



Inspection Report

7 Cinchring Rd
Rolling Hills, CA 90274



PREPARED EXCLUSIVELY FOR:



Friday, September 27, 2019

INSPECTOR:

Steve Carroll

CREIA Immediate Past Chairman of the Board
2017 CREIA Inspector of the Year



EXECUTIVE SUMMARY

This first section is a Summary review of the inspector's findings during this inspection. However, it does not contain every detailed observation and condition. This is provided as an additional service to our client, and is designed to provide more detailed description of conditions that may require your immediate attention, and in some cases suggestion for securing further evaluation or resolution.

Summary may include:

- ~> Items that are no longer functioning as intended
- ~> Conditions that present safety issues
- ~> Items or conditions that require repair, replacement, or further evaluation by a specialist

The Full Report (starts after the index) includes the Summary items (in BLUE) as well as:

- ~> Conditions requiring repair that arise due to wear and the passage of time
- ~> Conditions that have not significantly affected usability or function, but may if left unattended

The COMPLETE REPORT consists of: Executive Summary, Full Report and Inspection Agreement.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector list items that they feel have priority in the Executive Summary. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are disregarded or neglected may become higher priority conditions. Also, do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

NOTICE TO THIRD PARTIES:

The inspection report is for the sole benefit and reliance of Client named in the report and is nontransferable. The report is a summary of the inspection and all conditions between Inspector and Client is issued subject to the terms, conditions and limitations under which the inspection was performed. The terms, conditions and limitations are part of this report and are attached hereto and incorporated by referenced herein. Inspector assumes no liability for third party interpretation or use of the report. **THIRD PARTIES ARE ENCOURAGED TO OBTAIN A HOME INSPECTION FROM A QUALIFIED INSPECTOR OF THIER CHOICE.**

Throughout the Executive Summary and Full Report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

SC = Conditions in their present state may pose a hazard to humans, the structure or both.

FE = Conditions that warrant further evaluation by a qualified specialist, disclosure from the sellers, or future observations.

CR = Conditions to be in need of maintenance, repair or replacement.

RU = Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. These may be, but are not limited to safety related items; such as GFCI receptacle and smoke detector locations and the installation of safety glass where subject to human impact.

SITE & GROUNDS

LIMITATIONS & EXCLUSIONS: HILLSIDE LOCATION

FE s-22: This building is constructed on or near a hillside. The evaluation of soil conditions and/or stability is not within the scope of this inspection. For information on soil stability and/or the potential for movement, we recommend that you determine if the owners have information on the soils condition, or contact a qualified geotechnical engineer who is familiar with conditions in this area.

WALKWAYS

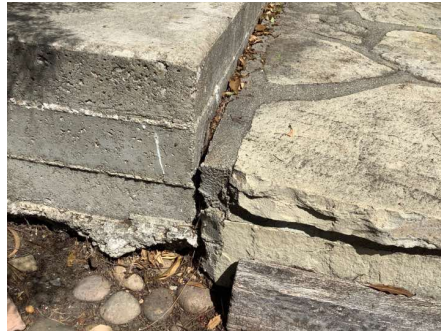
CR s-26: The walkway is sloped toward the building, mainly at the right rear. This condition can promote water entry into the structure. The walkway should be repaired or rebuilt as necessary.



SC s-27: Uneven sections are observed in the walkway surface. This condition poses a trip hazard. We recommend correcting the condition(s) noted for safety reasons.

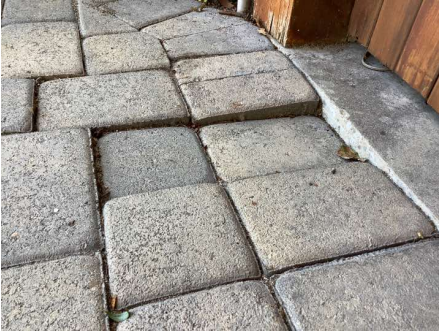


FE s-28: The hardscape has settled or moved away from the left side of the building. Due to the hillside location, we suggest a qualified Geotechnical engineer should evaluate the entire property to assess soil stability or potential for movement.



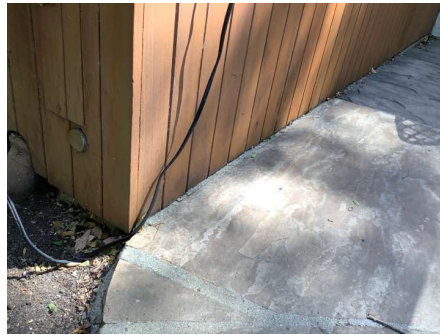
DRIVEWAY

SC s-29: Uneven sections were observed in the driveway surface. This condition poses a trip hazard. We recommend correcting the condition(s) noted for safety reasons.



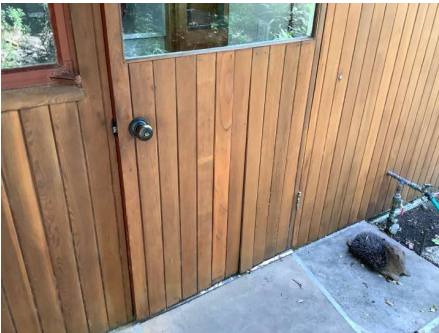
EXTERIOR WOOD SIDING

CR s-35: The wood siding is in contact with or covered by hardscape. This condition is conducive to moisture intrusion and deterioration. We recommend further evaluation and corrections by a specialist in the appropriate trade.



DOORS GENERAL

CR s-37: The exterior door is damaged on the right side of the building. We suggest damaged doors should be repaired or replaced as necessary.



DOOR FRAMES

FE CR s-39: The sliding glass door track is installed below hardscape level on the front of the building. During wind driven rain this can promote moisture intrusion and damage at the surrounding areas. We suggest the hardscape should be lowered as necessary by a qualified technician.



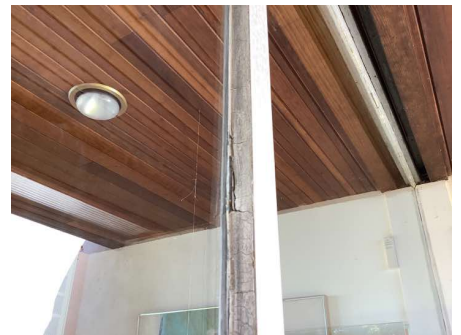
SLIDING DOORS

CR s-40: The sliding door is difficult and doesn't fully open. We suggest the sliding door and its associated hardware should be repaired or replaced as needed.



WINDOWS GENERAL

CR s-41: Glazing putty is dry and cracked at the window(s) on several sides of the building. Some putty is loose or missing. This can promote water entry or loose panes. We suggest a qualified window technician should check all windows make repairs or modifications as necessary.



OUTRIGGERS

CR s-43: The "outriggers" or exposed beams projecting from the building are weathered and deteriorated at the left rear of the building. We suggest to repair or replace outrigger material as needed as well as capping these beams with metal flashing material. NOTE: Review of a current pest control operator's report, if available is recommended to determine what action might be appropriate. If no current report is available, a report should be ordered from a qualified, licensed pest control operator.



STAIRS

SC s-44: The height of individual stairs are different on the right side of the building. This could present a hazard to the safety of persons who might use them. Standard trade practices dictate that all steps be almost identical in "rise" and "run" for safety. We suggest the stairs should be repaired or replaced by a qualified technician to conform to standard trade practices. If the stairs are not modified or rebuilt, users of the stairs should exercise caution to avoid personal injury.



RAILINGS & GUARDRAILS

SC s-45: The railing openings between the balusters are wider than the current industry standards on the right side of the building. Although this may have been allowed at the time of construction, this is a safety hazard to small children who could fall through them. Modification in accordance with current standards is recommended as an upgrade.



HANDRAILS

SC s-46: The stair handrails are too high on the right side of the building. We suggest the height of the existing railings could be lowered, or new railings with the proper height could be installed.



ROOF TILE

CR s-53: There are a number of cracked, damaged or dislodged tiles on the roof. We suggest a qualified roofer should evaluate the entire roof and make repairs or modifications as necessary.



GENERAL ROOFING CONDITIONS

FE s-54: There are water stains on the underside of the eaves at the right front of the building. These visible conditions strongly indicate a prior or active leak. We suggest the source of the water penetration should be located and appropriate repairs made to prevent more damage to the eaves.



EDGE FLASHINGS

CR s-57: On the front of the roof the kick out flashing at the end of the sidewall flashing is installed improperly. Leaks and/or water damage is possible. We suggest a qualified roofer should evaluate the entire roof and install proper kick out flashings as necessary.



DOWNSPOUT CONDITIONS

CR s-59: Downspout(s) are missing. Water coming from the rain gutter will splash and could contribute to damage. We suggest a qualified technician can install downspouts as needed.

STRUCTURE - VENTILATION & MOISTURE CONDITIONS

CRAWLSPACE VENTILATION

CR s-71: The crawl space lacks adequate ventilation. Lack of ventilation can promote decay of the floor system and growth of molds and mildew. We suggest a qualified technician should properly install crawl space vents.

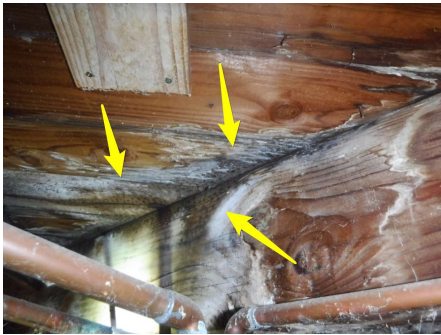
STRUCTURE - FLOOR & WALL CONDITIONS

SUBFLOOR

FE s-75: There are water stains on the subfloor and plumbing drain under the master bathroom. The areas were dry at the time of this inspection. Inquires should be made to the sellers as to their knowledge of the leaks and what repairs were performed. If concerns remain we suggest a qualified plumber evaluate the plumbing components in this area.



FE CR s-76: There is surface growth on the subflooring under the master bathroom. This may indicate the presence of mold, fungus or other microbial organisms. The identification of molds, fungus and other microbial organisms is outside the scope of this inspection. A qualified environmental specialist should be retained to evaluate the surfaces and make further recommendations. Testing and remediation of mold growth can only be accomplished by a qualified environmental specialist. If strict protocol is not followed, spores can be released into the interior of the building and may create a health hazard for those with low tolerances to such organisms.



PLUMBING - LIMITATIONS & EXCLUSIONS

DRAIN, WASTE & VENT

FE s-82: This property reportedly uses a private waste disposal system, investigation of which is beyond the scope of this inspection. Whether or not accurate service records are not available, it is strongly recommended that the septic tank be pumped and inspected by an expert. We suggest consultation with a septic tank service company is suggested to determine a probable pumping schedule and to discuss the "do's and don'ts" of life with a septic system.

PLUMBING - SUPPLY CONDITIONS

WATER FLOW

FE CR s-88: The volume of hot water drops excessively when multiple fixtures are operated simultaneously. This may be due to an issue with the tankless water heater. We suggest a licensed plumbing contractor should be contacted for further evaluation and repair recommendations.

PLUMBING - DRAIN, WASTE & VENT CONDITIONS

DRAIN & WASTE LINES

FE s-90: There are drains in/below the concrete slab which are inaccessible to view/inspect. Given the age of the building these drains are nearing the end of their estimated service life. We suggest a qualified plumber, equipped with a special camera that displays the interior of the drains can be contacted to examine the drain lines in the slab and advise on current condition and estimated service life.

VENT LINES

FE CR s-91: Sewer doors were noted in the master bathroom commode compartment. We suggest a qualified plumber should evaluate the plumbing venting and make repairs or modifications as necessary.

