

Introduction

The Home Inspection Report is based on a visual inspection of the accessible areas of the referenced property under the standards and scope for home inspections established by The California Real Estate Inspection Association.

The inspection of concealed or inaccessible portions of the property are excluded from this inspection. Items which are not visible or are blocked by furnishings, personal property or require dismantling are specifically excluded from this Inspection.

For additional exclusions please review the disclaimer section of this report.

Attention

Any and all references for repairs or corrective action noted in the Home Inspection Report should be performed by a licensed contractor who specializes in the area of the deficiencies.

Strike First Inspections will not be held liable to any damage to property or person (s) for any repair or correction action taken.

We are NOT Code Enforcement....

Strike First Inspections makes no claim that any inspected item is or is not within code for your specific area. If in doubt about the code requirements for your given area please contact your local City's Code enforcement department.

Home Inspection Report



Property Address:

30280 Mapes Rd, Homeland 92548

Invoice #: 3028013019
Inspection Date: 1/30/2019

Clients Name:	Louis & Madeline Fuller
Clients E-Mail:	
Agents Name:	Ryan David Smith
Agents E-Mail:	ryan.smith@harcourtsprime.com
Inspector:	Joe Reilly / Owner

Property Profile*		
Year Built:	1984	
Apprx Sq. Ft.:	1440	
Bedroom #:	3	
Bathroom #:	2	
Property Type:	Mobile Home / Manufactured	
Property Status:	Occupied / Personal Property	

 $^{{}^{*}\}text{Based}$ on Information obtained from Realtor.com



Use of this report in a Real Estate transaction not involving the client named is Strictly Prohibited.



During the report process consideration is made as to when the dwelling was built and the standards at that time versus the current standards which may be different, however we reserve the right to point out issues that we deem should be updated.

The inspection of concealed or inaccessible portions of the property are excluded from this inspection. Items which are not visible or are blocked by furnishings, personal property, vegetation or require dismantling are specifically excluded from this Inspection.

Exterior

In this section if applicable you will find:

Exterior:	Inspection of the homes exterior focuses on examining the driveway, walks, fencing, walls, gates, lot grade, the homes foundation, siding, windows, screens, patios, decks and roof.		
Crawl Space:	Inspection focuses on examining the foundation for cracks, water penetration and cripple walls.		
Roof:	Inspection focuses on determining if the roofs covering and other visible components are damaged, deteriorated, missing or otherwise subject to water penetration.		
Patio(s):	Inspection focuses on examining the condition of the patios, decks, balconies, porches and related covers, guardrails, steps, electrical outlets and standard lights (120 volt). Only items directly installed on the Patio are included in this area.		

P/P

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Exterior:

Driveway: Type: Asphalt

Observation: (Settling Cracks) Settling crack(s) greater than 1/4" was observed in the driveway and/or

walk.

Type: Dirt / Gravel

Observation: (Dirt / Gravel) There was no permanently manufactured driveway for this property.

Entrance walkway: Type: Brick / Masonry

Observation: (Uneven / Tripping Hazard) A potential tripping hazard was noted, which could be the

result of ground movement.

Fence:

(Front): Type: Chain-Link

Observation: (Serviceable) The fence appears to be serviceable at this time.

(Back): Type: Chain-Link

Observation: (Serviceable) The fence appears to be serviceable at this time.

(Left): Type: Chain-Link

Observation: (Top Rail) A chain link fence is missing the top support bar which is making fence bow.

(Right): Type: Chain-Link

Observation: (Serviceable) The fence appears to be serviceable at this time.

Gate(s): Type: Various types on the property

Observation: (Serviceable) The gate(s) appear to be functioning properly at this time.

Lot Grade: Grade: (Adequate) The grade appears to be adequate at this time.

Drainage: (Drains - Front) It appears the drainage drains to the front of the property.

Foundation: Type: Raised

Observation: (Chips (Common)) There appears to be spots of the foundation where slight damage has

occurred, patching may be required.

Observation: (Crawl Space) See Crawl Space section.

(Chips (Common)) There appears to be spots of the foundation where slight damage has occurred, patching may be required.



Type: Wood/Composition

Observation: (Warped / Deteriorated) Deteriorated wood was noted. The client is referred to the pest

control management report for further information.

Observation: (Loose) Sections off the siding/trim were noted as being loose. Observation: (Holes) Holes should be repaired or sealed to prevent water damage.

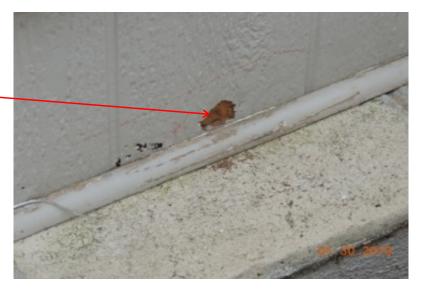
(Warped / Deteriorated) Deteriorated wood was noted. The client is referred to the pest control management report for further information.



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(Holes) Holes should be repaired or sealed to prevent water damage.



Access Panels: Observation: (Serviceable) There does not appear to be any defects at this time.

Information: The Cable & TV entry point covers are considered access panels in this case.

Windows (Outside View): Observation: (Serviceable) This windows appear to be serviceable at this time.

Front window sits offset of frame. This appears to be mostly cosmetic in nature, however we would suggest checking the seals around the frame.

Window Shutters: Observation: (N/A) Not Applicable.

Rain Gutters:

Observation: (Broken Pieces) Pieces of the gutter system/drain system were found to be damaged and

should be repaired.

Observation: (Gutter Damage / Bent) The gutters were noted as being damaged, which could result in

them not working as intended.

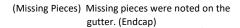
Observation: (Missing Pieces) Missing pieces were noted on the gutter.

(Broken Pieces) Pieces of the gutter system/drain system were found to be damaged and should be repaired.



(Gutter Damage / Bent) The gutters were noted as being damaged, which could result in them not working as intended.



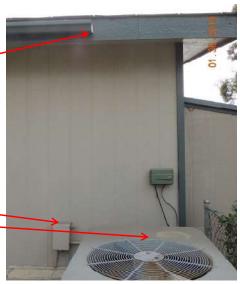




(Missing Pieces) Missing pieces were noted on the gutter. (Endcap / Drain spout)

At this point in time, excessive water could splash on the HVAC breaker box and an open outlet (Outlet is a directly behind HVAC unit)

(Front):



Electrical:

Observation: (Personal Property) Personal property prevented this area from being inspected / This

area Exempt.

(Back): Observation: (Serviceable) There does not appear to be any defects at this time.

GFI Reset Location: Rear of house

Crawl Space:

Access Location: Observation: (Left) The Crawl Space access is located on the left side of the property.

Access: Observation: (Serviceable) No Defects were noted at the time of inspection.

Access Type: Type : Full

Ventilation: Observation: (Serviceable) No Defects were noted at the time of inspection.

Foundation: Type: (Metal Mechanical Jacks) **Bolted:** (Bolted) The visible parts appear to be bolted to the foundation, which enhances

earthquake safety.

Foundation Comments: Observation: (Wood To Earth - Direct Contact)

Sections of insulation were noted as being unsecure in the crawl space area.

(Wood To Earth - Direct Contact)

A hole was found under the house which in turn could pool water allowing erosion around or near the support braces. This should be filled by a licensed professional.

Note: Multiple dead animals were found to be under the property.



Skirting: Observation: (Serviceable) No Defects were noted at the time of inspection.

Ground Water: Observation: (Moist Soil) Soil was found to be moist in the crawl space however exact cause was not

determined.

Electrical: Observation: (None) No Electrical items were visible in this area at the time of inspection.

Roof:

Observed From: View: (Walk-On) Roof inspection was made by the inspector walking on the roof.

Roof Configuration: Observation: Sloped

Roof Cover (Type): Observation: (Shingles (Composition / Tar)) The roof covering is composed of composition shingles.

Suggest re-securing flashing with a screw versus a nail.



This was noted on most vents.

Roof Condition: Observation: (Soft Spots) Soft spots were noted on the roof. We recommend a roofer to assist in

determining the reason.

Observation: (Cracked >5) Tiles / shingles were found to be cracked.

Eaves:

Observation: (Serviceable - Eaves) The eaves appear to be serviceable at this time.

Information: The eaves are the portions of a roof that project beyond the outside walls of a building.

Fascia:

Observation: (Loose Boards) The Fascia / Eaves boards appear to be loose and should be secured.

Information: The fascia is the horizontal board which caps the end of rafters outside a building

(Loose Boards) The Fascia / Eaves boards appear to be loose and should be secured.



