



INSPECT BY L.A.
P.O. Box 33273
Granada Hills, CA. 91394
(818) 434-5988 Fax (000) 000-0000



Client: Essam A. Farag and Nevine L. Nakhla

Schedule Date: 11/12/2019

Report #: EN11219169-169

Client Address:

Subject Property:

20470 Nashville St.

Chatsworth, Ca. 91311

KEY TO THE INSPECTION REPORT

Report # : EN111219169-169

The "Matrix" Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.

When "APPEARS SERVICEABLE" is checked it means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions are checked, if applicable, in the body of the report.

SIGNIFICANTLY DEFICIENT SYSTEMS OR COMPONENTS will be identified as: Not functional / unsafe / worn / near end of lifespan. When in the inspector's opinion, an item is "significantly deficient", the reason will be checked within the body of the report.

PLEASE READ THE ENTIRE REPORT FOR ALL ITEMS CHECKED.

NOTICE: This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection please call the office to arrange for your verbal consultation.

KEY TO THE INSPECTION REPORT

* Items that have an asterisk next to them. This item or component warrants additional attention, repair or monitoring.

(1) Items that have a (1) next to them. The Bracketed Numbers are defined as follows

- (1) Recommend evaluation by a qualified licensed structural engineer / geotechnical engineer.
- (2) Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.
- (3) Recommend further review for the presence of any wood destroying pests or organisms by qualified Pest Inspector.
- (4) This item is a safety hazard - correction is needed.
- (5) Recommend upgrading for safety enhancement. This building may have been constructed before current safety standards were developed.

NOTICE: AN ABRIDGED VERSION OF THIS KEY IS PRINTED AT THE TOP OF EACH PAGE.

If you do not understand how to read this report please contact our office.

I have read and understand the Key to the Matrix Inspection Report.

Client's Initials _____ Representative/Agent's Initials _____

I agree to read the special "NOTICES" in each section of the report for further information concerning the limitations of this inspection. Client's Initials _____ Representative/Agent's Initials _____

Present During The Inspection: [] Client [] Buyer's Agent [X] Seller's Agent [] Seller [X] Other: Retrofit Insptr.

INSPECTOR : Lorenzo Alvarado

Inspection Date: 11/12/2019

Start Time: 9:45 AM

Completion Time 2:45 PM

The weather condition at the time of inspection was:

Dry & Sunny - 87 degrees

Property Information:

The subject property inspected was a (an): Single Family

of units: 1

Approximate age of building: 1974 Blt.

Approximate age of roof:

Additions / Alterations to:

NOTICE: It is always wise to check with the building department for permit information, especially if additions or alterations are noted.

IMPORTANT NOTICE TO THIRD PARTIES OR OTHER PURCHASERS: RECEIPT OF THIS REPORT BY ANY PURCHASERS OF THIS PROPERTY OTHER THAN THE PARTY(IES) IDENTIFIED ON THE CONTRACT PAGE #1 IS NOT AUTHORIZED BY THE INSPECTOR. THE INSPECTOR STRONGLY ADVISES AGAINST ANY RELIANCE ON THIS REPORT. WE RECOMMEND THAT YOU RETAIN A QUALIFIED PROFESSIONAL INSPECTOR TO PROVIDE YOU WITH YOUR OWN INSPECTION AND REPORT ON THIS PROPERTY.

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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01. Driveway

Appears Serviceable

[] Asphalt [X] Brick [X] Concrete [X] Parking: N/A

[] Material: [] Not fully visible [] Defect(s) [] Trip hazards (4) [X] Common cracks *
 [] Evidence of poor drainage *

Comments: Driveway appeared serviceable at time of inspection.**02. Sidewalks**

Read Comment(s)

[] Defect(s) * [X] Concrete [] Flag Stone / Masonry

[X] Brick [] Trip hazard(s) (4) [X] Common cracks * [] Deterioration * [] Paver Tile [] Materials:
 [X] Not fully visible *

Comments: Common to moderate size cracks were noted to the sidewalks at a few locations. ***03. Retaining Walls**

N/A

[] Common cracks * [] Location(s): [] Material:

[] Not fully visible * [] Deterioration / damage [] Defect(s) *

Comments: N/A**04. Patio**

Appears Serviceable

[X] Brick [] Pavers [X] Common cracks *

[] Trip Hazard(s) (4) [] Defect(s) [X] Not fully visible * [X] Concrete [X] Location: Rear [X] Other Material: Wood

Comments: The patio appeared serviceable at the time of the inspection.**05. Exterior Cover(s)**

Appears Serviceable

[] Defect(s) [] Moisture damage *

[X] Not fully visible * [] Open Type Design [X] Location(s): Front [] Earth to wood / Dry rot (3)
 [] Deterioration * [] Cover is Unstable (2) [X] Covered roof (see Roof page)

Comments: The porch cover was serviceable at the time of the inspection.**06. Porch & Deck(s)**

Appears Serviceable

[] Trip hazard(s) (4) [] Defect(s)

[X] Railing: N/A [X] Material: bricks & wood [X] Location(s): Front & Rear [] Evidence of poor drainage *
 [X] Not fully visible [X] Common cracks * [X] Concrete

Comments: Porch and deck areas appeared serviceable at the time of the inspection.**07. Fences & Gates**

Read Comment(s)

[X] Pool/spa related concerns (or see item 83)

[] Gate(s) have Defect(s) * [X] Common cracks [X] Not fully visible [X] Fence(s) have Defect(s) * [X] Material: Brick
 [] Wood [X] Wrought Iron [] Chain Link [X] Block [] Wobbly (4)

Comments: Block fences have cracks and along with patch and repair at few locations. * The front left and right gates are
 locked unable to test. * Inspection of the fences was limited due to vegetation or foliage covering the fences at the time of
 the inspection. *

--- End of Category GROUNDS ---

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08. Exterior Stairs

Read Comment(s)

[] Defect(s) * [X] Earth to wood contact / Dry rot (3)

[X] Location: front & right rear side [] Metal [X] Brick [X] Wood [] Concrete [] Material:

[X] Railing: N/A at the front - missing at the rear [X] Not fully visible [X] Common cracks *

Comments: Railings are missing at the right rear side exterior stairs at the wood deck. * (2) (4) Earth to wood contact was noted under the exterior stairs at the rear wood deck. * (3)

09. Exterior Walls

Appears Serviceable

[X] Not fully visible * [X] Stucco [] Wall Covering:

[X] Structure: Conventional Wood Frame [X] Masonry [] Brick [X] Wood [] Defect(s) * [] Evidence of Patch & Repair

[X] Moisture stains * [] Earth to Wood or Dry Rot (3) [X] Common cracks *

Comments: Exterior walls appeared serviceable at the time of inspection.

Notice: Wall insulation type and value is not verified UFFI insulation or hazard are not identified* Conditions inside the wall cannot be judged* Lead testing is not performed**

10. Trim

Read Comment(s)

[X] Wood [X] Defect(s) [X] Moisture stains *

[] Material: [X] Not fully visible * [] Stucco [] Dry rot (3) [X] Metal

Comments: Opening was noted to the upper left side trim / eaves. *

11. Chimney(s)

Appears Serviceable

[X] Location A: Left side [X] Not fully visible*

[] Recommend Rain Cap * [X] Material: Stucco - Metal Flue - Wood Frame [] Defect(s) [X] Common Cracks* [] Location C:

[] Location B: [X] Spark Screen & Rain Cap Installed [] Brick [] Metal Stack(s) not inspected

Comments: The Chimney is serviceable.

*Notice: The interior of the flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue.**

12. Exterior Related Items

Read Comment(s)

[X] Sprinkler system - Not Inspected

[X] Sprinkler system - Not Tested [X] Defects & Concern(s)

Comments: The sprinkler system is not part of this inspection, however, a damaged sprinkler head was noted at the left rear side of the garage. * (2)

*Notice: Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested.**

13. Hose Faucets

Appears Serviceable

[] Leak(s) (2) [] Defect(s) * [] Corroded *

[] Not functional * [X] Hose faucet(s) tested is serviceable

Comments: The hose faucets appeared to be in serviceable condition.

14. Gutters & Downspouts

Read Comment(s)

[X] Not fully visible

[X] Recommend Gutters & Downspouts * [X] Recommend regular cleaning * [X] Defect(s) * [X] Debris filled [] None Inspected

[X] Partial [] Full [] Missing Downspouts

Comments: The gutter is open ended at the left side garage. * Moderate debris was noted in the gutters at few locations - recommend regular cleaning of existing gutters and down spouts. * Recommend additional gutters and down spouts for proper drainage. *

Notice: Gutters and subsurface drains are not water tested for leakage or blockage. Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.**

--- End of Category EXTERIOR ---

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15. Grading

Read Comment(s)

☐ Defect(s) *

☒ Tree(s) planted close to structure * ☒ Plant(s) in contact with structure * ☐ Soil / pavement high at foundation *
☐ Stair Stepped ☐ Steep (1) ☒ Not fully visible ☒ Surface drains visible - not tested ☒ Slope: Minor
☐ Level Site

Comments: Plants and tree are in contact with the structure at the left side garage - these have to be regularly trimmed away or removed to prevent damage to the structure. * Sub-surface drain has damaged missing cover at the rear sidewalk. *

Notice: This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

16. Slab-on-Grade

Appears Serviceable

☒ Slab not visible due to floor coverings

☒ Common cracks * ☒ No readily visible problems ☒ Not fully visible ☐ Defect(s) *
☒ Crawlspace & Slab Combination ☒ Foundation is Poured Concrete

Comments: The slab was not visible due to floor coverings. No readily visible problems at the time of the inspection. The slab appears serviceable.

*Notice: All slabs experience some degree of cracking due to shrinkage in the dry process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. The inspector will, at additional cost, reinspect, provided the client removes floor covering and releases the inspector from damage caused by this process. Floor coverings are not removed during this inspection. **

17. Raised Foundation☒ Not fully visible ☐ Defect(s) Noted *

☒ Columns: «matl columns» ☒ Foundation: «matl foundation» ☐ Crumbling / Spalling concrete (2)
☐ Evidence of foundation movement (1) (2) ☐ Major cracks (1) ☒ Common cracks *

Comments: Please read comments below. *

17a. Crawlspace

Read Comment(s)

☐ Debris in crawlspace *

☐ Asbestos-like Material (4) ☒ Common stains ☒ Vent screen defect(s) ☒ Defect(s) Noted * ☒ Not fully visible
☒ Access cover: have defects ☒ Crawlspace inspection: limited ☒ Ventilation appears serviceable
☐ Insulation condition: ☒ Insulation type: N/A

Comments: A proper cover door is missing at the crawlspace access - permanently screwed-in mesh screen is not a proper cover. *
 Visibility and accessibility was limited in the crawlspace due to heat and cooling air ducts and waste lines. * Rodent droppings / evidence of rodent presence was noted in the crawlspace. *

17b. Floor Structure

Read Comment(s)

☒ Common Stains ☐ Floor Framing have Defect(s) *

☒ Floor Construction: Poured concrete & Wood joists ☒ Anchor Bolts present ☐ Anchor Bolts not visible
☐ Anchor Bolts not present (1) (2) (5) ☐ Unable to verify anchor bolts * ☒ Earth to Wood / Termite-like (3)
☒ Not fully visible

Comments: Earth to wood contact was noted in the front side crawlspace under the foyer. * (3)

