Prepared for Exclusive Use by:

Peter Smurthwaite

Address of Property:

1204 Cinnabar Ct
Palm Springs CA 92262

Date of Service:

6/26/2021

Front View

Company Providing Service:

Travis Tracy

Home Sweet Home Inspections Inc DBA HouseMaster
PO Box 13927
Palm Desert CA 92255
(310)406-4442

Table of Contents

INSPECTION INFORMATION

CLIENT:
Peter Smurthwaite

PROPERTY ADDRESS:
1204 Cinnabar Ct
Palm Springs CA 92262

INSPECTION DATE/TIME:
6/26/2021 - 11:00 AM

INSPECTOR:
Travis Tracy

INSPECTION COMPANY:
Home Sweet Home Inspections Inc DBA HouseMaster
PO Box 13927
Palm Desert CA 92255
(310)406-4442

INSPECTION DETAILS

STYLE OF HOUSE:
Single Family

AGE OF HOME:
0 to 3 years

TYPE OF INSPECTION:
Standard Home Inspection

STATUS OF HOME:
Occupied

TEMPERATURE:
105-110 F

WEATHER:
Sunny

PEOPLE PRESENT:
Seller, Agent

AUTHORIZED DISTRIBUTION:
Client and Client's Agent

ANCILLARY SERVICES:
Pool and Spa

INTRODUCTION

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable home inspection industry standards. The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property. The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report, including all Addenda, should be reviewed in its entirety.

REPORT TERMINOLOGY

The following terminology may be used to report conditions observed during the inspection. Additional terms may also be used in the report:

SATISFACTORY - Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, although routine maintenance may be needed.

FAIR - Element was functional at time of inspection but has a probability of requiring repair, replacement or other remedial work at any time due to its age, condition, lack of maintenance or other factors. Have element regularly evaluated and anticipate the need to take action.

POOR - Element requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified specialist.

NOT APPLICABLE - All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

NOT INSPECTED (NOT RATED) - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside scope of the inspection, and/or was not inspected due to other factors, stated or otherwise. ***Independent inspection(s) may be required to evaluate element conditions.*** If any condition limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

IMPORTANT NOTE: All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine the conditions of the dwelling and property at the time of closing. If any decision about the property or its purchase would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decisions.

NATURE OF THE FRANCHISE RELATIONSHIP

The Inspection Company ("Company") providing this inspection report is a franchisee of HouseMaster LLC ("Franchisor"). As a franchisee, the Company is an independently owned and operated business that has a license to use the HouseMaster names, marks, and certain methods. In retaining the Company to perform inspection services, the Client acknowledges that Franchisor does not control this Company's day-to-day activities, is not involved in performing inspections or other services provided by the Company, and is in no way responsible for the Company's actions. Questions on any issues or concerns should be directed to the listed Company.

GENERAL INSPECTION LIMITATIONS

CONSTRUCTION REGULATIONS - Building codes and construction standards vary regionally. A standard home inspection **does not include** evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

HOME MAINTENANCE - All homes require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1 to 3% (or more) of the sales price of a house depending on age, design, and/or the degree of prior maintenance. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

ENVIRONMENTAL AND MOLD ISSUES (AND EXCLUSIONS) - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any house are varied. A home inspection **does not include** the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on MOLD/MICROBIAL ELEMENTS below.

AESTHETIC CONSIDERATIONS - A standard building inspection does not include a determination of all potential concerns or conditions that may be present or occur in the future **including** aesthetic/cosmetic considerations or issues (appearances, surface flaws, finishes, furnishings, odors, etc.).

DESIGN AND ADEQUACY ISSUES - A standard home inspection **does not include** any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the function or suitability of floor plans or other design features. Furthermore, no determinations are made regarding product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings related to any material or element that may be present in any house or on any property.

AGE ESTIMATIONS AND DESIGN LIFE RANGES - Any age estimations represent the inspector's opinion as to the approximate age of components. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Design life ranges represent the typical economic service life for elements of similar design, quality and type, as measured from the time of original construction or installation. Design life ranges do not take into consideration abnormal, unknown, or discretionary factors, and are **not a prediction of future service life**. Stated age or design life ranges are given in "years," unless otherwise noted, and **are provided for general guidance purposes only**. Obtain independent verification if knowledge of the specific age or future life of any element is desired or required.

ELEMENT DESCRIPTIONS - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report **should be addressed prior to closing**.

REMEDIAL WORK - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/ contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a home inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. **If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company** to arrange a re-inspection to assess conditions Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

SELLER DISCLOSURE - This report is **not a substitute for Seller Disclosure**. A Property History Questionnaire form may be provided with this report to help obtain background information on the property in the event a full Seller Disclosure form is not available. The buyer should review this form and/or the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the house (prior to or at the time of closing) is also recommended.

WOOD-DESTROYING INSECTS/ORGANISMS - In areas subject to wood-destroying insect activity, it is advisable to obtain a current wood-destroying insect and organism report on the property from a qualified specialist, whether or not it is required by a lender. A standard home inspection **does not include** evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage.

ELEMENTS NOT INSPECTED - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

HOUSE ORIENTATION - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

CONDOMINIUMS - The Inspection of condominium/cooperative do not include exteriors/ typical common elements, unless otherwise noted. Contact the association/management for information on common element conditions, deeds, and maintenance responsibilities.

MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS

The purpose and scope of a standard home inspection **does not include** the detection, identification or assessment of fungi and other biological contaminants, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin

excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists over a period of time can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the probability of mold growth. There are many different types of molds; most molds do not create a health hazard, but others are toxic.

Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in almost all homes. Factors such as the type of construction materials and methods, occupant lifestyles, and the amount of attention given to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture. The sources of moisture in a house are numerous and include water leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity or condensation caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions are other sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any water leakage or moisture problems is critical. For information on mold testing or assessments, contact a qualified mold specialist.

Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a standard home inspection. Accordingly, the Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.

ADDITIONAL COMMENTS

Any and all recommend repairs/replacement work within the scope of this inspection report should be performed by a licensed State of California Contractor. In the case of repair/replacement of appliances all work performed should be completed by the Manufacturer's qualified service technicians or equivalent personnel.

Home Warranty - Home Warranty plans offers a myriad of coverage for the buyer of residential property. Coverage typically includes, but may not be limited to, Roof, Structure, Pool/Spa, HVAC systems, Water Heater and Kitchen appliances. Consult with your Real Estate professional prior to securing a Home Warranty Protection Plan.

Mechanical System Upgrade Issues - No evaluations are made as part of a standard home inspection regarding heating, ventilation, or air conditioning (HVAC) system design, system efficiency, adequacy, compliance with current energy standards or costs, and other factors that may be associated with the need to or desire to repair, replace, or upgrade any equipment. If new HVAC equipment is required or desired, now or in the future, in addition to costs associated with the purchase and installation of the equipment itself, there may be additional expenses related to structural alteration or air handler and distribution system replacement or alterations.

Pictures in Report - Any pictures (photographs, graphics, or images) included in or otherwise provided in conjunction with this Inspection Report generally portray overviews of certain elements, depict specific conditions or defects described in the report, or are used solely for orientation purposes. These pictures do not necessarily reflect all conditions or issues that may need attention or otherwise be of concern. Neither the inclusion of any picture in the report nor the exclusion of any picture taken during the inspection from the Report is intended to highlight or diminish the significance or severity of any defect or condition, except as may be described in the Inspection Report. Furthermore, the lack of a picture for any element or condition also does not change the significance or severity of any defect or condition described in the Inspection Report. The Report must be read in its entirety for all pertinent information. Additional pictures which may have been taken but were not provided with the report are the property of the company and are maintained for a limited time for reference purposes only.

Vacancy or Foreclosure - A home's vacancy can limit the evaluation of certain elements. If a home is not occupied for any length of time prior to a home inspection, certain defects are more likely to go undetected. This can be compounded when the house is in foreclosure. Foreclosed properties historically have shown signs of abuse and considerable wear and tear. There is an increased risk of concealed and latent defects. A thorough pre-closing inspection is recommended.

Water Penetration - Even slab homes are subject to water penetration concerns. It is not possible to accurately determine the extent of any past or current conditions or to predict future conditions or concerns. It is recommended that the homeowner be contacted for details about the nature of past and current water penetration and moisture-related conditions. The homeowner and local authorities should also be questioned on the nature of any local flooding or water run-off conditions. Additional information related to the house structure or water penetration may be found under many other section headings in this report.

1. ROOFING

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; elements and areas concealed from view for any reason cannot be inspected. This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, solar panels, and similar elements, unless specifically stated. **Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection.** Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