(Loose Boards) The Fascia / Eaves boards appear to be loose and should be secured.



Flashing (Roof):

Observation: (Serviceable) At the time of Inspection there did not appear to be any defects in this

area.

Flashing (Vents):

Observation: (Serviceable) At the time of Inspection there did not appear to be any defects in this

area.

Patios / Porch:

Location: Observation: Front of property

Flooring: Type: Wood

Observation: (Serviceable) The patio slab appears to be serviceable at this time.

Cover: Type: Aluminum

Observation: (Serviceable) The patio cover appears to be serviceable at this time.

Support Pillars: Observation: (Unsecure) One or more support pillars was noted as being unsecured / loose we suggest

securing.

(Unsecure) One or more support pillars was noted as being unsecured / loose we suggest securing.



Location: Observation: Rear of property

Flooring: Type: Concrete

Observation: (Personal Property) Personal property prevented this area from being inspected / This

area Exempt.

Cover: Type: Aluminum

Observation: (Serviceable) The patio cover appears to be serviceable at this time.

Support Pillars: Observation: (Serviceable) There does not appear to be any defects at this time.

Major Systems

In this section if applicable you will find:

Major Systems:

Inspection focuses on identifying the location of emergency shut-offs for electricity, gas and water, determining if the water heater, home heating system and central air conditioner are operational, and noting conditions which may be unsafe as they relate to the major systems within the home.

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Electrical:

Electricity: Observation: (On) At the time of Inspection this utility was on. **Electric Panel Location:** Location: (Rear) The electrical panel was found to be located in the rear side of the property. Main Size in Amps: 100 Service Size: Service Entry: Observation: Underground Panel Resets: Type: (Breakers) A circuit breaker is an automatically operated electrical switch designed to protect an electrical circuit from damage. A circuit breaker can be reset (either manually or automatically) to resume normal operation. Observation: (Serviceable) The electrical panel appears to be serviceable at this time. **AFCI Resets:** Observation: (<2002) AFCI protection was not required for houses built prior to 2002. Information: An Arc Fault Circuit Interrupter (AFCI) is a type of duplex receptacle or circuit breaker that breaks the circuit when it detects a dangerous electrical arc in order to prevent electrical fires. Comments: Observation: (Serviceable) There does not appear to be any defects at this time. Gas: Gas: Observation: (On) At the time of Inspection this utility was on. Gas Meter: Observation: (Serviceable) There does not appear to be any defects at this time. Shut Off Location: Observation: Front Of Property Water: Water: Observation: (On) At the time of Inspection this utility was on. Water Pressure (PSI): 70 Water Pipes: Observation: (Serviceable) There does not appear to be any defects at this time. Pressure Regulator: Observation: (<1980) A Water pressure regulator was not found, however for construction prior to 1980 these were not required. Water Shut-off: Location: (Rear) The Water Shut off was found in the Rear of the House.

Observation: (Serviceable) There does not appear to be any defects at this time. Spigot(s):

Sewer:

Type: Public Sewer:

Water Heater:

Water Heater: Type: Gas

Location: Exterior Closet

Capacity: (48 Gallon (Gas)) A 48 gallon gas water heater typical supplies enough hot water for a

family of 5 or more adults.

Protection: Observation: (Not Required) A protective barrier is not required for a water heater in this type of

location

Access Door: Observation: (Adjust / Repair Hardware) The door needs repair to enable it to close properly.

Comment: The top locking mechanism did not appear to work correctly.



 $\label{thm:continuous} \textbf{Suggest securing insulation onto door.}$

Earthquake Straps:

Observation: (Serviceable) There does not appear to be any defects at this time.

Tank:

Observation: (Serviceable) There does not appear to be any defects at this time.

Fittings / Pipes:

Observation: (Gas Line Trap >2002 (Common)) A gas line sediment trap was found to be missing. (This

if you have any questions about whether or not a sediment trap is required.

was not a requirement for installations prior to 2002) Call your local building department

(Gas Line Trap >2002 (Common)) A gas line sediment trap was found to be missing. (This was not a requirement for installations prior to 2002) Call your local building department if you have any questions about whether or not a sediment trap is required.



Heating Element:

Comment(s):

Observation: (Serviceable) There does not appear to be any defects at this time.

Observation: (Not Secured Venting) The exhaust vent is not properly secured which could cause exhaust gases to enter the area.

Observation: (Missing High / Low Combustion) The combustion flow for the heater does not appear to be adequate and it is either missing or is obstructed. This is necessary for proper air flow.

Observation: (Discharge 6"-24" Above Ground) Recommend installing a copper discharge pipe on the temperature/pressure relief valve, which drains preferably to the exterior of the home. The end of the discharge pipe should point downwards and terminate 6 to 24 inches above floor/ground level.

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Heating & Air Conditioning (HVAC):

HVAC (Inside): Location: Laundry Room

Information: Temperature readings are taken in each room only to verify air flow only. Closed vents are not opened.

A/C Drain (Primary):
 Observation: (Unable To Observe)

A/C Drain (Secondary): Observation: (Secondary Drain Not Required) This type of HVAC unit does not require a secondary

drain.

Compressor (Outside): Location: (Rear) The Compressor was noted as being in the rear of the property.

Compressor: Observation: (Serviceable) The unit appears to be serviceable at this time.

Service Disconnect: Observation: (Serviceable) The service disconnect appears serviceable at this time

Heat:

Heat: Type: (Gas Forced) A gas forced air furnace provides heat.

Heater Observation: Observation: (Operational) The heater unit appears to be operational however temperature readings

were not taken in each room.

Air Conditioning:

A/C Observation: Observation: (Operational) The HVAC appears to be operational however temperature readings were

not taken in each room.

Interior (Common Areas)

In this section if applicable you will find:

Attic:	Not applicable at this location		
Garage Area:	Inspection focuses on potential fire and safety hazards involving electrical wiring, the firewall, fire door, the safety reverse on the automatic garage door openers and the presence of safety springs on the overhead garage door(s).		
Entry Door(s):	Inspection of the homes doors focuses on examining the doors, security and or screen doors, lights, doorbell, steps and guard and handrails applicable to the entry way.		



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Garage Area:

Garage:

General Condition: Observation: (Detached) A Detached garage was noted on the property.

Fire Door: Type: (N/A) Not Applicable

Comment: (Not Required) A detached garage does not require a firedoor.

Outside Access Door: Observation: (Serviceable) There does not appear to be any defects at this time.

Trim (Outside): Observation: (Deteriorated) Deteriorated wood was noted. The client is referred to the pest control

management report for further information.

Observation: (Bottom Seal Missing / Damaged) The Garage door bottom seal was noticed as missing /

damaged.

(Deteriorated) Deteriorated wood was noted. The client is referred to the pest control management report for further information.



(Bottom Seal Missing / Damaged) The Garage door bottom seal was noticed as missing / damaged.



Lights:

Observation: (Sensor / Timer) The light is on a sensor or timer, therefore, it was not inspected. Exterior:

Interior: Observation: (Serviceable) There does not appear to be any defects at this time.

Ceiling: Observation: (Unfinished) The ceiling in this area was noted as not being finished.

Concrete Slab:

Observation: (Personal Property) Personal property prevented this area from being inspected / This

area Exempt.

Firewall: Observation: (N/A) Not Applicable

Information: A garage firewall is a separation wall between the houses living area and an attached

garage.

Walls: P/P

Observation: (Personal Property) Personal property prevented this area from being inspected / This

area Exempt.

Information: The wall(s) in this case refers to all walls except those adjacent to the living area of the

house.

Windows:

Observation: (Personal Property) Personal property prevented this area from being inspected / This

area Exempt.

Electrical:

Observation: (Damaged / No Cover Plate (Common)) An outlet / switch was found with a missing /

damaged cover plate.

Observation: (Personal Property) Personal property prevented this area from being inspected / This

GFI Reset Location: (Occupied) Testing of the GFI was not possible at this time, we suggest checking prior to

the close of escrow.

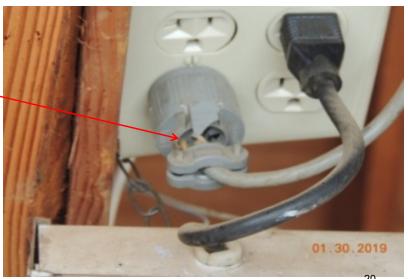
(Damaged / No Cover Plate (Common)) An outlet / switch was found with a missing / damaged cover plate.



This outlet was out-of-reach, therefore it falls into more of a cosmetic issue.



