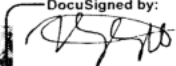


Maffei Property Inspections

Property Inspection Report

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4933 Tiger Lily Ln, Forest Ranch, CA
Inspection prepared for: Zeckariah Engdahl
Date of Inspection: 1/26/2022 Time: 1pm
Age of Home: approx 4 yrs Size: approx 1700 sf
Weather: Sunny and Dry

For the purpose of this report the front of the home faces north. It had not rained in the 5 days prior to the inspection.

Inspector: David Maffei
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Inspection Details

DEFINITIONS

Apparent Conditions: Systems and components are rated as follows:

Satisfactory (Sat.)- Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

Fair- indicates the component could require repair or replacement within five years.

Poor- Indicates the component will need repair or replacement now or in the very near future.

N/A- Not applicable or the component is not present.

None- Not present.

1. Attendance

In Attendance: Client present • Buyer Agent present • Seller present

2. Home Type

Home Type: Single Family Home • Single Story • Attached 2 Car Garage

3. Occupancy

Occupancy: Occupied - Furnished. Furniture and personal items can restrict view of the home. • The utilities were on at the time of inspection.

11. Main Gas Valve Condition

| Sat. | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

- Appeared functional at time of inspection.
- On the south side of the home next to the AC condenser.

12. Plumbing

| Sat. | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

- Appeared functional at time of inspection.



Main water shutoff

13. Exterior Faucet Condition

| Sat. | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Appeared functional at time of inspection.