the EPA, it is estimated that lead-based paint was applied to approximately two-thirds of the homes built in the U.S. before 1940; one-third of the homes built from 1940 to 1960; and to an indeterminate (but smaller) portion of U.S. homes built since 1960. Lead can enter the air within a home when surfaces covered with lead-based paint are scraped, sanded or heated with an open flame in paint stripping procedures. Once released into the home atmosphere, lead particles circulate into the air and can be inhaled or ingested through the mouth and nose. Lead particles in the form of fine dust or vapors settle into carpet fibers or fabric and can be recirculated into the air by normal household cleaning (such as sweeping or dusting) and through normal hand-to-mouth behavior of young children, which can result in the ingestion of potentially harmful lead. The only way to determine if paint in a home contains lead is to test for it. Testing should always be done by a certified lead inspector or risk assessor. Check with state and local authorities for licensed/certified contractors in your area. This home inspection does not include a definitive determination as to its presence, absence or hazard.

C. Suspected Mold/Fungus Substance

Repair or Replace

Suspected mold/fungus/mildew-like staining or substance was observed on the walls inside the dining room window seat cabinetry. Analysis and testing for molds/fungus/mildew substances is not part of this general home inspection. I recommend evaluation and remediation by a qualified licensed contractor/ hygienist/specialist in this field, as needed.



D. Pests

Repair or Replace

Suspected pest activity and droppings were observed throughout the attic and crawlspace. Damage to other, non-visible components and materials is likely such as wiring, insulation, ductwork, etc. Have a qualified licensed pest control contractor evaluate and remove any/all pests, all fecal matter and replace all damaged materials/components for health and safety reasons.

Print Summary

General Summary



Inspection Industries, LLC

(714) 719-2274
jerry@i2inspections.com

Customer
Brandon Traudt
Lisa Traudt

Address
343 Carroll Park E
Long Beach CA 90814

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

I. Exterior

DRAINAGE, GRADING, PATIO, WALKS AND FENCING

Repair or Replace

1 The concrete drive is heaved and damaged. This will cause poor drainage of run-off and is a tripping hazard. A qualified licensed contractor should repair as needed.



2 The concrete steps, concrete porch and front stone pillars and veneer should be sealed and repaired where weathered and cracked to prevent further water intrusion and damage. A qualified licensed contractor should repair as needed.







3 The landscape grades are flat and/or incorrectly sloped at the exteriors of the home, garage and workshop. This may allow standing water, water intrusion and/or damage. Have a qualified licensed contractor correct the landscape, install hardscaped surfaces and/or add an

in-ground drainage system so that water can be properly controlled and drained away from the home.









4 The wood fencing is leaning and damaged. A qualified licensed contractor should replace as needed.





II. Roofing

FLASHINGS

Repair or Replace

5 Gap(s) exist at the vent stack roof flashing above the workshop. This can allow rain water entry causing damage. Have a qualified licensed roofing contractor properly seal the flashing to prevent leaking.