A Broken receptacle wass noted. This is a safety item.



Garage Door:

Unit: **Observation: Double Car Unit** Observation: (Sectional Roll-Up) Sectional doors are usually constructed of three to eight panels and Type: slide up and overhead. Appearance: Inside: Observation: (Serviceable) There does not appear to be any defects at this time. Outside: Observation: (Serviceable) There does not appear to be any defects at this time. Inside: Observation: (Serviceable) There does not appear to be any defects at this time. Supports: Safety Springs: Observation: (Inoperable) Springs are present but when tested they did not hold the door open. This is a safety item and should be repaired. Automatic Opener: Automatic Opener: Observation: (Serviceable) An electric door controller was present and found to be functional. Opener Light: Observation: (Inop / Missing Bulb (Common)) 1 or more bulbs appear to be missing / inop on the opener. Manual Opener: Observation: (Serviceable) The manual operation of the door was achievable. Safety Release: Per opener manufacturers: Mount the emergency release within reach, but at least 6' above the floor and avoiding contact with vehicles to avoid accidental release. Safety Sensor (Eyes): Observation: (Height) Safety sensors for the garage door were set lower / higher than the recommended height of 4"-6". Safety: Per opener manufacturers: The units must be installed so that the sending and receiving eyes face each other across the door, between 4" and 6" above the floor. Safety Reverse (Pressure): Observation: (Unable To Test) For reasons beyond the control of the Inspector the garage door auto reverses feature could not be tested. We suggest testing prior to close the close of Safety: Per opener manufacturers: According to multiple garage door manufacturers the door most reverse on contact with a 1-1/2" high object (or a 2x4 laid flat) on the floor. Opener Button: Observation: (Serviceable) There does not appear to be any defects at this time. Safety: Per opener manufacturers: Install wall-mounted garage door control within sight of the door and out of reach of children at a minimum of 5' height. Safety Labels: Observation: (Missing) 1 or more safety warning labels were noticed as being missing. Safety: Per opener manufacturers: Safety labels should be placed adjacent to the Spring(s), door panel, tension springs and the wall switch. Electrical: Observation: (Serviceable) There does not appear to be any defects at this time. Information: This item refers only to the ceiling outlet that provides power to the automatic garage door opener. This outlet is not checked for GFI due to its elevation.

Entry Door(s):

Location: Observation: Entry Room / Front Room

Exterior Door: Type: (Single W/Glass) A single door with a glass insert was found at this location.

Observation: (All Weather) Door weather stripping is missing or damaged. This helps protect against

drafts, moisture, dust and insects.

(All Weather) Door weather stripping is missing or damaged. This helps protect against drafts, moisture, dust and insects.



Screen / Security Door: Type: (N/A) Not Applicable

Doorbell: Observation: (Not Present) There was no doorbell found to be present at time of inspection.

Light(s):

Exterior: Observation: (Serviceable) There does not appear to be any defects at this time.

Interior: Observation: (None Present) There is no built in light for this area.

Guard / Handrail: Observation: (Not Present <30") Although not required, a handrail is recommended by this inspector

in this area for safety.

Steps: Observation: (Serviceable) There does not appear to be any defects at this time.

Location: Observation: Dining Room

Exterior Door: Type: (Double W/Glass) A double wide door was noted in this area.

Observation: (Personal Property) Personal property prevented this door from being able to be

opened.area from being inspected / This area Exempt.

Screen / Security Door: Type: (N/A) Not Applicable

Light (Exterior): Observation: (Serviceable) There does not appear to be any defects at this time.

Steps: Observation: (Serviceable) There does not appear to be any defects at this time.

Location: Observation: Laundry Room

Exterior Door: Type: (Single W/Glass) A single door with a glass insert was found at this location.

Observation: (Binds On Frame) The door binds on the frame and may not be able to close properly.

Screen / Security Door: Type: (N/A) Not Applicable

Light (Exterior): Observation: (Missing Cover) The cover for this light was found to be missing.

(Missing Cap) The Cap for this light was found to be missing.



Guard / Handrail: Observation: (Not Present <30") Although not required, a handrail is recommended by this inspector

in this area for safety.

Steps: Observation: (Serviceable) There does not appear to be any defects at this time.

Living Area

In this section if applicable you will find:

Interior:	Inspection focuses on examining windows, doors, electrical receptacles, lights, ceiling fans, and smoke detectors.			
Bathroom:	Inspection focuses on examining sinks, showers, tubs and toilets to identify faulty operation and/or visible water leaks at plumbing fixtures and pipes.			
<u>Laundry:</u>	Inspection focuses on the availability of gas or electric power, if a 240-volt outlet is present, and if a provision has been made to vent the clothes dryer exhaust to the exterior of the home.			
Kitchen:	Inspection focuses on determining if the dishwasher, cook top, oven, built-in microwave and garbage disposal are operational and identifying faulty operation of plumbing fixtures and/or visible water leaks.			
Smoke Alarms	As a Safety precaution we suggest that every Smoke alarm within the property be replaced prior to moving in. New Smoke Alarms should be hardwired if applicable to your property and be equipped with a 10 year battery. Required location for smoke alarms are in each sleeping room and adjoining areas			
CO Alarms	July 1, 2011, it became state law in California for carbon monoxide detectors to be installed. CO detectors are only required for houses that have either an attached garage, fireplace or gas heater or appliance. They should be installed specifically outside of each sleeping area in a house (there could be multiple areas), on each level of the house and in the basement also.			

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Entry Room:

Lights: Observation: (Serviceable) There does not appear to be any defects at this time.

Floor: Observation: (Personal Property) Personal property prevented this area from being inspected / This

area Exempt.

Ceiling: Observation: (Common Drywall Cracks) Common cracks noted <1/4" noted.

Walls: Observation: (Serviceable) There does not appear to be any defects at this time.

Windows: Observation: (Serviceable) This windows appear to be serviceable at this time.

Screening: (Serviceable) The window screens appear to be serviceable at this time.

Electrical: Observation:

(Partial) The accessible outlets in this area were checked are we found to be serviceable at the time of inspection, (Additional comments pending). Personal property prevented

certain areas from being inspected, therefore this area is considered exempt.

Observation: (Loose Outlet (Common)) Loose or wobbly. Recommend securing.

(Loose Outlet (Common)) Loose or wobbly.

Recommend securing.



Den / Study #1:

Room: Designation: Den / Study **Location: Front - Left - Prior to entering Master Bedroom** Interior Door: Type: Wooden Door / W Glass Insert Observation: (Serviceable) There does not appear to be any defects at this time. Observation: (Ceiling Fan Operational) The Fan and Light function on the ceiling fan appear functional Lights: at this time. Observation: (Controlled By Remote) The ceiling fan was noted as being operated by a remote control. Floor: Observation: (Personal Property) Personal property prevented this area from being inspected / This area Exempt. Ceiling: Observation: (Serviceable) There does not appear to be any defects at this time. Walls: Observation: (Personal Property) Personal property prevented this area from being inspected / This area Exempt. Windows: Observation: (Personal Property) Personal property prevented this area from being inspected / This P/P area Exempt. Screening: (Serviceable) The window screens appear to be serviceable at this time. Electrical: Observation: (Partial) The accessible outlets in this area were checked are we found to be serviceable P/P at the time of inspection, (Additional comments pending). Personal property prevented

certain areas from being inspected, therefore this area is considered exempt.

Den / Study #2:

Room: Designation: Den / Study

Location: Front - Right - Corner

Lights:

Observation: (Ceiling Fan Operational) The Fan and Light function on the ceiling fan appear functional

at this time.

_{P/P} Floor:

Observation: (Personal Property) Personal property prevented this area from being inspected / This

area Exempt.

Ceiling:

Observation: (Patching) Previous patching was noted with an unknown reason.

Observation:

(Stains) Stains were noted, if this is of a concern further investigating would be required.

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(Patching) Previous patching was noted with an unknown reason.



(Stains) Stains were noted, if this is of a concern further investigating would be required.

P/P



Walls:

Observation: (Personal Property) Personal property prevented this area from being inspected / This area Exempt.

Windows:

Observation: (Serviceable) This windows appear to be serviceable at this time.

Screening: (Serviceable) The window screens appear to be serviceable at this time.

Electrical: Observation:

(Partial) The accessible outlets in this area were checked are we found to be serviceable

certain areas from being inspected, therefore this area is considered exempt.

at the time of inspection, (Additional comments pending). Personal property prevented

Hallway(s):

S

Light: Observation: (N/A) Not Applicable.