PLUMBING - PLUMBING FIXTURE CONDITIONS

STOPS & SUPPLIES

CR s-92: In the area(s) listed below the water supply shutoff valves are noticeably corroded, but are not leaking at this time. We recommend replacing any corroded valve before leaks are discovered.

Kitchen sink

Hallway bathroom toilet



FIXTURE DRAINS

CR s-93: In the area(s) listed below although no active leak was observed, there is/are corroded and/or deteriorated drain line(s) with a limited useful life. We suggest considering replacing such drains before leaks occur.

Max bathroom left wash basin



CR s-94: In the area(s) listed below the drain lines have an improper slope. Drains must slope down. Incorrect pipe slope can prevent proper drainage. We suggest a qualified plumber should make repairs or modifications as necessary.

Kitchen sink



WATER HEATER

Left

CONNECTIONS & VALVES

FE CR s-101: There is no service valve kit installed on the tankless water heater. Most manufactures require the units are properly flushed every two years. Units that are not serviced are subject to malfunction, damage of interior components and/or the warranty becomes void. We suggest a qualified plumber should install a service valve kit and flush the unit. The plumber should also check the unit's history for error codes.

GAS PIPES

FE s-104: The gas line for the tankless water heater is 3/4 inch. Most manufacturer's of these types of water heaters require a 1 inch dedicated gas line from the meter for lengths over 30 feet. This could affect the proper performance of the water heater. We suggest review of manufacturer's specifications and a qualified plumber should make repairs or modifications as necessary.

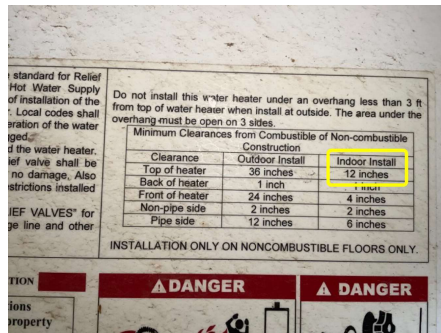
VENTS

CR s-105: The tankless water heater has a category III stainless vent. The termination hood is not approved. We suggest a qualified plumber should install a vent cap approved by the water heater manufacture.



INSTALLATION

CR s-107: The tankless water heater is installed too close to the surfaces above. This could be a fire hazard. We suggest a qualified plumber adjust the appliance location to provide adequate clearance to meet the manufacturer's specifications.



Right

CONNECTIONS & VALVES

CR s-113: The water connections are heavily corroded and leaks may occur. We suggest a qualified plumber should replace the corroded connections.



GENERAL

FE s-119: Most 'on demand' water heater manufacturers require annual maintenance of the unit. Inquires should be made to the sellers at to the service history of this unit. We suggest review of the product manual and have the unit serviced as necessary by a qualified plumber.

ELECTRICAL - FIXTURE CONDITIONS

RECEPTACLES ALL AREAS

CR s-136: In the area(s) listed below there are one or more ungrounded receptacles. Three-pronged receptacles should be grounded. The ground is a safety feature. We suggest a qualified electrician should make repairs or modifications as necessary to any ungrounded receptacle.

Laundry

CR s-137: Receptacle(s) in the areas listed below are wired backwards. This is commonly called reversed polarity. This condition can pose a risk to personal safety and/or some electrical equipment. We suggest a qualified electrician should properly rewire any reversed-polarity receptacles.

Laundry

CR s-138: In the area(s) listed below the cover plates for one or more receptacles are damaged or missing. This can expose live wires which can be a shock hazard. We suggest for electrical safety, any missing cover plate should be replaced.

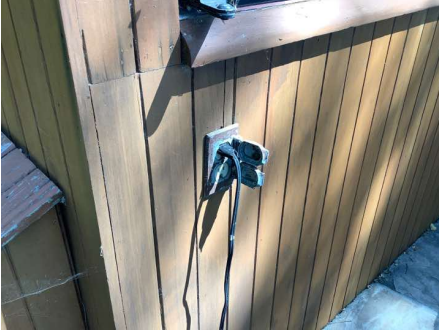
Laundry

CR s-139: In the area(s) listed below one or more receptacles are not working. We suggest a qualified electrician should make repairs or modifications as necessary.

Master bathroom commode compartment

RECEPTACLES EXTERIOR

CR s-140: There is a permanently installed extension cord on several sides of the building. All permanently installed cords are required to have a cover that allows the plug to be installed and still maintain a weather-tight enclosure. We suggest approved weatherproof covers should be installed as needed.



GFCI'S ALL AREAS

SC s-141: In the area(s) listed below no GFCI (ground fault circuit interrupter) protection is present. We suggest as a safety upgrade, consider installing GFCI protection at all recommended locations.

Exterior
Laundry

ELECTRICAL - WIRING CONDITIONS

BRANCH CIRCUITRY INTERIOR

CR s-146: In the area(s) listed below there is open junction box(es). Lack of covers on junction boxes is a shock or fire hazard. We DID NOT necessarily list all locations. We suggest a qualified electrician should check the system and install a proper cover on all junction boxes.

Kitchen cabinet under the cooktop
Garage



CR s-147: In the area(s) listed below there is an open wire splice(s). We DID NOT necessarily list all locations. Open splices can be a shock or fire hazard. We suggest a qualified electrician should properly splice all wiring inside covered junction boxes.
Garage



HEATING - FORCED AIR UNIT

CONDITIONS: ASBESTOS ON THE HEATING SYSTEM

FE CR s-158: The original ducts are made a material that may contain asbestos. Some of the ducts are abandoned and generally in poor condition or damaged. We suggest the abandoned ducts are removed by a licensed asbestos abatement contractor as necessary.



COOLING

Upper Floor

TEMPERATURE DROP

FE CR s-168: With the A/C system running, we measured the difference in temperature between the air entering the system return and the air on the supply side of the coil. The temperature differential is not within accepted industry standards. This condition could indicate problems including, but not limited to: low refrigerant level, leaking seals, or obstructed air flow across the evaporator coil caused by a dirty filter or fan. We suggest a qualified HVAC technician should evaluate the entire system and make repairs or modifications as necessary.

CONDENSER

CR s-169: The condensing unit is not loaded on the exterior of the building. It is also improperly mounted on garage roof framing and the planks are sagging. We suggest a qualified HVAC technician should relocate the unit per manufactures specifications.



GARAGE

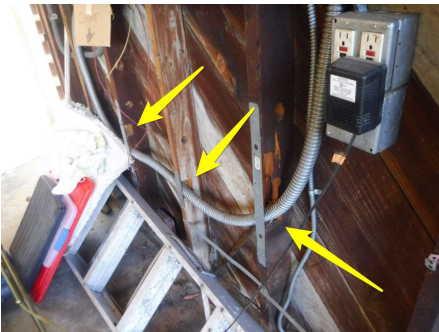
FIRE SEPARATION

CR s-181: There are holes/damage in the fire-resistive barrier between the garage and interior or attic. This condition can allow more rapid spread of smoke and flames in the event of a fire. We suggest all voids should be repaired per current industry standards.



WALLS & STUDS

CR s-182: One or more of the wall studs in the garage is over notched. This could affect its ability to support the structure above. We suggest a qualified carpenter could evaluate the studs and make repairs or modifications as necessary.



GARAGE FLOOR

FE CR s-184: There are dark stains on the garage floor adjacent wall surfaces. This may indicate motor oil spills. We suggest a qualified environmental specialist should evaluate the staining to advise on necessary repairs.



INTERIOR - LIMITATIONS & EXCLUSIONS

LIMITATIONS & EXCLUSIONS: INTERIOR ENVIRONMENT

FE s-185: The floor tile material in the middle room and master closet may contain asbestos. Asbestos content can be determined only by laboratory testing. We suggest you to obtain further information on asbestos from a licensed asbestos consultant or abatement contractor.



INTERIOR - FLOOR WALL & CEILING CONDITIONS

CEILINGS

CR s-188: In the upper floor bathroom the height of the ceiling above the wash basin is not the height generally required by modern standards. A person could strike his head on the ceiling or overhead feature. Repair or modifications to the ceiling height should be made. However, repair or modifications to the ceiling may not be practical.

INTERIOR - MOISTURE EVIDENCE

SURFACE GROWTH

FE s-190: In the area(s) listed below there is surface growth and/or an earthy odor on the walls. This may indicate the presence of mold, fungus or other microbial organisms. The identification of molds, fungus and other microbial organisms is outside the scope of this inspection. We suggest a qualified environmental specialist should be retained to evaluate the surfaces and make further recommendations. Testing and remediation of mold growth can only be accomplished by a qualified environmental specialist. If strict protocol is not followed, spores can be released into the interior of the building and may create a health hazard for those with low tolerances to such organisms.

Kitchen cabinet under the sink



INTERIOR - WINDOW CONDITIONS

WINDOWS OVERALL

FE CR s-191: In the area(s) listed below there are water stains and/or damage at the wall or sill near the window(s). The leaks that caused the damage may still exist. We suggest a qualified technician should identify and repair all leaks. If damage to finished surfaces and underlying materials are discovered during the course of repairs, repairs should be made as necessary.

Upper floor



SAFETY GLASS

SC RU s-192: The glass in the older original openings has no markings that indicates that it is safety glass. However, the glass in the newer doors and/or windows did have such markings. Non-safety glass can be hazardous if broken. We recommend that glass be upgraded as appropriate to provide safety glazing in all locations where present industry standards require.



WINDOW LATCHES

CR s-193: In the area(s) listed below there are missing, broken and/or inoperable latches on the window(s). We did NOT attempt to list every damaged latch. We suggest repair or replacement of damaged latches as required.

Hallway bathroom

CASEMENT WINDOWS

FE CR s-195: In the area(s) listed below one or more cranking handles on the casement windows are obstructed by the adjacent wall. We suggest shorter handles should be installed the the proper operation of the windows should be confirmed.



CR s-196: In the area(s) listed below there are very difficult, broken and/or inoperable cranking mechanisms on the casement window(s). We did NOT attempt to list every damaged crank. We suggest a qualified window contractor check all windows for function, and repair as needed.

Kitchen

Dining room

Master bedroom

INTERIOR - BEDROOM EGRESS

WINDOWS

SC s-199: In the area(s) listed below the bedroom window opening is too small [does not open at least 20 inches wide] and may not be useful in an emergency. Modern standards dictate that each sleeping area have an operable window of certain minimum dimensions to provide a means of a secondary egress in the event of a fire. This may have been required at the time of construction or when the replacement windows were installed. We suggest an operable window meeting the minimum dimensions requirements should be installed by a qualified technician.

Master bedroom

INTERIOR - SMOKE & CARBON MONOXIDE ALARMS

SMOKE DETECTORS

CR s-200: In the area(s) listed below there is no smoke alarm. We suggest that since smoke alarm regulations vary from jurisdiction to jurisdiction, you consult the local building and safety department for a copy of their smoke alarm requirements. Smoke alarm should be installed as needed.

Master bedroom

FE RU s-201: The smoke alarms appear to be over 10 years old. The California State Fire Marshal and the National Fire Protection Agency recommend replacing smoke alarms every ten years. Inquires should be made to the sellers as to when the smoke alarms were installed. As a safety upgrade they should be replaced as necessary.

CR s-202: The smoke alarm in the kitchen is improperly located. Smoke alarms should be at least 20 feet away from a cooking appliance to prevent nuisance alarms. We suggest that any improperly located smoke alarms should be moved and reinstalled in locations specified in the manufacturer's instructions.