18. Basement

N/A

☐ Common cracks * ☐ Defect(s) Noted *

☐ Moisture stains * ☐ Stairs Railing: ☐ Basement stairs: ☐ Basement is: ☐ Basement inspection:
☐ Stored items blocked full view of the basement * ☐ Sump pump(s) not inspected ☐ Insulation:

Comments: N/A

--- End of Category FOUNDATION ---

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19. Main Roof(s)**Read Comment(s)**

[X] How Inspected: by drone - upclose inspection not possible* [X] Roof covering is: concrete tiles [X] Location: Main Roof
 [X] Not fully visible [X] Roof style: Gable & Shed [] Exposed Fasteners (2) [] Evidence of Patch & Repair *
 [] Ridge Caps have defect(s) [X] Typical maintenance recommended (2) [X] Defect(s) Noted* [] Generally Favorable
 [X] Number of layers: 1

Comments: The main roofs are generally serviceable with a few loose roof tiles noted at the right upper front section, and a cracked roof tile noted at the right lower section of the main roof. * Typical maintenance is recommended. *

20. Second Roof(s)**Read Comment(s)**

[X] Typical maintenance recommended (2)

[X] Roof style: Shed [] Exposed Fasteners (2) [] Evidence of Patch & Repair * [X] Not fully visible
 [X] Roof Material: concrete tiles [X] Location: Lower Left Roof [X] How Inspected: viewed from ladder
 [X] Number of Layers: 1 [X] Defect(s) Noted * [] Generally Favorable

Comments: The lower left roof appeared serviceable with minor debris. * Regular maintenance / cleaning is recommended. *

*Notice: Roofs of this material are often not walked on to avoid causing damage. Not all tiles/slates are checked for attachment. * Inspection is limited. **

21. Third Roof(s)**Read Comment(s)**

[X] Roof style: Custom

[X] How Inspected: by drone & viewed from window [X] Number of layers: 1 [X] Location: Lower Rear Roof
 [X] Defect(s) Noted * [X] Not fully visible * [] Evidence of Patch & Repair * [] Exposed Fasteners (2)
 [X] Typical maintenance recommended (2) [X] Roof Material: concrete tile

Comments: The lower rear roof appeared serviceable with minor debris. * Regular maintenance / cleaning is recommended. *

22. Exposed Flashings**Read Comment(s)**

[] Defect(s) Noted * [X] Not fully visible *

[] Flashings N/A for roof style or material [X] Skylight(s): N/A [] Skylight(s) appear serviceable
 [X] Improper No Visible Flashing(s) [] Vents Cap(s) Missing * [X] Vent caps appear serviceable

Comments: The exposed flashings were generally serviceable, however, improper no visible flashing was noted to a roof vent and vent pipe at the upper rear section of the main roof. * (2)

*Notice: Determining the presence of asbestos or hazardous materials is beyond the scope of the inspection. * Roofs, skylights and flashing are not water tested for leaks. * Notice: Tenting a home for fumigation may cause damage to roofs - recommend reinspection for damage after tenting is completed. **

--- End of Category ROOF ---

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23. Main Line

Appears Serviceable

☒ Not fully visible

☒ Main line & Shut off location: left side front porch ☐ Defect(s) * ☐ Water is Off (2)
☐ Leak at water softener (2) ☐ Above 80 PSI - adjust, repair, install regulator (2)
☒ Water softener installed - water condition/quality not tested * ☒ Valve handle is: appears serviceable
☒ Pressure: 70 PSI ☒ Size: 1 in. ☒ Material: Copper

Comments: The visible portions of the main line appear serviceable. Much of the main line is buried below ground and not visible for inspection.

24. Supply Lines

Appears Serviceable

☐ Leak(s) Noted (2) ☐ Defect(s) Noted *

☐ Noise / Water Hammering Noted ☐ Flow restriction is: ☒ Corrosion is: minor * ☒ Not fully visible
☒ Material: Copper

Comments: The supply lines appeared to be in serviceable condition.

*Notice: Underground pipes or pipes inside walls cannot be judged for size, leaks or corrosion. * Water quality testing or testing for hazards such as lead is not part of this inspection. *
 Notice: Be advised that some 'polybutylene' plastic piping systems have experienced documented problems.*

25. Waste Lines

Read Comment(s)

☐ Defect(s) *

☒ Material: ABS, Galvanize & Cast Iron ☒ Recommend camera inspection for septic, sewer systems 10 years or older*
☒ Pipes lack proper support at: crawlspace ☐ Leaking at: ☒ Corrosion is: minor * ☒ Not fully visible
☐ Improper / No Vent Rise (2)

Comments: Improper support along with inadequate fall / improper slope was noted to the waste line under the kitchen in the crawlspace. * (2) Improper support was noted to the waste line under bathroom D in the crawlspace. * (2)

*Notice: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined. * Be advised that some 'ABS' plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation. **

26. Fuel System

Read Comment(s)

☒ Defect(s) Noted * ☒ Shutoffs Not Tested On or Off

☒ Shutoff valve location(s): Left side ☒ Seismic shut off valve missing (2) (4)
☐ Gas is Off - Contact Utility Company ☒ Corrosion is: minor * ☒ Recommend Upgrade(s) * ☒ Not fully visible
☐ Seismic Shut Off Installed ☒ Fuel type is: Gas meter

Comments: Automatic seismic shutoff valve is missing at the gas meter. * (2) (4) Gas line is not properly secure at the A heating system in the lower attic. * (2) (4) Recommend upgrading the gas shut off valve at the pool-spa heater to a newer dial-type shut off. *

*Notice: Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe size. **

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(4) This item is a safety hazard - correction is needed
(5) Upgrades are recommended for safety enhancement
* This item warrants attention/repair or monitoring

27. Water Heater(s)	Appears Serviceable	<input type="checkbox"/> Rust flakes in burner chamber *
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☐ Utility-Gas-Pilot is Off - No hot water ☐ Catch pan installed ☐ Location C: ☐ Deterioration (2)
☒ TPR Overflow Pipe: serviceable ☐ Worn * ☒ Capacity: 75 gal. ☒ Type: Conventional Natural Gas ☐ Location D:
☐ Location E: ☒ TPR valve installed: Yes ☒ Enclosure: N/A ☐ Defect(s) * ☐ Corrosion on pipes / valves *
☐ Water shut off installed: ☒ Location A: Garage ☐ Leak(s) Noted (2) (4) ☐ Location D:
☒ Combustion air: appears serviceable ☐ Location B: ☒ Not fully visible ☐ Recommend catch pan *
☐ Thermal blanket recommended * ☒ Seismic straps: Appears Serviceable ☒ Vent flue piping: Appears Serviceable
☐ Vent has Asbestos-like material (4)

Comments: The water heater appeared to be in serviceable at the time of the inspection.

*Notice: Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recirculating pumps/systems are not part of this inspection.**

--- End of Category PLUMBING ---

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28. Description

[] Location E: [] Location G:

[X] Location A: lower attic [X] Fuel type: natural gas [X] Heating type: forced air furnace A, B & C
 [X] Approximate input BTU's: 80 - 90,000 btu. A, B & C [X] Location C: upper front attic [] Location D:
 [X] Location B: upper rear attic

Comments: The inspection of the heating system(s) does not include the dismantling and inspection of the internal parts and components within the system. * Recommend contacting a licensed/qualified professional to inspect the internal parts and components of the heating system for defects and determine the useful life and serviceability of the system. *

*Notice: If a fuel burning heater/furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements. **

29. Condition

Appears Serviceable

[] Did not respond to normal control (2) [] Worn *

[] Service-Cleaning recommended * [] Electronic ignition malfunction (2) [] Not functional (2)
 [] Near end of lifespan (2) [] Gas / Pilot light is off - unable to test * [] Defect(s) Noted *

Comments: Heating systems A, B and C appeared to be operational at time of the inspection.

*Notice: Inspector does not light pilots. If pilots are 'OFF', a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION. **

30. Venting

Appears Serviceable

[] Near end of lifespan (2) [] Defect(s)

[] Vent terminates near window / opening (2) (4) [] Improper materials (2) (4) [X] Vent pipe not fully visible
 [] Asbestos-like material (4)

Comments: The furnace A, B and C venting systems appeared to be in serviceable condition.

31. Combustion Air

Appears Serviceable

[] Defect(s) Noted*

[X] Combustion air: appears serviceable

Comments: The combustion air supply appears serviceable at units A, B and C.

32. Burners

Appears Serviceable

[X] Flames appeared typical

[] Closed system not visible for inspection [] Defect(s) Noted

Comments: Burners A, B and C appear serviceable at the time of the inspection.

*Notice: The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures. * Some furnaces are designed in such a way that inspection is almost impossible. * Safety devices are not tested by this company. **

33. Distribution

Read Comment(s)

[X] Materials: Ducts & Registers

[] Duct(s) have Defect(s)* [] Makes unusual noise (2) [] Circulation pump: [X] Register Defect(s) *
 [X] Low air volume noted * [X] Not fully visible [] Asbestos-like material (4)

Comments: Low air volume was noted to the distribution system at the family room and the upper entertainment area. * (2)
 Improper covers were noted to the heat and cooling registers at the lower entertainment area. *

*Notice: Asbestos materials have been commonly used in heating systems. * Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. **

--- End of Category HEATING ---

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34. Normal Controls

Read Comment(s)

☐ Controls need repairs / replacement (2)☒ Thermostat: is loose ☒ Defect(s)Comments: System A's thermostat control is operational, however is loose. **Notice: Thermostats are not checked for calibration or timed functions. * Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection. ****35. Air Filters**

Appears Serviceable

☐ Condition: ☐ Recommend changing/cleaning filter☒ Filter is Serviceable ☐ Defect(s) *Comments: Air filters are serviceable at the time of the inspection.*Notice: Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. * Have these systems evaluated by a qualified individual. ****36. Heating/Cooling Notes**

N/A

☐ Please read comment(s)*☐ Inadequate to heat entire home * ☐ Recommend complete system evaluation (2)Comments: N/A*Notice: Verification of the location or condition of underground fuel storage tanks is not part of this inspection. * Environmental risks, if any, are not included. * Notice: Asbestos materials have been commonly used in heating systems. * Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. ****37. Evaporative Cooler**

N/A

☐ Missing overflow line *

☐ Unit makes unusual noise (2) ☐ No electrical disconnect ☐ Not functional (2) ☐ Location:
☐ Defect(s) Noted * ☐ Pads are deteriorated * ☐ Unit:

Comments: N/A**38. Air Conditioning**

Read Comment(s)

☐ Condenser coil:

☐ Outside temperature is too cold - Unable to test * ☒ Type: Split system A, B & C ☐ Other Location(s):
☐ Not responding to controls (2) ☐ Worn * ☐ Location D: ☐ Near end of lifespan (2) ☒ Defect(s) *
☐ Temperature differential is incorrect (2) ☒ Location C: Left exterior ☒ Location B: Left exterior
☒ Location A: Right exterior

Comments: Cooling systems were operational at the time of the inspection, however, proper platforms or bottom pads is not provided under units A, B and C. * (2) (5)*Notice: The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection.***38a. Power**

Appears Serviceable

☒ Electrical conduit: serviceable

☐ Box is rusted / Worn * ☐ Electrical disconnect not present (2) ☒ Refrigerant charge (not inspected)
☒ Electrical disconnect present ☒ Power: 240 vlt. A, B & C ☐ Box is loose / not secured * ☐ Defect(s)*

Comments: Power to units A, B and C and electrical disconnects appear serviceable.