Floor: Observation: (Serviceable) There does not appear to be any defects at this time.

Ceiling: Observation: (Common Drywall Cracks) Common cracks noted <1/4" noted.

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Walls: Observation: (Serviceable) There does not appear to be any defects at this time.

Windows: Observation: (None) No Windows present at this location.

Closet / Cabinet Door: Observation: (Serviceable) There does not appear to be any defects at this time.

Electrical: Observation: (None) No Electrical items were visible in this area at the time of inspection.

Smoke Alarms: Observation: (Missing) A Smoke detector was not found in this location. (Req'd location for smoke

detectors are in each sleeping room and adjoining areas).

CO Detector: Observation: (CO Not Present) July 1, 2011, it became state law in California for carbon monoxide

detectors to be installed. CO detectors are only required for houses that have either an attached garage, fireplace or gas heater or appliance. They should be installed specifically outside of each sleeping area in a house (there could be multiple areas), on each level of the house and in the basement also. Check the manufacturer's guidelines for installation

guidelines.

Master Bedroom:

Interior Door: Type: (N/A) Not Applicable

Observation: (Not Present) There is a door frame in this area, however the door is missing.

Light (Interior):

Observation: (Ceiling Fan Operational) The Fan and Light function on the ceiling fan appear functional

at this time.

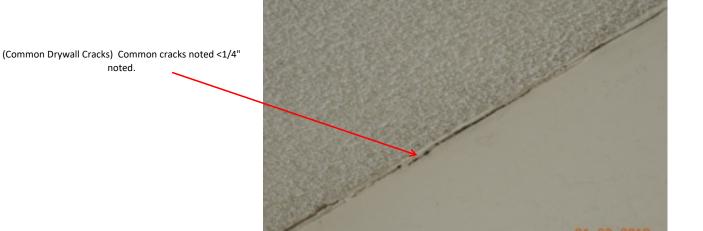
_{P/P} Floor:

Observation: (Personal Property) Personal property prevented this area from being inspected / This

area Exempt.

Ceiling:

Observation: (Common Drywall Cracks) Common cracks noted <1/4" noted.



P/P

Observation: (Personal Property) Personal property prevented this area from being inspected / This

area Exempt.

Windows:

Walls:

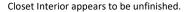
Observation: (Personal Property) Personal property prevented this area from being inspected / This

area Exempt.

Screening: (Serviceable) The window screens appear to be serviceable at this time.

Type: Slider Panel

Observation: (Serviceable) There does not appear to be any defects at this time.





Peeling or Patching was noted, however a closer view could not be made to determine the nature.



P/P Electrical:

Observation: (Loose Outlet (Common)) Loose or wobbly. Recommend securing. Observation:

(Partial) The accessible outlets in this area were checked are we found to be serviceable at the time of inspection, (Additional comments pending). Personal property prevented certain areas from being inspected, therefore this area is considered exempt.

(Loose Outlet (Common)) Loose or wobbly.

Recommend securing.



Master Bathroom:

Door: Type: (N/A) Not Applicable

Observation: (Not Present) There is a door frame in this area, however the door is missing.

Lights: Observation: (Serviceable) There does not appear to be any defects at this time.

Floor: Observation: (Serviceable) There does not appear to be any defects at this time.

Ceiling: Observation: (Serviceable) There does not appear to be any defects at this time.

Walls: Observation: (Serviceable) There does not appear to be any defects at this time.

Windows: Observation: (None) No Windows present at this location.

Closet Door : Type: (N/A) Not Applicable

Observation: (Missing Door) There is a door frame in this area, however the door is missing.

Mirror: Observation: (Serviceable) There does not appear to be any defects at this time.

Electrical: Observation: (Serviceable) There does not appear to be any defects at this time.

GFI Reset Location: Master Bathroom

Cabinets: Observation: (N/A) No cabinets present at this location.

Drawers: Observation: (None) No drawers present in this location.

Counter-tops: Observation: (N/A) Not Applicable.

Shower: Observation: (Serviceable) There does not appear to be any defects at this time.

Fixtures: (Leak) Leaks were noted.

Door Enclosure: (Serviceable) There does not appear to be any defects at this time.

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(Leak) Leaks were noted.

! Sink:

Sink: Observation: (Serviceable) There does not appear to be any defects at this time.

Information: This generally refers to the area at or above the counter top.

Stopper: Observation: Inoperable

Fixtures: Observation: (Unable To Observe) Due to the type of sink fixture we are unable to observe the

plumbing fixtures. This area is exempt.

Information: This generally refers to the area below the sink, usually within the vanity.

Water Temperature: Observation: (Serviceable (Side)) The water lines appear to be installed correctly at this time, Hot on

the Left and Cold on the Right.

Toilet Area:

Toilet: Observation: (Serviceable) There does not appear to be any defects at this time.

Fixtures: (Serviceable) There does not appear to be any defects at this time.

Exhaust: Observation: (Serviceable) There does not appear to be any defects at this time.

Bedroom:

Floor:

Bedroom: Designation: Bedroom # 1
Location: Back - Right

Door: Type: Conventional Hollow Core

Observation:

(Binds On Frame) The door binds on the frame and may not be able to close properly.

(Binds On Frame) The door binds on the frame and may not be able to close properly.



Lights: Observation: (None Present) There is no built in light for this area.

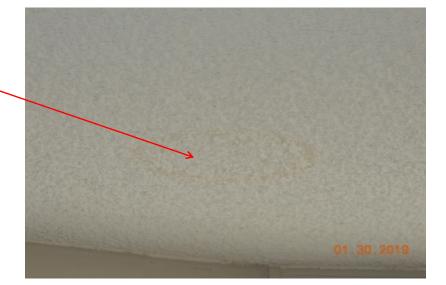
Observation: (Personal Property) Personal property prevented this area from being inspected / This

area Exempt.



Observation:

(Stains) Stains were noted, if this is of a concern further investigating would be required.



_

Walls:

(Stains) Stains were noted, if this is of a concern further investigating would be required.

 $Observation: \ (Personal\ Property)\ \ Personal\ property\ prevented\ this\ area\ from\ being\ inspected\ /\ This$

area Exempt.

P/P Windows:

Observation: (Personal Property) Personal property prevented this area from being inspected / This

area Exempt.

Screening: (Serviceable) The window screens appear to be serviceable at this time.

Closet Door:

Type: Slider Panel

Observation: (Serviceable) There does not appear to be any defects at this time.

Electrical:

Observation:

(Partial) The accessible outlets in this area were checked are we found to be serviceable at the time of inspection, (Additional comments pending). Personal property prevented

certain areas from being inspected, therefore this area is considered exempt.

Smoke Alarms:

P/P

Observation: (Missing) A Smoke detector was not found in this location. (Req'd location for smoke

detectors are in each sleeping room and adjoining areas).

Bathroom:

	Location:	Observation:	Guest Bathroom
	Door:	, ,	Conventional Hollow Core (Serviceable) There does not appear to be any defects at this time.
	Lights:	Observation:	(Serviceable) There does not appear to be any defects at this time.
	Floor:	Observation:	(Serviceable) There does not appear to be any defects at this time.
	Ceiling:	Observation:	(Serviceable) There does not appear to be any defects at this time.
	Walls:	Observation:	(Serviceable) There does not appear to be any defects at this time.
	Windows:		(Serviceable) This windows appear to be serviceable at this time. (Serviceable) The window screens appear to be serviceable at this time.
	Mirror:	Observation:	(Serviceable) There does not appear to be any defects at this time.
S	Electrical:		(>1975 Bathrooms (Missing)) GFI protection was noted as not being present for the bathroom, this has been a requirement since 1975. (No Gfi) A GFI was not present in this location.
	Cabinets:	Observation:	(Serviceable) There does not appear to be any defects at this time.
	Drawers:	Observation:	(Serviceable) There does not appear to be any defects at this time.
	Counter-tops:	Observation:	(Serviceable) There does not appear to be any defects at this time.
	Shower:		(Serviceable) There does not appear to be any defects at this time. (Serviceable) There does not appear to be any defects at this time.
	Tub:	Fixtures: Stopper:	(Serviceable) There does not appear to be any defects at this time. (Shut Off / Diverter) When tested the tub diverter did not properly re-direct all the water flow to the shower head. Not Present (Serviceable) There does not appear to be any defects at this time.
	Sink:		
	Sink:		(Serviceable) There does not appear to be any defects at this time. This generally refers to the area at or above the counter top.
	Stopper:	Observation:	Inoperable
	Fixtures:	Observation:	(Personal Property) Personal property prevented this area from being inspected / This area Exempt.
		Information:	This generally refers to the area below the sink, usually within the vanity.
	Water Temperature:	Observation:	(Serviceable (Side)) The water lines appear to be installed correctly at this time, Hot on the Left and Cold on the Right.
P/P	Vanity Interior:	Observation:	(Personal Property) Personal property prevented this area from being inspected / This area Exempt
	Toilet Area:		
	Toilet:		(Serviceable) There does not appear to be any defects at this time. (Serviceable) There does not appear to be any defects at this time.
	Exhaust:	Observation:	(Fan Clogged) The exhaust fan was operable, however the venting appear to be clogged and should be cleaned.