ROOF STYLE:
Flat/Minimal Slope

MATERIAL:
Modified Bitumen Membrane

ESTIMATED AGE:
2 to 5 Years

DESIGN LIFE:
25 to 40 Years

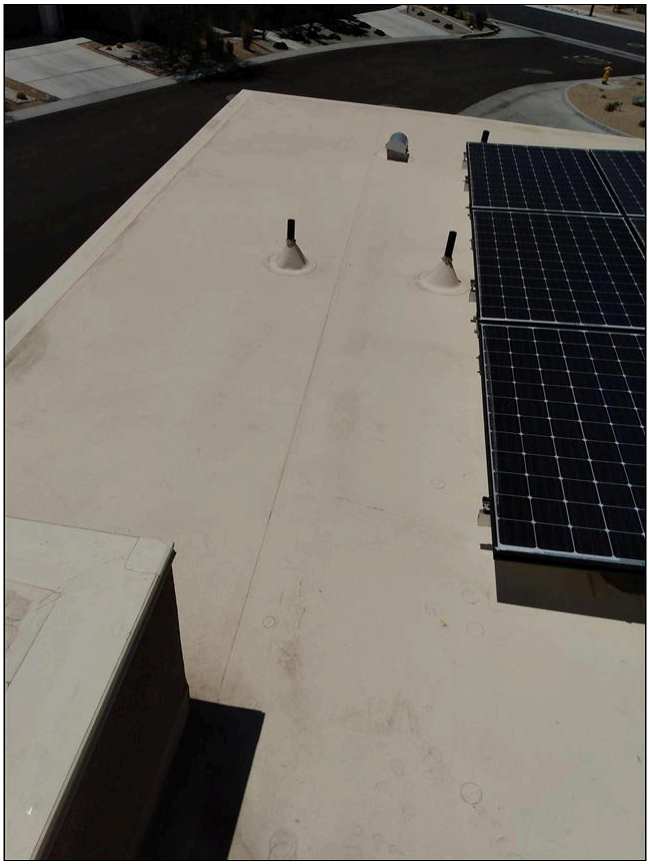
LOCATION:
Whole House

INSPECTION METHOD:
Walked On

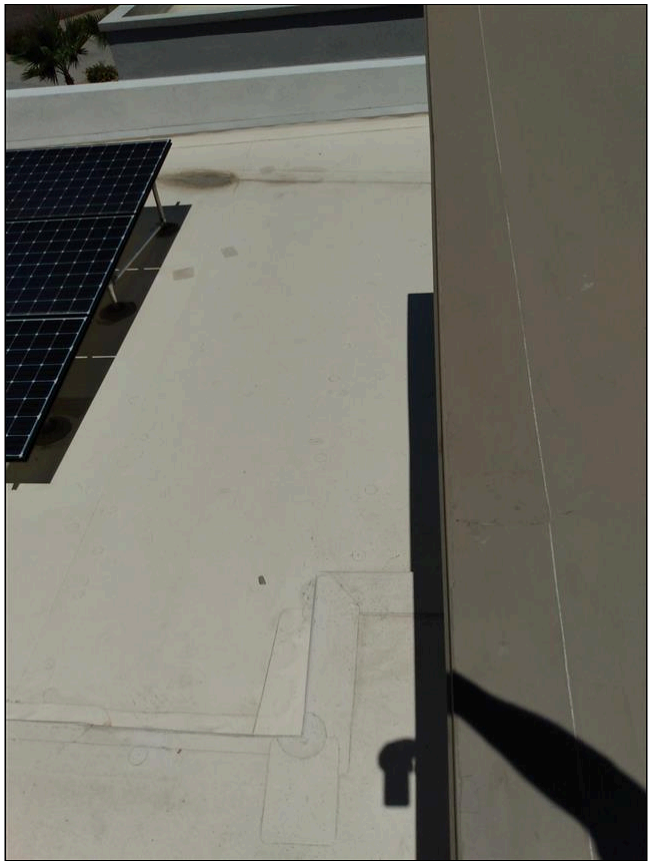
S	F	P	NA	NI	
	●				**1.0 ROOF COVERING 1** (1) **The inspection of all roof and attic components are NOT inspected for vermin or bird intrusion. Recommend separate inspection be performed by specialist.** (2) **Flat and low slope roofs are particularly prone to leakage due to improper installation, water ponding, or poor maintenance. They generally require more maintenance than steep-sloped roofing and any deficiencies, even minor ones, should be attended to promptly. The membranes of certain type roofs, particularly built-up are not readily visible for inspection.**
●					**1.1 EXPOSED FLASHING** **Initial or recurring roof leakage is often due to inadequate or damaged flashing. All flashings should be checked periodically or if leakage occurs. Repair or seal as needed.**
	●				**1.2 PLUMBING STACKS** **Recommend installation of or confirmation of proper installation of hardware cloth on plumbing stack/ vent covers to avoid possible vermin / bird intrusion.**
	●				**1.3 VENTILATION COVERS** **Recommend installation of or confirmation of proper installation of hardware cloth on plumbing stack/ vent covers to avoid possible vermin / bird intrusion.**
	●				**1.4 SKYLIGHT(S) / TUBE LIGHTS** ***Skylights are particularly prone to leakage and may need periodic repair and or resealing. The integrity of the flashings is generally the first point to consider when leakage occurs. Surface damage or loss of the seal on insulated glazing can occur, but such a defect may not be readily apparent during an inspection.***

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

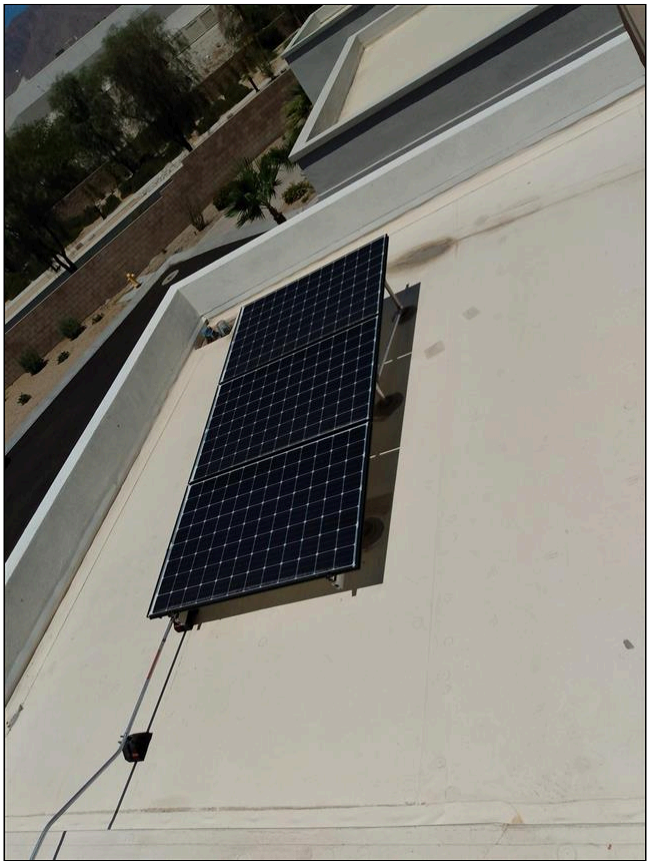
Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



1.0(1) ROOF COVERING 1 (Picture 1)



1.0(1) ROOF COVERING 1 (Picture 2)

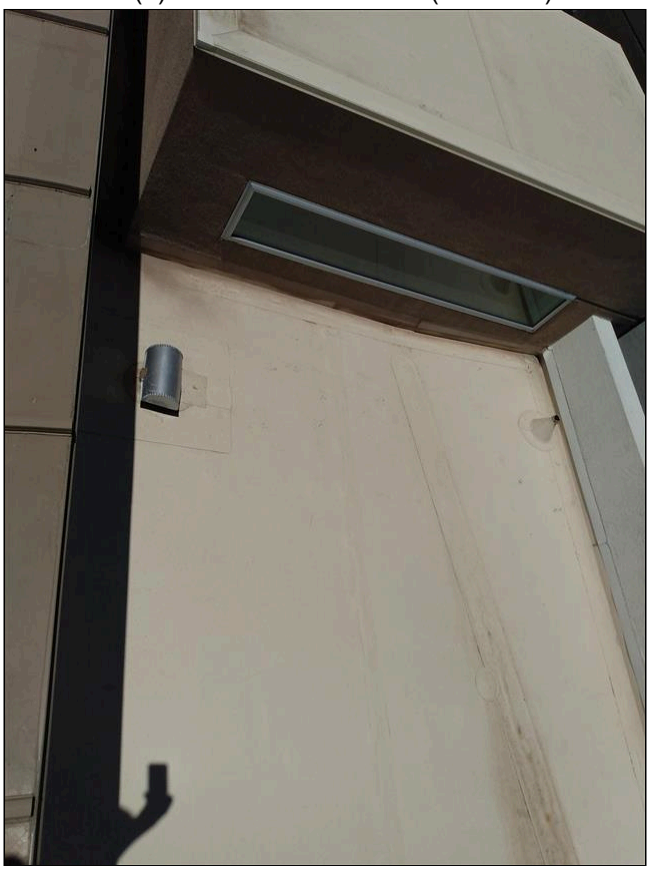


1.0(1) ROOF COVERING 1 (Picture 3)

1.0(1) ROOF COVERING 1 (Picture 4)

1.0(1) ROOF COVERING 1 (Picture 5)

1.0(1) ROOF COVERING 1 (Picture 6)



1.0(1) ROOF COVERING 1 (Picture 7)

1.0(1) ROOF COVERING 1 (Picture 8)

1.0(1) ROOF COVERING 1 (Picture 9)

1.0(1) ROOF COVERING 1 (Picture 10)

1.4 SKYLIGHT(S) / TUBE LIGHTS (Picture 1)

NOTE: All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defect can result in leakage, mold, and subsequent damage. Conditions such as hail damage or manufacturing defects or whether the proper nailing methods or underlayment were used are not readily detectible during a home inspection. Gutters (eavestroughs) and downspouts (leaders) will require regular cleaning and maintenance. All chimneys and vents should be checked periodically. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly with roof or gutter leakage. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, or other factors, arrangements should be made to have the roof inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

2. SITE ELEMENTS

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected. **Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason.** Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/SUBSTRUCTURE and WATER PENETRATION sections.

PATIOS:
Type: Concrete
Location: Rear of House
Location: Right side of House

WALKWAYS/DRIVEWAYS:
Walks: Concrete
Driveway: Concrete

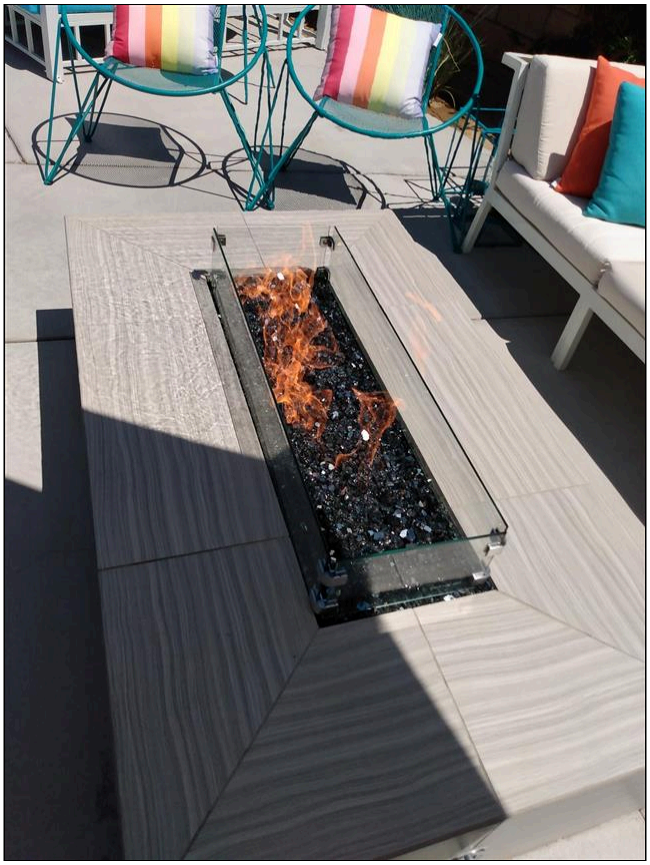
NON RETAINING WALLS:
Type: Masonry

SPECIAL LIMITATIONS:
Vegetation Overgrowth
Portions of patio covered and therefore not inspected

S	F	P	NA	NI	
●					**2.0 DRIVEWAY(s)**
●					**2.1 WALKWAYS**
●					**2.2 GROUND SLOPE AT FOUNDATION**
				●	**2.3 SITE GRADING** **Neither the condition nor adequacy of and underground piping or site drainage systems can be determined as part of a home inspection. No surfaces are water tested by home inspector. The need for drain installation is not determined by home inspector. All existing drains must be regularly cleared and maintained in order to ensure adequate water run-off and discharge.**
	●				**2.4 PATIO** **Noted patio cracking. Recommend repair/replacement as desired.**
●					**2.5 NON RETAINING WALLS**
●					**2.6 EXTERIOR GATE**
●					**2.7 FIRE PIT**
●					**2.8 WATER FEATURE(S)**

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



2.7 FIRE PIT (Picture 1)

2.8 WATER FEATURE(S) (Picture 1)

2.8 WATER FEATURE(S) (Picture 2)

NOTE: Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other soil/site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluation

by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays or uncompacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified service companies is recommended prior to closing.