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38b. Condensate**Read Comment(s)**☒ Termination: left & right exterior☒ Condensate line: Present ☒ Line(s) not fully visible ☒ Defect(s) Noted *

Comments: Cooling systems A and C primary and secondary condensate lines are joined together; which is not typical method of installation. * (2) (5) Damage was noted to the condensate line at system C. * (2) Moisture stain is visible on the attic floors which may indicate a possible current or past leak from systems B and C condensate lines - further monitoring is recommended. *

38c. Refrigerant Lines**Read Comment(s)**☐ Lines leak at: ☒ Lines not fully visible☐ Ice on lines (2) ☒ Insulation: missing at C ☒ Insulation installed on lines☒ Refrigerant lines: present at A, B & C

Comments: The insulation on cooling system C refrigerant line is missing. *

38d. Cooling Comments

Comments: The inspection of the cooling system(s) does not include the dismantling and inspection of the internal parts and components within the system. * Recommend contacting a licensed/qualified professional to inspect the internal parts and components of the cooling system for defects and determine the useful life and serviceability of the system. *

--- End of Category HEAT2/COOL ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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39. Service

Appears Serviceable

☐ Near end of lifespan (2)

☐ Power was off to the home (2) ☒ Grounding is not visible ☐ Deterioration / Damage (2) ☐ Main Ground Defect(s)
☐ Amps not determined ☐ Main panel ground present ☐ Conductors too close to: ☐ Defect(s)
☐ Exposed splice(s) (2) ☐ Frayed wires (2) (4) ☐ Main Service Wires: ☐ No drip loop * ☒ Panel Rating: 200
☒ Voltage: 240 V / 120 V ☐ Not functional (2) ☒ Number of conductors: 3 ☒ Service Type: Underground

Comments: The service appeared to be in serviceable condition.**40. Main Panel(s)**☐ Location B: ☐ Not functional (2)

☐ Near end of lifespan (2) ☐ Deterioration / Damage (2) ☐ Power off at main - no inspection performed (2)
☒ Location A: Extr. Left Side ☐ Location D: ☐ Location C:

Comments: Read comments below. *

*Notice: Six or fewer breakers usually do not require a main breaker, however this may indicate minimal electrical capacity. * If the service amperage is less than 100, upgrade may be needed to operate larger electrical appliances. **

41. Conductors

Appears Serviceable

☒ Branch wires: Copper

☒ Wiring method: Non-Metallic Cable ☒ Service wire type: Copper ☒ Breakers: Conventional type ☐ Knob & Tube
☐ Fuses ☒ Conductors not fully visible in most parts of the structure*

Comments: Conductors appear serviceable.**42. Sub-panels**

Appears Serviceable

☒ Location A: left side exterior wall

☐ Inaccessible, could not be inspected at: ☐ Locked, could not be inspected at: ☐ Location D: ☐ Location C:
☐ Location B:

Comments: Sub-panel A appeared serviceable at the time of the inspection.**43. Panel Notes**

Read Comment(s)

☐ Unprotected opening(s) & Cover Defect(s)

☐ Breakers / fuses damaged (2) (4) ☐ Scorching (2) (4) ☒ Double tap noted (2) (4)
☐ Breaker(s) off - have reason verified ☐ Improper wiring (2) (4) ☐ System is or may be outdated *
☐ Load rating may not be sufficient * ☐ Aluminum wire noted at general circuit breakers *
☐ Loose breaker(s) (2) (4) ☐ More than six breakers without a main disconnect * ☐ Direct tap (2) (4) ☒ Defect(s)
☐ Uncapped wire(s)

Comments: Two wires connected to breaker / double tap was noted to multiple breakers in the main panel. * (2) (4) Blackened surfaces show signs of past or possible current overheating in the main panel. * (2) (4)

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44. Wiring Notes**Read Comment(s)**

[X] Doorbell: Wireless type

[X] GFCI outlet(s) recommended at all wet areas * [X] GFCI(s) responded to test at: exterior
 [] Unprotected wiring (2) (4) [X] Cover Plate Defect(s) * [X] Electrical fixture(s) have defect(s)
 [X] GFCI outlet(s) not operational (2) (4) [X] Reverse Polarity [X] Ungrounded Outlet(s)
 [X] Furnishings prevent testing of some outlets and switches. *
 [X] Representative sample of fixtures, switches and outlets appear serviceable. [X] No Power to Outlet(s)
 [] Damaged / loose light fixture(s) [X] Junction box cover(s) missing [] Exposed splices noted (2) (4)
 [] Extension cord used as permanent wiring (2) (4)

Comments: A junction box has a loose cover secured with duct tape at the front-yard. * (4) Outlet has no power and missing cover at left side exterior wall. (p) * (2) (4) Switches has damaged cover at the left backyard. * (4) Reverse polarity was noted to outlets at various locations. * (2) (4) Three-prong outlet is ungrounded and loose to wall at the wet bar counter, upper loft area bedroom 1 closet. (p) * (2) (4) Outlet and switch have missing cover plates in the upper rear attic. * (4) Junction boxes with missing covers and uncapped wires were noted in the lower attic. (p) * (4) Outlets have missing cover plates at various locations. * (4) Loose outlet and GFCI outlet with damaged receptacle was noted at the right side kitchen counter. * (4) GFCI outlet has reverse polarity / not operational at the kitchen sink. (p) * (2) (4) Switches and outlets have cracked cover plates at a few locations. * (4) Loose / wobbly outlets were noted at a few locations. * (4) GFCI outlet is ungrounded / not operational at bathroom D. (p) * (2) (4) The ceiling light is too low in bathroom C. * (4) Recommend installing GFCI safety outlets at the applicable wet areas. * A conduit line is not properly elevated / is touching the soil in the front side crawlspace. * (2) (4)

--- End of Category ELECTRICAL ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

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45. Main Entry Door

Appears Serviceable

[X] Weather stripping: appears serviceable

[] Damaged door jamb. * [X] Hardware operational: Yes [] Not functional * [] Main door rubs *
 [] Deterioration / Damage * [] Defect(s) *

Comments: The main entry door appears serviceable.**46. Interior Doors**

Read Comment(s)

[] Tempered Glass Insignia:

[] Stored items & belongings blocked doors - unable to test all doors* [X] Hardware have Defect(s)*
 [] Door(s) does not latch * [X] Defect(s) * [X] Doors tested are serviceable [] Missing trim *

Comments: Door does not latch at the upper hallway closet. * Pocket door has missing handle at bedroom 1 walk-in closet. *
 The pocket door does not latch at bathroom A entry. *

47. Exterior Doors

Appears Serviceable

[X] Screen door(s): N/A

[X] Hardware: appears serviceable [] Unable to determine if glass is tempered (4) (5)
 [] Tempered glass insignia not visible at: [X] Tempered glass insignia visible at applicable locations
 [X] Exterior Door(s) tested serviceable [] Defect(s) *

Comments: Exterior door appeared and tested serviceable at the time of the inspection.**48. Windows**

Read Comment(s)

[X] Type: Dual Pane & Wood

[] Broken sash cords / Loose spring housing [X] Tempered glass insignia not visible (4) (5)
 [] Window(s) blocked by furnishings - unable to test all * [] Security bars - openable type - not tested
 [] Security bars - non-openable type (4) (5) [X] Window Screen(s): appears serviceable [X] Window(s) have Defect(s) *
 [X] Missing / Defective Latch *

Comments: Signs of possible moisture damage on the bottom sill shows possible moisture intrusion to the window at the living room.

* Foggy surface between the glass show signs of possible failed to the double pane windows at living room and bedroom 4. *

The window does not latch and its glass pane has a bent frame at bedroom 4. * (4) Full size windows have no tempered /
 safety glass insignia at the the upper and lower family rooms. * (4) (5)

*Notice: Determining condition of all insulated windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.***49. Interior Walls**

Read Comment(s)

[] Major cracks (1) [X] Common cracks * [] Other:

[] Furnishings prevent full inspection-check carefully on your final walk-through [X] Evidence of patch & repair *
 [] Moisture stain(s) noted * [] Wallpaper [X] Paneling [] Plaster [X] Drywall [X] Wall(s) have Defect(s) *

Comments: Hole opening was noted to the wall at under the kitchen cook top counter. **Notice: The condition of walls behind wallpaper, paneling and furnishings cannot be judged.***50. Ceilings**

Read Comment(s)

[X] Common cracks * [] Ceiling height low at:

[X] Ceiling(s) have Defect(s)* [X] Evidence of patch & repair [] Other Material: [X] Wood / Wood Beams
 [] Moisture Damage * [] Plaster [X] Acoustic Spray [X] Moisture Stain(s) *
 [] Stacked & stored items block full view of ceiling(s)* [X] Drywall

Comments: Moisture stain along with patch and repair on a crack was noted to the ceiling inside bedroom 5 closet. **Notice: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information please contact the American Lung Association or an asbestos specialist.*

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KEY:

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(2) Recommended evaluation and repairs by a licensed contractor
(3) Refer to qualified termite report for further information

(4) This item is a safety hazard - correction is needed
(5) Upgrades are recommended for safety enhancement
* This item warrants attention/repair or monitoring

51. Floors	Read Comment(s)	<div>[] Floor(s) have Defect(s)* [X] Trip hazard(s) (4)</div> <div>[X] Other: Wood Laminate [X] Tile [X] Wood [] Vinyl [] Carpet [X] Furnishings prevent full inspection of the floors * [] Dry rot / Termite-like (3) [] Cracked/Damaged tiles [] Moisture Stains *</div> <div>Comments: Trip hazard was noted to floor at the main entry doorway. * (4) Other step-up or step-down at the lower floors are potential trip hazards. * (4)</div> <div>Notice: Determining odors or stains is not included!* Floor covering damage/stains may be hidden by furniture.* The condition of wood flooring below carpet is not inspected.*</div> <div>--- End of Category INTERIOR ---</div>
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REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

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52. Fireplace(s)

Appears Serviceable

[X] Damper door: appears serviceable

[X] Gas Piping: is capped [] Blocked - unable to access / inspect * [X] Location A: family room [] Location C:
 [] Location D: [] Defect(s) [] Location B: [X] Material: Prefabricated [X] Not fully visible * [] Common cracks *
 [X] Gas Valve: present - not tested

Comments: The fireplace appeared to be in serviceable at the time of the inspection.

*Notice: Recommend installing safety spacer or damper when gas logs are present. * Wood and ashes are not moved for inspection. Recommend clearing debris and further evaluation*

53. Interior Features

Read Comment(s)

[] Defect(s)

[] Audio, Speaker, Intercom systems not inspected [X] Security system installed - not inspected [X] Special Sink(s): N/A
 [X] Please read comment(s) [X] Centralize Vacuum not inspected

Comments: Some of the interior walls and ceilings of the home appear to have been recently painted. * New paint could mask conditions that would have otherwise been identified during an inspection. * Check with the seller to determine if there were any conditions or repairs addressed as part of the painting process. *

53a. Ceiling Fans

N/A

[] Makes unusual noise*

[] Unable to determine operation * [] Ceiling fan(s) tested serviceable [] Defect(s) * [] Improperly supported * (4)
 [] Vibrates / wobbles (4) [] Not operational (2)

Comments: N/A

53b. Interior Stairs

Appears Serviceable

[X] Handrail appears serviceable

[] Stairway have defect(s) (2) (4) [] Uneven Rise / Run (2) (4) [] Defect(s) [] Openings in railing too wide * (5)
 [] Railing(s):

Comments: Interior stairs appear serviceable.