Laundry:

Door: Type: Split Top Door

Observation: (Serviceable) There does not appear to be any defects at this time.

Lights: Observation: (Serviceable) There does not appear to be any defects at this time.

Floor: Observation: (Serviceable) There does not appear to be any defects at this time.

Ceiling: Observation: (Serviceable) There does not appear to be any defects at this time.

Walls: Observation: (Serviceable) There does not appear to be any defects at this time.

Windows: Observation: (None) No Windows present at this location.

Electrical: Observation: (Personal Property) Personal property prevented this area from being inspected / This

area Exempt.

GFI Reset Location: (Occupied) Testing of the GFI was not possible at this time, we suggest checking prior to

the close of escrow.

Counter-tops: Observation: (Serviceable) There does not appear to be any defects at this time.

Cabinets: Observation: (Serviceable) There does not appear to be any defects at this time.

Laundry Tub:

Laundry Tub: Observation: (N/A) Not Applicable.

Washing Machine:

Washer Hook-up: Observation: (Washing Machine Present) A washing machine was present which prevented all of the

components from being inspected.

Washer Spill Pan: Observation: (N/A) Not Applicable.

P/P **Dryer**:

Dryer Hook-ups: Observation: Gas

240-Volt Outlet: Observation: (Unable To Observe) Due to Personal Property it was not able to be determined if a

220/240 outlet existed in this area.

Gas Shut-off: Observation: (Unable To Access / Observe) Personal property prevented the Inspector from being able

to observe / inspect the gas line.

Venting: Venting: (Dirty) The vent was noted as having a build up of lint in it, suggest cleaning prior to

operating a dryer unit.

Exhaust Screen: (Serviceable) A dryer vent screen was not found.

(Dirty) The vent was noted as having a build up of lint in it, suggest cleaning prior to operating a dryer unit.



Kitchen: Lights: Floor: Ceiling: Walls: Windows:

Observation: (Light Inop) The ceiling fan light was not operational when tested. Check to see if the

bulb is burned out.

Observation: (Serviceable) There does not appear to be any defects at this time.

Ceiling: Observation: (Serviceable) There does not appear to be any defects at this time.

Walls: Observation: (Serviceable) There does not appear to be any defects at this time.

Windows: Observation: (Serviceable) This windows appear to be serviceable at this time.

Observation: (Age) Based on the age of the property GFI protection was not required in this area at the

time the property was built. However if any modifications are made they should be

brought up to current standards.

GFI Reset Location: (No Gfi) A GFI was not present in this location.

Cabinets:

Observation: (Serviceable) There does not appear to be any defects at this time.

Drawers:

Observation: (Serviceable) There does not appear to be any defects at this time.

Counter-tops:

Observation: (Serviceable) There does not appear to be any defects at this time.

Sink(s):

Observation: (Serviceable) There does not appear to be any defects at this time. Flow / Drainage: (Serviceable) There does not appear to be any defects at this time.

Wa

Water Temperature: Observation: (Serviceable (Side)) The water lines appear to be installed correctly at this time, Hot on

the Left and Cold on the Right.

Cabinets (Under Sink):

Observation: (Serviceable) There does not appear to be any defects at this time.

P/P

Fixtures / Piping: Observation: (Personal Property) Personal property prevented this area from being inspected / This

area Exempt.

Dining Area:

Electrical:

Observation: (Serviceable) There does not appear to be any defects at this time.

Light: Observation: (Ceiling Fan Operational) The Fan and Light function on the ceiling fan appear functional

at this time.

Kitchen Appliances:

Disposal:

Garbage Disposal: Observation: (Serviceable) There does not appear to be any defects at this time.

<u>Dishwasher:</u>

Operation: Operation: (Not Tested) For reason beyond the control of the Inspector the dishwasher was not

tested and is therefore exempt.

Observation: Observation: (No High Loop / No Air Gap) This dishwasher does not appear to have a High Loop Anti-

Siphon hose or an Air Gap Discharge line. Refer to the manufacturers user manual to

determine if either one of these is needed for this model.

Electrical (Under Sink):

Electrical: Observation: (None) No Electrical items were visible in this area at the time of inspection.

Stove:

Type: Observation: Gas

Gas shut off: Observation: (Unable To Access / Observe)

Elements (Burners): Observation: (Serviceable / All Burners Operational) At the time of inspection all the burners we

operational

Exhaust Fan / Light: Observation (Fan): (Fan / Light Within Microwave)

Observation (Light): (Fan / Light Within Microwave)

P/P **Oven:**

Type: Observation: Gas

Operation: Operation: (Personal Property / Unable To Operate) Personal property was found to be in the oven

which prevented an operational check. This Inspection is a non intrusive inspections,

therefore this area is exempt from the inspection.

Microwave (Built in):

Unit: Observation: (Serviceable) There does not appear to be any defects at this time.

Fan: Venting: (Serviceable) There does not appear to be any defects at this time.

Light: Observation: (Serviceable) There does not appear to be any defects at this time.

Summary



Summary Page(s)

This summary report is provided as a convenience to the purchaser to highlight items that were coded on the written report as:

An Item to review has been noted.

An Item of urgency has been noted.

S An Safety Item has been noted.

Special Note

It should be noted that items within the full report may still need attention and/or repairs, however those items are considered common in the opinion of this Inspector at this time.

No Substitution

The summary report shall not be construed as a substitution of the complete report, it is the purchasers responsibility to review the complete report.

Repairs

Not all items noted in the summary report may need repairing, the may appear for informational purposes only and/or further research may be needed.

Smoke Alarms

Unless a Smoke / CO Alarm is missing from a given area it will not appear in the summary, we always suggest that new Smoke / CO alarms be purchased and installed.

Pictures

To enable the summary to be a quick review, pictures of specific items are not included, please refer to the full inspection for pictures.

Exterior:

Entrance walkway: Type: Brick / Masonry

Observation: (Uneven / Tripping Hazard) A potential tripping hazard was noted, which could be the

result of ground movement.

Fence:

(Left): Type: Chain-Link

Observation: (Top Rail) A chain link fence is missing the top support bar which is making fence bow.

Rain Gutters: Observation: (Broken Pieces) Pieces of the gutter system/drain system were found to be damaged and

should be repaired.

Observation: (Gutter Damage / Bent) The gutters were noted as being damaged, which could result in

them not working as intended.

Observation: (Missing Pieces) Missing pieces were noted on the gutter.

Crawl Space:

Access Location: Observation: (Left) The Crawl Space access is located on the left side of the property.

Foundation Comments: Observation: (Wood To Earth - Direct Contact)

Observation: Sections of insulation were noted as being unsecure in the crawl space area.

Roof:

Roof Condition: Observation: (Soft Spots) Soft spots were noted on the roof. We recommend a roofer to assist in

determining the reason.

Observation: (Cracked >5) Tiles / shingles were found to be cracked.

Fascia: Observation: (Loose Boards) The Fascia / Eaves boards appear to be loose and should be secured.

Patios / Porch:

Location: Observation: Front of property

Support Pillars: Observation: (Unsecure) One or more support pillars was noted as being unsecured / loose we suggest

securing.

Water Heater:

Comment(s): Observation: (Not Secured Venting) The exhaust vent is not properly secured which could cause

exhaust gases to enter the area.

 $Observation: \ (Missing \ High \ / \ Low \ Combustion) \ \ The \ combustion \ flow \ for \ the \ heater \ does \ not \ appear \ to$

be adequate and it is either missing or is obstructed. This is necessary for proper air flow.

Observation: (Discharge 6"-24" Above Ground) Recommend installing a copper discharge pipe on the

temperature/pressure relief valve, which drains preferably to the exterior of the home. The end of the discharge pipe should point downwards and terminate 6 to 24 inches

above floor/ground level.

Garage Area:

Garage:

Trim (Outside): Observation: (Deteriorated) Deteriorated wood was noted. The client is referred to the pest control

management report for further information.