CR s-203: The smoke alarm in the upper floor bathroom is improperly located. Smoke alarms should be at least 3 feet away from a bathroom to prevent nuisance alarms. We suggest that any improperly located smoke alarms should be moved and reinstalled in locations specified in the manufacturer's instructions.



CARBON MONOXIDE DETECTORS

CR s-204: There is no carbon monoxide alarm(s) in the property. We suggest any property with an attached garage, fireplace, any gas burning appliances such as furnaces, water heaters or kitchen appliances, should have carbon monoxide alarm(s) outside each sleeping area, in sleeping areas that have a fuel burning appliance or fireplace, on every occupiable level of the home including a basement.

INTERIOR - GENERAL CONDITIONS

PESTS

SC s-205: There is evidence of rodent droppings and/or activity observed in the area(s) listed below. This could be a potential health and safety concern. We suggest an exterminator locate the vermin entrance point and make repairs, and remove all waste, debris and any contaminated materials.

Garage

Attic

FE s-206: In the areas listed below there are dropping or pellets that may indicate the presence of wood destroying organisms. Review of a current pest control operator's report, if available is recommended to determine what action might be appropriate. If no current report is available, a report should be ordered from a qualified, licensed pest control operator.

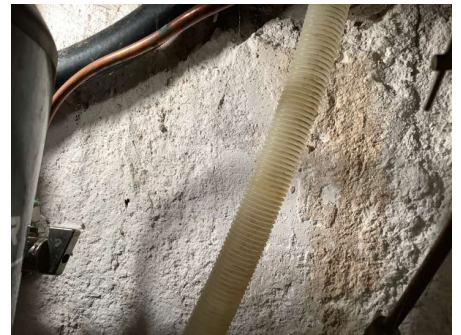
Garage



KITCHEN

COUNTERTOP CAULKING & GROUT

CR s-209: The joint between the countertop and the backsplash is cracked or open and subject to moisture damage from water penetration. Water stains and/or damaged were present in the cabinet below. We suggest a qualified technician re-caulking the backsplash and repair the cabinet as necessary.



OVEN

CR s-216: The oven door does not fully close, preventing the door from sealing properly. We suggest having a qualified appliance technician repair the appliance as needed.



BATHROOM

Upper Floor

SHOWER ENCLOSURE

CR s-225: The shower door comes in contact with the fixed section of the shower enclosure. This could damage the glass and allow water out of the shower area. We suggest a qualified technician should make repairs or modifications as necessary.

Master

SHOWER ENCLOSURE

CR s-241: There are mineral deposits above some of the shower pan tiles. The mineral deposits are hard and can be abrasive. This can indicate the shower pan drains are obstructed or the shower pan under the tiles is not properly sloped. We suggest a qualified shower pan technician should evaluate this condition and make repairs or modifications as necessary.



SHOWER FIXTURES

CR s-243: The temperature control the shower water does not operate properly. We suggest a qualified plumber should evaluate the temperature control mixing valve and make repairs as necessary.

Friday, September 27, 2019
John & Judy MacLeod
7 Cinchring Rd
Rolling Hills, CA 90274

Dear John & Judy MacLeod,

We have enclosed the following Full Report for the property inspection we conducted for you on Friday, September 27, 2019 at:

7 Cinchring Rd
Rolling Hills, CA 90274

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

- SC** = Conditions in their present state may pose a hazard to humans, the structure or both.
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We thank you for the opportunity to be of service to you.

Sincerely,



Steve Carroll



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INTRODUCTION

We have inspected the major structural components and mechanical systems for signs of significant nonperformance, excessive or unusual wear and general state of repair. The inspection does not include any attempt to find or list cosmetic flaws. You, the client, are the final judge of aesthetic issues. Our inspection is conducted in accordance with the Standards of Practice of the California Real Estate Inspection Agreement. A copy of these standards are included with the Inspection Agreement and available at www.creia.org . The following report is an overview of the conditions observed.

Any statements made in the body of the inspection report pertaining to left, right, front or rear are referenced as if the inspector is standing at the front of the building.

Other than new construction, we recommend having the locks on all of the exterior doors rekeyed after taking possession of the property for security reasons.

The presence of furnishings, personal items and decorations in occupied structures sometimes limits the scope of the inspection. For instance, the placement of furniture prevents access to every electrical receptacle. In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review recall lists. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

The presence or extent of building code or zoning violations is not the subject of this inspection nor is it included in this report. No information is offered on the legal use, or possible uses of the building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency. Important information about this property may be a matter of public record. However, a search of public records is not in the scope of this inspection. We recommend the buyer review all appropriate public records if this information is desired.

We recommend the buyer(s) ask the sellers to provide any and all owners manuals and warranties that they may have for the equipment installed at the property.

We also recommend asking the sellers for any permits and inspection records with finalized signatures for any changes or additions that may have been made to the structure, and/or any known conditions that may have been inadvertently left out of the disclosure statements.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Photographs and videos when used, are simply a tool to convey our findings as observed, they are not intended to enhance the findings or diminish those findings not photographed. Any deficiency discussed in this report should be carefully considered by the client and reviewed with the real estate agent as appropriate. Because a report of a deficiency is often based on the experience of the inspector using visual clues, it should be understood more extensive problems can be present which can be more costly to resolve than simply correcting the visible symptoms. Further, it is beyond the scope of this inspection

to list every instance of similar deficiencies. The inspector's notation of any given deficiency should be interpreted such that additional similar defects may be present or more extensive. Any reported deficiency may require additional investigation to better determine the number of similar defects and related problems in order to make an informed decision. We suggest you consult with your inspector and/or agent to gain a comfort level about any defect(s) cited in this report. As needed, consult an appropriate contractor/technician who can provide a detailed list of deficiency locations, specifications and costs of repairs or recommended further evaluation PRIOR TO THE CLOSE OF THE TRANSACTION for purchases without an inspection contingency or DURING THE INSPECTION CONTINGENCY for all other purchases.

While we make an effort to identify existing as well as potential problems, it is not possible for anyone to predict future performance of all the systems and appliances in a building. We suggest budgeting annually for unforeseen repairs and/or the purchase of a comprehensive home warranty policy.

This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard California Real Estate Inspection Agreement contract provided by the inspector who prepared this report.

We recommend that the buyer conduct a thorough pre-closing walkthrough inspection.

Videos are accessed online through your registered www.Dropbox.com account. We suggest downloading the videos as they will be deleted from our Dropbox account over time.

*The following comments in BLUE represent items present in the Executive Summary Section.

INSPECTION INFORMATION

This report is conducted and based on the California Real Estate Inspectors Association (CREIA) Standards of Practice, some areas have been expanded for ease of review, a copy of the standards is available at www.creia.org. This report is intended only as a general guide to help the client make their own evaluation of the overall condition of the structure, and is not intended to reflect the value of the premises, nor make any representations as to the advisability of its purchase. The report expresses the personal opinion of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furnishings, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from this report.

REPORT

1: 092719SC1

PROPERTY ADDRESS

2: 7 Cinchring Rd
Rolling Hills, CA 90274

INSPECTOR

3: Steve Carroll

DATE & TIME

4: Friday, September 27, 2019 at 1:00 PM

CLIENT(S) NAME

5: John & Judy MacLeod

ATTENDEES

6: The following people were present during or at the end of the inspection: client(s) and selling agent.

TYPE OF INSPECTION

7: This inspection and subsequent report was conducted on a single family residence.

8: At the time of the inspection the building was vacant without interior furnishings.

BUILDING AGE

9: The age of the building was reported to be 69 years old.

WEATHER/SOIL

10: Weather conditions at the start of the inspection: the sky was partly cloudy, the outside temperature was between 70-80 degrees and the ground was dry.

PRIOR WEATHER

11: No rain fell during the inspection, or in the preceding 24 to 48 hours.

ELECTRIC SHUT OFF LOCATION

12: The electric panel and/or shut off location is on the right front of the building.

WATER SHUT OFF LOCATION

13: The water shut off valve is located on the right rear of the building.

GAS METER AND SHUT OFF

14: The gas meter and/or shut off valve are located on the right front of the building.

CLIENT INFORMATION

15: Because of the age of this building, there will be features and systems that do not conform to present building standards. While we attempt to point out conditions that might affect health and safety as well as structural issues that may need correction, we do not warrant that all non-conforming conditions are reported. Imperfections such as sloping floors, floors and stairs that squeak, along with sticking doors are common in a building of this age. An older building such as this will require upgrading and repair now and in the future, as all buildings do.

ENVIRONMENTAL CONCERNS

16: Environmental issues include but are not limited to asbestos, lead paint, lead contamination, radon, toxic waste, formaldehyde, toxic mold, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one or more of these materials in this report when we observe one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists is recommended. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

17: The latest "hot topic" in the home inspection industry, lawyers and experts in the field of toxicology is mold spores. Many "home inspection companies" have entered the highly lucrative business of delivering mold seminars and mold inspection test results to the home inspection client. As of this date the Center for Disease Control, The Environmental Protection Agency or any other independent authority have yet to set standards for toxicity levels. Without any specific standards to refer to, the collected information can be interpreted very differently depending on the inspector or the tester's personal opinion. Our perspective on mold is simple, "If you see mold or smell mold, you have mold". You do not need to test for mold if you see it or smell it. Knowing the type of mold does not change the way you should respond. All MOLD should be treated the same way. It should be removed without exposing people to high levels of mold spores or fragments and the underlying cause of the moisture problem causing the mold should be fixed. Knowing the specific type of mold does not affect what must be done to correct the moisture problem or to safely clean up the mold. If you have any questions regarding mold or other indoor air contaminants, we recommend you contact the Center for Disease Control or The Environment Protection Agency.

FE 18: Recent studies have shown that Americans spend up to 90 percent of their time at home. Indications from a growing body of scientific evidence suggest that the air within homes and other buildings can be more polluted than the outdoor air in even the largest and most industrialized cities. Thus for many people, the risks to health may be greater due to indoor rather than outdoor air pollution. For more information regarding indoor air quality we recommend reviewing, "The Inside Story" a guide to indoor air quality. Published by the Environmental Protection Agency, in conjunction with: The Consumer Product Safety Commission, Office of Radiation and Indoor Air. Or visit the website at: <http://www.epa.gov/iaq/pubs/insidest.html>

SITE & GROUNDS

The items listed are visually observed to determine their current condition during the inspection, areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation, with exception to lawn sprinklers and low voltage yard lighting. This inspection is a visual observation and does not attempt to determine site drainage performance or the condition of any underground piping, including municipal water and sewer service piping or concealed cleanouts. This inspection is not intended to address or include any geological conditions or site stability information, for information in these areas we recommend consulting with a geologist and/or a geotechnical engineer.

LIMITATIONS & EXCLUSIONS: IRRIGATION

FE 19: Operation and evaluation of irrigation (sprinkler) systems is outside of the scope of this inspection and was not inspected. We suggest that you have the owner or a sprinkler technician demonstrate the irrigation system and any related equipment.

LIMITATIONS & EXCLUSIONS: DRAINAGE

FE 20: The property drainage system was not water-tested during the inspection. We make no representations as to its nature or effectiveness. The operation of the drainage system should be observed during adverse weather. Inquires should be made to the seller(s) as to their knowledge of its past and present condition.

LIMITATIONS & EXCLUSIONS: OUT BUILDINGS

FE 21: Any accessory structure on the property was not inspected and is not included in this report.