3. EXTERIOR ELEMENTS

Inspection of exterior elements is limited to readily visible and accessible surfaces of the house envelope and connected appurtenances as listed herein; **elements concealed from view by any means cannot be inspected.** All exterior elements are subject to the effects of long-term exposure and sudden damage from ongoing and ever-changing weather conditions. Style and material descriptions are based on predominant/representative components and are provided for general information purposes only; specific types and/or material make-up material is not verified. Neither the efficiency nor integrity of insulated window units can be determined. Furthermore, the presence/condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items is not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the INTERIOR and FOUNDATION/SUBSTRUCTURE sections.

SIDING:
Stucco

SPECIAL LIMITATIONS:
Foundation Plantings

S	F	P	NA	NI	
	●				**3.0 SIDING** ***Several hairline stucco cracks in the existing siding are not unusual in this climate and are commonly known as shrinkage cracks. Repair cracks as needed to avoid expansion. Where significant cracks exist repair now to avoid water and/or insect intrusion.*** **Wherever any utility line such as gas, water, T.V., telephone, cable and/or any other penetration exists in the exterior stucco siding, a sufficient sealer at the penetration point will prevent possible moisture and insect intrusion. Recommend all penetration points be sealed and maintained.**
●					**3.1 EXTERIOR LIGHTING / FIXTURES**
●					**3.2 ELECTRIC RECEPTACLES / GFCI / RECEPTACLE COVERS**
●					**3.3 DOORBELL**

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

NOTE: All surfaces of the envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, and mold. The use of proper treated lumber or alternative products may help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may exist, subsequently develop, or be discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

4. GARAGE

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

GARAGE DESCRIPTION:
Type: Attached
Type: Two Car
Construction: Wood framing
Finish at House: Drywall on Wall
Door at House: Solid Door w/ Self-closer

HOUSE/GARAGE WALL:
Finish at House: Drywall on Wall
Door at House: Solid Door w/ Self-closer
Insulation: Indeterminate - Wall Covered
Vapor Retarder: Indeterminate

SPECIAL LIMITATIONS:
Storage/Belongings
Cabinetry noted / Unable to inspected walls behind cabinetry
Vehicles in garage
Covered Framing
Large portion of slab covered

S	F	P	NA	NI	
●					**4.0 CEILING / WALLS** **Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** **Any openings in the wall or ceiling between the house and garage, including any hatches, venting, doors or attic stairs should be covered with the proper fire-rated assemblies or materials.**
●					**4.1 WALL VENTS**
				●	**4.2 FLOOR SLAB** **The garage floor slab could not be inspected due to vehicle parking / personal storage. Recommend re-inspection when slab is visible or on final walk through prior to close.**
●					**4.3 VEHICLE DOOR(S)**
●					**4.4 DOOR OPERATOR(S)** **The inspection of any door operator is limited to a check of operation utilizing hard-wired controls. Remote devices and control sensitivity are not checked. Regularly test and service door pursuant to manufacturer's guidelines. Controls should be mounted a safe distance above the floor and remote control should be secured from use by children.**
●					**4.5 ELECTRIC / GFCI**
●					**4.6 HOUSE / SERVICE DOOR(S)**
●					**4.7 GARAGE LIGHT**
●					**4.8 GARAGE SENSOR EYES**
●					**4.9 GARAGE EXTERIOR FIXTURES**

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

NOTE: Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

5. ATTIC

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., **many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any load, the thermal value or energy efficiency of insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

ATTIC:
Style: Exposed Framing
Entrance: Ceiling Hatch
Insp. Method: From Entrance Area

ROOF CONSTRUCTION:
Framing: Wood Trusses
Deck: OSB Sheathing

INSULATION:
Form: Blankett/Batt
Form: Loose Fill
Type: Fiberglass
Est. Average: 12+/- Inches
Vapor Retarder: Not Observed

VENTILATION PROVISIONS:
Location: Rooftop

SPECIAL LIMITATIONS:
No Walkway / Limited entry
Insulation Over Framing

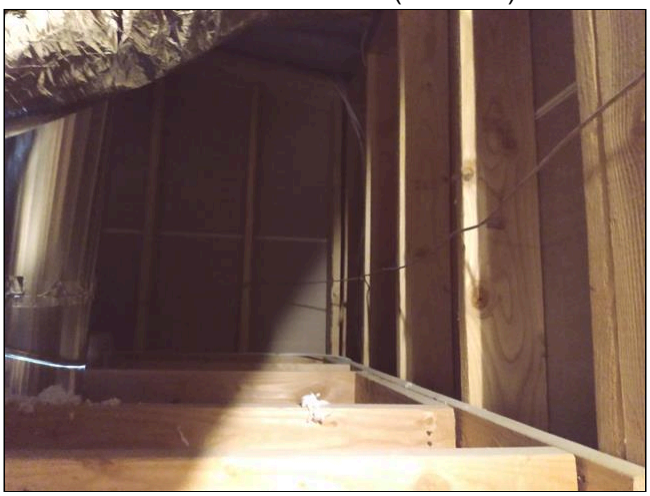
S	F	P	NA	NI	
	●				**5.0 ROOF FRAMING** **Limited access to the attic also limits the Home Inspector's ability to view all the components, therefore, the Inspector may only be able to view samples and not draw a whole conclusion. Therefore, the comments herein refer only to the components viewed by the Home Inspector.** **Noted multiple areas of unsecured wiring in attic space. Home inspector does not access all areas of attic space and it is recommend that further evaluation of attic be performed by electrician as desired.**
	●				**5.1 ROOF DECK / SHEATHING** **The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints, such as insulation, storage, finished attic surfaces, roofing products, etc., many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.**
●					**5.2 VENTILATION PROVISIONS**
	●				**5.3 INSULATION** **Any comments on insulation levels and/or materials are for general informational purposes only. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing.** **Visible portions of insulation functional at time of inspection. Areas concealed from view were not inspected and no vermin / pest inspection was performed. Recommend further evaluation as desired.**
●					**5.4 SWITCH / BULB**
●					**5.5 ATTIC CEILING HATCH**

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

5.0 ROOF FRAMING (Picture 1)

5.0 ROOF FRAMING (Picture 2)



5.0 ROOF FRAMING (Picture 3)

5.0 ROOF FRAMING (Picture 4)

NOTE: Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general information purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. Leakage can lead to mold concerns and structural damage. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist.

6. BATHROOMS (OPTION)

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.

MASTER BATHROOM 1:
Type: Full
Location: Master Bedroom
Ventilation: Ceiling Exhaust Fan
Limitation: Storage/obstructions

BEDROOM 2 BATH 2:
Type: Three-Quarter
Location: Bed 2 Bath 2
Ventilation: Ceiling Exhaust Fan
Limitation: Storage/obstructions

HALL BATH 3:
Type: Half
Location: Hall Bath
Ventilation: Ceiling Exhaust Fan
Limitation: Storage/obstructions

S	F	P	NA	NI	
					6.0 ----MASTER BATHROOM 1 ------
		●			**6.1 SINK(S)** **Low water pressure and sediment noted. Recommend evaluation/repair by plumbing contractor.**
●					**6.2 CABINETRY / COUNTERTOP**
●					**6.3 TOILET**
		●			**6.4 BATHTUB** **Low water pressure and sediment noted. Recommend evaluation/repair by plumbing contractor.**
●					**6.5 STALL SHOWER**
		●			**6.6 SURROUNDS / ENCLOSURES** (1) **The waterproof covering (surround) at the tub/shower must be maintained to prevent damage. All surfaces should be checked and repaired as needed. Leakage can damage to substrate and prevent proper attachment.** (2) ***Caulking and/or grouting work is required to maintain the watertightness of tile and the tub/ shower enclosures.*** ***Noted tile grout cracking. Recommend repair to avoid possible moisture intrusion behind surround.***
●					**6.7 LIGHTING**
●					**6.8 WALLS / CEILING**
●					**6.9 FLOOR(ING)**
●					**6.10 VENTILATOR**
●					**6.11 ELECTRIC / GFCI**
●					**6.12 TOILET ROOM DOOR**
					6.13 --- BEDROOM 2 BATHROOM 2 ---
●					**6.14 SINK(S)**
●					**6.15 CABINETRY / COUNTERTOP**
●					**6.16 TOILET**
●					**6.17 STALL SHOWER**
		●			**6.18 SURROUNDS / ENCLOSURES** (1) **The waterproof covering (surround) at the tub/shower must be maintained to prevent damage. All surfaces should be checked and repaired as needed. Leakage can damage to substrate and prevent proper attachment.** (2) ***Caulking and/or grouting work is required to maintain the watertightness of tile and the tub/ shower enclosures.*** ***Noted tile grout cracking. Recommend repair to avoid possible moisture intrusion behind surround.***
●					**6.19 LIGHTING**
●					**6.20 WALLS / CEILING**
●					**6.21 FLOOR(ING)**

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

S	F	P	NA	NI	
●					**6.22 VENTILATOR**
●					**6.23 ELECTRIC / GFCI**
●					**6.24 TOILET ROOM DOOR**
					6.25 ----HALL BATHROOM 3 ------
●					**6.26 SINK(S)**
●					**6.27 CABINETRY / COUNTERTOP**
●					**6.28 TOILET**
●					**6.29 LIGHTING**
●					**6.30 WALLS / CEILING**
●					**6.31 FLOOR(ING)**
●					**6.32 VENTILATOR**
●					**6.33 ELECTRIC / GFCI**
●					**6.34 TOILET ROOM DOOR**

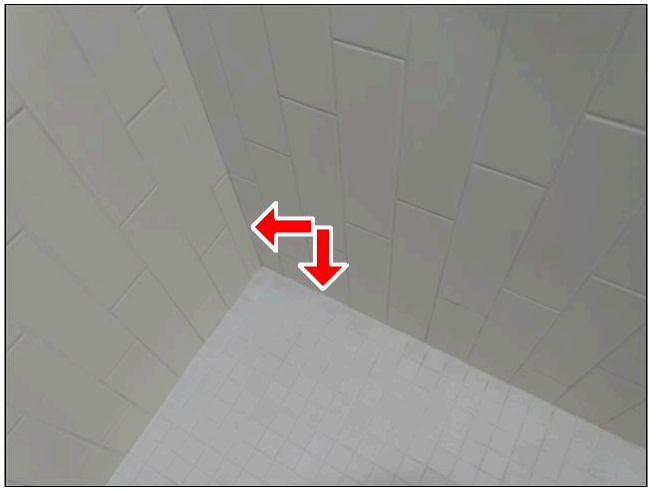
S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

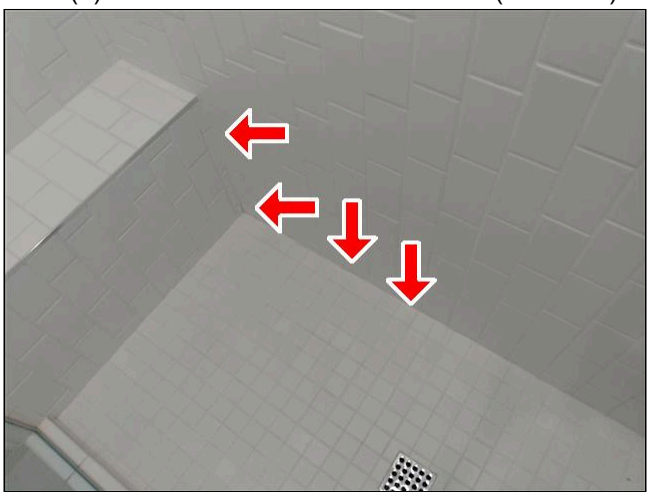
6.1 SINK(S) (Picture 1)