Observation: (Bottom Seal Missing / Damaged) The Garage door bottom seal was noticed as missing /

damaged.

Electrical: Observation: (Damaged / No Cover Plate (Common)) An outlet / switch was found with a missing /

damaged cover plate.

Observation: A Broken receptacle wass noted. This is a safety item.

GFI Reset Location: (Occupied) Testing of the GFI was not possible at this time, we suggest checking prior to

the close of escrow.

Garage Door:

Unit: Observation: Double Car Unit

Safety Springs: Observation: (Inoperable) Springs are present but when tested they did not hold the door open. This is

a safety item and should be repaired.

Automatic Opener:

Opener Light: Observation: (Inop / Missing Bulb (Common)) 1 or more bulbs appear to be missing / inop on the

opener.

Safety Sensor (Eyes): Observation: (Height) Safety sensors for the garage door were set lower / higher than the

recommended height of 4"-6".

Safety Labels: Observation: (Missing) 1 or more safety warning labels were noticed as being missing.

Entry Door(s):

Location: Observation: Entry Room / Front Room

Exterior Door: Observation: (All Weather) Door weather stripping is missing or damaged. This helps protect against

drafts, moisture, dust and insects.

Location: Observation: Laundry Room

Exterior Door: Observation: (Binds On Frame) The door binds on the frame and may not be able to close properly.

Light (Exterior): Observation: (Missing Cover) The cover for this light was found to be missing.

Entry Room:

Electrical: Observation: (Loose Outlet (Common)) Loose or wobbly. Recommend securing.

Den / Study #2:

Room: Designation: Den / Study

Location: Front - Right - Corner

Ceiling: Observation: (Patching) Previous patching was noted with an unknown reason.

Observation:

(Stains) Stains were noted, if this is of a concern further investigating would be required.

Hallway(s):

Ceiling: Observation: (Common Drywall Cracks) Common cracks noted <1/4" noted.

Smoke Alarms: Observation: (Missing) A Smoke detector was not found in this location. (Req'd location for smoke

detectors are in each sleeping room and adjoining areas).

CO Detector: Observation: (CO Not Present) July 1, 2011, it became state law in California for carbon monoxide

detectors to be installed. CO detectors are only required for houses that have either an attached garage, fireplace or gas heater or appliance. They should be installed specifically outside of each sleeping area in a house (there could be multiple areas), on each level of the house and in the basement also. Check the manufacturer's guidelines for installation

guidelines.

Master Bedroom:

Ceiling: Observation: (Common Drywall Cracks) Common cracks noted <1/4" noted.

Electrical: Observation: (Loose Outlet (Common)) Loose or wobbly. Recommend securing.

Smoke Alarms: Observation: (Missing) A Smoke detector was not found in this location. (Req'd location for smoke

detectors are in each sleeping room and adjoining areas).

Master Bathroom:

Shower: Fixtures: (Leak) Leaks were noted.

Bedroom:

Bedroom: Designation: Bedroom # 1

Location: Back - Right

Door: Type: Conventional Hollow Core

Observation:

(Binds On Frame) The door binds on the frame and may not be able to close properly.

Ceiling: Observation:

(Stains) Stains were noted, if this is of a concern further investigating would be required.

Smoke Alarms: Observation: (Missing) A Smoke detector was not found in this location. (Req'd location for smoke

detectors are in each sleeping room and adjoining areas).

Bathroom:

Location: Observation: Guest Bathroom

Electrical: Observation: (>1975 Bathrooms (Missing)) GFI protection was noted as not being present for the

bathroom, this has been a requirement since 1975.

GFI Reset Location: (No Gfi) A GFI was not present in this location.

Tub: Fixtures: (Shut Off / Diverter) When tested the tub diverter did not properly re-direct all the water

flow to the shower head.

Sink:

Stopper: Observation: Inoperable

Toilet Area:

Exhaust: Observation: (Fan Clogged) The exhaust fan was operable, however the venting appear to be clogged

and should be cleaned.

Laundry Room:

Dryer:

Venting: Venting: (Dirty) The vent was noted as having a build up of lint in it, suggest cleaning prior to

operating a dryer unit.

Kitchen:

Lights: Observation: (Light Inop) The ceiling fan light was not operational when tested. Check to see if the

bulb is burned out.

Kitchen Appliances:

Dishwasher:

Observation: Observation: (No High Loop / No Air Gap) This dishwasher does not appear to have a High Loop Anti-

Siphon hose or an Air Gap Discharge line. Refer to the manufacturers user manual to

determine if either one of these is needed for this model.



Aka....Legalese

*Not all disclaimers are relevant to all clients

Exterior

Introduction:

Inspection of the houses exterior focuses on examining the:

- Driveway
- Gates
- Siding
- Patios

- Walks
- Lot Grade
- Windows
- Decks

- Fencing
- Home Foundation
- Window Screens
- Roofs

Limitations:

The following items are excluded from inspection and this Inspector recommends the client verify their condition/performance, if applicable to this property, prior to closing of escrow:

- Sprinkler systems
- Unattached buildings
- Recreational areas
- Underground or concealed drainage systems
- Retaining wall Integrity / drainage capabilities
- Low voltage lighting systems
- Lights not attached to the home
 - Automatic security gates

Roof

Introduction:

Inspection focuses on determining if the roofs covering and other visible components are:

Damaged

Deteriorated

Missing

• Other subject to water penetration

Limitations:

Limitations: Since the underlayment and portions of the decking are hidden from view, they cannot be evaluated by a visual inspection. Therefore, if this Inspector expresses a satisfactory opinion regarding the roofs covering, it is not to be interpreted, as a guarantee the roof will not leak.

Exclusions:

The following items are excluded from inspection and this Inspector recommends the client verify their condition/performance, if applicable to this property, prior to closing escrow: solar systems and their related components.

Chimney

<u>Introduction:</u>

Inspection focuses on determining if the chimney & fireplace and their visible components are:

Damaged

- Deteriorated
- Missing

• Other subject to water penetration

Limitations:

Chimney inspection focuses on examining the chimney for cracks/deterioration.

Exclusions:

The inspection will not determine if there is any type of blockage within the chimney to include but not limited to, Insects, birds, and other animals.

Fireplace inspection focuses on examining the firebox for cracks/deterioration, build up of creosote and the serviceability of the damper.

This inspection does not consist of operating the fireplace, therefore the following are exempt:

- Lighter mechanism / components
- Any other items related to the fireplace or its functionality
- Gas Log
- Gas On/Off

Patios, Decks, Balconies & Porches

Introduction:

Inspection focuses on examining the condition of:

- Patios
- Porches
- Steps

- Decks
- Related Covers
- Electrical outlets
- Balconies
- Guardrails
- Standard Lights (120v)

Exclusions:

The following items are excluded from inspection and this Inspector recommends the client verify their condition/performance, if applicable to this property prior to closing escrow:

- Sensors / Timers
- Fountains
- Exterior sinks
- Timing devices
- Ponds
- Barbecues

- Hot tubs
- Waterfalls
- Gazebos

Major Systems

<u>Introduction:</u>

Inspection focuses on: identifying the location of emergency shut-offs for electricity, gas and water, determining if the water heater, home heating system and air conditioning systems are operational, and noting conditions which may be unsafe as they relate to the major systems within the home.

Exclusions:

The following items are excluded from inspection and this Inspector recommends the client verify their condition/performance, if applicable to this property, prior to the closing of escrow:,

- Septic systems
- Water purification systems
- Filtration devices
- Instant hot water heating devices
- Furnace heat exchangers
- Window/wall mounted air conditioners
- Radiant heat electrical lines or circuits
- Electrical sub-panel wiring
- Free standing fireplaces/stoves
- Draft/recirculation fans
- Booster/re-circulating pumps
- Underground or concealed pipes
- Central vacuum systems

- Well systems
- Water softeners
- Solar systems
- Antennas
- Fire sprinkler systems
- Sump pumps
- Telephone
- Satellite dishes
- Metal fireplace inserts
- Intercom systems
- Security systems
- Cable TV
- Hot water tanks
- Water shut-off valves and gas shut-off valves are not turned or operated due to the possibility of leaking.
- Dismantling and/or examination of internal components of any appliance, including furnace heat exchangers, without limitation, are excluded from inspection.
- HVAC units are not check for volume, it is the responsibility of the buyer to determine if the unit is appropriate for the size of the dwelling.

This Inspector does not comment on the uniformity of temperature of hot/cool air supply to various rooms unless an unusual condition is observed.