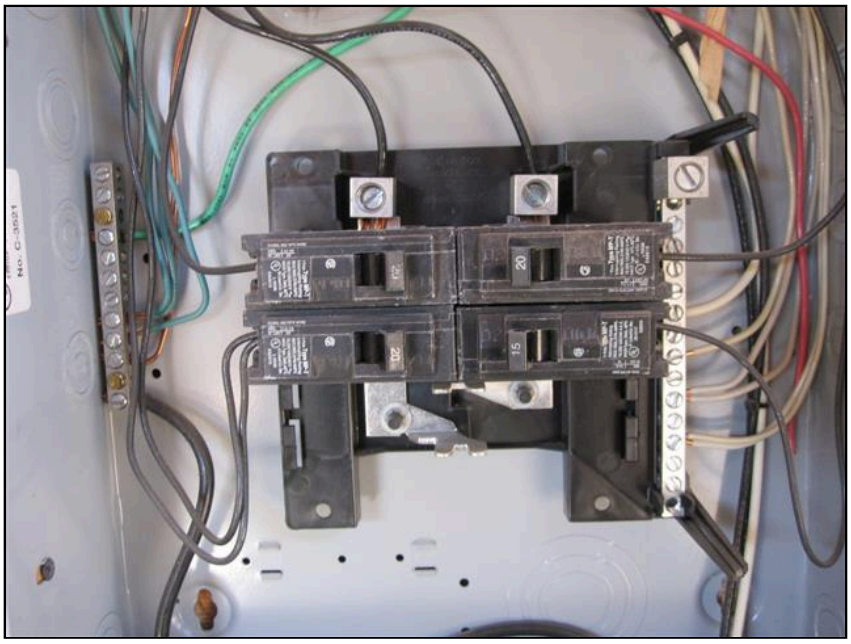


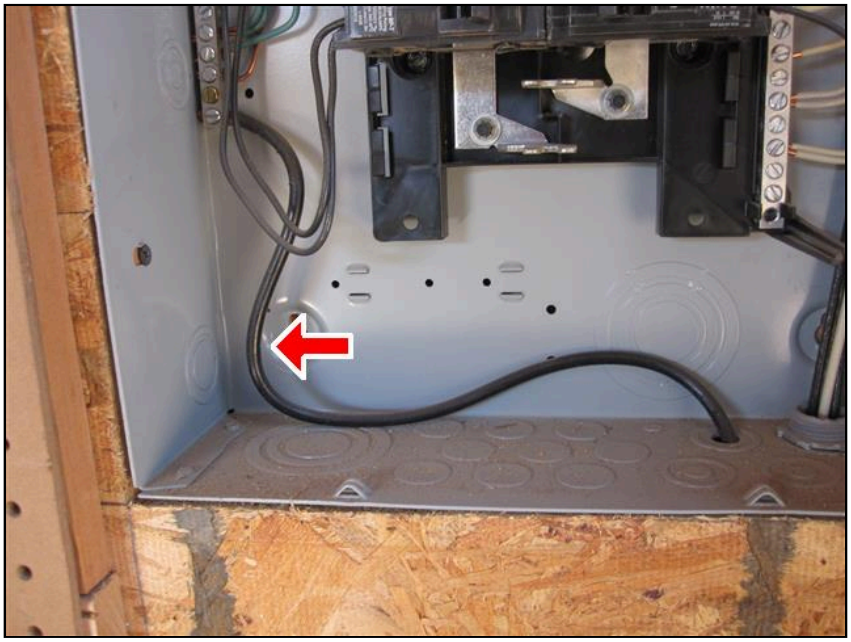
III. Electrical System

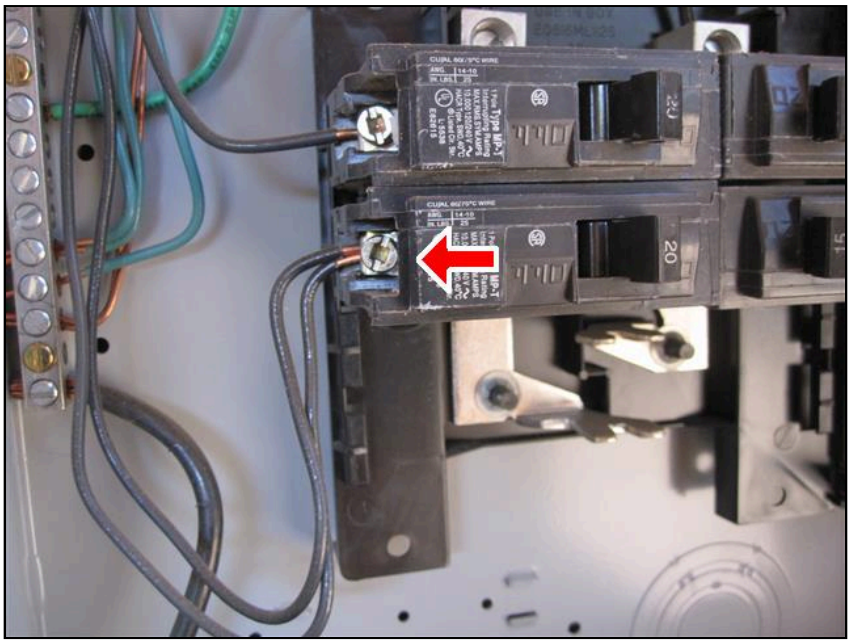
SERVICE AND GROUNDING EQUIPMENT, MAIN AND DISTRIBUTION PANELS

Repair or Replace

6 The sub electrical panel box has overfused 20amp breakers installed, the equipment grounding bar has a black (hot) wire connected, double lugged neutrals and a double tapped breaker. Electrical issues are considered hazardous until repaired. A qualified licensed electrical contractor should correct as needed.