6.4 BATHTUB (Picture 1)

6.6(1) SURROUNDS / ENCLOSURES (Picture 1)



6.6(1) SURROUNDS / ENCLOSURES (Picture 2)



6.18(1) SURROUNDS / ENCLOSURES (Picture 1)

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

7. KITCHEN

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

COOKTOP:
Gas Cooktop
Est. Age: 2 to 4 Years

GARBAGE DISPOSAL(s):
Est. Age: 2 to 4 Years

WALL OVEN:
Gas Oven(s)
Est. Age: 2 to 4 Years

VENTILATOR:
Exhaust Fan

DISHWASHER:
Est. Age: 2 to 4 Years

SPECIAL LIMITATIONS:
Walls behind cabinetry not visible and therefore not inspected.
Excessive Storage/obstructions

S	F	P	NA	NI	
●					**7.0 PLUMBING / SINKS** **If excessive storage under sink(s) was noted then this comment applies. Inspector evaluated plumbing at time of inspection and no leakage was noted. Inspector does not remove storage or personal items from beneath sinks. Often times the condition of the under sink area can change when seller removes the storage/personal items. Recommend buyer / agent visually inspect all areas under all sinks as necessary prior to close on final walk through.**
●					**7.1 DISPOSAL(S)**
●					**7.2 COOKTOP 1**
●					**7.3 OVENS**
●					**7.4 DISHWASHERS**
●					**7.5 VENTILATORS**
●					**7.6 MICROWAVE**
●					**7.7 WALLS / CEILING**
●					**7.8 FLOOR**
●					**7.9 CABINETRY** **Inspection is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected.**
●					**7.10 COUNTERTOP** **Inspection is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected.**
●					**7.11 ELECTRIC / GFCI**
●					**7.12 KITCHEN LIGHTING**
				●	**7.13 REFRIGERATOR** **The refrigerator is not a required inspection appliance and is therefore not inspected. Recommend confirmation of proper operation as desired.**

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

NOTE: Many appliances typically have a high maintenance requirement and limited service life (5-12 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-Fault Circuit-Interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

8. INTERIOR ELEMENTS

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. **Elements and areas that are inaccessible or concealed from view by any means cannot be inspected.** Most areas of a concrete house slabs are concealed from view due to foundation plantings, finished walls, high exterior grade lines, floor coverings, furnishings and other elements, and therefore cannot be inspected. Comments provided in this section only apply to the house slab; basement and garage slabs are typically covered in the respective report sections. **Neither the inspection nor report includes geological surveys, soil compaction studies, ground testing, evaluation of the effects of or potential for earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason, or determination of prior flooding or water penetration. Furthermore, a standard home inspection is not a wood-destroying insect inspection, an engineering evaluation, a design analysis, or a structural adequacy study, including that related to high-wind or seismic restraint requirements.**

Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report.

PREDOMINANT WALLS & CEILINGS:
Wood Frame w/ Drywall

PREDOMINANT FLOORS:
Concrete Slab on Grade
w/ Tile

PREDOMINANT WINDOWS:
Dual Pane
Sliders
Stationary windows

DETECTORS:
Location: Hallway/Sleeping Area
Type: Smoke/Fire Detection
Type: Smoke/Carbon Monoxide

FIREPLACE(S):
Metal Fireplace w/ Gas Burner

SPECIAL LIMITATIONS:
Furnishings
Storage/Obstructions

S	F	P	NA	NI	
●					**8.0 CEILINGS**
●					**8.1 WALLS** **Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed in this report. Wall treatments or wall behind wall coverings are not inspected. Walls blocked by any obstruction such as blinds, curtains, furniture, storage, cabinetry etc. cannot be inspected at time of inspection. Recommend buyer visually inspect walls after all storage / obstructions are removed on final walk through prior to close.**
●					**8.2 ENTRY DOOR**
●					**8.3 ROOM DOORS**
●					**8.4 CLOSET DOORS**
				●	**8.5 FLOORS (SLAB)** **Floor slab covered with floor coverings and not visible for inspection. Recommend evaluation as desired.**
	●				**8.6 FLOOR** **Noted cracked floor tile. Recommend evaluation/repair as desired.**
●					**8.7 WINDOWS** **Window tinting is not a required element inspection and window tinting impacts the inspectors ability to inspect the windows. Recommend tinted windows be further inspected by specialist as desired / where necessary.** ***While a maintenance item, the glazing/putty on all windows or doors should be repaired to maintain watertightness and to preserve window glass/sash integrity.*** **Windows are very hard to properly evaluate due to window coverings / storage etc. All windows should be cleaned as necessary prior to close and prior to buyers final walk through. Confirmation of personal acceptance should be confirmed by buyer / agent as desired.**
	●				**8.8 WINDOW SCREENS** **Window screens are missing. Recommend screen replacement as desired.**
●					**8.9 SLIDER/PATIO DOORS**
●					**8.10 SLIDER / PATIO SCREENS**
●					**8.11 LIGHT FIXTURES**

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

S	F	P	NA	NI	
●					**8.12 FIREPLACE(S)** **Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended.**
●					**8.13 FIREPLACE DOORS / SCREEN**
●					**8.14 FIREPLACE / GAS VALVE**
●					**8.15 FIREPLACE GAS BURNERS**
●					**8.16 FIREPLACE IGNITION SWITCH**
●					**8.17 BUILT IN CABINETRY**
●					**8.18 SMOKE DETECTORS/CARBON MONOXIDE DETECTOR** (1) **This home inspection does not include the placement of smoke/or any other detectors. An independent assessment should be made of the need for and/or replacement of detectors. All detectors should be tested on a regular basis.** (2) **Smoke and carbon monoxide detector test features operational at time of inspection.**

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

8.6 FLOOR (Picture 1)

NOTE: All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a regular basis.

NOTE: Most homes are subject to and often experience some form of settlement due to construction practices and materials used, soil conditions (especially expansive clays), foundation grading and drainage deficiencies, and other factors. Latent or concealed defects cannot be determined. If slab movement or concerns exist or occurs the house framing may also be affected. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or water penetration concerns, including infiltration into under-slab ducts. Any foundation deficiencies must be corrected and proper grading/drainage

conditions must be maintained to minimize foundation and water penetration concerns. If significant foundation movement or cracking is indicated, evaluation by an engineer or qualified foundation specialist is recommended. Slab homes are especially susceptible to termite infestation; a wood destroying insect report is recommended in termite prone areas.

9. ELECTRIC SYSTEM

The inspection of the electric system is limited to readily visible and accessible elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. **The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components.** Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-Fault Circuit-Interrupters (GFCIs) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under many other headings in this report.

HOUSE SERVICE:
Service Line: Underground
Est. Service Capacity: Indeterminate
Type Service Feeder: Indeterminate
Type Service Feeder: Not Visible
Est, Feeder Capacity: Indeterminate

DISTRIBUTION PANEL:
Type: Circuit Breaker Panel
w/ Subpanel
Est. Capacity: 200 Amps
Main Disconnect: 200 Amps
Location: Exterior Left side of Garage

PANEL CIRCUITS:
120 Volt Circuits: Copper Wire
240 Volt Circuits: Copper Wire

CIRCUIT-INTERRUPTERS:
GFCI: At Receptacle Outlets
AFCI: Units Noted in Panel

SPECIAL LIMITATIONS:
Access to receptacles limited by furniture

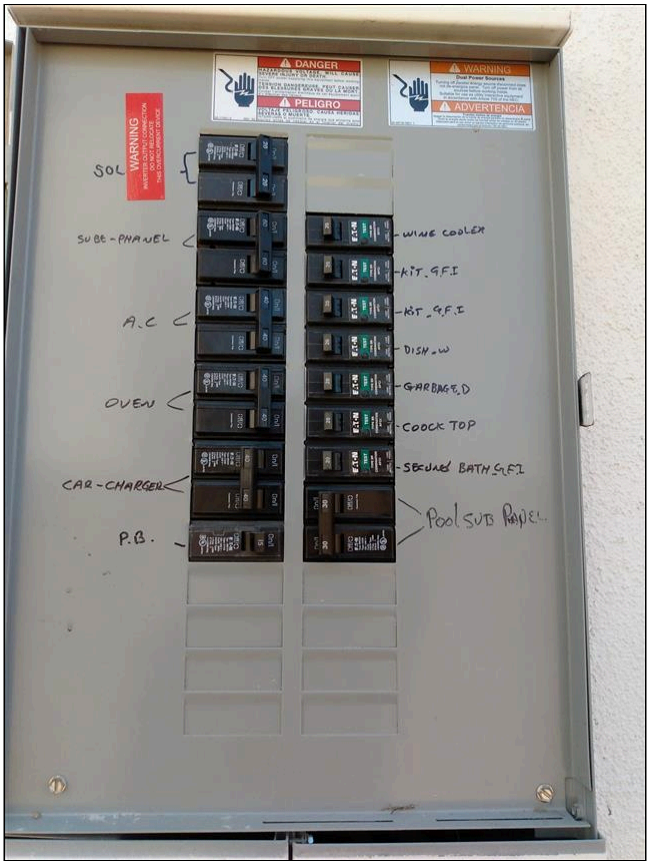
SUBPANEL 1 / A:
Type: Circuit Breaker Panel
Est. Capacity: 60 Amps
Disconnect: 60 Amps
Location: Garage

S	F	P	NA	NI	
				●	**9.0 SERVICE / ENTRANCE LINE** **The inspection of the electrical system service entrance line is limited to the readily visible and accessible elements as listed herein.**
●					**9.1 SERVICE GROUNDING PROVISIONS**
				●	**9.2 ELECTRICAL METER** **The electrical meter is a public utility component and therefore not inspected.**
●					**9.3 DISTRIBUTION PANEL**
●					**9.4 MAIN DISCONNECT(S)**
●					**9.5 WIRING / CONDUCTORS**
●					**9.6 SUBPANEL 1/A**
				●	**9.7 SOLAR ELECTRICAL PANEL** **Solar electrical system not inspected. Recommend evaluation by specialist.**