53c. Wet Bar

Read Comment(s)

[] Moisture stains * [X] Drain line: serviceable

[X] Counter is serviceable [X] Wet Bar Sink: serviceable [X] Faucet has defect(s) [] Faucet is serviceable [X] Defect(s)

Comments: The hot water handle leaks at the wet bar sink faucet. * (2) The cabinet door rubs to the counter bottom of the wet bar sink. *

54. Smoke & CO Detectors

Safety Hazard

[X] Did not respond to test (4)

[] Suggest additional detectors in appropriate locations. (5) [X] Carbon Monoxide detector(s): not present (4)
 [] No test button * [] Smoke Detector(s) Serviceable at: [X] Missing Detector(s) (4)
 [] Contact local Fire Department for fire safety requirements * [] Responded to test button(s)
 [X] Security system provided detectors are not tested *

Comments: Smoke detectors are missing at bedrooms 2, 5 and lower hallway. * (4) Smoke detectors did not respond to test at bedrooms 1, 3, 4 and upper hallway. * (4) Carbon monoxide detectors are not present at the lower and upper hallways. * (4)

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55. Laundry**Read Comment(s)**

[X] Gas shutoff: Present (not tested)

[X] Dryer Venting: has defect(s) [] Faucet defect(s)* [X] Hot & Cold faucet present [X] 220 Outlet: N/A
 [X] Outlet has defect(s) [X] Laundry Sink: in garage is serviceable [] Outlet is serviceable [X] Location: Laundry room
 [] Defect(s) [X] Exhaust Fan: Serviceable [X] Stand Pipe: present - not tested

Comments: Reverse polarity along with missing cover plates was noted to the outlets at the laundry room. * (2) (4) The dryer vent pipe is filled with lint - blockage of the pipe may cause the gas dryer to malfunction and may result in a fire. * (2) (4)

Notice: Washing machines and dryers are not moved during this inspection - condition of walls or flooring under these machines cannot be judged. The inspector does not test washing machine drains or supply valves.* Water supply valves if turned may be subject to leaking.**

56. Attic General**Read Comment(s)**

[] Access to attic not provided (2)

[X] Attic Framing have Defect(s) [] Asbestos-like material (4) [X] Defect(s) [X] Stains are: moderate
 [X] Attic Door/Cover(s): are serviceable [X] Roof Frame: Rafter framing [X] How Inspected: Entered - partial access
 [X] Access location: upper loft, bedroom 1 closet & upper hallway closet [X] Attic is: / are full
 [X] Ceiling Frame: Joist framing

Comments: Moderate stains were noted in the lower and upper front attics. * Rodent droppings and traps / evidence of possible rodent presence was noted in the lower and upper front attics. * Damage / popped roof board was noted in the upper front attic.
 * (2) Cracked rafter was noted in the upper front attic. * (2)

56a. Ventilation & Insulation**Read Comment(s)**

[] Poor coverage * [X] Insulation type: Fiberglass

[] Power ventilator is not tested * [] Power ventilator present [X] Screens: recommended
 [X] Ventilation: appears serviceable [X] Vents provided [] No insulation provided * [X] Not fully visible

Comments: Recommend installing screen to the turbine vent at the rear upper attic. *

Notice: Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection. Tenting a home for fumigation may cause damage to roofs-recommend reinspection for damage after tenting is completed.**

--- End of Category INTERIOR-2 ---

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57. Floor

Appears Serviceable

[] Major cracks (1) [X] Common cracks *

[X] Stored items block full view of floor * [] Moderate cracks(s) * [] Defect(s)* [] Deterioration / Damage *
 [X] Garage type: Attached [] Possible flammable material (4) [X] Not fully visible * [] Trip hazard (4)

Comments: The garage floor appears serviceable.**58. Fire Walls & Ceiling**

Safety Hazard

[X] Hole openings (4) [] Defect(s)*

[X] Do a careful check on your final walk-through * [X] Stored items block view to entire garage *
 [] Exposed flammable material (4) [X] Not fully visible [X] Evidence of patch & repair * [X] Common cracks *
 [] Missing wall cover (4) [] Moisture stains * [X] Attic access door: N/A

Comments: Hole openings / missing wall covers were noted to the garage fire wall - recommend properly sealing the hole openings at all the applicable locations. * (4) Recommend properly sealing the openings at the left side garage fire ceiling. * (4)

59. Ventilation

Appears Serviceable

[] Defect(s) * [] Blocked * [] No ventilation *

[] Screens had defect(s) * [X] Serviceable

Comments: Garage ventilation is serviceable.**60. Garage Fire Door(s)**

Safety Hazard

[] Door lacks threshold / weatherstrip *

[X] Self-latching: No [X] Self-closer: Missing [] Pet door noted on fire door (2) (4) [] Hardware has defect(s)
 [] Deterioration / Damage * [X] Type: Hollow Core (not-fire resistant) (5)

Comments: The garage fire door to interior is hollow core / not fire rated and has missing self-closer. * (2) (4)**61. Exterior Door**

Appears Serviceable

[] Minor to moderate wear [] Door lacks threshold *

[] Damaged door jamb * [] Defect(s) [] Door rubs * [X] Hardware operational: Yes [] Not functional *
 [] Hardware is missing *

Comments: The access door to the garage appears serviceable.**62. Vehicle Door**

Appears Serviceable

[] Rollers / track damaged (2)

[] Door(s) locked blocked - couldn't test * [] Spring(s) have Defect(s) [X] Safety springs installed
 [] Tension rods loose / missing * [] Moisture stained * [] Door(s) have Defect(s) [X] Type: Roll-up A & B

Comments: The vehicle doors A and B appeared serviceable at the time of the inspection.**63. Automatic Opener**

Appears Serviceable

[X] Automatic reverse operated: Yes

[] Makes unusual noise when operated * [X] Number of Units: 2 [] Electronic sensors have defect(s)
 [X] Electronic sensors present [] Service recommended * [] Worn * [] Unit(s) poorly secured * [] Not functional (2)
 [] Not attached to vehicle door* [] Automatic reverse not inspected * [] Defect(s)*

Comments: Automatic openers A and B with their auto-reverse appeared serviceable at the time of the inspection.

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(5) Upgrades are recommended for safety enhancement
* This item warrants attention/repair or monitoring

64. Electrical

Read Comment(s)

☐ Outlet(s) has no power (2)

☒ Not fully visible

☐ Cover Plate(s) missing/cracked/damaged (4)

☒ Outlet(s) have defect(s)

☐ Fixture(s) have defect(s) *

☒ Some outlets not accessible *

☐ Reverse Polarity (2) (4)

☐ GFCI(s) defective (2) (4)

☐ GFCI(s) Operational

☐ Junction box cover(s) missing (4)

☐ Exposed Splicing

☐ Extension cords used as permanent wiring (2) (4)

☐ Unprotected wiring (2) (4)

Comments: Loose / not properly secure outlet was noted at the garage. * (2) (4)

65. Garage Structure

Read Comment(s)

☒ Common Cracks *

☒ Wall(s) / Ceiling(s) have defect(s) *

☐ Evidence of movement (1) (2)

☐ Dry Rot / Termite-like Substance (3)

☒ Garage ceiling and walls appear serviceable

☐ Moisture stains *

☒ Carport Structure: N/A

Comments: Evidence of patch and repair was noted to the garage ceiling and walls. *

Notice: Determining the rating of fire walls is beyond the scope of this inspection.

--- End of Category GARAGE ---

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66. Kitchen Sink(s)**Read Comment(s)**

[X] Sink(s) have defect(s) [] Heavy wear / Chipped *

[X] Minor / Moderate wear [] Hot / cold reversed * (4) [X] Restricted view under the sink * [X] Not fully visible
 [] Grout / caulking needed * [] Deterioration / Damage / Corrosion [X] Spray wand has defect(s) [X] Defect(s)
 [X] Moisture damage below sink * [X] Moisture stains below sink * [] Plumbing under sink:
 [X] Plumbing under sink appears serviceable [X] Faucet: loose / not secure [] Faucet appears serviceable

Comments: The right kitchen sink is slow draining. * The kitchen sink spray wand leaks at the hose connection. * Kitchen sink faucet is slightly loose. * Moderate moisture damage and moisture stains was noted under the kitchen sink. * Mold-like substance was noted under the kitchen sink. * (4)

67. Kitchen (general)

Appears Serviceable

[] Cracked / Damaged tiles [X] Counter type: Granite

[] Defect(s) [] Moderate wear* [X] Counters appear serviceable [X] Cabinets appear serviceable [X] Minor wear *

Comments: The kitchen cabinets and counter tops appeared serviceable at the time of the inspection.

68. Disposal**Read Comment(s)**

[] Leak noted (2) [] Wiring Defect(s) *

[X] Wiring appears serviceable [] Splash guard damaged / missing * [X] Unit makes unusual noise *
 [] Blades appear to be frozen (2) [X] Not fully visible [] Not functional * [X] Worn / Corrosion [X] Defect(s)

Comments: Disposal is operational, however, it vibrates and is noisy along with signs of corrosion within. *

69. Range/Cooktop

Appears Serviceable

[X] Ventilation: serviceable

[X] Gas shut-off valve(s): appears serviceable [] Burner(s) Element(s) have defect(s)
 [X] Separate cooktop: appears serviceable [X] Clock / timer not tested [] Defect(s) [X] Worn *
 [X] Fuel type: gas & electric ignition - electric oven(s) [X] Number of ovens: 2

Comments: Cook top and ovens were serviceable at the time of the inspection. Gas shutoff and kitchen ventilation were serviceable.

*Notice: Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. * Appliances are not moved. **

70. Dishwasher**Read Comment(s)**

[] Door doesn't close / open properly (2)

[X] Door seal: appears serviceable [X] Unit not properly secured * [] Defect(s)
 [X] Air Gap device: N/A - drains into disposal [] Not functional (2) [X] Not fully visible [] Worn *
 [X] Racks appear serviceable [] Not applicable [X] Drain line: serviceable

Comments: Dishwasher is operational, however, is not secure to the cabinetry. *

*Notice: Determining the adequacy of washing and drying functions of dishwashers is not part of this inspection. **

71. Special Features**Read Comment(s)**

[] Other features present but not inspected *

[] Water purification system not inspected [X] Microwave not inspected [X] Trash compactor: Non-operational (2)
 [X] Special features not inspected

Comments: The trash compactor is not operational. * (2)

*Notice: Refrigerators, freezers and built-in ice maker are not part of this inspection. **

--- End of Category KITCHEN ---

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72. Toilet**Read Comment(s)**

[] Toilet(s) Serviceable at: [X] Loose Tank(s) *

[X] Toilet(s) loose to floor * [X] Defect(s) * [X] Urinal(s):N/A [] Does not appear to be low-flow (5)
 [] Water runs continuously *

Comments: The toilet is slightly loose to floor in bathroom A. * The flushing lever is not secure at the toilet in bathroom B.
 * The toilet is loose to floor and has loose tank in bathroom C. * The toilet tank is loose in bathroom D. *

73. Sink**Read Comment(s)**

[] Stored items blocked full view under the sink(s)*

[X] Faucet(s) serviceable at: bathroom A, B, C & D [] Grout / caulking needed * [] Slow draining at:
 [] Sink(s) or Counter(s) defect(s) [X] Counter & Cabinet appear serviceable [] Unable to access - not inspected *
 [X] Drain stopper defect(s) [] Supply line / valve leaks (2) [] Defect(s)* [X] Plumbing under sink(s): has defect at C
 [X] Plumbing under sink appears serviceable [] Hot / cold reversed * (4) [] Faucet(s) had defect(s) *