LIMITATIONS & EXCLUSIONS: HILLSIDE LOCATION

FE 22: This building is constructed on or near a hillside. The evaluation of soil conditions and/or stability is not within the scope of this inspection. For information on soil stability and/or the potential for movement, we recommend that you determine if the owners have information on the soils condition, or contact a qualified geotechnical engineer who is familiar with conditions in this area.

DESCRIPTIONS: WALKWAYS

23: The walkway surface material is concrete and stone.

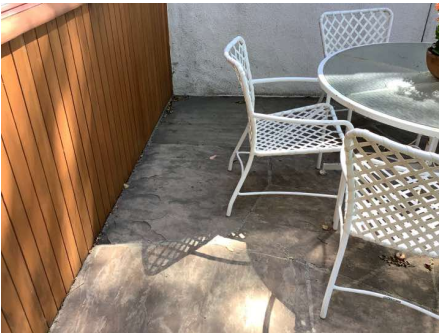
DESCRIPTIONS: DRIVEWAY

24: The driveway surface material is brick.

WALKWAYS

CR 25: The walkway(s) around the building have minor distortions and cracking. The walkways are still functional, but should be monitored for further movement and repaired or replaced if necessary. We recommend sealing all cracks to help minimize moisture intrusion, which can cause additional movement and cracking.

CR 26: The walkway is sloped toward the building, mainly at the right rear. This condition can promote water entry into the structure. The walkway should be repaired or rebuilt as necessary.



SC 27: Uneven sections are observed in the walkway surface. This condition poses a trip hazard. We recommend correcting the condition(s) noted for safety reasons.



FE 28: The hardscape has settled or moved away from the left side of the building. Due to the hillside location, we suggest a qualified Geotechnical engineer should evaluate the entire property to assess soil stability or potential for movement.



DRIVEWAY

SC 29: Uneven sections were observed in the driveway surface. This condition poses a trip hazard. We recommend correcting the condition(s) noted for safety reasons.



EXTERIOR

The exterior surfaces and materials of the structure are visually observed to determine their current condition. Moisture intrusion through cracks or openings in the exterior siding, trim, windows and doors are the source of moisture deterioration and damage. We recommend sealing all cracks or openings in, and between the exterior siding and trim materials, especially around windows and doors. Routine maintenance may extend the service life and minimize deterioration of the exterior surfaces. Areas hidden from view by vegetation and/or stored items can not be observed and are not included in this

inspection.

DESCRIPTIONS: COVERINGS

30: The exterior wall covering is stucco and wood siding.

DESCRIPTIONS: WINDOWS

31: The exterior window material is painted aluminum.

STUCCO

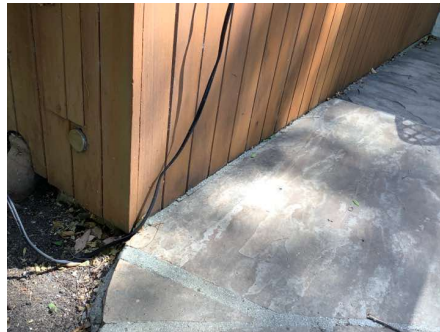
RU 32: This structure was built in an era before weep screeds were installed at the bottom edge of the stucco siding, the stucco was extended into the soil. The stucco wicks water up out of the soil which causes the stucco to deteriorate from being moist for prolonged periods. We recommend minimizing moisture around the building to help protect the stucco and the foundation from moisture damage.

CR 33: There are minor cracks in the stucco around the building. We suggest that small cracks should be patched and sealed in the course of routine maintenance.

WOOD SIDING

CR 34: Some wood siding is weathered and in need of maintenance. We suggest a qualified technician could make repairs or modifications as necessary.

CR 35: The wood siding is in contact with or covered by hardscape. This condition is conducive to moisture intrusion and deterioration. We recommend further evaluation and corrections by a specialist in the appropriate trade.



DOOR BELL

36: The doorbell is functional.

DOORS GENERAL

CR 37: The exterior door is damaged on the right side of the building. We suggest damaged doors should be repaired or replaced as necessary.



CR 38: The door rubs on its frame and/or drags on its threshold on the right side of the building. We suggest a qualified technician should make repairs or modifications as necessary.

DOOR FRAMES

FE CR 39: The sliding glass door track is installed below hardscape level on the front of the building. During wind driven rain this can promote moisture intrusion and damage at the surrounding areas. We suggest the hardscape should be lowered as necessary by a qualified technician.



SLIDING DOORS

CR 40: The sliding door is difficult and doesn't fully open. We suggest the sliding door and its associated hardware should be repaired or replaced as needed.



WINDOWS GENERAL

CR 41: Glazing putty is dry and cracked at the window(s) on several sides of the building. Some putty is loose or missing. This can promote water entry or loose panes. We suggest a qualified window technician should check all windows make repairs or modifications as necessary.



TRIM

CR 42: Portions of the trim are weathered, blistered and/or the paint is peeling. We suggest the areas with such wear and tear should be properly scraped, primed, patched and re-painted.

OUTRIGGERS

CR 43: The "outriggers" or exposed beams projecting from the building are weathered and deteriorated at the left rear of the building. We suggest to repair or replace outrigger material as needed as well as capping these beams with metal flashing material. NOTE: Review of a current pest control operator's report, if available is recommended to determine what action might be appropriate. If no current report is available, a report should be ordered from a qualified, licensed pest control operator.



STAIRS

SC 44: The height of individual stairs are different on the right side of the building. This could present a hazard to the safety of persons who might use them. Standard trade practices dictate that all steps be almost identical in "rise" and "run" for safety. We suggest the stairs should be repaired or replaced by a qualified technician to conform to standard trade practices. If the stairs are not modified or rebuilt, users of the stairs should exercise caution to avoid personal injury.



RAILINGS & GUARDRAILS

SC 45: The railing openings between the balusters are wider than the current industry standards on the right side of the building. Although this may have been allowed at the time of construction, this is a safety hazard to small children who could fall through them. Modification in accordance with current standards is recommended as an upgrade.



HANDRAILS

SC 46: The stair handrails are too high on the right side of the building. We suggest the height of the existing railings could be lowered, or new railings with the proper height could be installed.



ROOF

The visible portions of the roof and components are observed to determine their current condition during the inspection, areas concealed from view by any means are excluded from this report. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall which is beyond the scope of this report. The testing of gutters, downspouts and underground drain piping is beyond the scope of this report.

DESCRIPTIONS: INSPECTION METHOD

47: The accessible, visible areas of the roof were inspected by walking on the roof.

DESCRIPTIONS: MATERIALS

48: The material in the roof covering, or its type, is concrete tile.

DESCRIPTIONS: SLOPE

49: The slope or pitch of the roof is medium.

DESCRIPTIONS: PENETRATIONS

50: The connections and penetrations in the roofing surface are sealed with sheet metal and mastic.

DESCRIPTIONS: ROOF DRAINAGE

51: The roof drainage system is comprised of gutters and downspouts.

TILE

52: The tile roof system is in adequate condition.

CR 53: There are a number of cracked, damaged or dislodged tiles on the roof. We suggest a qualified roofer should evaluate the entire roof and make repairs or modifications as necessary.



GENERAL ROOFING CONDITIONS

FE 54: There are water stains on the underside of the eaves at the right front of the building. These visible conditions strongly indicate a prior or active leak. We suggest the source of the water penetration should be located and appropriate repairs made to prevent more damage to the eaves.



FLASHINGS OVERALL

55: The mastic used as a sealant at the connections between roofing material and other features will likely deteriorate before the rest of the roof. We suggest periodic examination and maintenance of these joints and/or connections is suggested to prevent future leaks.

CR 56: The mastic used to seal the roof penetrations is deteriorated. We suggest all deteriorated mastic sealant should be repaired as necessary to help prevent leaks.

EDGE FLASHINGS

CR 57: On the front of the roof the kick out flashing at the end of the sidewall flashing is installed improperly. Leaks and/or water damage is possible. We suggest a qualified roofer should evaluate the entire roof and install proper kick out flashings as necessary.



GUTTER CONDITIONS

FE CR 58: Gutters on one or more sides of the roof are clogged. This can prevent it from draining as designed. We suggest the gutters should be cleaned, and kept clean. During a gutter cleaning job, it is not unusual for workers to find areas that need repair.

DOWNSPOUT CONDITIONS

CR 59: Downspout(s) are missing. Water coming from the rain gutter will splash and could contribute to damage. We suggest a qualified technician can install downspouts as needed.

STRUCTURE

Sections of the foundation and/or structural components of the building are inaccessible because they are installed at or below grade level, and/or behind walls. Assessing the structural integrity of a building is beyond the scope of a home inspection. The inspector's visual observations take into account the age of the building and the construction standards of that time, older structures may lack many of the modern framing and seismic connections presently being utilized. Foundations may have curing cracks that do not represent a structural problem. All concrete experiences some degree of cracking due to shrinkage in the drying process. If large cracks are present along with movement, we recommend further evaluation by a structural engineer, foundation specialist, geologist or a geotechnical engineer. All exterior grades should allow for surface and roof water to be diverted away from the foundation system.

DESCRIPTIONS

FOUNDATION

60: The foundation material and design is concrete with a combination of slab on grade and perimeter wall.

CRAWLSPACE ACCESS

61: The underbuilding crawl space was entered and inspected from two access hatches or doors on the exterior.

CRAWLSPACE VENTILATION

62: The foundation is ventilated by screened foundation vents.

FLOOR SYSTEMS

63: The floor system consists of wood joists.

WALL SYSTEMS

64: The load bearing walls are conventional wood stud construction.

CEILING SYSTEMS

65: The ceiling system consists of wood joists.

ROOF SYSTEMS

66: The roof structure covering this building is a conventional rafter system.

FOUNDATION & SEISMIC CONDITIONS

SLAB FOUNDATION

67: Because finishes conceal virtually all floor and wall surfaces, the floor slab is mostly inaccessible and could not be thoroughly inspected. However, no signs of significant settlement or related interior cracking were observed.

RAISED FOUNDATION

68: There are cracks in the foundation walls or floor. Not all cracks in concrete or block foundation walls are indicative of structural problems. Cracks may be due to either normal expansion-contraction cycles, shrinkage of concrete or mortar, or settlement that has stopped. No action is indicated.

ANCHOR BOLTS & STRAPS

RU 69: The original building is anchored to the foundation using older technology. The original configuration appears to have performed adequately to date. Consider upgrades as part of any future modernization and/or remodeling. [NOTE] Because of the design and/or configuration of the slab construction, we cannot verify the presence or condition of anchor bolts at that location.

CRIPPLE WALLS

70: Due to the configuration and framing of this building there are no cripple walls.

VENTILATION & MOISTURE CONDITIONS

CRAWLSPACE VENTILATION

CR 71: The crawl space lacks adequate ventilation. Lack of ventilation can promote decay of the floor system and growth of molds and mildew. We suggest a qualified technician should properly install crawl space vents.

CRAWLSPACE MOISTURE

FE 72: There are wide cracks in the dry soil under the building, suggesting the type of movement that often occurs in expansive soils. Changing moisture conditions in the soil may cause these cracks to open and close. If not properly addresses, this can significantly affect the structure. We suggest exterior drainage and irrigation should be properly maintained to achieve a stable moisture content in the soil around and under the building. For information on expansive soil refer to <https://www.torranceca.gov/home/showdocument?id=3116>

FOUNDATION MOISTURE

FE CR 73: A condition known as efflorescence is evident on portions of the concrete foundation walls or slab. This whitish, fuzzy material is a mineral deposit left when moisture in the concrete evaporates. The presence of efflorescence often indicates an occasional surplus of moisture on the outside of the foundation. We suggest to keep the exterior moisture to a minimum, exterior surface drainage, including downspout water, should be directed as far away from the building as possible. Landscape watering should always be directed away from the building and limited to short durations.