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

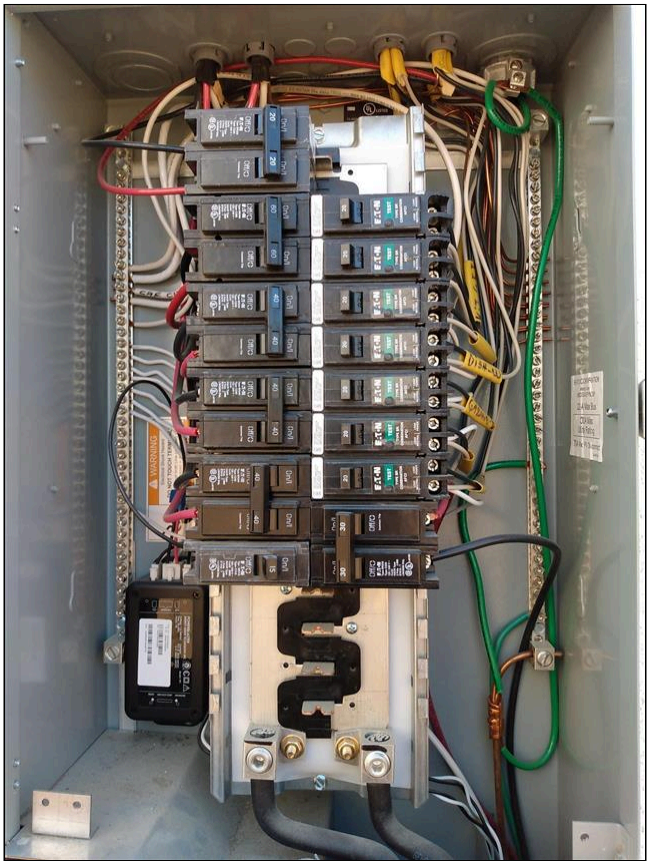
Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

9.2 ELECTRICAL METER (Picture 1)



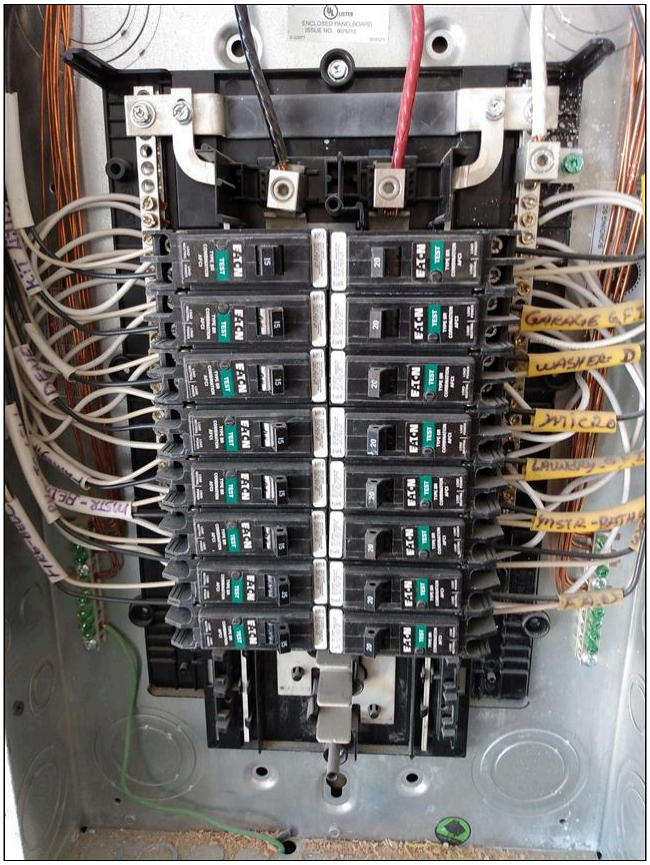
9.3 DISTRIBUTION PANEL (Picture 1)

9.4 MAIN DISCONNECT(S) (Picture 1)



9.5 WIRING / CONDUCTORS (Picture 1)

9.6 SUBPANEL 1/A (Picture 1)



9.6 SUBPANEL 1/A (Picture 2)

NOTE: Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

10. COOLING SYSTEM

The inspection of cooling systems (air conditioning and heat pumps) is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional for any reason cannot be inspected. **A standard home inspection does not include a heat gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check, or refrigerant issues.** Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated. The functional check of cooling systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Air conditioning systems are not checked in cold weather. Additional information related to the cooling system may be found under other headings in this report, including the HEATING SYSTEM section.

AIR CONDITIONING SYSTEM 1:

Type: Electric Central Split
Brand: Carrier
Est. Age: 2 to 4 Years
Design Life 5-10 Years
Distribution: Ducted w/ Registers
Location: Right side of house

S	F	P	NA	NI	
					10.0 ------ COOLING SYSTEM 1-------
●					**10.1 OUTDOOR UNIT**
●					**10.2 INDOOR BLOWER / FAN**
				●	**10.3 DUCTWORK** **All ductwork not visible and therefore not inspected. Recommend ducting evaluation by HVAC contractor as desired.**
●					**10.4 THERMOSTAT** ***Inspection of any thermostat condition is limited to its physical condition, mounting methods, and basic response to setpoint adjustment for cooling system operation. No evaluation is made of calibration accuracy, response time, effectiveness, or the function of each and every feature or components.***
●					**10.5 QUICK DISCONNECT** **The quick disconnect is not operated/removed as part of a standard home inspection. The quick disconnect is observed as to location only.**
	●				**10.6 RETURN AIR FILTER** **Recommend buyer have installed or install new air filter(s). Air filters should be changed quarterly.**

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

10.1 OUTDOOR UNIT (Picture 1)

NOTE: Regular cooling system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Inadequate cooling or other system problems may not be due simply to an inadequate refrigerant charge, as more significant concerns may exist. Condensate lines and pumps, if present, should be checked regularly for proper flow; backup or leakage can lead to mold growth and structural damage. All condensate drains must be properly discharged to the exterior or a suitable drain using an air gap. Cooling comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may also be required. Cooling systems cannot be safely or properly evaluated at low exterior temperatures. Arrange for an inspection when temperatures are at moderate levels for several days. Servicing or repair of cooling systems should be made by a qualified specialist.

11. HEATING SYSTEM

The inspection of heating systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection for any reason cannot be inspected. **A standard home inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection or draft test, solar system inspection, or buried fuel tank inspection.** Furthermore, portable units and system accessories or add-on components such electronic air cleaners, humidifiers, and water treatment systems are not inspected, unless specifically indicated. The functional check of heating systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Additional information related to the heating system may be found under other headings in this report, including the COOLING SYSTEM section.

HEATING SYSTEM 1:

Type: Furnace
Fuel: Natural Gas
Brand: Carrier
Est. Age: 2 to 4 Years
Design Life: 10-15 Years
Distribution: Ducted w/ Registers
Location: Attic

S	F	P	NA	NI	
					11.0 ------ HEATING SYSTEM 1 -------
●					**11.1 HEATING UNIT**
●					**11.2 BURNER**
●					**11.3 FUEL LINE AT UNIT**
●					**11.4 CONDENSATE PROVISIONS**
●					**11.5 VENT CONNECTOR**
●					**11.6 BLOWER**
●					**11.7 THERMOSTAT**

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

11.1 HEATING UNIT (Picture 1)

11.2 BURNER (Picture 1)

NOTE: Regular heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Combustion air provisions, clearances to combustibles, and venting system integrity must be maintained for safe operation. Any actual or potential concerns require immediate attention, as health and safety hazards may exist, including the potential for carbon monoxide poisoning. A thorough inspection of heat

exchangers by a qualified heating specialist is recommended to determine heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is indicated. Heating comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may be required. Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried fuel tank concerns. Servicing or repair of heating systems should be made by a qualified specialist.

12. PLUMBING SYSTEM

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Piping and other components concealed from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly, **it is not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present.** A standard home inspection does not include verification of the type water supply or waste disposal, analysis of water supply quantity or quality, inspection of private onsite water supply or sewage (waste disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns, or a leakage test of gas/fuel piping or storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, outdoor/underground piping, backflow preventers (anti-siphon devices), laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing elements may be found under other headings in this report, including BATHROOMS and KITCHEN.

WATER SUPPLY PIPING:
Indeterminate - Not Visible

DRAIN/WASTE LINES:
Indeterminate - Not Visible

LOCATION OF SHUT-OFFS:
Water: In Garage
Gas: At left side of garage

SPECIAL LIMITATIONS:
Nearly 100% Concealed Piping

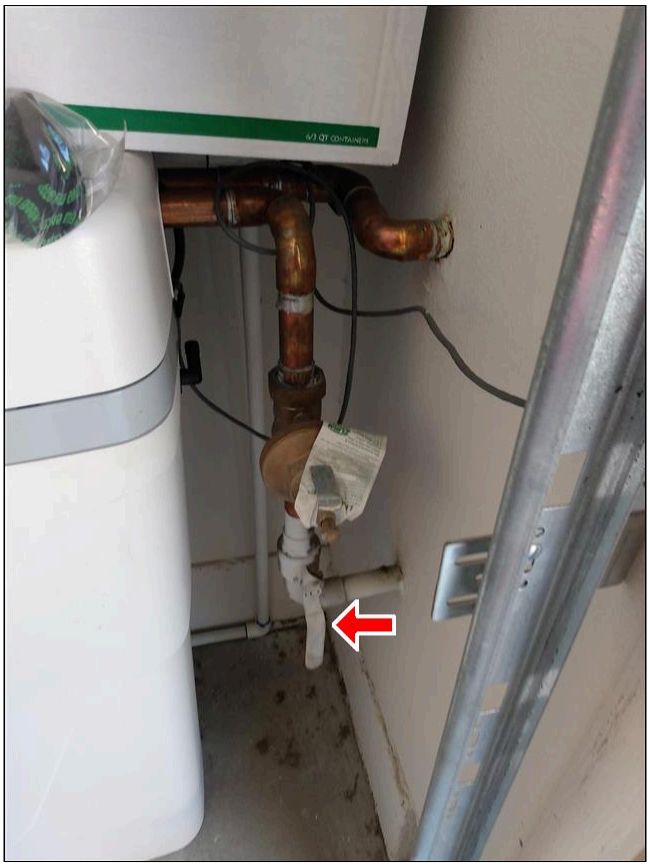
S	F	P	NA	NI	
				●	**12.0 WATER SUPPLY PIPING** **The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Due to building/unit design, aside from the plumbing fixtures visible within the dwelling, all plumbing system components are concealed and therefore cannot be inspected.**
				●	**12.1 WATER METER** **Water meter is public utility component and therefore inspected for leaks only.** **Water meter is noted for additional water shut-off location.**
●					**12.2 WATER SHUT-OFF VALVE** **Water shut-off valve noted for location only. Valves only visually inspected. Recommend confirmation of proper operation as desired.**
●					**12.3 WATER PRESSURE** ***The water pressure tested within normal limits (40 to 80 psi).*** ***Water pressure 80psi.***
				●	**12.4 PRESSURE REGULATOR** **Pressure regulator is not a part of the home inspection. The pressure regulator is shown for location purposes only.**
				●	**12.5 GAS PIPING** **Concealed or underground gas piping is not visible and therefore not inspected.**
				●	**12.6 GAS METER / SHUT-OFF** **Gas meter is a public utility component and therefore inspected for leaks only.**
●					**12.7 EXTERIOR FAUCET(S)**
●					**12.8 WATER FLOW AT FIXTURES**
				●	**12.9 DRAIN / WASTE PIPING** **The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Due to building/unit design, aside from the plumbing fixtures visible within the dwelling, all plumbing system components are concealed and therefore cannot be inspected.**
●					**12.10 FIXTURE DRAINAGE**
				●	**12.11 LAUNDRY ROOM** **Laundry room washing machine and dryer are not a required inspection appliance and are therefore not inspected. No moisture or leakage noted from the hot and cold valves for the washing machine. Recommend further evaluation for proper operation as desired.** **Dryer vent not inspected. Debris can accumulate in the dryer vent. Recommend dryer vent be cleaned / evaluated annually of even more often if necessary.**
				●	**12.12 IRRIGATION / LANSCAPE LIGHTING** **The irrigation SYSTEM was not inspected and is not a part of the home inspection. No leakage or exposed wiring noted when the Exterior and Site Element inspection was performed. Recommend a**