Attic

Introduction:

Inspection focuses on examining:

- Roof framing
- Insulation
- Signs of water intrusion
- Exhaust vents
- Condition of heating and air conditioning ducts
- Sheathing
- Signs of water intrusion
- Plumbing vents

Exclusions:

The following items are excluded from inspection and this Inspector recommends the
client verify their condition/performance, if applicable to this property, prior to the
closing of escrow: gable mounted attic ventilation fans. (Examination of most attics is
usually limited due to the lack of light, space, flooring and the presence of insulation and
pesticides).

Interior Rooms

Introduction:

Inspection focuses on examining:

Windows

Doors

Electrical receptacles

Lights

Ceiling fans

Smoke detectors

If no smoke detectors are noted in the bedrooms, This Inspector recommends their installation to promote fire safety.

Wall and ceilings are examined for signs of water penetration or unusual cracking.

Exclusions:

- Windows and receptacles, which are blocked by window coverings, furnishings or personal property, are not inspected. Interiors of closets, which are blocked from visual inspection by clothing and other personal property, are excluded from inspection.
- Comments on cosmetic features such as stains or normal wear associated with paint, stucco, wall coverings, carpeting, flooring, paneling, without limitation, are not included within the scope of the inspection.
- Minor holes caused by nails, picture hangers, etc. are considered cosmetic in nature.
- The latching device on sliding screen doors is usually made of lightweight plastic which is easily damaged, therefore, a damaged latch is a common occurrence and is excluded from the inspection.

Bathroom

Introduction:

Inspection focuses on examining these areas to identify faulty operation and/or visible water leaks at plumbing fixtures and pipes.

Sinks

Tubs

Showers

Toilets

Exclusions:

The following items are excluded from inspection and this inspector recommends the client verify their condition and/or performance, if applicable to this property, prior to closing of escrow:

Safety glazing

• Water temperature regulators

• Saunas & steam rooms/systems

• Shut-off valves under bathroom sinks, toilets and at other locations are not operated due to the possibility of leaking.

No comment is made regarding the sufficiency of water flow through plumbing fixtures unless an unusual condition is observed.

This Inspector does not determine if the toilets or other plumbing fixtures comply with local municipality water conservation requirements. This Inspector recommends the buyer obtain this information from the seller in order to determine if plumbing retrofits are required.

Laundry Area

Introduction:

Inspection focuses on the availability of gas or electric power, if a 240-volt outlet is present, and if a provision has been made to vent the clothes dryer exhaust to the exterior of the home.

Exclusions:

- Washers and dryers are not inspected or operated, nor are the hot and cold-water valves turned or operated due to the possibility of leaking.
- We do not examine the venting for clogs or obstructions in the dryer exhaust vent(s), we suggest they be thoroughly checked and cleaned prior to using.

Kitchen / Dining Area

Introduction:

Inspection focuses on: determining if the dishwasher, cook top, oven, built-in microwave and garbage disposal are operational and identifying faulty operation of plumbing fixtures and/or visible water leaks.

Exclusions:

The following items are excluded from inspection and this Inspector recommends the client verify their condition and/or performance, if applicable to this property, prior to the close of escrow:

- Refrigerators and their related components which includes plumbing
- Trash compactors
- Instant hot water heating devices
- Water purification systems
- Free standing appliances and cabinets
- Calibrations to the cooking systems are not evaluated nor is the self-cleaning feature of the oven tested. Appliance lights, clocks and timers are excluded.
- Inspection of the dishwasher is limited to operating the unit in the normal wash cycle only.
- Water shut-off valves under the kitchen sinks are not operated during the inspection due to the possibility of leaking.

No comment is made regarding the sufficiency of water flow through plumbing fixtures unless an unusual condition is observed.

Crawl Space

Introduction: Inspection focuses on examining the accessible areas only, which may consist of:

- Foundation for cracks
- Water / Drain Pipes for leakage

- Water penetration
- Cripple walls

Limitations:

The following items are excluded from inspection and this Inspector recommends the client verify their condition/performance, if applicable to this property, prior to closing of escrow:

- Wood Rot / Deterioration associated with but not limited to
 - Wood Beams
 - Joists
 - Sub-Flooring
- Sump pumps
- Full access to the crawl space is defined as 30" minimum of clearance. Less than 30" is defined as a limited inspection conducted at the access opening with a flashlight.
- Existence of or presumption of animals (including insects) in the crawl space may limit the inspection to be conducted at the access opening with a flashlight.

<u>Learn more :</u>

http://www.earthquakesafety.com/index.html

https://www.earthquakebracebolt.com/Content/AboutEBB

Pool / Spa / Hot Tub

<u>Introduction:</u>

Inspection of the Spa / Hot Tub focuses on examining the accessible areas only, which may consist of:

- Shell (Above water line only)
- Safety Cover (Appearance only)
- Control Panel (Physical Appearance)

- Filter
- Cabinet Exterior
- Spa Jets

Limitations:

The following items are excluded from inspection and this Inspector recommends the client verify their condition/performance, if applicable to this property, prior to closing of escrow:

- Any portion below the water line
- Lighting systems
- Safety Gate(s)
- Identification of Air Leaks
- Timing devices
- Heater (Internal Device)

- Any non accessible area
- Cleaners
- Non-accessible electrical components
- Operation of Valves
- Valves
- Drain

Special Note:

We are not code enforcement, we strongly suggest you contact the County building and safety department(s) to determine what if any safety requirements are needed for you specific situation.

We suggest that prior to escrow that the buyer reviews the operational aspects of the unit with the seller.

Condominium

Many of the items identified in this inspection report may fall under the care and responsibility of the Home Owner's Association.

Requests for repairs and/or corrections in these areas should be directed accordingly. Inspectors do not test, analyze, inspect, or offer an opinion on the condition or function of areas or structural components common to more than one unit, systems serving more than one unit, or areas which typically are under the jurisdiction of a homeowners association, including, but not limited to, structure exterior (including decks, balconies, porches, patios, and parking structures), roof, chimney foundation, fences, and utility service entries.

Some areas or systems may or may not be under the jurisdiction of the association (garage, water heater, laundry, etc.). Consult with your homeowners' association concerning your responsibility and liability for maintenance.

We recommend always consulting with the homeowners association and/or owner prior to commencing any work.

Frequently asked Questions

Q: Why don't you provide a summary page?

A: We have come to realize that if we provide a summary page that most clients just review that and never look at the complete report not realizing that additional information is being provided, we do however provide color coding in our report so you may see items of interest easier.

Q: Why are so many items yellow on my report?

A: Yellow just mean something is not 100% right in our opinion and that you should look at this item. It may be something as simple as a bulb missing that we cannot verify the socket works, or damage to an item.

Q: My Air conditioner does not work, why didn't you color code it red?

A: We try to reserve red coding for something that is dangerous or could create a hazard if not fixed. Your A/C not working, although important is not considered a hazard or dangerous situation. It is a more on an inconvenience at this point.

Q: Do I have to repair everything on the Home Inspection Report?

A: To repair or not to repair is only a question you as the client can answer. Our report only points out areas that are in the Inspectors opinion of needing attention.

Q: Can I do my own repairs?

A: We cannot stop you from making any repairs yourself, however we recommend that you use a licensed contractor or licensed handyman for all repair.

Q: Will my report be shared?

A: Your report is just that YOURS and will not be shared in full with anyone except those specifically noted by you, on the invoice agreement; however some pictures and descriptions of them maybe used as examples in promotional material but rest assured your address will never be shared.

Q: We saw you taking more pictures than are in the report!

A: Yes you may have, lots of time we take pictures to examine the item later, we may also take the same type of picture in numerous locations and we will only use the best picture for the report. (Example: There may be broken outlets in multiple rooms, we will note they are broken in every room but our report may only show 1 picture)

Q: Can you tell me the legal code that states something is needs changing?

A: No, we are not code enforcement, our suggestions are based on extensive research, and although a particular item may be standard now; it may not have been when the house was built. If in doubt if something is required in your situation, we recommend you contact your local building department.

*All answers given are solely the opinion and ethical standings of Strike First Inspections



Thank you for your Business

If you should have questions about this inspection, please do not hesitate to email or call.

Please have the address of the home inspected or the invoice number available when contacting us.

Contact Information

Joe Reilly 951-333-7182

StrikeFirstInspections@gmail.com

www.StrikeFirstInspections.com



Average Life Expectancies

Consumers should note that these life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear, and not extreme weather (or other) conditions, neglect, over-use or abuse. Therefore, they should be used as guidelines only, and not relied upon as guarantees or warranties. Strike First Inspections holds no claims to the actually validity of or expressed life expectancy of any mentioned or un-mentioned component(s).