FLOOR & WALL CONDITIONS

FLOOR JOISTS

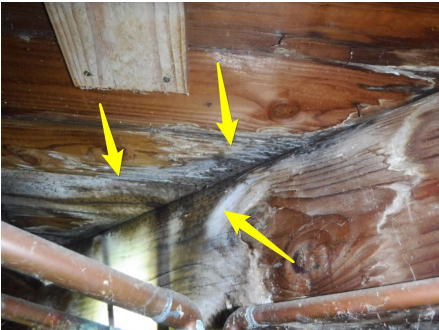
74: In the areas where the floor framing is visible, all components are in adequate condition, other than exceptions noted.

SUBFLOOR

FE 75: There are water stains on the subfloor and plumbing drain under the master bathroom. The areas were dry at the time of this inspection. Inquires should be made to the sellers as to their knowledge of the leaks and what repairs were performed. If concerns remain we suggest a qualified plumber evaluate the plumbing components in this area.



FE CR 76: There is surface growth on the subflooring under the master bathroom. This may indicate the presence of mold, fungus or other microbial organisms. The identification of molds, fungus and other microbial organisms is outside the scope of this inspection. A qualified environmental specialist should be retained to evaluate the surfaces and make further recommendations. Testing and remediation of mold growth can only be accomplished by a qualified environmental specialist. If strict protocol is not followed, spores can be released into the interior of the building and may create a health hazard for those with low tolerances to such organisms.



ROOF STRUCTURE CONDITIONS

CEILING JOISTS

77: The ceiling joists are in adequate condition, other than any exceptions noted. Ceiling joists are the structural members that support the finished ceiling below.

RAFTERS

78: The roof structure is constructed in a manner typical of buildings of this type and age. The rafters, the boards that support the roof sheathing, are in adequate condition, other than any exceptions noted.

PURLINS

79: The purlins, which are the board beams installed about mid-span and perpendicular to the rafters, have the important function of supporting the rafters. In our opinion, the purlins are functioning as intended, other than any exceptions noted.

PLUMBING

Our inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply lines, water heater, drain, waste and vent lines, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems. If desired, review of such systems should be performed by qualified specialists prior to the close of escrow.

LIMITATIONS & EXCLUSIONS

SUPPLY

FE 80: During the inspection, we only operate the valves or faucets that are normally operated by the occupants in their daily use of the plumbing system. Be aware that we will not operate:

- * The main water supply shutoff (although we will report on its existence and location when accessible)
- * The temperature & pressure relief valve on the water heater (although we will check its installation)
- * The water heater tank supply or drain valves
- * Any stop valves supplying water to plumbing fixtures
- * The laundry supply shutoff valves.

Any valve that is not operated on a daily basis may fail; that is, start leaking or dripping, when tested. As we are not equipped to repair a leaky shutoff caused by a test, we encourage you to operate them in the presence of the seller, before escrow closing. If the seller is not available for this exercise, we recommend that you have a plumber present so that he can make any repairs or replacements.

FE 81: The flow rate for shower heads, kitchen sinks, lavatory faucets, toilets and urinals were not evaluated as part of this property condition report, is an unknown condition and deferred. We recommend inquires to the Seller as to their knowledge of current flow rates. If disclosure is not forthcoming, it is recommended that a qualified licensed plumber determine:

If a shower head flows more than 2.5 gpm, a 2.0 gpm showerhead is required

If a kitchen faucet flows more than 2.2 gpm, a 1.8 gpm faucet is required

If a lavatory faucet flows more than 2.2 gpm, a 1.2 gpm faucet is required

If a toilet is greater than 1.6 gpf, a 1.28 gpf toilet is required

If a urinal (wall mounted) is greater than 1 gpf, a .125 gpf urinal is required

DRAIN, WASTE & VENT

FE 82: This property reportedly uses a private waste disposal system, investigation of which is beyond the scope of this inspection. Whether or not accurate service records are not available, it is strongly recommended that the septic tank be pumped and inspected by an expert. We suggest consultation with a septic tank service company is suggested to determine a probable pumping schedule and to discuss the "do's and don'ts" of life with a septic system.

DESCRIPTIONS

INTERIOR SUPPLY PIPING

83: Where visible, the water supply piping inside the structure used to deliver water to the fixtures is galvanized steel.

GAS SUPPLY PIPING

84: Where visible, the gas supply piping inside the structure used to deliver gas is steel pipe.

DRAIN, WASTE & VENT

85: The visible drain, waste and vent (DWV, the "sewer pipe") piping within the structure is ABS plastic, galvanized steel and cast iron.

SUPPLY CONDITIONS

INTERIOR WATER PIPES

86: The accessible supply piping is in adequate condition, other than any exceptions noted.

WATER PRESSURE

87: The water pressure, as measured from the exterior of the building, is at the middle range of normal water pressure.

WATER FLOW

FE CR 88: The volume of hot water drops excessively when multiple fixtures are operated simultaneously. This may be due to an issue with the tankless water heater. We suggest a licensed plumbing contractor should be contacted for further evaluation and repair recommendations.

DRAIN, WASTE & VENT CONDITIONS

DRAIN & WASTE LINES

FE 89: You should be aware that older structures commonly have old-style exterior drain pipe and plumbing in general. These older drain pipes are frequently made up of individual short sections of clay pipe. The joint connections between the individual pipes are a vulnerable area at which roots from trees and/or bushes can enter the sewer line. Roots can cause partial or full blockage of the sewer line. Periodic cleaning of the sewer by a plumber may be required. We suggest a plumber equipped with a special camera that displays the condition of the interior of the sewer can be contacted if you suspect a problem with the drain line. Based on the age of this structure, having this done during your inspection contingency may be warranted.

FE 90: There are drains in/below the concrete slab which are inaccessible to view/inspect. Given the age of the building these drains are nearing the end of their estimated service life. We suggest a qualified plumber, equipped with a special camera that displays the interior of the drains can be contacted to examine the drain lines in the slab and advise on current condition and estimated service life.

VENT LINES

FE CR 91: Sewer doors were noted in the master bathroom commode compartment. We suggest a qualified plumber should evaluate the plumbing venting and make repairs or modifications as necessary.

PLUMBING FIXTURE CONDITIONS

STOPS & SUPPLIES

CR 92: In the area(s) listed below the water supply shutoff valves are noticeably corroded, but are not leaking at this time. We recommend replacing any corroded valve before leaks are discovered.

Kitchen sink

Hallway bathroom toilet



FIXTURE DRAINS

CR 93: In the area(s) listed below although no active leak was observed, there is/are corroded and/or deteriorated drain line(s) with a limited useful life. We suggest considering replacing such drains before leaks occur.

Max bathroom left wash basin



CR 94: In the area(s) listed below the drain lines have an improper slope. Drains must slope down. Incorrect pipe slope can prevent proper drainage. We suggest a qualified plumber should make repairs or modifications as necessary.

Kitchen sink



FUEL GAS CONDITIONS

GAS METER & SHUTOFF

RU 95: There is no shut off wrench in the vicinity of the gas meter. A meter wrench is recommended in areas subject to seismic activity. We suggest emergency shutoff wrench should be chained to the meter to provide a convenient means for shutoff in an emergency. The valve can be turned 90 degrees in either direction to shut the gas supply off.

GAS PIPING

CR 96: The exterior gas piping does not have proper protection where it is exposed and/or where it is buried. We suggest a qualified plumber should install an approved coating or wrapping over the exterior of the gas piping to protect it from corrosion.

WATER HEATER

Left

DESCRIPTIONS: LOCATION

97: The water heater is located in the crawl space.

DESCRIPTIONS: AGE

98: The age of the water heater is estimated to be four years.

DESCRIPTIONS: CAPACITY OF THE WATER HEATER

99: The capacity of the "tankless" water heater is rated at a first hour recovery of 240 gallons.

DESCRIPTIONS: ENERGY SOURCE

100: The energy source for the water heater is natural gas.

CONNECTIONS & VALVES

FE CR 101: There is no service valve kit installed on the tankless water heater. Most manufactures require the units are properly flushed every two years. Units that are not serviced are subject to malfunction, damage of interior components and/or the warranty becomes void. We suggest a qualified plumber should install a service valve kit and flush the unit. The plumber should also check the unit's history for error codes.

T&P VALVE

102: The water heater has a temperature-and-pressure (T&P) relief valve. This device is an important safety feature. No adverse conditions were observed.

GAS VALVES

103: The gas supply piping installation includes a hand operated 90-degree shutoff valve in the vicinity of the appliance. Operation of the valve is not within the scope of this inspection.

GAS PIPES

FE 104: The gas line for the tankless water heater is 3/4 inch. Most manufacturer's of these types of water heaters require a 1 inch dedicated gas line from the meter for lengths over 30 feet. This could affect the proper performance of the water heater. We suggest review of manufacturer's specifications and a qualified plumber should make repairs or modifications as necessary.

VENTS

CR 105: The tankless water heater has a category III stainless vent. The termination hood is not approved. We suggest a qualified plumber should install a vent cap approved by the water heater manufacture.

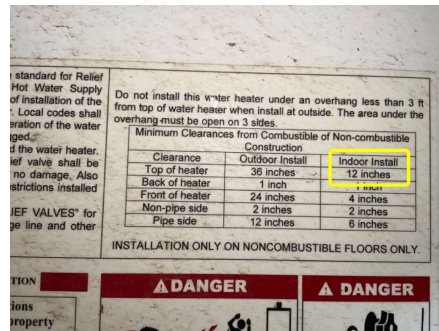


COMBUSTION AIR

106: The combustion air supply for the water heater is adequate, other than any exceptions noted.

INSTALLATION

CR 107: The tankless water heater is installed too close to the surfaces above. This could be a fire hazard. We suggest a qualified plumber adjust the appliance location to provide adequate clearance to meet the manufacturer's specifications.



GENERAL

108: The water heater is an 'on demand' or 'tankless' type. It was functional at the time of the inspection. It goes beyond the scope of this inspection to determine the adequacy of this water heater for the size of this house and varying patterns of use. Most 'on demand' manufactures require annual maintenance of the unit. Inquires should be made to the sellers as to the service history of this unit. We suggest review of the product manual and have the unit serviced as necessary by a qualified technician.

Right

DESCRIPTIONS: LOCATION

109: The water heater is located in the garage.

DESCRIPTIONS: AGE

110: The age of the water heater is estimated to be twelve years.

DESCRIPTIONS: CAPACITY OF THE WATER HEATER

111: The capacity of the "tankless" water heater is rated at a first hour recovery of 189 gallons.

DESCRIPTIONS: ENERGY SOURCE

112: The energy source for the water heater is natural gas.

CONNECTIONS & VALVES

CR 113: The water connections are heavily corroded and leaks may occur. We suggest a qualified plumber should replace the corroded connections.



T&P VALVE

114: The water heater has a temperature-and-pressure (T&P) relief valve. This device is an important safety feature. No adverse conditions were observed.

GAS VALVES

115: The gas supply piping installation includes a hand operated 90-degree shutoff valve in the vicinity of the appliance. Operation of the valve is not within the scope of this inspection.

VENTS

116: The water heater vents are in adequate condition, other than any exceptions noted.

COMBUSTION AIR

117: The combustion air supply for the water heater is adequate, other than any exceptions noted.

GENERAL

FE 118: This water heater is near the end of its anticipated service life. Although it is functional, you should expect to replace it soon.