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

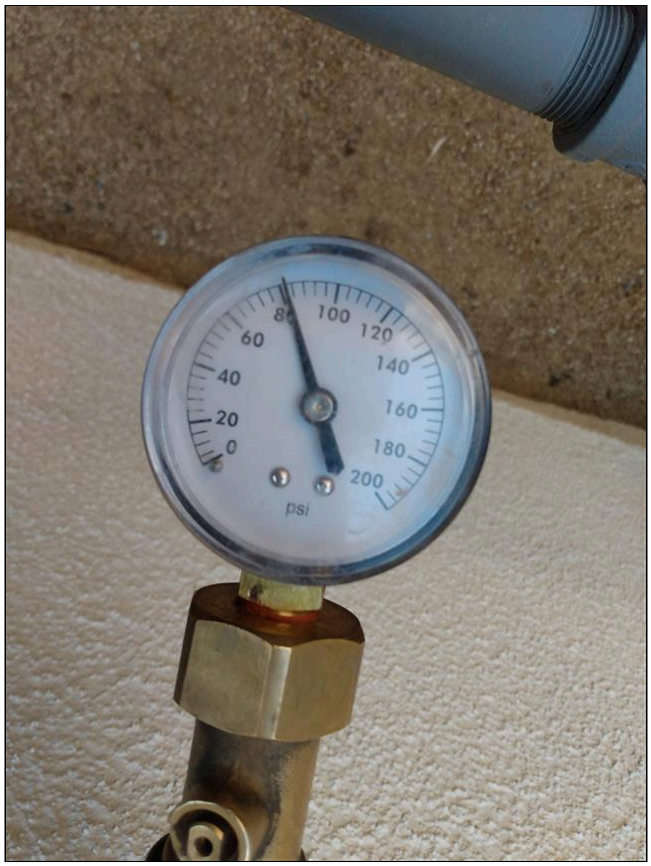
S	F	P	NA	NI	
					complete evaluation of the irrigation system by Landscape professional if desired. **Landscaping lighting not inspected. Recommend evaluation by specialist as desired.**
				●	**12.13 LEAD DISCLAIMER** **Any pipe, fitting or fixture intended to convey or dispense water through drinking or cooking must meet a weighted average lead content of <0.25%. The requirement of this law was incorporated as an annex into the American National Standard for health effects of drinking water system components: Our inspection can not confirm the percentage of lead contained within the building's potable water supply as we are not licensed or equipped for running environmental hazard issues. Should you wish to confirm the amount of lead, if any, within your home's potable water supply system's piping we recommend retention of a California State of California Lead Inspector/ Assessor.**
				●	**12.14 FIRE SPRINKLER SYSTEM** **Fire sprinkler system not inspected. Recommend fire sprinkler system be inspected by specialist.**

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

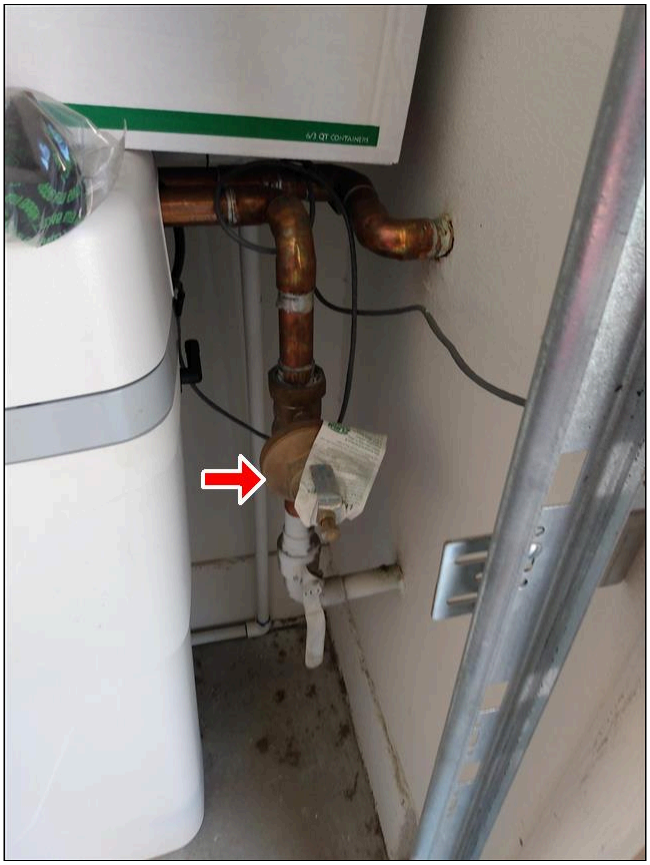
Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



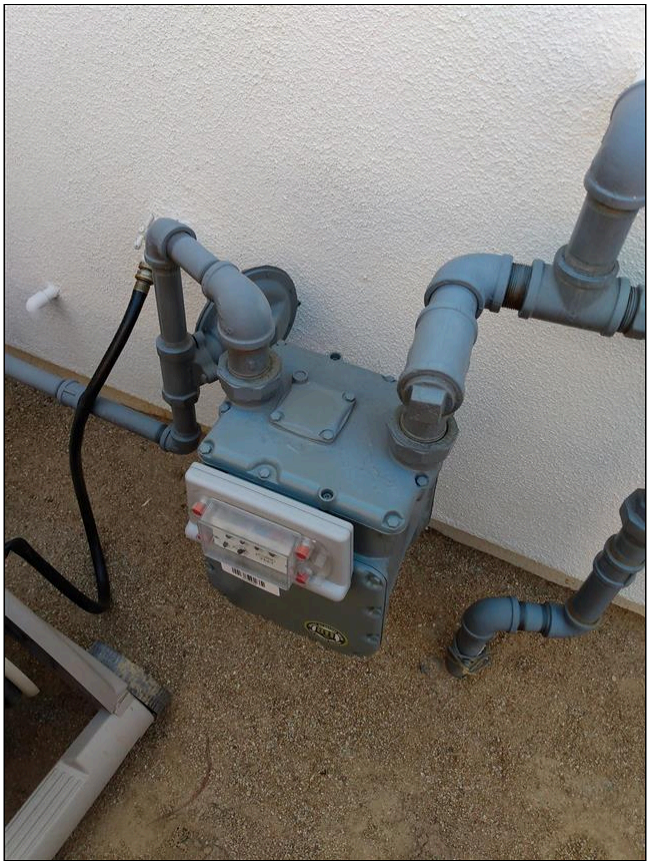
12.2 WATER SHUT-OFF VALVE (Picture 1)



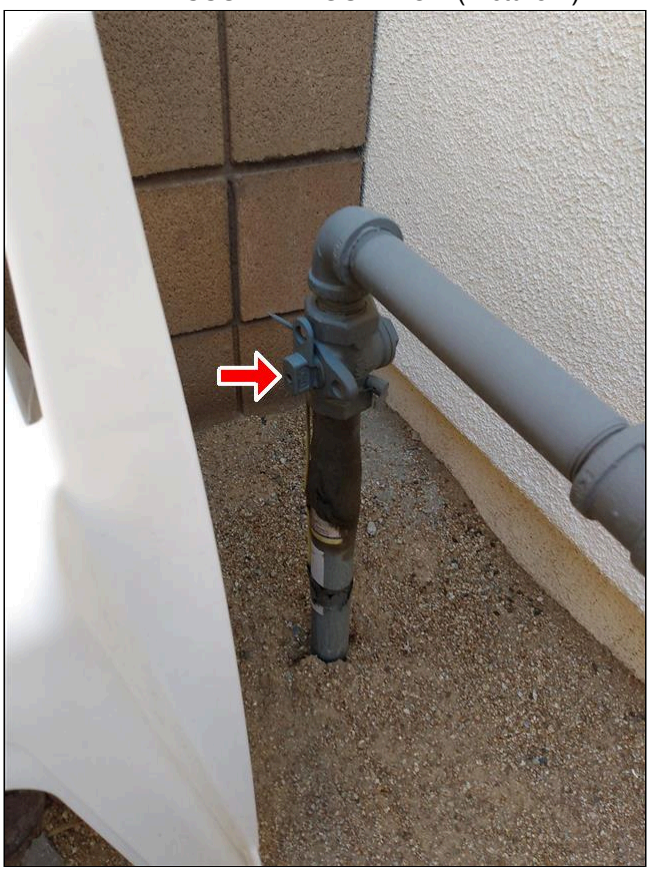
12.3 WATER PRESSURE (Picture 1)



12.4 PRESSURE REGULATOR (Picture 1)



12.6 GAS METER / SHUT-OFF (Picture 1)



12.6 GAS METER / SHUT-OFF (Picture 2)

12.14 FIRE SPRINKLER SYSTEM (Picture 1)

NOTE: Recommend obtaining documentation/verification on the type water supply and waste disposal systems. If private onsite water and/or sewage systems are reported/determined to exists, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage

can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.
UNDERGROUND/CONCEALED GAS PIPING - Concealed or underground gas piping is not visible and therefore not inspected.

13. HOT WATER SUPPLY

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.** An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

HOT WATER SUPPLY 1:

Type: Tankless
Brand: Rinnai
Fuel: Natural Gas
Est. Age: 2 to 4 Years
Design Life: 5-10 Years
Location: Garage

S	F	P	NA	NI	
					13.0 ------ HOT WATER SYSTEM 1 ------
●					**13.1 WATER HEATER**
●					**13.2 VENT CONNECTOR**
●					**13.3 GAS / FUEL LINES AT UNIT**
●					**13.4 TEMPERATURE PRESSURE RELIEF VALVE**

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

13.0 ------ HOT WATER SYSTEM 1 ------ (Picture 1)

NOTE: Maintaining hot-water supply temperatures at no more that about 120° F (49° C) for will reduce the risk of injury; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety

valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

14. POOL

Pool inspections are not part of a standard home inspection. When provided as an ancillary service, **the inspection of pools is limited to readily visible and accessible elements as listed herein.** Elements below the water line or otherwise concealed from view cannot be inspected. The inspection does not include testing of the electrical bonding system, the chemical composition or quality of the water, or internal filter conditions and filtering adequacy. A full inspection for structural damage and/or leakage is not possible without continual observation and/or drainage of the pool. There are special health and safety risks associated with the presence and use of pools; all homeowners should be aware of these risks.