Comments: The left and right sink drain stoppers are not operational in bathroom A. * The left and right sink drain stoppers
 are missing in bathroom B. * The hot water supply valve has missing handle and is leaking under the sink in bathroom C. * (2)
 Sink is slow draining and its drain stopper is defective in bathroom D. *

74. Vent/Heat**Read Comment(s)**

[X] Defect(s) [] Exhaust fan is not operational at:

[] Bathroom has no ventilation at: [X] Ventilation is serviceable [] Heating Coil:

Comments: The ceiling exhaust fan duct terminates into the attic at bathroom D. *

75. Bathtub**Read Comment(s)**

[] Hot & Cold water is reversed (4) [] Defect(s)

[] Bathtub is serviceable at: [] Slow draining at: [] Faucet(s) have defect(s) [X] Tub(s) has: typical wear
 [X] Bathtub is not applicable in: C and D [] Grout & Caulking needed * [X] Hydro-massage: unable to test
 [X] Drain is serviceable [X] Drain stopper defect(s) *

Comments: The drain stopper is worn, not functional in bathroom A and is missing in bathroom B - unable to fill the tubs to test
 the hydro-massage systems in bathrooms A and B. * (2)

76. Shower**Read Comment(s)**

[X] Enclosure is not applicable in: bathroom B & D

[X] Valve handle(s): serviceable at A, B & C [] Valves & shower are serviceable at:
 [X] Enclosure has defect(s) at: bathroom D [] Enclosure(s) tested - serviceable [] Grout / Caulking needed *
 [] Shower floor/wall defect(s) * [X] Shower Head/Wand Defect(s) [X] Diverter(s) has defect(s)* [X] Hot & cold reversed
 [] Drain has defect(s) * [] Defect(s)* [X] Drain appears serviceable

Comments: Shower head-wand hose leaks at bathroom A. * The shower diverter needs adjustment at bathroom B. * Hot and cold
 water is reversed at the shower in bathroom D. * (4) The shower enclosure door has detached bottom seal in bathroom D. * (4)

*Notice: Determined whether shower pans are watertight is beyond the scope of this inspection. **

--- End of Category BATHROOMS ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

77. Body Type

[] Unable to determine [] Fiberglass [] Vinyl

[X] Plaster/Gunite [] Spa only [] Pool only [X] Below ground [X] Above ground - pool or spa not inspected *
 [X] Pool & Spa [] Other:

Comments: Read comments in item # 83 below. **Notice: Pool and spa bodies are beyond the scope of this inspection. * The information regarding the type of pool/spa is given as a courtesy only.***78. Heater****Read Comment(s)**

[] Worn * [X] Gas shut-off: is on

[] May be inadequate for pool heating * [X] Body bond wire is: Missing (4)
 [] Pilot not lit - Unable to test pool/spa heater * [X] Defect(s) * [] Solar Panels (not tested) [X] Electric
 [X] Does not respond to controls / not functional (2) [X] Gas shut-off: is on [] Near end of lifespan (2)

Comments: The pool-spa heater does not respond to normal controls, and has no body ground wire. * (2) (4)**78a. Heater Burner**

[X] Burners not fully visible [] Not functional (2)

[] Near end of lifespan (2) [] Deterioration / Corrosion / Worn

Comments: The pool-spa heater does not respond to normal controls, and has no body ground wire. * (2) (4)**78b. Heater Vent****Read Comment(s)**

[] Corroded (2) [] Terminates too close to:

[] Defect(s) [] Near end of lifespan (2) [X] Debris noted in vent * [] Obstructed (2)

Comments: Debris was noted in the pool/spa heater the vent. ***79. Filter**

Appears Serviceable

[] Defect(s) [X] Bleeder valve: appears serviceable

[X] Pressure gauge: appears serviceable [X] Filter Type: Diatomaceous Earth [] Filter leaks (2) [] Worn *
 [X] Not fully visible [] Near end of lifespan (2)

Comments: Filter appears serviceable.**80. Pumps****Read Comment(s)**

[X] Body bond: Missing (4) [] Defect(s)

[] Excessive Noise (2) [X] Pump / Piping leaks (2) [] Not functional (2) [] Near end of lifespan
 [] Deterioration / Damage (2) [X] Pump Type: circulation & waterfall

Comments: There is no body bond ground wires attached to the water fall and circulation pumps. * (2) (4) Leaks were noted to the waterfall pump and to the pump piping. * (2)**81. Blowers****Read Comment(s)**

[] Not tested due to: [] Not functional (2)

[] Worn* [X] Defect(s)* [] Supplement to Spa Jet Pump [X] Air Bubbler

Comments: The air bubbler to the spa is operational, however, was not properly tested due to the low water table in the spa. * (2)**82. Electrical****Read Comment(s)**

[] GFCI outlet has defect(s)

[X] Conduit has defect(s) [] GFCI is serviceable [] Timer box rusty / loose * [] Wire protector(s) have Defect(s) *
 [] Defect(s) Noted [X] Wiring Method: Tite Flex & Rigid Conduit [X] Breaker Location: Main Panel

Comments: The conduit line to the pool-spa heater has damage. * (2) (4)

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

82a. Pool/Spa Lights**Read Comment(s)**☐ Light(s) inoperative at:

☐ Light(s) operated when tested at: ☒ Unable to determine operation of pool/spa lights * ☒ Defect(s)
☐ Deterioration / Damage (2)

Comments: Unable to determine the operation of the pool and spa lights. * (2) Recommend asking the seller as to the serviceability of the pool and spa lights. * The surface light at the spa deck is loose / not secure. * (2) (4)

82b. Pool/Spa Remote Control

N/A

☐ Remote switches:

☒ Timer Controls: Circulation pump ☐ Not functional (2) ☒ Timer was on during the inspection

Comments: N/A

83. General**Read Comment(s)**☐ Surrounding deck/concrete appears serviceable

☒ Fencing encloses pool / spa: No ☒ Recommend monitoring water level after close of escrow* ☐ Skimmer defect(s)
☐ Slide is not part of inspection * ☒ Pool / Spa bottom: has typical wear ☐ Diving board not part of inspection *
☒ Surrounding deck: have moderate cracks ☒ Coping is: needed (2) ☐ Coping appears serviceable
☒ Self-closing & latching gate: operational at the left - not tested at the right
☒ In-pool/spa leak can not be judge within timeframe of Inspection* ☐ Water is cloudy, bottom not visible (2)
☒ Common cracks

Comments: Coping is needed on the moderate cracks the right pool deck. * (2) Signs of moderate / typical wear was noted to the pool and spa bottom surfaces. * Unable to test the spring-loaded right side gate leading the pool-spa area - gate is locked. * (4) Recommend fencing around the pool-spa area. * (4) (5)

--- End of Category POOL/SPA & EQUIPMENT ---

Client: Essam A. Farag and Nevine L. Nakhla Property: 20470 Nashville St.

Date: 11/12/2019

Chatsworth, Ca. 91311

BATHROOMS



Item # 74

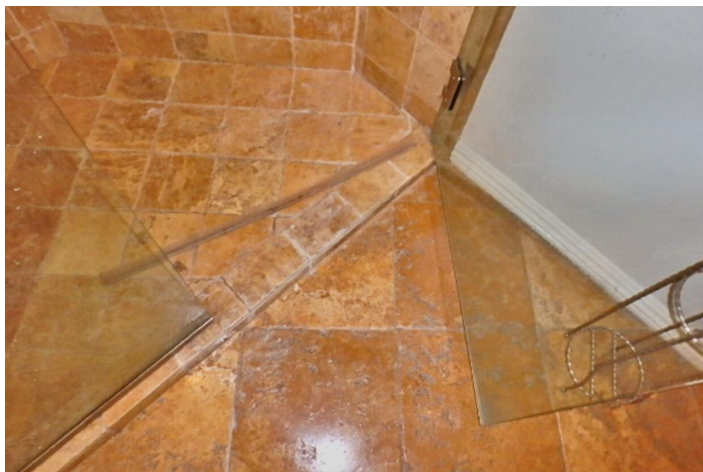
The ceiling exhaust fan duct terminates into the attic at bathroom D.
*



Item # 73

The left and right sink drain stoppers are not operational in bathroom A. * The left and right sink drain stoppers are missing in bathroom B. * The hot water supply valve has missing handle and is leaking under the sink in bathroom C. (pictured) * (2) Sink is slow draining and its drain stopper is defective in bathroom D. *

BATHROOMS



Item # 76

Hot and cold water is reversed at the shower in bathroom D. * (4)
The shower enclosure door has detached bottom seal in bathroom D. (pictured) * (4)



Item # 75, 76

The drain stopper is worn, not functional in bathroom A and is missing in bathroom B (pictured) - unable to fill the tubs to test the hydro-massage systems in bathrooms A and B. * (2) The shower diverter needs adjustment at bathroom B. (also pictured) *

Client: Essam A. Farag and Nevine L. Nakhla Property: 20470 Nashville St.

Date: 11/12/2019

Chatsworth, Ca. 91311

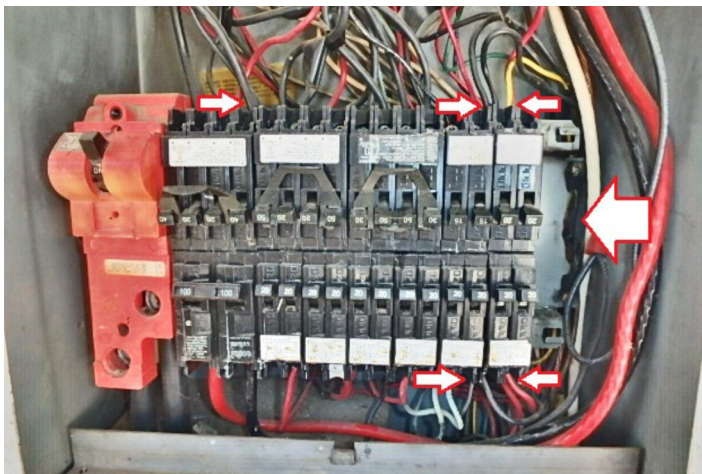
BATHROOMS



Item # 72

The toilet is slightly loose to floor in bathroom A. * The flushing lever is not secure at the toilet in bathroom B. * The toilet is loose to floor and has loose tank in bathroom C. (pictured) * The toilet tank is loose in bathroom D. *

ELECTRICAL



Item # 43

Two wires connected to breaker / double tap was noted to multiple breakers in the main panel. * (2) (4) Blackened surfaces show signs of past or possible current overheating in the main panel. * (2) (4)



Item # 44

A junction box has a loose cover secured with duct tape at the front-yard. * (4) Outlet has no power and missing cover at left side exterior wall. (pictured) * (2) (4) Switches has damaged cover at the left backyard. * (4)

Client: Essam A. Farag and Nevine L. Nakhla Property: 20470 Nashville St.

Date: 11/12/2019

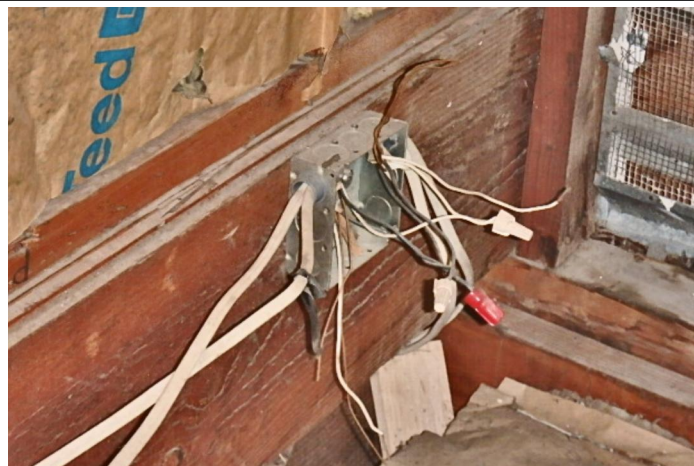
Chatsworth, Ca. 91311

ELECTRICAL



Item # 44

Reverse polarity was noted to outlets at various locations. * (2) (4)
Three-prong outlet is ungrounded and loose to wall at the wet bar counter, upper loft area bedroom 1 closet. (pictured) * (2) (4)
Outlet and switch have missing cover plates in the upper rear attic. * (4)



Item # 44

Junction boxes with missing covers and uncapped wires were noted in the lower attic. (pictured) * (4) Outlets have missing cover plates at various locations. * (4) Loose outlet and GFCI outlet with damaged receptacle was noted at the right side kitchen counter. * (4)

ELECTRICAL



Item # 44

GFCI outlet has reverse polarity / not operational at the kitchen sink. (pictured) * (2) (4) Switches and outlets have cracked cover plates at a few locations. * (4) Loose / wobbly outlets were noted at a few locations. * (4)



Item # 44

GFCI outlet is ungrounded / not operational at bathroom D. (pictured) * (2) (4) The ceiling light is too low in bathroom C. * (4) Recommend installing GFCI safety outlets at the applicable wet areas. *

Client: Essam A. Farag and Nevine L. Nakhla Property: 20470 Nashville St.
Date: 11/12/2019 Chatsworth, Ca. 91311

EXTERIOR



Item # 8

Railings are missing at the right rear side exterior stairs at the wood deck. (pictured) * (2) (4) Earth to wood contact was noted under the exterior stairs at the rear wood deck. * (3)



Item # 12

The sprinkler system is not part of this inspection, however, a damaged sprinkler head was noted at the left rear side of the garage. * (2)

EXTERIOR



Item # 14

The gutter is open ended at the left side garage. (pictured) *
Moderate debris was noted in the gutters at few locations -
recommend regular cleaning of existing gutters and down spouts. *
Recommend additional gutters and down spouts for proper drainage.
*



Item # 10

Opening was noted to the upper left side trim / eaves. *

Client: Essam A. Farag and Nevine L. Nakhla Property: 20470 Nashville St.

Date: 11/12/2019

Chatsworth, Ca. 91311

FOUNDATION



Item # 15

Plants and tree are in contact with the structure at the left side garage (pictured) - these have to be regularly trimmed away or removed to prevent damage to the structure. * Sub-surface drain has damaged missing cover at the rear sidewalk. *



Item # 17a

A proper cover door is missing at the crawlspace access - permanently screwed-in mesh screen is not a proper cover. (pictured)
* Visibility and accessibility was limited in the crawlspace due to heat and cooling air ducts and waste lines. * Rodent droppings / evidence of rodent presence was noted in the crawlspace. *

FOUNDATION & ELECTRICAL

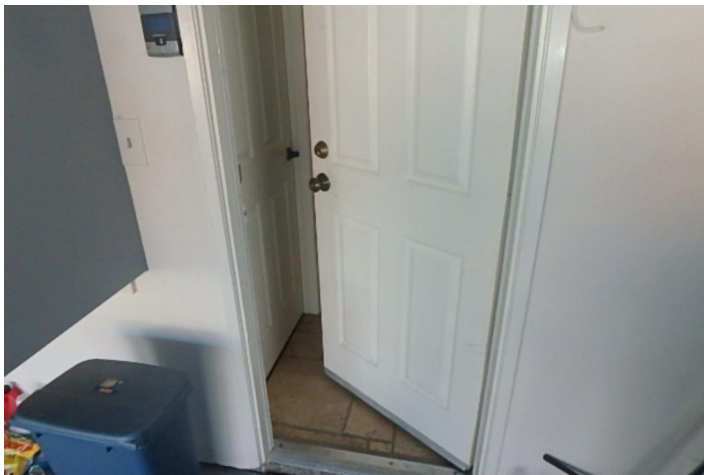


Item # 17b & Item # 44

Earth to wood contact (pictured) was noted in the front side crawlspace under the foyer. * (3) A conduit line (also pictured) is not properly elevated / is touching the soil in the front side crawl space. * (2) (4)

Client: Essam A. Farag and Nevine L. Nakhla Property: 20470 Nashville St.
Date: 11/12/2019 Chatsworth, Ca. 91311

GARAGE



Item # 60

The garage fire door to interior is hollow core / not fire rated and has missing self-closer. * (2) (4)



Item # 65

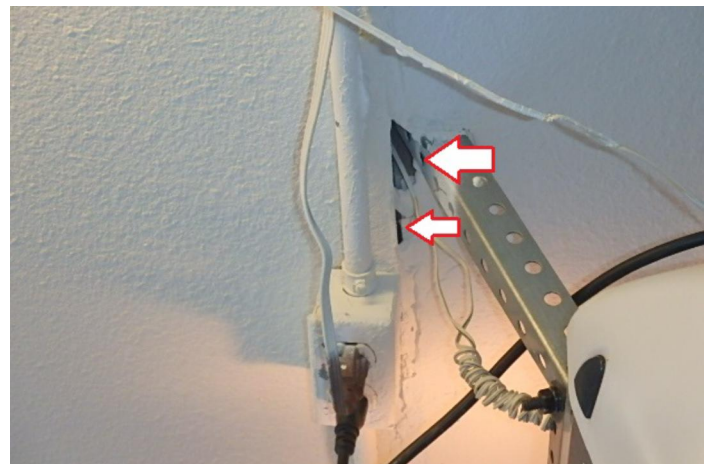
Loose / not properly secure outlet was noted at the garage. * (2) (4)

GARAGE



Item # 58

Hole openings / missing wall covers were noted to the garage fire wall - recommend properly sealing the hole openings at all the applicable locations. * (4)



Item # 58

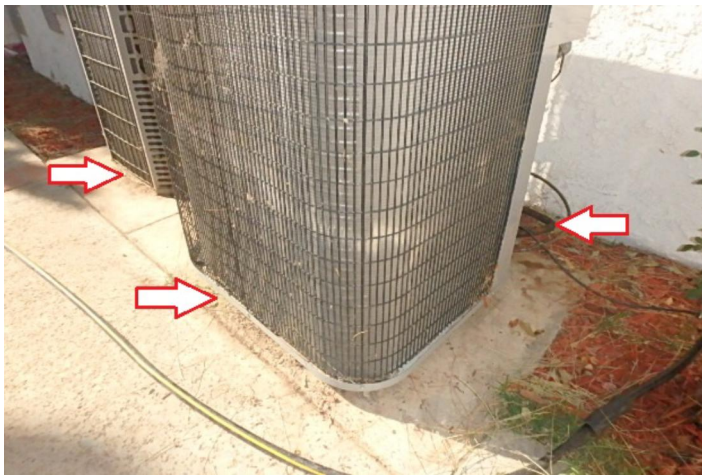
Recommend properly sealing the openings at the left side garage fire ceiling. * (4)

Client: Essam A. Farag and Nevine L. Nakhla Property: 20470 Nashville St.

Date: 11/12/2019

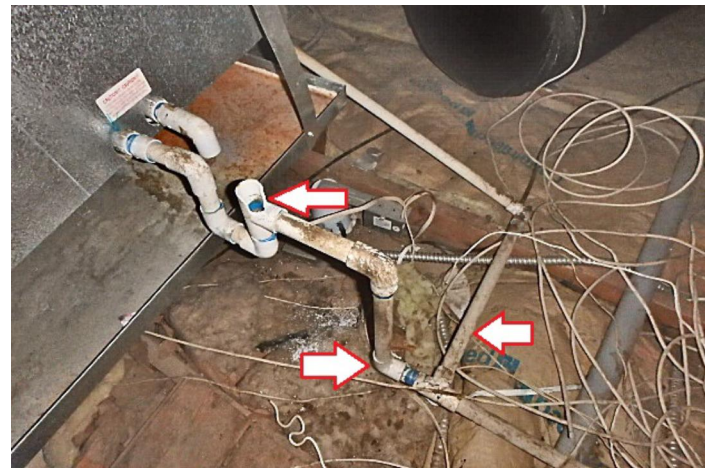
Chatsworth, Ca. 91311

HEAT2/COOL



Item # 38, 38c

Cooling systems were operational at the time of the inspection, however, proper platforms or bottom pads is not provided under units A, B and C. * (2) (5) (units B and C pictured) The insulation on cooling system C refrigerant line is missing. (also pictured right) *



Item # 38b

Cooling systems A and C (pictured) primary and secondary condensate lines are joined together; which is not typical method of installation. * (2) (5) Damage was noted to the condensate line at system C. (also pictured) * (2) Moisture stain is visible on the attic floors which may indicate a possible current or past leak from systems B and C condensate lines - further monitoring is recommended. *

HEAT2/COOL



Item # 43

System A's thermostat control is operational, however is loose. *

Client: Essam A. Farag and Nevine L. Nakhla Property: 20470 Nashville St.
Date: 11/12/2019 Chatsworth, Ca. 91311

HEATING



Item # 33

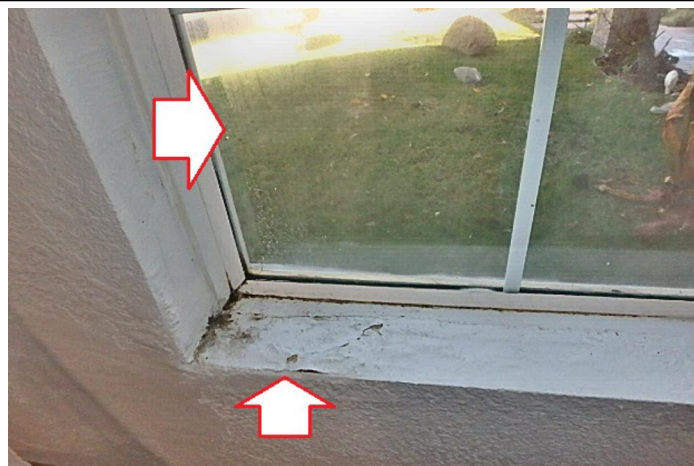
Low air volume was noted to the distribution system at the family room and the upper entertainment area. * (2) Improper covers were noted to the heat and cooling registers at the lower entertainment area. (pictured) *

INTERIOR



Item # 51

Trip hazard was noted to floor at the main entry doorway. (pictured) * (4) Other step-up or step-down at the lower floors are potential trip hazards. * (4)

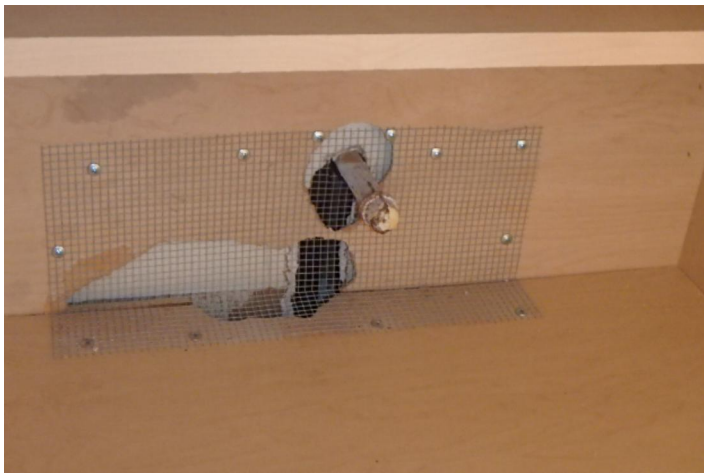


Item # 48

Signs of possible moisture damage on the bottom sill shows possible moisture intrusion to the window at the living room. (pictured) * Foggy surface between the glass show signs of possible failed to the double pane windows at living room (also pictured) and bedroom 4. *

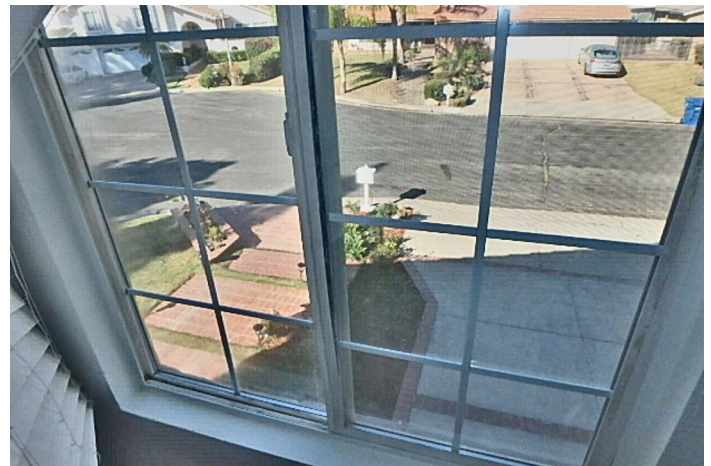
Client: Essam A. Farag and Nevine L. Nakhla Property: 20470 Nashville St.
Date: 11/12/2019 Chatsworth, Ca. 91311

INTERIOR



Item # 49

Hole opening was noted to the wall at under the kitchen cook top counter. *



Item # 48

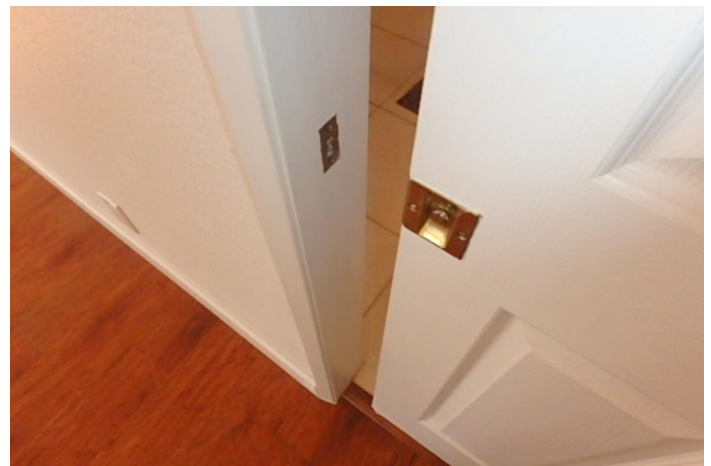
The window does not latch and its glass pane has a bent frame at bedroom 4. (pictured) * (4) Full size windows have no tempered / safety glass insignia at the the upper and lower family rooms. * (4) (5)

INTERIOR



Item # 50

Moisture stain along with patch and repair on a crack was noted to the ceiling inside bedroom 5 closet. *



Item # 46

Door does not latch at the upper hallway closet. * Pocket door has missing handle at bedroom 1 walk-in closet. * The pocket door does not latch at bathroom A entry. (pictured) *

Client: Essam A. Farag and Nevine L. Nakhla Property: 20470 Nashville St.

Date: 11/12/2019

Chatsworth, Ca. 91311

INTERIOR-2



Item # 55

Reverse polarity (both outlets pictured) along with missing cover plates was noted to the outlets at the laundry room. * (2) (4) The dryer vent pipe (also pictured) is filled with lint - blockage of the pipe may cause the gas dryer to malfunction and may result in a fire. * (2) (4)



Item # 53c

The hot water handle leaks at the wet bar sink faucet. * (2) The cabinet door rubs to the counter bottom of the wet bar sink. *

INTERIOR-2



Item # 56, 56a

Moderate stains were noted in the lower and upper front attics. (pictured) * Rodent droppings and traps / evidence of possible rodent presence was noted in the lower and upper front attics. * Damage / popped roof board was noted in the upper front attic. * (2) Cracked rafter was noted in the upper front attic. (also pictured) * (2) Recommend installing screen to the turbine vent at the rear upper attic. *

Client: Essam A. Farag and Nevine L. Nakhla Property: 20470 Nashville St.

Date: 11/12/2019

Chatsworth, Ca. 91311

KITCHEN



Item # 66

Moderate moisture damage and moisture stains was noted under the kitchen sink. * Mold-like substance was noted under the kitchen sink. * (4)



Item # 66, 68, 70, 71

The right kitchen sink is slow draining. * The kitchen sink spray wand leaks at the hose connection. * Kitchen sink faucet is slightly loose. * Disposal is operational, however, it vibrates and is noisy along with signs of corrosion within. * Dishwasher is operational, however, is not secure to the cabinetry. * The trash compactor is not operational. * (2)

PLUMBING



Item # 26

Automatic seismic shutoff valve is missing at the gas meter. * (2) (4)



Item # 26

Gas line is not properly secure at the A heating system in the lower attic. (pictured) * (2) (4) Recommend upgrading the gas shut off valve at the pool-spa heater to a newer dial-type shut off. *

Client: Essam A. Farag and Nevine L. Nakhla Property: 20470 Nashville St.

Date: 11/12/2019

Chatsworth, Ca. 91311

PLUMBING

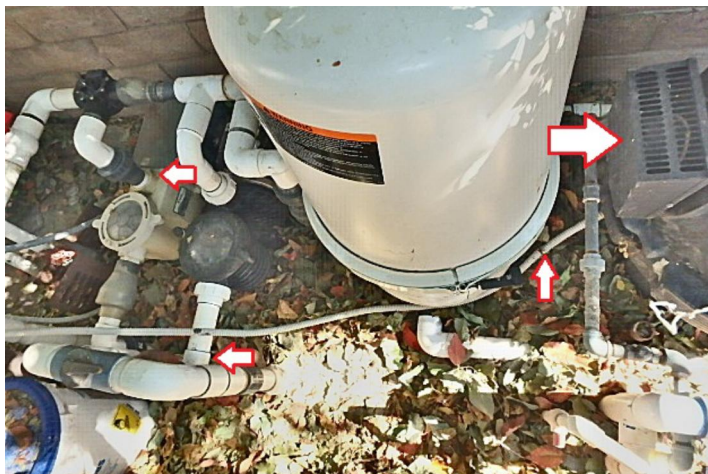


Item # 25

Improper support along with inadequate fall / improper slope was noted to the waste line under the kitchen in the crawlspace. (pictured)

* (2) Improper support was noted to the waste line under bathroom D in the crawlspace. * (2)

POOL/SPA & EQUIPMENT



Item # 78, 80, 82

The pool-spa heater does not respond to normal controls, and has no body ground wire. * (2) (4) Debris was noted in the pool/spa heater the vent. * There is no body bond ground wires attached to the water fall and circulation pumps. * (2) (4) Leaks were noted to the waterfall pump and to the pump piping. * (2) The conduit line to the pool-spa heater has damage. * (2) (4)



Item # 81, 82a

The air bubbler to the spa is operational, however, was not properly tested due to the low water table in the spa. (pictured) * (2) Unable to determine the operation of the pool and spa lights. * (2) Recommend asking the seller as to the serviceability of the pool and spa lights. * The surface light at the spa deck is loose / not secure. (also pictured) * (2) (4)

Client: Essam A. Farag and Nevine L. Nakhla Property: 20470 Nashville St.

Date: 11/12/2019

Chatsworth, Ca. 91311

POOL/SPA & EQUIPMENT



Item # 83

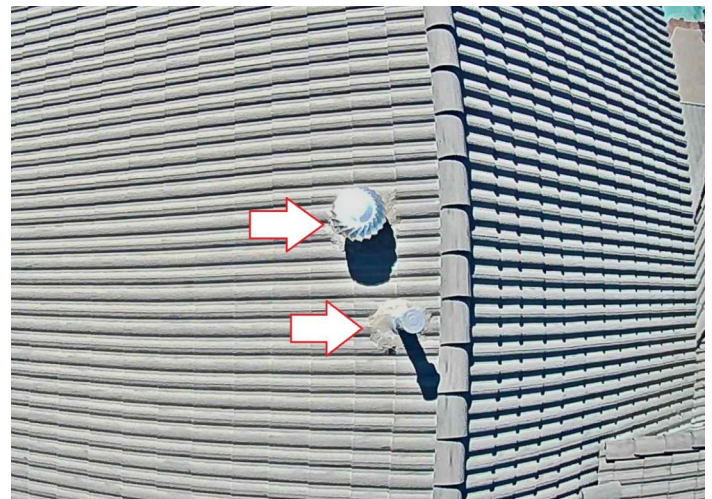
Copping is needed on the moderate cracks the right pool deck. (pictured) * (2) Signs of moderate / typical wear was noted to the pool and spa bottom surfaces. * Unable to test the spring-loaded right side gate leading the pool-spa area - gate is locked. * (4) Recommend fencing around the pool-spa area. * (4) (5)

ROOF



Item # 19

The main roofs are generally serviceable with a few loose roof tiles noted at the right upper front section, and a cracked roof tile noted at the right lower section of the main roof. * Typical maintenance is recommended. *



Item # 22

The exposed flashings were generally serviceable, however, improper no visible flashing was noted to a roof vent and vent pipe at the upper rear section of the main roof. * (2)

Client: Essam A. Farag and Nevine L. Nakhla Property: 20470 Nashville St.

Date: 11/12/19

Chatsworth, Ca. 91311

GROUND**Sidewalks -- Read Comment(s)**

Common to moderate size cracks were noted to the sidewalks at a few locations. *

Fences & Gates -- Read Comment(s)

Block fences have cracks and along with patch and repair at few locations. * The front left and right gates are locked unable to test. * Inspection of the fences was limited due to vegetation or foliage covering the fences at the time of the inspection. *

EXTERIOR**Exterior Stairs -- Read Comment(s)**

Railings are missing at the right rear side exterior stairs at the wood deck. * (2) (4) Earth to wood contact was noted under the exterior stairs at the rear wood deck. * (3)

Trim -- Read Comment(s)

Opening was noted to the upper left side trim / eaves. *

Exterior Related Items -- Read Comment(s)

The sprinkler system is not part of this inspection, however, a damaged sprinkler head was noted at the left rear side of the garage. * (2)

Gutters & Downspouts -- Read Comment(s)

The gutter is open ended at the left side garage. * Moderate debris was noted in the gutters at few locations - recommend regular cleaning of existing gutters and down spouts. * Recommend additional gutters and down spouts for proper drainage. *

FOUNDATION**Grading -- Read Comment(s)**

Plants and tree are in contact with the structure at the left side garage - these have to be regularly

Client: Essam A. Farag and Nevine L. Nakhla Property: 20470 Nashville St.

Date: 11/12/19

Chatsworth, Ca. 91311

trimmed away or removed to prevent damage to the structure. * Sub-surface drain has damaged missing cover at the rear sidewalk. *

FOUNDATION

Crawlspace -- Read Comment(s)

A proper cover door is missing at the crawlspace access - permanently screwed-in mesh screen is not a proper cover. * Visibility and accessibility was limited in the crawlspace due to heat and cooling air ducts and waste lines. * Rodent droppings / evidence of rodent presence was noted in the crawlspace. *

Floor Structure -- Read Comment(s)

Earth to wood contact was noted in the front side crawlspace under the foyer. * (3)

ROOF

Main Roof(s) -- Read Comment(s)

The main roofs are generally serviceable with a few loose roof tiles noted at the right upper front section, and a cracked roof tile noted at the right lower section of the main roof. * Typical maintenance is recommended. *

Second Roof(s) -- Read Comment(s)

The lower left roof appeared serviceable with minor debris. * Regular maintenance / cleaning is recommended. *

Third Roof(s) -- Read Comment(s)

The lower rear roof appeared serviceable with minor debris. * Regular maintenance / cleaning is recommended. *

Exposed Flashings -- Read Comment(s)

The exposed flashings were generally serviceable, however, improper no visible flashing was noted to a roof vent and vent pipe at the upper rear section of the main roof. * (2)

PLUMBING

Waste Lines -- Read Comment(s)

Client: Essam A. Farag and Nevine L. Nakhla Property: 20470 Nashville St.

Date: 11/12/19

Chatsworth, Ca. 91311

Improper support along with inadequate fall / improper slope was noted to the waste line under the kitchen in the crawlspace. * (2) Improper support was noted to the waste line under bathroom D in the crawlspace. * (2)

PLUMBING

Fuel System -- Read Comment(s)

Automatic seismic shutoff valve is missing at the gas meter. * (2) (4) Gas line is not properly secure at the A heating system in the lower attic. * (2) (4) Recommend upgrading the gas shut off valve at the pool-spa heater to a newer dial-type shut off. *

HEATING

Distribution -- Read Comment(s)

Low air volume was noted to the distribution system at the family room and the upper entertainment area. * (2) Improper covers were noted to the heat and cooling registers at the lower entertainment area. *

HEAT2/COOL

Normal Controls -- Read Comment(s)

System A's thermostat control is operational, however is loose. *

Air Conditioning -- Read Comment(s)

Cooling systems were operational at the time of the inspection, however, proper platforms or bottom pads is not provided under units A, B and C. * (2) (5)

Condensate -- Read Comment(s)

Cooling systems A and C primary and secondary condensate lines are joined together; which is not typical method of installation. * (2) (5) Damage was noted to the condensate line at system C. * (2)

Moisture stain is visible on the attic floors which may indicate a possible current or past leak from systems B and C condensate lines - further monitoring is recommended. *

Refrigerant Lines -- Read Comment(s)

The insulation on cooling system C refrigerant line is missing. *

Client: Essam A. Farag and Nevine L. Nakhla Property: 20470 Nashville St.

Date: 11/12/19

Chatsworth, Ca. 91311

ELECTRICAL**Panel Notes -- Read Comment(s)**

Two wires connected to breaker / double tap was noted to multiple breakers in the main panel. * (2) (4)

Blackened surfaces show signs of past or possible current overheating in the main panel. * (2) (4)

Wiring Notes -- Read Comment(s)

A junction box has a loose cover secured with duct tape at the front-yard. * (4) Outlet has no power and missing cover at left side exterior wall. (p) * (2) (4) Switches has damaged cover at the left backyard. * (4) Reverse polarity was noted to outlets at various locations. * (2) (4) Three-prong outlet is ungrounded and loose to wall at the wet bar counter, upper loft area bedroom 1 closet. (p) * (2) (4) Outlet and switch have missing cover plates in the upper rear attic. * (4) Junction boxes with missing covers and uncapped wires were noted in the lower attic. (p) * (4) Outlets have missing cover plates at various locations. * (4) Loose outlet and GFCI outlet with damaged receptacle was noted at the right side kitchen counter. * (4) GFCI outlet has reverse polarity / not operational at the kitchen sink. (p) * (2) (4) Switches and outlets have cracked cover plates at a few locations. * (4) Loose / wobbly outlets were noted at a few locations. * (4) GFCI outlet is ungrounded / not operational at bathroom D. (p) * (2) (4) The ceiling light is too low in bathroom C. * (4) Recommend installing GFCI safety outlets at the applicable wet areas. * A conduit line is not properly elevated / is touching the soil in the front side crawlspace. * (2) (4)

INTERIOR**Interior Doors -- Read Comment(s)**

Door does not latch at the upper hallway closet. * Pocket door has missing handle at bedroom 1 walk-in closet. * The pocket door does not latch at bathroom A entry. *

Windows -- Read Comment(s)

Signs of possible moisture damage on the bottom sill shows possible moisture intrusion to the window at the living room. * Foggy surface between the glass show signs of possible failed to the double pane windows at living room and bedroom 4. * The window does not latch and its glass pane has a bent

Client: Essam A. Farag and Nevine L. Nakhla Property: 20470 Nashville St.

Date: 11/12/19

Chatsworth, Ca. 91311

frame at bedroom 4. * (4) Full size windows have no tempered / safety glass insignia at the the upper and lower family rooms. * (4) (5)

INTERIOR

Interior Walls -- Read Comment(s)

Hole opening was noted to the wall at under the kitchen cook top counter. *

Ceilings -- Read Comment(s)

Moisture stain along with patch and repair on a crack was noted to the ceiling inside bedroom 5 closet. *

Floors -- Read Comment(s)

Trip hazard was noted to floor at the main entry doorway. * (4) Other step-up or step-down at the lower floors are potential trip hazards. * (4)

INTERIOR-2

Interior Features -- Read Comment(s)

Some of the interior walls and ceilings of the home appear to have been recently painted. * New paint could mask conditions that would have otherwise been identified during an inspection. * Check with the seller to determine if there were any conditions or repairs addressed as part of the painting process. *

Wet Bar -- Read Comment(s)

The hot water handle leaks at the wet bar sink faucet. * (2) The cabinet door rubs to the counter bottom of the wet bar sink. *

Smoke & CO Detectors -- Safety Hazard

Smoke detectors are missing at bedrooms 2, 5 and lower hallway. * (4) Smoke detectors did not respond to test at bedrooms 1, 3, 4 and upper hallway. * (4) Carbon monoxide detectors are not present at the lower and upper hallways. * (4)

Laundry -- Read Comment(s)

Client: Essam A. Farag and Nevine L. Nakhla Property: 20470 Nashville St.

Date: 11/12/19

Chatsworth, Ca. 91311

Reverse polarity along with missing cover plates was noted to the outlets at the laundry room. * (2) (4)

The dryer vent pipe is filled with lint - blockage of the pipe may cause the gas dryer to malfunction and may result in a fire. * (2) (4)

INTERIOR-2

Attic General -- Read Comment(s)

Moderate stains were noted in the lower and upper front attics. * Rodent droppings and traps / evidence of possible rodent presence was noted in the lower and upper front attics. * Damage / popped roof board was noted in the upper front attic. * (2) Cracked rafter was noted in the upper front attic. * (2)

Ventilation & Insulation -- Read Comment(s)

Recommend installing screen to the turbine vent at the rear upper attic. *

GARAGE

Fire Walls & Ceiling -- Safety Hazard

Hole openings / missing wall covers were noted to the garage fire wall - recommend properly sealing the hole openings at all the applicable locations. * (4) Recommend properly sealing the openings at the left side garage fire ceiling. * (4)

Garage Fire Door(s) -- Safety Hazard

The garage fire door to interior is hollow core / not fire rated and has missing self-closer. * (2) (4)

Electrical -- Read Comment(s)

Loose / not properly secure outlet was noted at the garage. * (2) (4)

Garage Structure -- Read Comment(s)

Evidence of patch and repair was noted to the garage ceiling and walls. *

KITCHEN

Kitchen Sink(s) -- Read Comment(s)

Client: Essam A. Farag and Nevine L. Nakhla Property: 20470 Nashville St.

Date: 11/12/19

Chatsworth, Ca. 91311

The right kitchen sink is slow draining. * The kitchen sink spray wand leaks at the hose connection. *

Kitchen sink faucet is slightly loose. * Moderate moisture damage and moisture stains was noted under the kitchen sink. * Mold-like substance was noted under the kitchen sink. * (4)

KITCHEN

Disposal -- Read Comment(s)

Disposal is operational, however, it vibrates and is noisy along with signs of corrosion within. *

Dishwasher -- Read Comment(s)

Dishwasher is operational, however, is not secure to the cabinetry. *

Special Features -- Read Comment(s)

The trash compactor is not operational. * (2)

BATHROOMS

Toilet -- Read Comment(s)

The toilet is slightly loose to floor in bathroom A. * The flushing lever is not secure at the toilet in bathroom B. * The toilet is loose to floor and has loose tank in bathroom C. * The toilet tank is loose in bathroom D. *

Sink -- Read Comment(s)

The left and right sink drain stoppers are not operational in bathroom A. * The left and right sink drain stoppers are missing in bathroom B. * The hot water supply valve has missing handle and is leaking under the sink in bathroom C. * (2) Sink is slow draining and its drain stopper is defective in bathroom D. *

Vent/Heat -- Read Comment(s)

The ceiling exhaust fan duct terminates into the attic at bathroom D. *

Bathtub -- Read Comment(s)

The drain stopper is worn, not functional in bathroom A and is missing in bathroom B - unable to fill the tubs to test the hydro-massage systems in bathrooms A and B. * (2)

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Date: 11/12/19

Chatsworth, Ca. 91311

BATHROOMS

Shower -- Read Comment(s)

Shower head-wand hose leaks at bathroom A. * The shower diverter needs adjustment at bathroom B. *
Hot and cold water is reversed at the shower in bathroom D. * (4) The shower enclosure door has detached bottom seal in bathroom D. * (4)

POOL/SPA & EQUIPMENT

Heater -- Read Comment(s)

The pool-spa heater does not respond to normal controls, and has no body ground wire. * (2) (4)

Heater Vent -- Read Comment(s)

Debris was noted in the pool/spa heater the vent. *

Pumps -- Read Comment(s)

There is no body bond ground wires attached to the water fall and circulation pumps. * (2) (4) Leaks were noted to the waterfall pump and to the pump piping. * (2)

Blowers -- Read Comment(s)

The air bubbler to the spa is operational, however, was not properly tested due to the low water table in the spa. * (2)

Electrical -- Read Comment(s)

The conduit line to the pool-spa heater has damage. * (2) (4)

Pool/Spa Lights -- Read Comment(s)

Unable to determine the operation of the pool and spa lights. * (2) Recommend asking the seller as to the serviceability of the pool and spa lights. * The surface light at the spa deck is loose / not secure. * (2) (4)

General -- Read Comment(s)

Copping is needed on the moderate cracks the right pool deck. * (2) Signs of moderate / typical wear was noted to the pool and spa bottom surfaces. * Unable to test the spring-loaded right side gate

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Date: 11/12/19

Chatsworth, Ca. 91311

leading the pool-spa area - gate is locked. * (4) Recommend fencing around the pool-spa area. *

(4) (5)