FE 119: Most 'on demand' water heater manufactures require annual maintenance of the unit. Inquires should be made to the sellers at to the service history of this unit. We suggest review of the product manual and have the unit serviced as necessary by a qualified plumber.

ELECTRICAL

Our examination of the electrical system includes a visual examination of the exposed and accessible service entry wiring, service panels, subpanels, overcurrent protection devices, branch circuit wiring, light fixtures, switches and receptacles. Service equipment, proper wiring methods, grounding, bonding and overcurrent protection are focal points. We inspected for adverse conditions such as improper installation of aluminum wiring, lack of grounding and bonding, overfusing, exposed wiring, open-air wire splices, reversed polarity and defective GFCIs. The hidden nature of the electrical wiring prevents inspection of every length of wire. Performing voltage tests, load calculations or determining the adequacy of the electrical system is outside the scope of this inspection. Telephone, video, audio, data transfer, security

system, intercom, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted. We recommend you have the seller or a qualified specialist demonstrate the serviceability of such systems to you.

LIMITATIONS & EXCLUSIONS

LIMITATIONS & EXCLUSIONS

120: Determining if various electrical circuits will support the use of high load appliances such as hair dryers, toasters, microwave ovens, space heaters, etc., and testing the overcurrent protective protection to see if they 'trip' is beyond the scope of this inspection.

DESCRIPTIONS

SERVICE ENTRY

121: The service entrance supplying electricity into the building is an overhead service drop.

AMPS & VOLTS

122: The voltages available at the building are both 120 and 240.

The service ampacity is 200 amps.

Determination of service capacity was based upon the labeled rating of the main electrical service disconnect.

CONDUCTORS

123: The branch circuit conductor wire material is copper, exclusively.

WIRING TYPE

124: The wiring used in this structure is flexible metal conduit.

GROUNDING

125: The electrical system is grounded to a driven rod and water supply piping.

CIRCUIT PROTECTION

126: Branch circuit overload protection is provided by circuit breakers.

ELECTRICAL SYSTEM CONDITIONS

SERVICE CAPACITY

127: The service capacity has been upgraded and is adequate for the existing demand and small additional loads.

SERVICE DROP

128: The service drop is in adequate condition, other than any exceptions noted.

SERVICE GROUNDING & BONDING

129: The visible system and equipment grounding are acceptable, other than any exceptions noted.

MAIN PANEL CONDITIONS

MAIN DISCONNECT

130: The main electrical disconnect mechanism appears to be in adequate condition, other than any exceptions noted. To avoid disrupting power to the building, we did not operate the switch(es).

ENCLOSURE

131: The main service panel and interior components are in adequate condition, other than any exceptions noted.

CIRCUIT BREAKERS

CR 132: The circuits in the main panel are labeled, but some are vague. We did not verify the accuracy of the labeling. We suggest checking the labeling by operating the breakers and observing what equipment or room is controlled by each breaker. All of the circuits should be clearly labeled with specific locations and rooms.

AFCI BREAKERS

RU 133: It should be noted that the building's electrical system was not equipped with branch circuit Arc-Fault-Interrupter protection device(s) controlling all electrical outlets in the family room, dining room, living room, kitchen, laundry room, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas. It is recommended that consideration be given to having this important electrical protection installed by a qualified electrician.

FIXTURE CONDITIONS

RECEPTACLES ALL AREAS

RU 134: A minimal number of receptacles are installed. This may prove inconvenient. We suggest that although there is no requirement for upgrading, consider installing additional circuits and receptacles to meet modern standards.

RU 135: None of the receptacles in the house are Tamper-Resistant. Children can be injured by inserting common objects into standard receptacles. If children will be present we recommend upgrading/replacing all of the receptacles with Tamper-Resistant that look like standard receptacles, but include automatic shutters which admit plugs but block other objects.

CR 136: In the area(s) listed below there are one or more ungrounded receptacles. Three-pronged receptacles should be grounded. The ground is a safety feature. We suggest a qualified electrician should make repairs or modifications as necessary to any ungrounded receptacle.

Laundry

CR 137: Receptacle(s) in the areas listed below are wired backwards. This is commonly called reversed polarity. This condition can pose a risk to personal safety and/or some electrical equipment. We suggest a qualified electrician should properly rewire any reversed-polarity receptacles.

Laundry

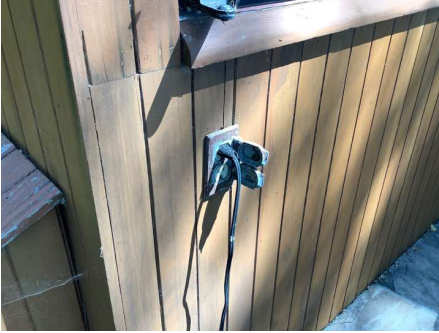
CR 138: In the area(s) listed below the cover plates for one or more receptacles are damaged or missing. This can expose live wires which can be a shock hazard. We suggest for electrical safety, any missing cover plate should be replaced.

Laundry

CR 139: In the area(s) listed below one or more receptacles are not working. We suggest a qualified electrician should make repairs or modifications as necessary.
Master bathroom commode compartment

RECEPTACLES EXTERIOR

CR 140: There is a permanently installed extension cord on several sides of the building. All permanently installed cords are required to have a cover that allows the plug to be installed and still maintain a weather-tight enclosure. We suggest approved weatherproof covers should be installed as needed.



GFCI'S ALL AREAS

SC 141: In the area(s) listed below no GFCI (ground fault circuit interrupter) protection is present. We suggest as a safety upgrade, consider installing GFCI protection at all recommended locations.
Exterior
Laundry

SWITCHES ALL AREAS

FE 142: We tested a representative number of switches, and found several without an obvious function in the the area(s) listed below. We suggest asking the owner to explain the function of any such switch. If this does not solve the "mystery," consult with a qualified electrician.
Laundry
Entryway
Dining room

LIGHTS ALL AREAS

CR 143: In the area(s) listed below one or more lights are not functional. The bulbs may have burned out. We suggest try replacing the bulbs, and test the fixtures. If a new bulb does not correct the problem, a qualified electrician could make repairs or modifications as necessary.
Master bathroom

CR 144: In the area(s) listed below light fixture(s) are missing the bulb(s). We suggest the bulbs should be replaced, and the proper operation of the fixtures should be verified. Repair any non-functional fixture.
Master bedroom

LIGHTS EXTERIOR

CR 145: The exterior light fixture at the front is not functional. The bulb may be burned out. We suggest the bulbs in non-functioning lights should be tested and replaced if necessary, and the proper operation of the fixtures should be verified. Repair any non-functional fixture.

WIRING CONDITIONS

BRANCH CIRCUITRY INTERIOR

CR 146: In the area(s) listed below there is open junction box(es). Lack of covers on junction boxes is a shock or fire hazard. We DID NOT necessarily list all locations. We suggest a qualified electrician should check the system and install a proper cover on all junction boxes.

Kitchen cabinet under the cooktop

Garage



CR 147: In the area(s) listed below there is an open wire splice(s). We DID NOT necessarily list all locations. Open splices can be a shock or fire hazard. We suggest a qualified electrician should properly splice all wiring inside covered junction boxes.

Garage



HEATING

Our examination of the heating system includes a visual examination of the exposed and accessible equipment, thermostat, safety controls, venting and the means of distribution. These items are examined for excessive or unusual wear and general state of repair. Our inspection of a heating system includes activating it via the thermostat and checking for appropriate temperature response. Modern furnace heat exchangers are inaccessible by design, which would require significant dismantling of the furnace to be evaluated. Our inspection does not include disassembly of the furnace, therefore heat exchangers are not included in the scope of this inspection. To obtain maximum efficiency and reliability from your heating system, we recommend annual seasonal servicing and inspection by a qualified technician.

FORCED AIR UNIT

DESCRIPTIONS: TYPE & FUEL

148: The heating system is gas forced air furnace. Forced air furnaces operate by heating a stream of air which is moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, and ducting. Average life of a gas furnace is 15-20 years.

DESCRIPTIONS: APPROX. AGE

149: The age of the heating plant, based on the manufacturer's data plate is 15 years old.

DESCRIPTIONS: LOCATION

150: The heating system is located in the attic.

DESCRIPTIONS: BTU(S)

151: The input rating of the heating plant is 100,000 BTU's

DESCRIPTIONS: FILTER

152: The filter type in this system is a disposable device.

CONDITIONS: FORCED AIR UNIT

153: The inducer fan is in operating condition, other than any exceptions noted.

CONDITIONS: FILTERS

CR 154: The filters are dirty. This decreases its effectiveness, and blocks airflow. This can dramatically decrease the efficiency of both the heating and cooling system if present. We suggest changing or washing the filters now, and at regular intervals thereafter. The filter should be replaced with a properly sized filter to ensure proper function. If the system has been operating in this condition for an extended period of time, service by a licensed HVAC contractor is advised to check the cleanliness of the fan, evaporator coil, ducts, etc., and clean it as needed.

CONDITIONS: RETURN AIR

155: The return air for the heating system installation is functional, other than any exceptions noted.

CONDITIONS: BLOWER & AIR HANDLER

156: The blower was functioning at the time of inspection, other than any exceptions noted. Regular routine maintenance is suggested to keep the blower functioning as designed.

CONDITIONS: DUCTS & INSULATION

157: The accessible distribution ducts are functioning, other than any exceptions noted.

CONDITIONS: ASBESTOS ON THE HEATING SYSTEM

FE CR 158: The original ducts are made a material that may contain asbestos. Some of the ducts are abandoned and generally in poor condition or damaged. We suggest the abandoned ducts are removed by a licensed asbestos abatement contractor as necessary.



CONDITIONS: THERMOSTAT

159: The unit responded to the user controls on the thermostat. Keep in mind that the thermostat is a programmable device with many options for setback settings, timed events, etc. We made no attempt to test all of the functions of this thermostat.

CONDITIONS: GAS VALVES

160: The gas supply piping installation includes a hand operated 90-degree shutoff valve in the vicinity of the appliance. Operation of the valve is not within the scope of this inspection.

CONDITIONS: VENTING

161: The visible components of the furnace venting system appears to be in acceptable condition, other than any exceptions noted.

CONDITIONS: COMBUSTION AIR

162: The combustion air supply is adequate, other than any exceptions noted.

CONDITIONS: BURNERS

163: The burners were inspected and are functional, other than any exceptions noted.

CONDITIONS: IGNITION SYSTEM

164: The burner is equipped with a hot surface ignition system, which is an energy saving feature that allows operation without the need for a continuously burning pilot light. The ignition system was activated during the inspection and is in adequate condition, other than any exceptions noted.

CONDITIONS: GENERAL CONDITIONS

165: The heating system, which is an older system, responds to normal operating controls. The system shows normal wear and tear for a system this age. We suggest periodic review and servicing by a qualified HVAC contractor.

CR 166: It is common practice to post a record of servicing on the heating equipment. No visible record was evident in this case. Servicing prior to the heating season would be appropriate for this unit. Starting a service record should be considered.

COOLING

Our examination of the cooling system includes a visual examination of the exposed and accessible equipment, thermostat and the means of distribution. These items are examined for excessive or unusual wear and general state of repair. Weather permitting, our inspection of a cooling system includes activating it via the thermostat and checking for appropriate temperature response. We did not test amperage draw or refrigerant pressures. A full technical evaluation of the condition of central air conditioning equipment requires extensive invasive testing that is beyond the scope of this inspection. To obtain maximum efficiency and reliability from your cooling system, we recommend annual seasonal servicing and inspection by a qualified technician.

Upper Floor

DESCRIPTIONS: LOCATION & CONFIGURATION

167: The heat pump system for this building is a ductless forced air split, or remote, central air conditioning system. The compressor is physically separated from the wall mounted evaporator coil and air handling unit. In this case, the compressor is located in the garage.

TEMPERATURE DROP

FE CR 168: With the A/C system running, we measured the difference in temperature between the air entering the system return and the air on the supply side of the coil. The temperature differential is not within accepted industry standards. This condition could indicate problems including, but not limited to: low refrigerant level, leaking seals, or obstructed air flow across the evaporator coil caused by a dirty filter or fan. We suggest a qualified HVAC technician should evaluate the entire system and make repairs or modifications as necessary.

CONDENSER

CR 169: The condensing unit is not loaded on the exterior of the building. It is also improperly mounted on garage roof framing and the planks are sagging. We suggest a qualified HVAC technician should relocate the unit per manufactures specifications.



ATTIC

Our inspection of the accessible areas of the attic includes a visual examination of the roof framing (see also Structure Section), ventilation, insulation, and any plumbing, electrical and mechanical systems therein. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance and plumbing vents in the attic, some of which may not be accessible. We examine the visible systems and components for excessive or unusual wear and general state of repair. When low clearance, framing design or obstructions, deep insulation and mechanical components prohibit walking safely in an

unfinished attic, inspection is conducted from the available service platforms or access openings only.

LIMITATIONS & EXCLUSIONS: ACCESS

170: There is no attic in parts of this building. The roof in those areas is vaulted and/or the ceiling is directly attached to the underside of the roof structure.

LIMITATIONS & EXCLUSIONS: LEAKS

171: [NOTE] When inspections are conducted shortly after or during periods of prolonged rain, active roof leaks can often be identified by dampness at the interior of the structure. See the Introduction Section of this report for weather conditions at the time of this inspection. Most inspections, however, are not conducted under wet weather conditions and in such cases we cannot determine whether a leak is active or not. Further, some leaks occur only under severe or unusual wind driven conditions. Even during prolonged rain, an inspection may not reveal the exact circumstances under which water entry occurs.

DESCRIPTIONS: INSULATION

172: The thermal insulation visible in the attic is batts.

DESCRIPTIONS: VENTILATION

173: The attic space is vented with a passive vent system.

ACCESS

174: The attic access is acceptable for normal entry, other than any exceptions noted.

INSULATION

175: The insulation visible in the accessible areas of the attic is in acceptable condition, other than any exceptions noted, and consistent with the age of the structure.

ATTIC VENTILATION

CR 176: The attic ventilation is provided only by eave, or soffit vents, is marginally acceptable. It could be improved for better overall building performance. The temperature in an attic space can rise to a very high level on a hot day, potentially damaging elements of the roof structure and the roof surface through overheating. It sometimes causes discomfort in the living area. We suggest adding more attic ventilation.

GARAGE

Our inspection of the garage includes a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable. Garage door openers are operated with the mounted control button only. Please note that a representative sample of accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of stored personal property. In such cases, some items may not be inspected.

DESCRIPTIONS: VEHICLE PARKING

177: The vehicle parking area for this building is an attached garage.

DESCRIPTIONS: GARAGE DOOR

178: The garage is equipped with a tilt up type door.

DESCRIPTIONS: DOOR OPENER

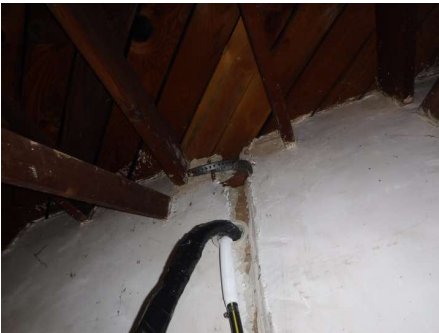
179: The garage door is controlled by an automatic opener.

VEHICLE DOOR OPENER

180: The garage door opener(s) operated properly to raise and lower the door, other than any exceptions noted, including the auto-reverse mechanism, which stopped and reversed the direction of the door when striking an object in its path. We recommend regular lubrication of the garage door tracks, rollers, springs and mounting hardware. Sometimes the automatic self-closing mechanism on a garage door opener gets out of adjustment, and the reversing mechanism will not function as designed. The reversing mechanism is an important safety feature. We recommend monthly testing of the automatic reversing mechanism, per manufacturers specifications and UL standards. The optical sensor, if present, should also be tested. The door, opener, and related parts should be tested frequently, and repaired as necessary. The control switch for the opener(s) should also be mounted out of reach of small children.

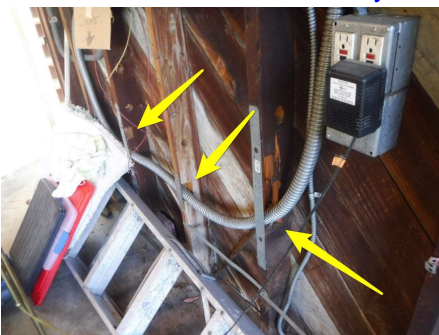
FIRE SEPARATION

CR 181: There are holes/damage in the fire-resistive barrier between the garage and interior or attic. This condition can allow more rapid spread of smoke and flames in the event of a fire. We suggest all voids should be repaired per current industry standards.



WALLS & STUDS

CR 182: One or more of the wall studs in the garage is over notched. This could affect its ability to support the structure above. We suggest a qualified carpenter could evaluate the studs and make repairs or modifications as necessary.



GARAGE FLOOR

183: Minor cracking is evident in the floor slab, but there is no noticeable vertical displacement.

FE CR 184: There are dark stains on the garage floor adjacent wall surfaces. This may indicate motor oil spills. We suggest a qualified environmental specialist should evaluate the staining to advise on necessary repairs.



INTERIOR

Our inspection of the interior includes a visual examination for structural and safety deficiencies of the readily accessible portions of the walls, ceilings, floors, doors, windows, cabinetry, countertops, steps, stairways, balconies, railings and smoke/carbon monoxide alarms. Not included in the scope of inspection are cosmetic conditions of floor and wall covering or determination of failed seals in insulated windows and doors. Please note that a representative sample of accessible windows and electrical receptacles and fixtures are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be accessible in an occupied building because of furniture and personal effects. In such cases these items are not inspected.

LIMITATIONS & EXCLUSIONS

LIMITATIONS & EXCLUSIONS: INTERIOR ENVIRONMENT

FE 185: The floor tile material in the middle room and master closet may contain asbestos. Asbestos content can be determined only by laboratory testing. We suggest you to obtain further information on asbestos from a licensed asbestos consultant or abatement contractor.



DESCRIPTIONS

WALLS & CEILINGS

186: The finished walls & ceilings inside this building are predominantly a combination of drywall and plaster.

WINDOW TYPES

187: The predominant type, or design, of the operable windows in this structure is casement.

FLOOR WALL & CEILING CONDITIONS

CEILINGS

CR 188: In the upper floor bathroom the height of the ceiling above the wash basin is not the height generally required by modern standards. A person could strike his head on the ceiling or overhead feature. Repair or modifications to the ceiling height should be made. However, repair or modifications to the ceiling may not be practical.

WALLS & CEILINGS

189: Minor cracks are evident in the walls and/or ceilings. This is a common condition with this type of construction and, in this case, does not indicate any structural concerns. We suggest the cracks can be repaired or painted during routine maintenance.

MOISTURE EVIDENCE

SURFACE GROWTH

FE 190: In the area(s) listed below there is surface growth and/or an earthy odor on the walls. This may indicate the presence of mold, fungus or other microbial organisms. The identification of molds, fungus and other microbial organisms is outside the scope of this inspection. We suggest a qualified environmental specialist should be retained to evaluate the surfaces and make further recommendations. Testing and remediation of mold growth can only be accomplished by a qualified environmental specialist. If strict protocol is not followed, spores can be released into the interior of the building and may create a health hazard for those with low tolerances to such organisms.

Kitchen cabinet under the sink



WINDOW CONDITIONS

WINDOWS OVERALL

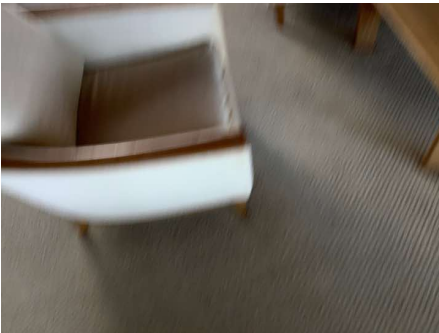
FE CR 191: In the area(s) listed below there are water stains and/or damage at the wall or sill near the window(s). The leaks that caused the damage may still exist. We suggest a qualified technician should identify and repair all leaks. If damage to finished surfaces and underlying materials are discovered during the course of repairs, repairs should be made as necessary.

Upper floor



SAFETY GLASS

SC RU 192: The glass in the older original openings has no markings that indicates that it is safety glass. However, the glass in the newer doors and/or windows did have such markings. Non-safety glass can be hazardous if broken. We recommend that glass be upgraded as appropriate to provide safety glazing in all locations where present industry standards require.



WINDOW LATCHES

CR 193: In the area(s) listed below there are missing, broken and/or inoperable latches on the window(s). We did NOT attempt to list every damaged latch. We suggest repair or replacement of damaged latches as required.

Hallway bathroom

CASEMENT WINDOWS

CR 194: There are cranking mechanisms that are difficult to operate on a number of the casement windows. We did NOT attempt to list every missing crank. We suggest a qualified window contractor check all windows for function, and repair as needed.

FE CR 195: In the area(s) listed below one or more cranking handles on the casement windows are obstructed by the adjacent wall. We suggest shorter handles should be installed the the proper operation of the windows should be confirmed.



CR 196: In the area(s) listed below there are very difficult, broken and/or inoperable cranking mechanisms on the casement window(s). We did NOT attempt to list every damaged crank. We suggest a qualified window contractor check all windows for function, and repair as needed.

Kitchen

Dining room

Master bedroom

DOOR CONDITIONS

DOOR LATCHES

CR 197: In the area(s) listed below the door does not latch properly. We suggest the hinges, latches, and strike plates on all non-latching doors can be adjusted to restore full operation. Any missing hardware can be replaced with compatible pieces.

Master bedroom

POCKET DOORS

CR 198: In the area(s) listed below the pocket door handle is damaged or missing. We suggest the hardware on all the doors can be repaired or replaced to restore full operation.

Kitchen

BEDROOM EGRESS

WINDOWS

SC 199: In the area(s) listed below the bedroom window opening is too small [does not open at least 20 inches wide] and may not be useful in an emergency. Modern standards dictate that each sleeping area have an operable window of certain minimum dimensions to provide a means of a secondary egress in the event of a fire. This may have been required at the time of construction or when the replacement windows were installed. We suggest an operable window meeting the minimum dimensions requirements should be installed by a qualified technician.

Master bedroom

SMOKE & CARBON MONOXIDE ALARMS

SMOKE DETECTORS

CR 200: In the area(s) listed below there is no smoke alarm. We suggest that since smoke alarm regulations vary from jurisdiction to jurisdiction, you consult the local building and safety department for a copy of their smoke alarm requirements. Smoke alarm should be installed as needed.

Master bedroom

FE RU 201: The smoke alarms appear to be over 10 years old. The California State Fire Marshal and the National Fire Protection Agency recommend replacing smoke alarms every ten years. Inquires should be made to the sellers as to when the smoke alarms were installed. As a safety upgrade they should be replaced as necessary.

CR 202: The smoke alarm in the kitchen is improperly located. Smoke alarms should be at least 20 feet away from a cooking appliance to prevent nuisance alarms. We suggest that any improperly located smoke alarms should be moved and reinstalled in locations specified in the manufacturer's instructions.

CR 203: The smoke alarm in the upper floor bathroom is improperly located. Smoke alarms should be at least 3 feet away from a bathroom to prevent nuisance alarms. We suggest that any improperly located smoke alarms should be moved and reinstalled in locations specified in the manufacturer's instructions.



CARBON MONOXIDE DETECTORS

CR 204: There is no carbon monoxide alarm(s) in the property. We suggest any property with an attached garage, fireplace, any gas burning appliances such as furnaces, water heaters or kitchen appliances, should have carbon monoxide alarm(s) outside each sleeping area, in sleeping areas that have a fuel burning appliance or fireplace, on every occupiable level of the home including a basement.

GENERAL CONDITIONS

PESTS

SC 205: There is evidence of rodent droppings and/or activity observed in the area(s) listed below. This could be a potential health and safety concern. We suggest an exterminator locate the vermin entrance point and make repairs, and remove all waste, debris and any contaminated materials.

Garage

Attic

FE 206: In the areas listed below there are dropping or pellets that may indicate the presence of wood destroying organisms. Review of a current pest control operator's report, if available is recommended to determine what action might be appropriate. If no current report is available, a report should be ordered from a qualified, licensed pest control operator.

Garage



KITCHEN

Our inspection of the kitchen includes a visual examination of the readily accessible portions of the appliances, floors, walls, ceilings, cabinets, and countertops. The kitchen was inspected for proper function of components, active plumbing leaks, excessive or unusual wear and general state of repair. We tested basic, major built-in appliances using normal operating controls. Where they are present, this included the dishwasher, garbage disposal, venting system, microwave and checking the burners or heating elements in the stove and oven. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.

DESCRIPTIONS: COOKING FUEL

207: The heat source used for cooking is electricity.

DESCRIPTIONS: VENTILATION

208: Kitchen ventilation is provided by a hood over the cooking surface designed to exhaust to the exterior.

COUNTERTOP CAULKING & GROUT

CR 209: The joint between the countertop and the backsplash is cracked or open and subject to moisture damage from water penetration. Water stains and/or damaged were present in the cabinet below. We suggest a qualified technician re-caulking the backsplash and repair the cabinet as necessary.



CABINETS

CR 210: One or more of the cabinet hinges are faulty or loose. We suggest all missing or damaged cabinet hardware should be replaced.

APPLIANCES GENERAL

FE 211: The built-in kitchen appliances were all tested by activating one of the user control functions. We did not test every function or cycle on each appliance and cannot confirm that every function or cycle is operable. Testing all cycles/functions on each appliance is recommended prior to close of escrow. Obtain a reputable Home Warranty Protection program to insure against future failure of any appliance that may occur after taking possession of the home.

VENT SYSTEM

CR 212: The vent filter(s) is greasy. A clogged filter reduces the vent's effectiveness. We suggest clean or replace the filter as needed.

COOKTOP

213: The cooktop was operated with the normal operating controls. It is functional, other than any exceptions noted.

OVEN

214: The ovens were tested using normal operating controls. They are functioned normally. However, they are near the end of useful life. We suggest budgeting for future replacement.

CR 215: The upper oven light is not functional. The bulb may have burned out. We suggest the bulb should be tested, and be replaced if necessary. If the bulb is not burned out, then the condition of the switch and wiring should be evaluated, and repairs made as necessary.

CR 216: The oven door does not fully close, preventing the door from sealing properly. We suggest having a qualified appliance technician repair the appliance as needed.



DISPOSAL

217: The disposal was turned on with normal user controls. It is functional, other than any exceptions noted.

DISHWASHER

218: The dishwasher responded to normal user controls and is functional, other than any exceptions noted.

DISHWASHER DISCHARGE

219: The dishwasher drain is equipped with an air-gap fitting (the cylinder protruding above the sink). This ensures separation of the supply water from the waste water.

MICROWAVE

220: The microwave oven was checked using the normal operating controls. It is functional, other than any exceptions noted.

INSTANT HOT WATER

221: The instant hot water dispenser was activated with the normal operating control. It is in satisfactory working condition, other than any exceptions noted.

WATER FILTER

222: The water filtration system was activated with the normal operating control. Testing for water quality is beyond the scope of this inspection. It is in satisfactory working condition, other than any exceptions noted. We suggest inquires should be made to the sellers at to its how often it should be serviced and the last time it was.

BATHROOM

Our inspection of the bathrooms includes a visual examination of the readily accessible portions of the plumbing fixtures, floors, walls ceilings, cabinets, and countertops. Bathrooms are inspected for active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Fixtures are tested using normal operating features and controls. Vent fans are tested and their ductwork examined where visible. Unusual bath features like steam generators or

saunas are not inspected unless specifically discussed in this report.

Upper Floor

VENTILATION

223: We tested the bathroom exhaust fan. It is functional, other than any exceptions noted.

SHOWER & TUB WALLS

224: The shower wall material is in adequate condition, with any exceptions noted. The shower wall(s) will remain acceptable only as long as the joints are watertight. We suggest the joints should be kept properly caulked as part of routine maintenance.

SHOWER ENCLOSURE

CR 225: The shower door comes in contact with the fixed section of the shower enclosure. This could damage the glass and allow water out of the shower area. We suggest a qualified technician should make repairs or modifications as necessary.

SHOWER FIXTURES

CR 226: The shower head is restricted or clogged. We suggest a thorough cleaning of the head is recommended. If this doesn't fix the problem, the shower head could be replaced.

WASH BASIN & DRAINS

227: The wash basin is in adequate condition, other than any exceptions noted.

TOILETS

228: The toilet is functional, other than any exceptions noted.

RU 229: Current industry standards generally dictate minimum clearances for toilets. The toilet does not meet those standards. We recommend upgrading the clearances. A qualified technician should do the work.

Powder Room

VENTILATION

230: We tested the bathroom exhaust fan. It is functional, other than any exceptions noted.

SHOWER & TUB WALLS

FE CR 231: The tub/shower grout and caulk is cracked, deteriorated and/or missing. Water leakage through unsealed areas can cause structural damage. Damage caused by water seepage cannot be determined by this visual inspection. We suggest all cracked or missing grout and caulking should be replaced to prevent moisture intrusion of the wall.

SHOWER ENCLOSURE

CR 232: The shower has neither a curtain nor glass enclosure, which is needed to protect the floor and other areas around the shower. We suggest the shower should not be used without a curtain or door.

SHOWER FIXTURES

233: The shower fixtures are functional, other than any exceptions noted. Routine maintenance should keep them functional and maximize their useful life.

BATHTUB FAUCET & DRAINS

CR 234: The bathtub drain stop and/or related parts are missing. We suggest a qualified technician could make repairs or modifications as necessary.

CR 235: There is a gap between the shower wall and the base of the tub spout. Water can enter the wall cavity and cause hidden damage. We suggest a qualified plumber could make required repairs.

BATHTUB SURFACE

236: The bathtub is in adequate condition, other than any exceptions noted.

WASH BASIN & DRAINS

CR 237: The drain stop for the wash basin is not working properly. We suggest they should be repaired or replaced to restore proper function.

TOILETS

238: The toilet is functional, other than any exceptions noted.

Master

VENTILATION

239: We tested the bathroom exhaust fan. It is functional, other than any exceptions noted.

SHOWER & TUB WALLS

240: The shower wall material is in adequate condition, with any exceptions noted. The shower wall(s) will remain acceptable only as long as the joints are watertight. We suggest the joints should be kept properly caulked as part of routine maintenance.

SHOWER ENCLOSURE

CR 241: There are mineral deposits above some of the shower pan tiles. The mineral deposits are hard and can be abrasive. This can indicate the shower pan drains are obstructed or the shower pan under the tiles is not properly sloped. We suggest a qualified shower pan technician should evaluate this condition and make repairs or modifications as necessary.



SHOWER FIXTURES

CR 242: The shower head is restricted or clogged. We suggest a thorough cleaning of the head is recommended. If this doesn't fix the problem, the shower head could be replaced.

CR 243: The temperature control the shower water does not operate properly. We suggest a qualified plumber should evaluate the temperature control mixing valve and make repairs as necessary.

BATHTUB FAUCET & DRAINS

244: The bathtub fixtures are functional, other than any exceptions noted. Routine maintenance should keep them functional and maximize their useful life.

WASH BASIN & DRAINS

245: The wash basin is in adequate condition, other than any exceptions noted.

TOILETS

246: The toilet is functional, other than any exceptions noted.

LAUNDRY AREA

Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and dryer vent. If present, laundry sink features will be inspected.

DESCRIPTIONS: DRYER

247: The clothes dryer is served only by a 240 volt electric connection for the heating method. There is no gas connection.

DRYER VENT

248: The drying unit uses a ventless condensing drying system which does not require a typical vent that discharges at the exterior.

GENERAL

249: The hookups for both the clothes washer and clothes dryer are in adequate condition, other than any exceptions noted. The appliances themselves were not tested, and are not within the scope of this inspection.

FIREPLACE & CHIMNEY

Our inspection of fireplaces includes a visual examination of the readily accessible components. A functional and exhaustive evaluation of fireplaces is outside the scope of this inspection. Our chimney review is limited to the visible and/or accessible components as well. Examination of concealed or inaccessible portions such as flue lining or the adequacy of these chimneys to properly draft is not within the scope of this inspection. This includes determining the presence of a flue lining, checking for deterioration, damage or cracks. The purpose of the chimney is to take the combustion products (i.e. smoke and exhaust gases) from certain fuel burning appliances to the outside of the structure. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the properties occupants. No seismic damage or stability assessments are made on the fireplace or chimney. We recommended a National Fire Protection Association (NFPA) 211 Standard, Level II inspection, including a video scan, by a qualified F.I.R.E. and CSIA certified Fireplace Inspector as part of the property-purchasing process and prior to removing any inspection contingency. A Level II inspection may identify problems that exist which cannot be detected during a general property inspection.

DESCRIPTIONS: FIREPLACE(S)

250: The fireplace is a masonry fireplace.

DAMPERS

CR 251: The fireplace damper is stuck in the open position. We suggest damaged or difficult-to-operate dampers should be evaluated by a qualified chimney sweep and repaired as necessary.

FIREBOXES

CR 252: Some of the mortar at the firebricks are cracked or missing at the fireplace. We suggest a qualified fireplace contractor repair or replace any cracked or deteriorated mortar and firebrick.

GENERAL CONDITIONS

253: The masonry fireplace was examined, and in good condition, other than any exceptions noted.

SC 254: NOTE: Fireplaces and surrounding surfaces become hot during operation. These appliances should be treated with the same caution as hot range tops, ovens and clothing irons. Children and adults should be alerted to the hazards of high surface temperature and should stay away to avoid burns or clothing ignition. Young children should be carefully supervised when they are in the same room as the appliance. Due to the high temperature, the appliance should be located out of traffic areas and away from furniture and draperies. Clothing or flammable material should not be placed on or near the appliance.

FE 255: The NFPA (National Fire Protection Association) 211 standards state that upon a sale or transfer of property a Level II inspection should be conducted on a fireplace and chimney. Please note that a change in burning habits can result in a fire loss or personal injury if the system does not meet or exceed the industry standards and/or manufacturers requirements. This means that a change in operation or use, such as a property resale, is a time of higher risk. We suggest a Level II inspection by a F.I.R.E. Certified Inspector during your inspection contingency.