*Multiple sources including The National Association of Home Builders' Life Expectancy of Home Components' was used as a reference.

APPLIANCES

Air-Conditioners = 8-15 years
Boilers = 20-35 years
Compactors = 6 years
Dehumidifiers = 8 years
Dishwashers = 9 years
Disposers, Food waste = 12 years

Disposers, Food waste = 12 years

Dryers = 13 years

Exhaust Fans = 10 years

Freezers = 10-20 years

Furnaces = 15-25 years

Refrigerators = 9-13 years Washing Machine = 5-15 years Water Heaters = 10-11 years

Gas Ovens = 10-18 years

Microwave Ovens = 9 years Range/Oven Hoods = 14 years

Electric Ranges = 13-15 years

Gas Ranges = 15-17 years

Heat Pumps = 16 years

Humidifiers = 8 years

BATHROOM

Cast Iron Bathtub = 50 years Shower Door = 25 years
Fiberglass Bathtub and Shower = 10-15 years Toilet = 50 years

CEILINGS, WALLS & FINISHES

COUNTERTOPS

Cultured Marble = 20 years Tile = 100+ years

Natural Stone = 100+ years Wood = 100+ years

Laminate Countertops = 20 – 30 years

DECKS

Deck Planks = 25 years Wood = 10-30 years

DOORS

Closet (Interior) = 100+ years

Fiberglass (Exterior) = 100+ years

Fire-Rated Steel (Exterior) = 100+ years

French (Interior) = 30-50 years

Vinyl (Exterior) = 20 years

Wood (Exterior) = 100+ years

Wood (Hollow Core Interior) = 20 – 30 years

Wood (Solid Core Interior) = 30 – 100+ years

Screen (Exterior) = 40 years

FIXTURES & FAUCETS

Accessible/ADA Products = 100+ years Shower Enclosures/Modules = 50 years Enamel Steel Kitchen Sinks = 5-10 years Shower heads = 100+ years

Faucets = 15-20 years

Modified Acrylic Kitchen Sinks = 50 years Saunas/Steam Rooms = 15-20 years Shower Enclosures/Modules = 50 years
Shower heads = 100+ years
Soapstone Kitchen Sinks = 100+ years
Toilets/Bidets = 100+ years
Whirlpool Tubs = 20-50 years

FLOORING

All Wooden Floors = 100+ years

Bamboo = 100+ years

Brick Pavers = 100+ years

Laminate = 15-25 years

Linoleum = 25 years

Marble = 100+ years

Carpet = 8-10 years Other Domestic Wood = 100+ years

Concrete = 50+ years Slate = 100 years
Engineered Wood = 50+ years Terrazo = 75+ years
Exotic Wood = 100+ years Tile = 75-100 years
Granite = 100+ years Vinyl = 25 years

FOOTING & FOUNDATIONS

Baseboard System = 50 years Concrete Waste Pipe = 100 years

Bituminous Coating Waterproofing = 10 years Poured Footings and Foundations = 100+ years

Cast Iron Waste Pipe (Above Ground) = 60+ years Pumps, Sumps, and Wells = 5-12 years

Cast Iron Waste Pipe (Below ground) = 50 – 60 years Termite Proofing = 12 years

Concrete Block = 100+ years

FRAMING & OTHER STRUCTURAL SYSTEMS

Poured-Concrete Systems = 100+ years Timber Frame Homes = 100+ years

Structural Insulated Panels = 100+ years

GARAGES

Garage Doors = 20-25 years Light Inserts = 20 years

Garage Door Openers = 10-15 years

INSULATION & INFILTRATION BARRIERS

Batts/Rolls = 100+ years Foam = 100+ years

Cellulose = 100+ years House Wrap = 100+ years

Fiberglass = 100+ years Loose Fill = 100+ years

LIGHTING & ELECTRICAL

Accessories = 10+ years Copper Plated = 100+ years

Bare Copper = 100+ years Lighting Controls = 10+ years

Copper Clad Aluminum = 100+ years

MASONRY & CONCRETE

Brick = 100+ years Stone = 100+ years

Sealer Caulking = 2-20 years Veneer = 100+ years

MOLDING & MILLWORK

Attic Stairs = 100+ years

Custom Millwork = 100+ years

Prebuilt Stairs = 100+ years

Stair Parts = 100+ years

Stairs, Circular & Spiral = 100+ years

PANELS

Flooring Underlayment = 25 years Softwood = 30 years
Hardboard = 30 years Oriented-Strand Board = 60 years
Particleboard = 60 years Wall Panels = 100+ years

Plywood = 60 years Wall Pallels = 100+ year

HVAC

Air Conditioners = 10-15 years Air Quality Systems = 15 years Attic Fans = 15 - 25 years

Boilers = 13-21 years Burners = 10+ years

Central Air Conditioning Unite = 12-15 years

Dampers = 20+ years Dehumidifiers = 8 years

Diffusers, Grilles, and Registers = 25 years

Ducting = 10 years

DX, Water, Or Steam = 20 years

Electric = 15 years

Electric Radiant Heater = 40 years

Furnaces = 15-20 years

Heat Exchangers, shell + tube = 10-15 years

Heat Pumps = 16 years

Heat Recovery Ventilators = 20 years

Hot Water or Steam Radiant Heater = 40 years Induction and Fan-Coil Units = 10-15 years

Molded Insulation = 100+ years Shell and Tube = 20 years Thermostats = 35 years

Ventilators = 7 years

SIDING & ACCESSORIES

Aluminum Downspouts = 30 years Aluminum Gutters = 20 years

Aluminum/Interior Shutters = 10+ years

Brick = 100+ years

Copper Downspouts = 100 years Copper Gutters = 50+ years Engineered Wood = 100+ years Fiber Cement = 100+ years

Galvanized Steel Gutters/Downspouts = 20 years

Manufactured Stone = 100+ years

Soffits/Fascias = 50 years Stone = 100+ years Stucco = 50 – 100 years

Trim = 25 years Vinyl = 100+ years

Wood/Exterior Shutters = 20 years Wood/Interior Shutters = 15+ years

SKYLIGHTS & WINDOWS

Aluminum/Aluminum Clad = 15-20 years

Window Glazing = 10+ years

Vinyl Windows = 20 - 40 years

Wood = 30+ years

ROOFING

Aluminum Coating = 3-7 years
Asphalt Shingles (3 – tab) = 20 years
Asphalt (Architectural) = 30 years
BUR (Built-up Roof) = 30 years
Clay/Concrete = 100+ years
Coal and Tar = 30 years

Coal and Tar = 30 years
Copper = 100+ years

EPDM Rubber = 15 – 25 years Fiber Cement = 25 years Modified Bitumen = 20 years Simulated Slate = 50 years Slate = 50+ years

TPO = 7 - 20 years Wood = 30 years

Safety Tips

Follow these guidelines to help keep your family safer.

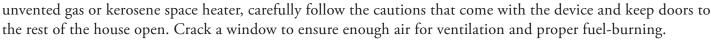
- Install CO alarms outside each sleeping area and on every level of the home including the basement. The CO alarm can warn you if too much CO is in your home.
- Keep CO alarms clear of dust and debris.
- Ensure CO alarms are plugged all the way into a working outlet, or if battery operated, have working batteries.

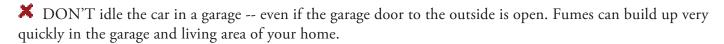
Prevention is the Key to Avoiding Carbon Monoxide Poisoning

DO have your fuel-burning appliances -- including oil and gas furnaces, gas water heaters, gas ranges and ovens, gas dryers, gas or kerosene space heaters, fireplaces, and wood stoves - inspected by a trained professional at the beginning of every heating season. Make certain that the flues and chimneys are connected, in good condition, and not blocked.

DO choose appliances that vent their fumes to the outside whenever possible, have them properly installed, and maintain them according to manufacturers' instructions.

DO read and follow all of the instructions that accompany any fuel-burning device. If you cannot avoid using an





- MON'T use a gas oven to heat your home, even for a short time.
- Mon'T ever use a charcoal grill indoors -- even in a fireplace.
- X DON'T sleep in any room with an unvented gas or kerosene space heater.
- DON'T use any gasoline-powered engines (mowers, weed trimmers, snow blowers, chain saws, small engines or generators) in enclosed spaces.
- MON'T ignore symptoms, particularly if more than one person is feeling them. You could lose consciousness and die if you do nothing.