DESCRIPTION:
In-Ground

LINER/SURFACE:
Pebble tech / concrete gunite

ESTIMATED AGE:
0 to 5 years

DESIGN LIFE:
20 to 25 Years

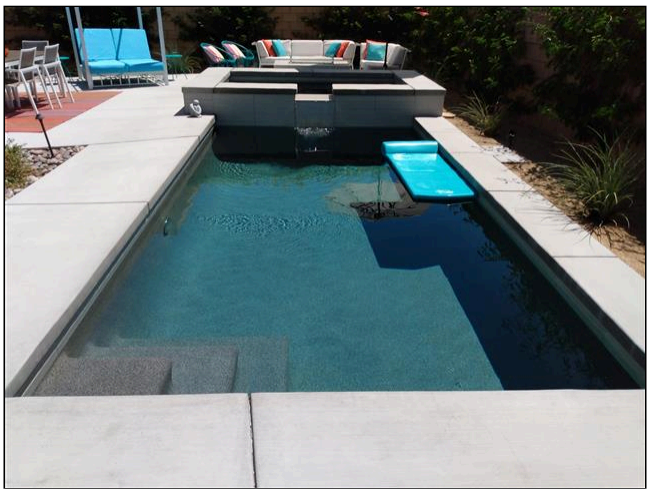
S	F	P	NA	NI	
	●				**14.0 DECK OR PATIO AT POOL** **Noted deck cracking. Recommend repair/replace as desired.**
	●				**14.1 COPING / EDGING** **All patios/decks or surfaces around the pool should allow for drainage away from the pool to prevent contamination and/or damage. Consideration should also be given to safety factors such as potential trip or slip hazards.**
●					**14.2 SKIMMER(S)** **Auto fill functionality is not a part of a normal pool inspection. Recommend proper auto fill functionality be evaluated by pool contractor as desired.**
●					**14.3 AUTO FILL / FILL VALVE**
	●				**14.4 TILEWORK / GROUTING** (1) **While damage may be readily apparent in only a few areas, all tiled areas should be checked whenever grout, coping or other edging material repair is needed. The expansion joint around inground pools and spas should be kept sealed with a suitable grout or expandable compound.** (2) **Noted tile calcification. Recommend cleaning/evaluation by pool contractor as desired.**
●					**14.5 INTERIOR FINISH / LINER** ***In many cases, finishing surface defects are cosmetic in nature and do not affect pool function or physical condition. Refinishing may eventually be required due to the concerns with appearances or damage to the underlying surfaces. Any existing damage should be attended to as needed.***
●					**14.6 IN-POOL LIGHTING** **All pool/spa electric components should be checked at least annually by a qualified electrician or pool service company to determine condition and repair needs.**
●					**14.7 POOL DRAIN COVER**
●					**14.8 ELECTRIC / GFCI** **All pool/spa electric components should be checked at least annually by a qualified electrician or pool service company to determine condition and repair needs.**
●					**14.9 ELECTRICAL EQUIPMENT BONDING** **The bond wire is a wire run from the pool equipment to the metal cage of the pool and should be connected to all the pool equipment. Bond wire can only be visually inspected at equipment.**
●					**14.10 ELECTRICAL EQUIPMENT GROUNDING**
●					**14.11 CONTROLS / PANELS**
●					**14.12 PUMP / MOTOR(S)**
	●				**14.13 FILTER SHELL** **Filter shell operational at time of inspection, no leakage noted, and rated fair due to indeterminate age. Recommend filters be cleaned/evaluated by pool contractor as desired as they are not visible for inspection.**
●					**14.14 HEATERS** **Determination of the operation and the ability of a heater to supply adequate/desired water temperatures is not within the scope of this inspection. Pool/spa heaters generally have relatively**

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

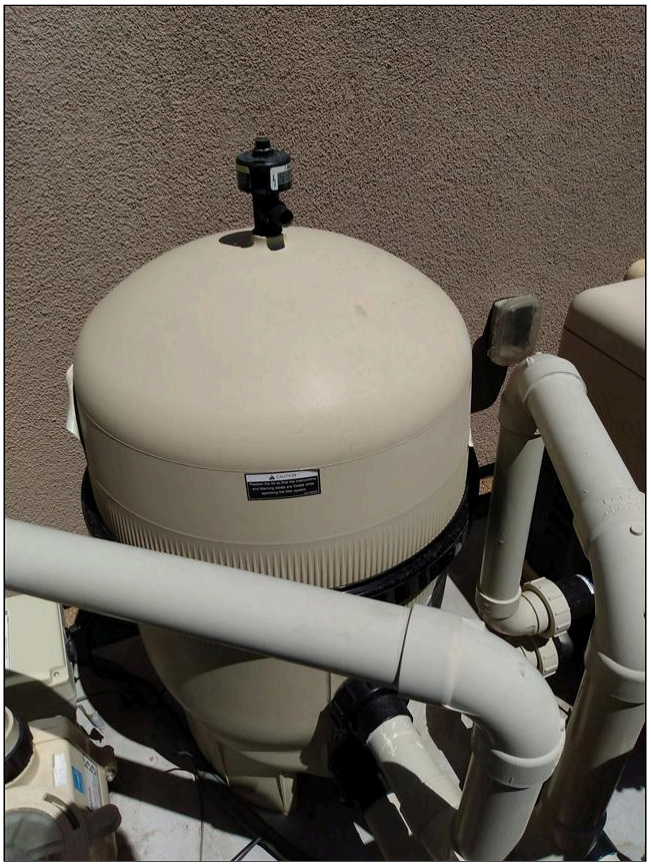
S	F	P	NA	NI	
					short-service lives. Any gas supply and venting concerns should be addressed promptly.
				●	**14.15 GAS / FUEL LINES** Heater gas line not inspected, internal connections and fittings / gas line sizing not inspected. Recommend further evaluation / confirmation of proper sizing by pool contractor. Nearly all of the pool/spa gas lines are buried and therefore not visible. A home inspector only evaluates the gas shut-off valve at pool/spa heater.
●					**14.16 PIPING / VALVES** The condition of buried or concealed piping cannot be determined. Recommend a pressure test by a qualified pool service company to confirm there is no leakage.
●					**14.17 FENCING / GATES**
		●			**14.18 POOL DOOR SENSORS** No pool/spa door sensors noted. Although possibly not a requirement in some municipalities door sensors are recommended anytime there is access to the pool from the house doors. Recommend confirmation of the necessity of pool/spa door sensors.
				●	**14.19 SYSTEMS THAT AN INSPECTOR CANNOT INSPECT / TEST** A standard pool / spa inspection does not include testing of the electrical bonding system, only the fact that the system is or is not bonded at the pool equipment and panel. Inspection does not include the chemical composition or quality of water, or internal filter conditions and filtering adequacy. Inspector cannot open filter shell and cannot open the salt cell / chlorination system. The proper operation of the salt / chlorination system and the condition of the filter shell filters should be evaluated by pool contractor. Additionally the inspector cannot test the over flow capabilities of the pool / spa and cannot perform a "leak test".

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



14.0 DECK OR PATIO AT POOL (Picture 1)



14.13 FILTER SHELL (Picture 1)

14.14 HEATERS (Picture 1)

14.14 HEATERS (Picture 2)

14.14 HEATERS (Picture 3)

NOTE: Obtain information on pool design and operation from the owner and service company. Follow the manufacturer's pool use and maintenance guidelines. All patios or other surfaces around the pool should be maintained to allow for water drainage and to prevent slip/trip hazards. Check all components regularly for defects or other detrimental conditions. A properly working Ground-fault Circuit-interrupter (GFCI) should be provided on pool

circuits. A qualified electrician should check pool grounding and bonding provisions. Proper water treatment is required to minimize water quality concerns and health hazards. Fencing or other suitable barriers are required are recommended to help prevent unauthorized use. The installation of self-closing/self-latching child-resistant gates and water entry alarms is also advised when children may be present. Be aware; however, that neither fencing nor other devices are substitutes for the proper supervision of children. Check with local authorities for requirements. A qualified pool service company should perform pool repair or servicing work, including seasonal startup and shutdown.

15. SPA / HOT TUB

Spa inspections are not part of a standard home inspection. When provided as an ancillary service, **the inspection of spas is limited to readily visible and accessible elements as listed herein.** Elements below the water line or otherwise concealed from view cannot be inspected. The inspection does not include testing of the electrical bonding system, the chemical composition or quality of the water, or internal filter conditions and filtering adequacy. A full inspection for structural damage and/or leakage is not possible without continual observation and/or drainage of the spa. There are special health and safety risks associated with the presence and use of spas; all homeowners should be aware of these risks.

DESCRIPTION:
In-Ground
Integrated with Pool

ESTIMATED AGE:
0 to 5 Years

DESIGN LIFE:
20 to 25 years

S	F	P	NA	NI	
●					**15.0 SPA EXTERIOR**
●					**15.1 SPA DECK**
	●				**15.2 SPA COPING/EDGING**
	●				**15.3 SPA TILE** **Noted tile calcification. Recommend cleaning/evaluation by pool contractor as desired.**
●					**15.4 SPA INTERIOR LINER**
●					**15.5 SPA LIGHT**
●					**15.6 DRAIN COVER**
●					**15.7 JETS / CIRCULATORS** **No assessment was made as to the efficiency or adequacy of any jet or circulating system. Periodic maintenance/adjustment will be required.**

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

15.0 SPA EXTERIOR (Picture 1)

NOTE: Obtain information on spa design and operation from the owner and service company. Follow the manufacturer's spa use and maintenance guidelines. All surfaces around the spa should be maintained to allow for water drainage and to prevent slip/trip hazards. Check all components regularly for defects or other detrimental conditions. A properly working Ground-fault Circuit-interrupter (GFCI) should be provided on lighting and electric circuits. A qualified electrician should check grounding and bonding provisions. Proper water treatment is required to minimize water quality concerns and health hazards. Maintain water at recommended safe bathing temperatures. Fencing or other suitable barriers are recommended to help prevent unauthorized use; however, fencing and barriers are not substitutes for the proper supervision of children. A qualified service company should perform repair or servicing work, including startup and shutdown.

SUMMARY OF INSPECTOR COMMENTS

IMPORTANT NOTE: All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine the conditions of the dwelling and property at the time of closing. If any decision about the property or its purchase would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decisions.

This Summary of Inspector Comments covers Health and Safety issues, Structural concerns, Major Appliance observations and is only one section of the Inspection Report. It is provided for guidance purposes only. This Summary is NOT A HOME INSPECTION REPORT and does not include information on all conditions or concerns associated with this home or property. The Inspection Report includes more detailed information on element ratings/conditions and associated information and must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action. Any questionable issues should be discussed with the Inspector and/or Inspection Company.

Note: While listings in this Summary of Inspector Comments may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

NOTE: SATISFACTORY COMMENTS WILL BE IN BLACK FONT - Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, although routine maintenance may be needed.

NOTE: FAIR COMMENTS WILL BE IN GREEN FONT - Element was functional at time of inspection but has a probability of requiring repair, replacement or other remedial work at andy time due to its age, condition, lack of maintenance or other factors. Have element regularly evaluated and anticipate the need to take action.