BRANCH CIRCUIT CONDUCTORS

Repair or Replace

7 Knob & Tube wiring is present in this home. Knob & Tube wiring was typically installed in homes into the 1940's. It can be problematic for several reasons; sheathing becomes brittle and the wiring is exposed to contact and damage due to age, exposure to leakage and rodents. It cannot be grounded and modifying the circuits creates improper splices, hot spots and shock hazards. Contact a qualified licensed electrician to evaluate the electrical system and perform all wiring repairs for safety.





POLARITY AND GROUNDING

Repair or Replace

8 An electrical outlet at the front wall of the dining room tests as not grounded. This is incorrect installation and a safety issue that needs to be corrected by a qualified licensed electrical contractor.

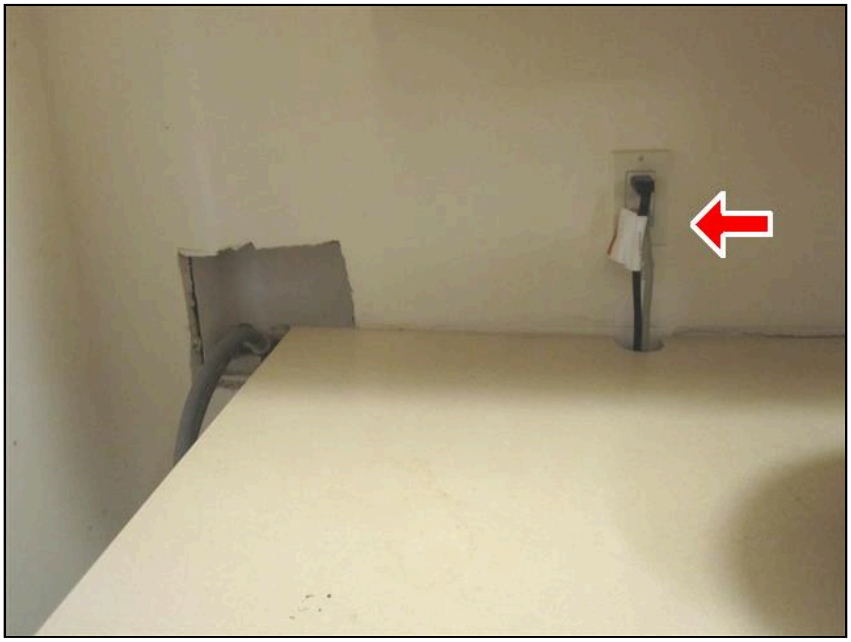


GROUND FAULT CIRCUIT INTERRUPTERS (GFCI's)

Repair or Replace

9 Upgrade *all* exterior, garage, workshop, EV charging outlets, laundry area, bathroom, dish/disposal, kitchen counter top & island outlets to GFCI's (ground fault circuit interrupters). These may not have been required at the time of original construction but are recommended now, for safety.







10 A GFCI (Ground Fault Circuit Interrupter) outlet at the kitchen did not work or there is no power to the outlet. Electrical issues are considered hazardous until repaired. A qualified licensed electrical contractor should correct as needed.



SMOKE DETECTORS

Repair or Replace

11 A smoke detector is missing outside the front guest bedroom. Without a working smoke detector you have no first alert to a possible fire. Install a 10 year, tamper-proof smoke detector for safety.



IV. Structural Components

FOUNDATIONS

Repair or Replace

12 The original brick foundation walls are beyond their expected useful life, have loose and missing brick and have loose and missing mortar. A certified structural engineer should evaluate the foundations of the home and perform all necessary repairs.





COLUMNS OR PIERS

Repair or Replace

13 The original brick piers are beyond their expected useful life and have missing mortar. A certified structural engineer should evaluate the foundations of the home and perform all necessary repairs.





ROOF STRUCTURE AND ATTIC

Repair or Replace

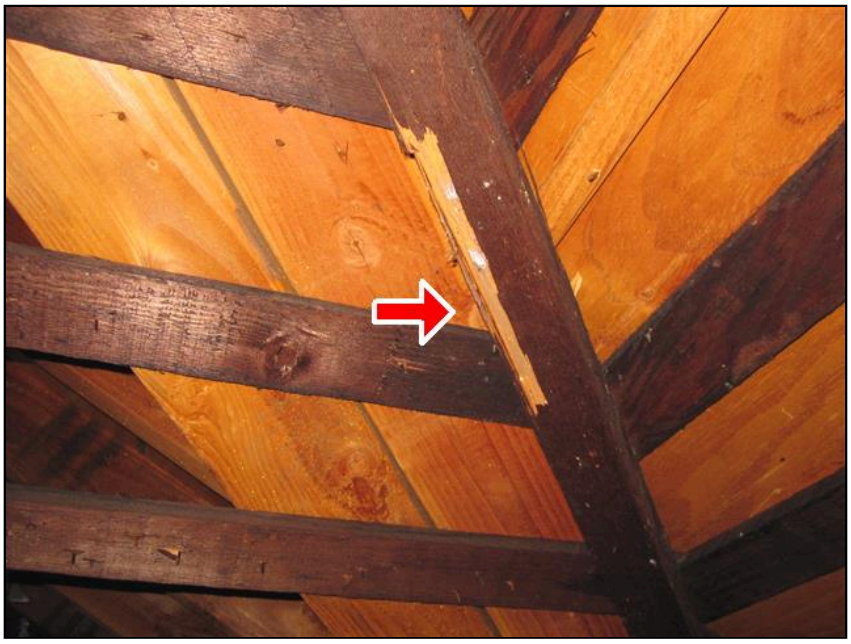
14 The 2x4 rafters in the front attic space are sagging and have a temporary repair installed. The deflection is great enough to need repair or reinforcement. A qualified licensed contractor should repair as needed.

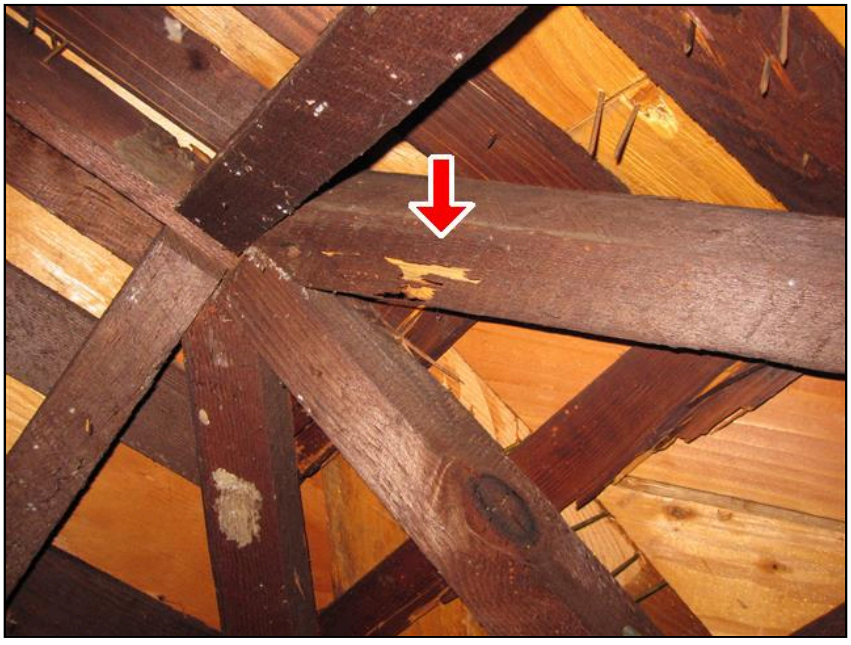


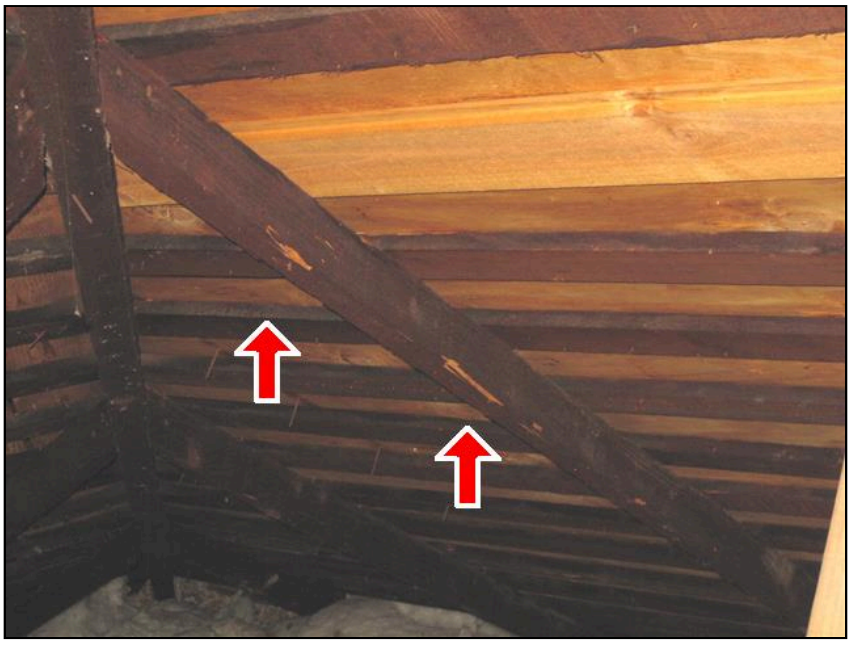
15 A rafter is cracked/broken in the rear attic space, above the center guest bedroom. Repairs are needed to maintain the stability of the roof. A qualified licensed contractor should repair as needed.



16 Rafters are damaged by apparent wood destroying organisms in the front attic, over the center bedroom. Repairs are needed to maintain the stability of the roof frame. A qualified licensed contractor should repair as needed.







V. Insulation and Ventilation

INSULATION IN ATTIC

Repair or Replace

17 Insulation is damaged in the attic by apparent pest activity. A qualified licensed contractor should remove and replace as needed.





VENTILATION OF ATTIC and/or FOUNDATION AREAS

Repair or Replace

18 Dormer vents are missing screens for the attic. Pest intrusion may occur if not corrected.



VI. Heating

FIREPLACES

Repair or Replace

19 The fireplace and chimney are beyond 100 years old and have smoke staining on the front. This suggests poor draw and a certified chimney sweep should evaluate and perform any necessary repairs before using.



VII. Air Conditioning

COOLING EQUIPMENT

Repair or Replace

20 The air conditioning system did not operate when tested and is at the end of its expected useful life. Have a qualified licensed HVAC contractor service, repair and or replace as needed.



VIII. Interiors

COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Repair or Replace

21 Base cabinetry has broken glass at the living room. Replace for safety.



22 The countertop is loose, not fastened securely in the hall bath. This is a cosmetic issue for your information. Recommend repair or replace as necessary.



DOORS

Repair or Replace

23 The door is missing at the front guest bedroom. Install as needed.



WINDOWS

Repair or Replace

24 Windows have broken glass and one is missing a guide in the jamb, at the front guest bedroom. Broken glass should be replaced to prevent injury or damage by a qualified licensed contractor as needed.







25 Windows are stuck or painted shut and have missing/damaged sash cords at the living room. A qualified licensed contractor should repair as needed.





26 The leaded glass window has broken glass at the right wall of the living room. Broken glass should be replaced to prevent injury or damage by a qualified licensed contractor as needed.



X. Plumbing System

PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

27 The kitchen sink is loose and needs to be secured. Repairs are needed to prevent possible leaking. A qualified licensed plumber should repair as needed.



28 The toilet base is loose at the floor flange in both baths. This can allow leaking and damage to surrounding materials. A qualified licensed plumber should replace the wax ring seal and re-secure the toilet to the floor flange.





29 Water leaks out of the shower stall where missing weather stripping exists, grout is missing at the curb. This is damaging the wall next to the door. A qualified licensed contractor should repair as needed.







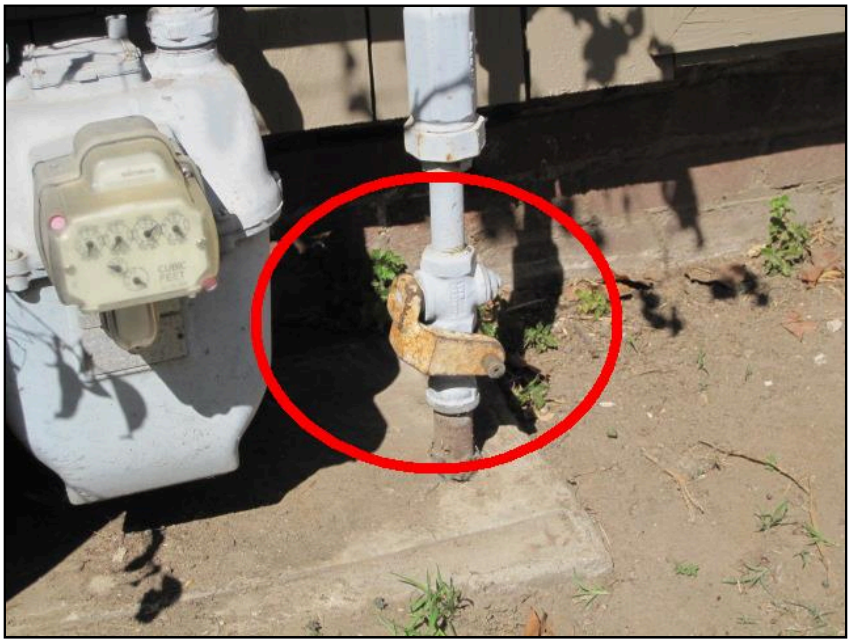
30 The hand spray wand leaks at the primary bathroom. Repairs are needed to stop leaking water from damaging surrounding materials. A qualified licensed plumber should repair as needed.



GAS PIPING

Not Inspected

31 **The gas service to the home was off at the time of the inspection. Testing, operation and inspection of all gas fired appliances was not able to be performed on the following appliances: 1. Water heater 2. Furnace 3. Range/Oven. Have the gas company restore service to the property and test and inspect all gas fired appliances.**



32 A sediment trap is missing on the gas supply piping for the furnace and water heater. Today's standards typically require installation when replacement of the appliance occurs. Also, most manufacturers' require a sediment trap in their specifications to prevent contaminants and/or moisture from entering the gas control unit for the appliance. Have a qualified licensed plumbing contractor install as needed.



XI. Built-In Appliances

GARBAGE DISPOSAL

Repair or Replace

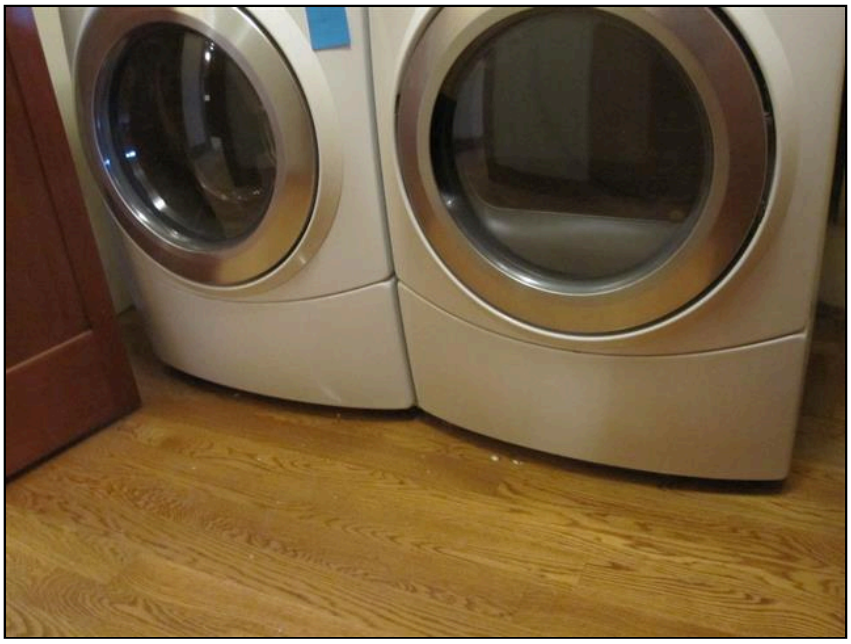
33 The garbage disposal at the kitchen prep sink is jammed and does not operate. I recommend repair or replacement as needed.



LAUNDRY EQUIPMENT

Repair or Replace

34 The washing machine is missing a catch pan below to drain away any accidental leaking. Consider installation by a qualified licensed contractor.



XII. Environmental

Suspected Mold/Fungus Substance

Repair or Replace

35 Suspected mold/fungus/mildew-like staining or substance was observed on the walls inside the dining room window seat cabinetry. Analysis and testing for molds/fungus/mildew substances is not part of this general home inspection. I recommend evaluation and remediation by a qualified licensed contractor/hygienist/specialist in this field, as needed.



Pests

Repair or Replace

36 Suspected pest activity and droppings were observed throughout the attic and crawlspace. Damage to other, non-visible components and materials is likely such as wiring, insulation, ductwork, etc. Have a qualified licensed pest control contractor evaluate and remove any/all

pests, all fecal matter and replace all damaged materials/components for health and safety reasons.

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

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