NOTE: POOR COMMENTS WILL BE IN RED FONT - Element requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified specialist.

1. ROOFING

1.0 ROOF COVERING 1

Fair

1.0 (1) **The inspection of all roof and attic components are NOT inspected for vermin or bird intrusion. Recommend separate inspection be performed by specialist.**

1.0 (2) **Flat and low slope roofs are particularly prone to leakage due to improper installation, water ponding, or poor maintenance. They generally require more maintenance than steep-sloped roofing and any deficiencies, even minor ones, should be attended to promptly. The membranes of certain type roofs, particularly built-up are not readily visible for inspection.**

1.2 PLUMBING STACKS

Fair

Recommend installation of or confirmation of proper installation of hardware cloth on plumbing stack/vent covers to avoid possible vermin / bird intrusion.

1.3 VENTILATION COVERS

Fair

Recommend installation of or confirmation of proper installation of hardware cloth on plumbing stack/vent covers to avoid possible vermin / bird intrusion.

1.4 SKYLIGHT(S) / TUBE LIGHTS

Fair

Skylights are particularly prone to leakage and may need periodic repair and or resealing. The integrity of the flashings is generally the first point to consider when leakage occurs. Surface damage or loss of the seal on insulated glazing can occur, but such a defect may not be readily apparent during an inspection.

2. SITE ELEMENTS

2.3 SITE GRADING

Not Inspected

Neither the condition nor adequacy of and underground piping or site drainage systems can be determined as part of a home inspection. No surfaces are water tested by home inspector. The need for drain installation is not determined by home inspector. All existing drains must be regularly cleared and maintained in order to ensure adequate water run-off and discharge.

2.4 PATIO

Fair

Noted patio cracking. Recommend repair/replacement as desired.

3. EXTERIOR ELEMENTS

3.0 SIDING

Fair

Several hairline stucco cracks in the existing siding are not unusual in this climate and are commonly known as shrinkage cracks. Repair cracks as needed to avoid expansion. Where significant cracks exist repair now to avoid water and/or insect intrusion.

Wherever any utility line such as gas, water, T.V., telephone, cable and/or any other penetration exists in the exterior stucco siding, a sufficient sealer at the penetration point will prevent possible moisture and insect intrusion. Recommend all penetration points be sealed and maintained.

4. GARAGE

4.2 FLOOR SLAB

Not Inspected

The garage floor slab could not be inspected due to vehicle parking / personal storage. Recommend re-inspection when slab is visible or on final walk through prior to close.

5. ATTIC

5.0 ROOF FRAMING

Fair

Limited access to the attic also limits the Home Inspector's ability to view all the components, therefore, the Inspector may only be able to view samples and not draw a whole conclusion. Therefore, the comments herein refer only to the components viewed by the Home Inspector.

Noted multiple areas of unsecured wiring in attic space. Home inspector does not access all areas of attic space and it is recommend that further evaluation of attic be performed by electrician as desired.

5.1 ROOF DECK / SHEATHING

Fair

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints, such as insulation, storage, finished attic surfaces, roofing products, etc., many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.

5.3 INSULATION

Fair

Any comments on insulation levels and/or materials are for general informational purposes only. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing.

Visible portions of insulation functional at time of inspection. Areas concealed from view were not inspected and no vermin / pest inspection was performed. Recommend further evaluation as desired.

6. BATHROOMS (OPTION)

6.1 SINK(S)

Poor

Low water pressure and sediment noted. Recommend evaluation/repair by plumbing contractor.

6.4 BATHTUB

Poor

Low water pressure and sediment noted. Recommend evaluation/repair by plumbing contractor.

6.6 SURROUNDS / ENCLOSURES

Poor

6.6 (1) **The waterproof covering (surround) at the tub/shower must be maintained to prevent damage. All surfaces should be checked and repaired as needed. Leakage can damage to substrate and prevent proper attachment.**

6.6 (2) ***Caulking and/or grouting work is required to maintain the watertightness of tile and the tub/shower enclosures.***

Noted tile grout cracking. Recommend repair to avoid possible moisture intrusion behind surround.

6.18 SURROUNDS / ENCLOSURES

Poor

6.18 (1) **The waterproof covering (surround) at the tub/shower must be maintained to prevent damage. All surfaces should be checked and repaired as needed. Leakage can damage to substrate and prevent proper attachment.**

6.18 (2) ***Caulking and/or grouting work is required to maintain the watertightness of tile and the tub/shower enclosures.***

Noted tile grout cracking. Recommend repair to avoid possible moisture intrusion behind surround.

7. KITCHEN

7.13 REFRIGERATOR

Not Inspected

The refrigerator is not a required inspection appliance and is therefore not inspected. Recommend confirmation of proper operation as desired.

8. INTERIOR ELEMENTS

8.5 FLOORS (SLAB)

Not Inspected

Floor slab covered with floor coverings and not visible for inspection. Recommend evaluation as desired.

8.6 FLOOR

Fair

Noted cracked floor tile. Recommend evaluation/repair as desired.

8.8 WINDOW SCREENS

Fair

Window screens are missing. Recommend screen replacement as desired.

9. ELECTRIC SYSTEM

9.0 SERVICE / ENTRANCE LINE

Not Inspected

The inspection of the electrical system service entrance line is limited to the readily visible and accessible elements as listed herein.

9.2 ELECTRICAL METER

Not Inspected

The electrical meter is a public utility component and therefore not inspected.

9.7 SOLAR ELECTRICAL PANEL

Not Inspected

Solar electrical system not inspected. Recommend evaluation by specialist.

10. COOLING SYSTEM

10.3 DUCTWORK

Not Inspected

All ductwork not visible and therefore not inspected. Recommend ducting evaluation by HVAC contractor as desired.

10.6 RETURN AIR FILTER

Fair

Recommend buyer have installed or install new air filter(s). Air filters should be changed quarterly.

12. PLUMBING SYSTEM

12.0 WATER SUPPLY PIPING

Not Inspected

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Due to

building/unit design, aside from the plumbing fixtures visible within the dwelling, all plumbing system components are concealed and therefore cannot be inspected.

12.1 WATER METER

Not Inspected

Water meter is public utility component and therefore inspected for leaks only.

Water meter is noted for additional water shut-off location.

12.4 PRESSURE REGULATOR

Not Inspected

Pressure regulator is not a part of the home inspection. The pressure regulator is shown for location purposes only.

12.5 GAS PIPING

Not Inspected

Concealed or underground gas piping is not visible and therefore not inspected.

12.6 GAS METER / SHUT-OFF

Not Inspected

Gas meter is a public utility component and therefore inspected for leaks only.

12.9 DRAIN / WASTE PIPING

Not Inspected

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Due to building/unit design, aside from the plumbing fixtures visible within the dwelling, all plumbing system components are concealed and therefore cannot be inspected.

12.11 LAUNDRY ROOM

Not Inspected

Laundry room washing machine and dryer are not a required inspection appliance and are therefore not inspected. No moisture or leakage noted from the hot and cold valves for the washing machine. Recommend further evaluation for proper operation as desired.

Dryer vent not inspected. Debris can accumulate in the dryer vent. Recommend dryer vent be cleaned / evaluated annually of even more often if necessary.

12.12 IRRIGATION / LANSCAPE LIGHTING

Not Inspected

The irrigation SYSTEM was not inspected and is not a part of the home inspection. No leakage or exposed wiring noted when the Exterior and Site Element inspection was performed. Recommend a complete evaluation of the irrigation system by Landscape professional if desired.

Landscaping lighting not inspected. Recommend evaluation by specialist as desired.

12.13 LEAD DISCLAIMER

Not Inspected

Any pipe, fitting or fixture intended to convey or dispense water through drinking or cooking must meet a weighted average lead content of <0.25%. The requirement of this law was incorporated as an annex into the American National Standard for health effects of drinking water system components: Our inspection can not confirm the percentage of lead contained within the building's potable water supply as we are not licensed or equipped for running environmental hazard issues. Should you wish to confirm the amount of lead, if any, within your home's potable water supply system's piping we recommend retention of a California State of California Lead Inspector/Assessor.

12.14 FIRE SPRINKLER SYSTEM

Not Inspected

Fire sprinkler system not inspected. Recommend fire sprinkler system be inspected by specialist.

14. POOL

14.0 DECK OR PATIO AT POOL

Fair

Noted deck cracking. Recommend repair/replace as desired.

14.1 COPING / EDGING

Fair

All patios/decks or surfaces around the pool should allow for drainage away from the pool to prevent contamination and/or damage. Consideration should also be given to safety factors such as potential trip or

slip hazards.

14.4 TILEWORK / GROUTING

Fair

14.4 (1) **While damage may be readily apparent in only a few areas, all tiled areas should be checked whenever grout, coping or other edging material repair is needed. The expansion joint around inground pools and spas should be kept sealed with a suitable grout or expandable compound.**

14.4 (2) **Noted tile calcification. Recommend cleaning/evaluation by pool contractor as desired.**

14.13 FILTER SHELL

Fair

Filter shell operational at time of inspection, no leakage noted, and rated fair due to indeterminate age. Recommend filters be cleaned/evaluated by pool contractor as desired as they are not visible for inspection.

14.15 GAS / FUEL LINES

Not Inspected

Heater gas line not inspected, internal connections and fittings / gas line sizing not inspected. Recommend further evaluation / confirmation of proper sizing by pool contractor. Nearly all of the pool/spa gas lines are buried and therefore not visible. A home inspector only evaluates the gas shut-off valve at pool/spa heater.

14.18 POOL DOOR SENSORS

Poor

No pool/spa door sensors noted. Although possibly not a requirement in some municipalities door sensors are recommended anytime there is access to the pool from the house doors. Recommend confirmation of the necessity of pool/spa door sensors.

14.19 SYSTEMS THAT AN INSPECTOR CANNOT INSPECT / TEST

Not Inspected

A standard pool / spa inspection does not include testing of the electrical bonding system, only the fact that the system is or is not bonded at the pool equipment and panel. Inspection does not include the chemical composition or quality of water, or internal filter conditions and filtering adequacy. Inspector cannot open filter shell and cannot open the salt cell / chlorination system. The proper operation of the salt / chlorination system and the condition of the filter shell filters should be evaluated by pool contractor. Additionally the inspector cannot test the over flow capabilities of the pool / spa and cannot perform a "leak test".

15. SPA / HOT TUB

15.2 SPA COPING/EDGING

Fair

15.3 SPA TILE

Fair

Noted tile calcification. Recommend cleaning/evaluation by pool contractor as desired.

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To Dan Williams

INVOICE

Home Sweet Home Inspections Inc DBA HouseMaster
PO Box 13927
Palm Desert CA 92255
(310)406-4442

Inspection Date: 6/26/2021
Inspected By: Travis Tracy

Customer Info:	**Inspection Property:**
Peter Smurthwaite	1204 Cinnabar Ct Palm Springs CA 92262

Service	Price	Amount	Sub-Total
Pre Listing	580.00	1	580.00

Tax $0.00
Total Price $580.00

Payment Method: Check
Payment Status: Paid At Time Of Inspection
Notes: