



**Exclusive Property Inspection Report Prepared For  
Edward Lee**

Property Address: 6919 Grovespring Dr. Rancho Palos Verdes CA.

Inspection Date: 5/23/2025

Inspector: Ron Schloderer

Office: 800-995-5948

[onsiteinspection@gmail.com](mailto:onsiteinspection@gmail.com)

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# On-Site Inspection Service Inc.

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## CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION STANDARD RESIDENTIAL INSPECTION AGREEMENT (PLEASE READ CAREFULLY, THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT)

Client Name: Edward Lee

Inspection Address: 6919 Grovespring Dr. Rancho Palos Verdes CA

Inspection date: 5/23/2025

Inspection time: 2pm

Report #:

**SCOPE OF THE INSPECTION:** A home inspection is a noninvasive, visual survey and basic operation of the accessible systems and components of a home, to identify conditions that have a significant negative effect on the value, desirability, habitability or safety of the building(s) and to identify issues that Client should further investigate prior to the release of any contingencies.

Inspector will prepare and provide Client a written report for the sole use and benefit of Client. Except as otherwise provided herein, the written report shall document any material defects discovered in the building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives.

The inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA®), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

**CLIENT'S DUTY:** Client understands and accepts that an inspection and report in accordance with this Agreement is intended to reduce, but cannot eliminate, the uncertainty regarding the condition of the property. Client is responsible to review the permit history and research any legal actions or insurance claims involving the property. Investigating the property, neighborhood and area are also recommended.

Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector.

Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction.

In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify Inspector and allow inspection is a material breach of this Agreement.

**ENVIRONMENTAL CONDITIONS:** Client agrees what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, wood destroying organisms, fungi, molds, mildew, feces, urine, vermin, pests, or any animal or insect, "Chinese drywall", PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

**SEVERABILITY:** Should any provision of this Agreement be held by an arbitrator or court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court's holding.

**MEDIATION:** If a dispute arises out of or relates to this Agreement, or the alleged breach thereof, or any alleged torts, and if the dispute cannot be settled through negotiation, the parties agree to try in good faith to settle the dispute by mediation administered by a mutually agreed upon neutral, third-party mediator and according to the rules and procedures designated by the mediator, before resorting to further litigation.

**ARBITRATION OF DISPUTES:** Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report, or any other dispute arising out of this relationship, shall be resolved between the parties by **BINDING ARBITRATION** conducted by Construction Dispute Resolution Services LLC utilizing their Rules and Procedures, which can be viewed on its website. The parties hereto shall be entitled to all discovery rights and legal motions as provided in the California Code of Civil Procedure and serving discovery shall not be deemed a waiver of the right to compel arbitration. The decision of the Arbitrator shall be final and binding and judgment on the Award may be entered in any Court of competent jurisdiction. The Parties understand and agree that they are waiving their right to a jury trial.

Initiation of binding arbitration or court action, whether based in tort, contract or equity, must be made no more than one year from the date Client discovers, or through the exercise of reasonable diligence should have discovered, its claim(s) under this Agreement. In no event shall the time for commencement of arbitration or court action, exceed two years from the date of the subject inspection. **THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.**

**LIMITATION ON LIABILITY:** THE PARTIES UNDERSTAND AND AGREE THAT INSPECTOR'S MAXIMUM CUMULATIVE LIABILITY FOR (A) ACTUAL AND ALLEGED ERRORS OR OMISSIONS IN THE INSPECTION OR THE INSPECTION REPORT, (B) ANY BREACH OF THIS AGREEMENT, AND (C) ALL OTHER LOSSES, CLAIMS, LIABILITIES OR CAUSES OF ACTION, WHETHER SOUNDING IN TORT OR CONTRACT WHICH ARISES FROM OR RELATES TO THIS AGREEMENT, IS LIMITED TO 3 TIMES THE INSPECTION FEE PAID. CLIENT SPECIFICALLY ACKNOWLEDGES THAT INSPECTOR IS NOT AN INSURER, AND IS NOT RESPONSIBLE FOR ANY REPAIRS, WHETHER DISCOVERED OR NOT, THAT MUST BE MADE. CLIENT ASSUMES THE RISK OF ALL LOSSES IN EXCESS OF THIS LIMITATION OF LIABILITY.

**GENERAL PROVISIONS:** The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever.

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns.

This Agreement, including the attached CREIA Standards of Practice, constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

**Client acknowledges having read and understand all the terms, conditions, and limitations of this Agreement, and voluntarily agree to be bound thereby and to pay the fee listed herein.** I understand that the inspection fee stated is for the initial inspection and report. Client agrees to pay for the inspector's time for any re-inspection or meetings with third parties at the hourly rate of \$100.00 per hour, including travel time. Client also agrees to pay for the inspector's time to participate in any legal or administrative proceeding at the hourly rate of \$250.00 per hour. This includes time for depositions, research, and court or other appearances.

Ron Schloderer  5/22/2025  
Inspector for Company Date

Signed by:  
 5/22/2025  
696F70CFC9AC47B...  
Client (One signature binds all) Date

Total Fee \$ 695.00 Paid by: Check # \_\_\_\_\_

Payment acknowledged: Venmo

## CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION Residential Standards of Practice

### Part I. Definitions and Scope

These Standards of Practice provide guidelines for a *home inspection* and define certain terms relating to these *inspections*. Italicized words in these Standards are defined in Part IV, Glossary of Terms.

- A. A *home inspection* is a noninvasive visual survey and basic operation of the systems and components of a home which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s) to assist client in determining what further evaluation, inspection, and repair estimates Client should perform or obtain prior to the release of contingencies.
- B. A *home inspection* report provides written documentation of material defects discovered in the *inspected building's systems* and components which, in the opinion of the Inspector, are *safety hazards*, are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.
- C. All further evaluation, inspection, and repair work needs to be provided by competent and qualified professionals who are licensed and/or certified.
- D. Client should consider all available information when negotiating regarding the Property.
- E. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.
- F. Cosmetic and aesthetic conditions shall not be considered

1. Determine size, spacing, location, or adequacy of foundation bolting/bracing *components* or reinforcing *systems*
2. Determine the composition or energy rating of insulation materials.

### SECTION 2 - Exterior

- A. Items to be *inspected*:
  1. Surface grade directly adjacent to the buildings
  2. Doors and windows
  3. Attached decks, porches, patios, balconies, stairways and their enclosures, handrails and guardrails
  4. Wall cladding and trim
  5. Portions of walkways and driveways that are adjacent to the buildings
  6. Pool or spa drowning prevention features, for the sole purpose of identifying which, if any, are present.
- B. The *Inspector* is not required to:
  1. Inspect door or window screens, shutters, awnings, or security bars
  2. Inspect fences or gates or *operate* automated door or gate openers or their safety devices
  3. Use a ladder to *inspect systems* or *components*
  4. Determine if ASTM standards are met or any drowning prevention feature of a pool or spa is installed properly or is adequate or effective.
  5. Test or *operate* any drowning prevention feature.

### Part II. Standards of Practice

A *home inspection* includes the *readily accessible systems* and components or a *representative number* of multiple similar components listed in Sections 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

#### SECTION 1 - Foundation, Basement, and Under-floor Areas

- A. Items to be *inspected*:
  1. Foundation system
  2. Floor framing system
  3. Under-floor ventilation
  4. Foundation anchoring and cripple wall bracing
  5. Wood separation from soil
  6. Insulation
- B. The *Inspector* is not required to:

### SECTION 3 - Roof Covering

- A. Items to be *inspected*:
  - 1. Covering
  - 2. Drainage
  - 3. Flashings
  - 4. Penetrations
  - 5. Skylights
- B. The *Inspector* is not required to:
  - 1. Walk on the roof surface if in the opinion of the *Inspector* there is risk of damage or a *hazard* to the *Inspector*
  - 2. Warrant or certify that roof *systems*, coverings, or *components* are free from leakage

### SECTION 4 - Attic Areas and Roof Framing

- A. Items to be *inspected*:
  - 1. Framing
  - 2. Ventilation
  - 3. Insulation
- B. The *Inspector* is not required to:
  - 1. Inspect mechanical attic ventilation *systems* or *components*
  - 2. Determine the composition or energy rating of insulation materials

### SECTION 5 - Plumbing

- A. Items to be *inspected*:
  - 1. Water supply piping
  - 2. Drain, waste, and vent piping
  - 3. Faucets, toilets, sinks, tubs, showers
  - 4. Fuel gas piping
  - 5. Water heaters
- B. The *Inspector* is not required to:
  - 1. Fill any *fixture* with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts
  - 2. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation, or solar heating *systems* or *components*
  - 3. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*
  - 4. *Inspect* fuel tanks or determine if the fuel gas system is free of leaks
  - 5. *Inspect* wells, private water supply or water treatment *systems*

### SECTION 6 - Electrical

- A. Items to be *inspected*:
  - 1. Service equipment
  - 2. Electrical panels
  - 3. Circuit wiring
  - 4. Switches, receptacles, outlets, and lighting fixtures
- B. The *Inspector* is not required to:
  - 1. Operate circuit breakers or circuit interrupters
  - 2. Remove cover plates
  - 3. *Inspect* de-icing *systems* or *components*
  - 4. *Inspect* onsite electrical generation or storage or emergency electrical supply *systems* or *components*

### SECTION 7 - Heating and Cooling

- A. Items to be *inspected*:
  - 1. Heating equipment
  - 2. Central cooling equipment
  - 3. Energy source and connections
  - 4. Combustion air and exhaust vent *systems*
  - 5. Condensate drainage
  - 6. Conditioned air distribution *systems*
- B. The *Inspector* is not required to:
  - 1. *Inspect* heat exchangers or electric heating elements
  - 2. *Inspect* non-central air conditioning units or evaporative coolers

- 3. *Inspect* radiant, solar, hydronic, or geothermal *systems* or *components*
- 4. Determine volume, uniformity, temperature, airflow, balance, or leakage of any air distribution *system*
- 5. *Inspect* electronic air filtering or humidity control *systems* or *components*

### SECTION 8 - Building Interior

- A. Items to be *inspected*:
  - 1. Walls, ceilings, and floors
  - 2. Doors and windows
  - 3. Stairways, handrails, and guardrails
  - 4. Permanently installed cabinets
  - 5. Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposals
  - 6. Absence of smoke and carbon monoxide alarms
  - 7. Vehicle doors and openers
- B. The *Inspector* is not required to:
  - 1. *Inspect* window, door, or floor coverings
  - 2. Determine whether a building is secure from unauthorized entry
  - 3. Operate, test or determine the type of smoke or carbon monoxide alarms or test vehicle door safety devices
  - 4. Use a ladder to *inspect* *systems* or *components*

### SECTION 9 - Fireplaces and Chimneys

- A. Items to be *inspected*:
  - 1. Chimney exterior
  - 2. Spark arrestor
  - 3. Firebox
  - 4. Damper
  - 5. Hearth extension
- B. The *Inspector* is not required to:
  - 1. *Inspect* chimney interiors
  - 2. *Inspect* fireplace inserts, seals, or gaskets
  - 3. Operate any fireplace or determine if a fireplace can be safely used



### Part III. Limitations, Exceptions, and Exclusions

- A. The following are *excluded* from a home *inspection*:
1. *Systems* or *components* of a *building*, or portions thereof, which are not readily accessible, not *permanently installed*, or not inspected due to circumstances beyond the control of the *Inspector* or which the Client has agreed or specified are not to be *inspected*
  2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their components or accessories
  3. Auxiliary features of *appliances* beyond the *appliance's* basic *function*
  4. *Systems* or *components*, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water
  5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems* or *components* located in common areas
  6. *Determining* compliance with manufacturers' installation guidelines or specifications, *building* codes, accessibility standards, conservation or energy standards, regulations, ordinances, easements, setbacks, covenants, or other restrictions
  7. *Determining* adequacy, efficiency, suitability, quality, age, or remaining life of any *building*, *system*, or *component*, or marketability or advisability of purchase
  8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
  9. Acoustical or other nuisance characteristics of any *system* or *component* of a *building*, complex, adjoining property, or neighborhood
  10. Wood Destroying Organisms (WDO) including termites or any insect, as well as rot or any fungus, that damage wood. Under California law, only an inspector licensed by the Structural Pest Control Board is qualified or authorized to inspect for any rot or termite activity or damage. You are advised to obtain a current WDO report and must rely on that report for any potential rot or termite activity and recommendations for repair.
  11. Risks associated with events or *conditions* of nature including, but not limited to; geological, seismic, wildfire, and flood
  12. Water testing any *building*, *system*, or *component* or *determine* leakage in shower pans, pools, spas, or any body of water
  13. *Determining* the integrity of hermetic seals or reflective coatings at multi-pane glazing
  14. Differentiating between original construction or subsequent additions or modifications
  15. Reviewing or interpreting information or reports from any third-party, including but not limited to; permits, disclosures, product defects, construction documents, litigation concerning the Property, recalls, or similar notices
  16. Specifying repairs/replacement procedures or estimating cost to correct
  17. Communication, computer, security, or low-voltage systems and remote, timer, sensor, or similarly controlled *systems* or *components*
  18. Fire extinguishing and suppression *systems* and *components* or determining fire resistive qualities of materials or assemblies
  19. Elevators, lifts, and dumbwaiters
  20. Lighting pilot lights or activating or *operating* any *system*, *component*, or *appliance* that is *shut down*, unsafe to *operate*, or does not respond to *normal user controls*
  21. *Operating* shutoff valves or shutting down any *system* or *component*

22. Dismantling any *system*, structure or *component* or removing access panels other than those provided for homeowner maintenance

- B. The *Inspector* may, at his or her discretion:
1. *Inspect* any *building*, *system*, *component*, *appliance*, or improvement not included or otherwise excluded by these Standards of Practice. Any such inspection shall comply with all other provisions of these Standards.
  2. Include photographs in the written report or take photographs for *Inspector's* reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

### IV. Glossary of Terms

\*Note: All definitions apply to derivatives of these terms when italicized in the text.

**Appliance:** An item such as an oven, dishwasher, heater, etc. which performs a specific function

**Building:** The subject of the inspection and its primary parking structure

**Component:** A part of a system, appliance, fixture, or device

**Condition:** Conspicuous state of being

**Determine:** Arrive at an opinion or conclusion pursuant to a real estate inspection

**Device:** A component designed to perform a particular task or function

**Fixture:** A plumbing or electrical component with a fixed position and function

**Function:** The normal and characteristic purpose or action of a system, component, or device

**Home Inspection:** Refer to Part I, 'Definitions and Scope', Paragraph A

**Inspect:** Refer to Part I, 'Definition and Scope', Paragraph A

**Inspector:** One who performs a home inspection

**Normal User Control:** Switch or other device that activates a system or component and is provided for use by an occupant of a building

**Operate:** Cause a system, appliance, fixture, or device to function using normal user controls

**Permanently Installed:** Fixed in place, e.g. screwed, bolted, nailed, or glued

**Primary Building:** A building that an *Inspector* has agreed to inspect

**Primary Parking structure:** A building for the purpose of vehicle storage associated with the primary building

**Readily Accessible:** Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property

**Representative Number:** Example, an average of one component per area for multiple similar components such as windows, doors, and electrical outlets

**Safety Hazard:** A condition that could result in significant physical injury

**Shut Down:** Disconnected or turned off in a way so as not to respond to normal user controls

**System:** An assemblage of various components designed to function as a whole

**Technically Exhaustive:** Examination beyond the scope of a home inspection, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis



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## **INTRODUCTION TO THE ON-SITE INSPECTION SERVICE INC. REPORTING SYSTEM**

### **PLEASE READ CAREFULLY**

**The On-Site Inspection Service Inc. Reporting System** lists the structures, systems and components inspected by our company. Structures, systems and components not found in this report are to be considered beyond the scope of this inspection and not inspected. Please read the entire Standard Residential Inspection Agreement and inspection report.

**When "Visually inspected" is noted**, it means that we inspected only the readily accessible portions of the structure, system or component per the Standard Residential Inspection Agreement. Any structure, system or component that is hidden from view is to be considered not inspected. If the building is furnished in any way, there may be areas that are not readily accessible preventing a full visual inspection. Full access and an opportunity for additional inspection may discover reportable conditions. Please call our office to arrange for inspection of the inaccessible areas after full access is provided. Additional fee will apply.

**Material defects** as defined in the Standard Residential Inspection Agreement, will be identified in the report as: Safety concerns, Damage, Defects, Outdated by today's standards.

**This inspection is not technically exhaustive.** The report is a summary of the inspection and is not a repair list. The inspector is a generalist and may make recommendations for corrections and / or further evaluation of reportable material defects. Any recommendation for correction and / or further evaluation should be performed by appropriate specialists who are competent and qualified as further evaluation may identify additional defects. Refer to your purchase agreement regarding any inspection contingencies.

**The inspection is not intended to detect, identify, or disclose any health or environmental conditions** regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials.

**Re-inspection's of repairs are beyond the scope of this inspection.** Should repairs be necessary, we suggest they be performed by appropriate persons who are competent and qualified, and that work complies with applicable law, including governmental permit, inspection, and approval requirements. Buyer should obtain from seller receipts for repairs performed by others, a written statement indicating the date of repairs performed by seller and provide copies of receipts and statements of seller prior to final verification of condition. Refer to your purchase agreement for information regarding repairs.

**Any photographs** included in this report are for visual aide only and do not depict each and every instance of a noted condition, nor are they meant to increase or diminish the severity of a noted condition.

**This report contains technical information.** If you were not present during this inspection please call our office to arrange for a verbal consultation with your inspector.

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

## CLIENT & SITE INFORMATION

### INSPECTION INFORMATION:

1.1 Date of inspection:  
5/23/2025.

1.2 Time of inspection:  
2pm.

1.3 Weather:  
Sunny.

1.4 Approximate outside temperature:  
70-80.

1.5 Inspector:  
Ron Schloderer  
On-Site Inspection Service Inc.  
18627 Brookhurst St. #290, Fountain Valley CA. 92708  
Ph. 800 / 995-5948  
E-mail: [onsiteinspection@gmail.com](mailto:onsiteinspection@gmail.com)  
Certified Inspector: American Society of Home Inspectors (ASHI).  
Certified CREIA inspector: California Real Estate Inspection Association.

1.6 People present during inspection:  
Client, Clients real estate agent, Clients HVAC contractor, Sewer line inspector.

### CLIENT INFORMATION:

1.7 Client:  
Edward Lee.

### BUILDING INFORMATION:

1.8 Property address:  
6919 Grovespring Dr. Rancho Palos Verdes CA.

1.9 Building type:  
Single family residence.

1.10 Stories:  
1

1.11 Approximate year built:  
1963.

1.12 Property direction:  
For the ease of identifying certain locations on the building(s), we are facing the building from the street. Locations shall be listed as front; rear; right side; left side.

1.13 Utility status:



All utilities on.

#### 1.14 Occupancy status:

Vacant.

#### 1.15 Building modifications:

**Note:**

- We do not differentiate between original construction and improvements or repairs.
- There is evidence of modifications to a number of the building's systems. Building permits are normally required from the local authority having jurisdiction when a structure and/or its systems is built, enlarged, altered, repaired, improved, removed, or converted. This includes, but is not limited to, adding, moving, modifying or replacing systems and their components related to: foundation / framing / plumbing / electrical / heating / air conditioning / roofing / windows / doors / security bars / stairs / garage door openers / built-in appliances / swimming pools / spas / fireplaces / chimneys / patio covers / attached or detached decks, etc.
- We recommend consulting with the seller to confirm the history of any work done requiring building permits, and that all required permits were procured, inspections were made, and a copy of the permit(s) and final sign-off of the work performed by the local building department be obtained and retained with all other permanent records of purchase. Refer to your purchase agreement, if applicable, for any requirements regarding repairs and permits.
- You can obtain and review zoning regulations, local ordinances and permit records for this property at the local Building and Safety Department. However, when inquiring for permit records, you could be liable to the seller. If work does not comply with current local codes and ordinances the enforcement agency may require removal or correction. If non-permitted work is in compliance with current codes and ordinances, obtaining a permit might be possible. To determine if non-permitted conditions are present, you can obtain further evaluation by a qualified code specialist. A code specialist may advise regarding non-permitted work and local codes.

## GROUNDS

Our visual inspection of the grounds is limited in scope per our inspection agreement and includes only the systems and components listed within the Residential Standards Of Practice - Four Or Fewer Units (under section 2-Exterior).

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

### DRIVEWAY:

#### 2.1 Description:

Visually inspected.

Surface material: Concrete.

#### 2.2 Surface material:

##### Damage:

- Randomly oriented cracks are visible at various locations. Determining the cause is beyond the scope of this inspection. Monitoring is recommended as future repair may be needed.

### SIDEWALKS & WALKWAYS:

#### 2.3 Description:

Visually inspected.

Surface material: Concrete, Brick.

#### 2.4 Surface material:

##### Safety concerns:

- Uneven surface joints are visible at multiple locations along the front parkway brick walkway. The condition poses a trip hazard. We recommend correction using appropriate methods by a qualified state licensed masonry contractor.



##### Safety concerns:

- Uneven surface joints are visible at multiple locations along the right side brick walkway. The condition poses a trip hazard. We recommend correction using appropriate methods by a qualified state licensed masonry contractor.



**Safety concerns:**

- Crack damage and uneven surface joints are visible at multiple locations along the front and left side concrete walkways. The condition poses a trip hazard. We recommend correction using appropriate methods by a qualified state licensed concrete contractor.

**LANDSCAPING:****2.5 Description:****Note:**

- Determining the type or condition of any type of vegetation including but not limited to trees, plants, shrubs, lawns, ground cover, etc., is beyond the scope of this inspection.

**2.6 General observations / recommendations:****Defects:**

- Vegetation is growing onto the building. Damage to the building can occur as a result. The condition can also allow animal access onto the building. We recommend keeping the vegetation pruned back away from the building.

**IRRIGATION:****2.7 Description:****Note:**

- Irrigation systems are beyond the scope of this inspection, therefore any existing system is not inspected. Further evaluation by a qualified irrigation specialist is recommended.

**2.8 General observations / recommendations:**

**Safety concerns:**

- Backflow prevention devices are not installed on the irrigation control valves adjacent the main entry walkway. The function of a backflow prevention device is to prevent contamination of the potable water system from a cross connection. We recommend correction using appropriate methods by a qualified irrigation specialist.

**GRADING:****2.9 Description:**

Visually inspected adjacent to the building only.  
Site type: Flat site on a terraced hill.

**2.10 General observations / recommendations:****Note:**

- Determining the geologic condition of the site and how the building relates to it is beyond the scope of this inspection. Retaining walls are also beyond the scope of this inspection. Due to the site type and existing retaining walls, further evaluation by a qualified state licensed geo-technical engineer is recommended.

**2.11 Retaining walls:****Damage:**

- Significant crack damage and leaning is visible to the entire length of the right side retaining wall. Replacement is likely needed. We recommend further evaluation / correction using appropriate methods by a qualified state licensed masonry contractor.

**MAIN ENTRY PORCH:****2.12 Description:**

Visually inspected.  
Surface material: Concrete.

**2.13 Surface material:****Damage:**

- Randomly oriented cracks are visible at various locations. Determining the cause is beyond the scope of this inspection. Monitoring is recommended as future repair may be needed.

**Damage:**

- Significant chip damage is visible along the interface joint to the main walkway. The damage is likely caused by exposed rebar along the joint. We recommend correction using appropriate methods by a qualified state licensed concrete contractor.

**REAR PATIO:****2.14 Description:**

Visually inspected.

Surface material: Concrete.

**2.15 Surface material:****Safety concerns:**

- Gaps and uneven surface joints are visible between the segments of concrete. The condition poses a trip hazard. We recommend correction using appropriate methods by a qualified state licensed concrete contractor.

**FRONT ATTACHED PERGOLA:****2.16 Description:**

Visually inspected.

Type: Wood frame open design.

**2.17 Wood structure:****Damage:**

- Moisture related damage is visible to the wood at multiple locations. The condition can make the structure unstable. We recommend correction using appropriate methods. Replacement may be needed. We also recommend further evaluation by a qualified state licensed Structural Pest Control Operator to determine if any wood destroying organism conditions exist.

**REAR ATTACHED PERGOLA:****2.18 Description:**

Visually inspected.

Type: Wood frame open design.

**2.19 Wood structure:**

**Damage:**

- Moisture related damage is visible to the wood at multiple locations. The condition can make the structure unstable. We recommend correction using appropriate methods. Replacement may be needed. We also recommend further evaluation by a qualified state licensed Structural Pest Control Operator to determine if any wood destroying organism conditions exist.

**FENCES & GATES:****2.20 Description:**

Visually inspected.

Fence materials: Concrete block.

**2.21 Block fences:****Defects:**

- Most of the blocks have been removed from the rear block fence. Significant leaning is visible to the remaining portion. We recommend correction using appropriate methods by a qualified state licensed masonry contractor.





## EXTERIOR WALLS & TRIM

Our visual inspection of the exterior walls and trim is limited to the readily accessible portions of the wall cladding, eave trim, wall trim, window trim only.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Structural engineering / geo-technical engineering.
- Determining the installation and condition of any wall moisture barriers.
- Determining the installation and condition of any wall insulation.
- Determining the condition inside the walls.
- Determining the presence of ANY type of wood destroying organism, hazardous material, mold or fungus.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

### EXTERIOR WALLS:

#### 3.1 Description:

Visually inspected.

Wall cladding materials: Stucco, Wood horizontal board siding, Brick veneer.

#### 3.2 Stucco:

##### Note:

- The stucco extends to the grade, therefore proper site drainage adjacent the foundation should be maintained to reduce moisture related damage to the stucco due to capillary action. The building was constructed in an era when weep screed drainage flashings were not installed at the base of the walls to prevent such damage.

##### Note:

- Patching is visible to the stucco at multiple locations. We recommend consulting with the seller to confirm the reason. Cracks may reappear at a later date.

##### Damage:

- Randomly oriented cracks are visible at various locations. Determining the cause is beyond the scope of this inspection. Monitoring is recommended as repair may be needed in the future.

##### Damage:

- Stucco is broken out below the sliding exterior door. The condition is conducive to moisture intrusion and subsequent damage. We recommend correction using appropriate methods by a qualified state licensed lathing & plastering contractor.



**Damage:**

- Stucco is broken out of the front exterior wall adjacent the main entry porch. The condition is conducive to moisture intrusion and subsequent damage. We recommend correction using appropriate methods by a qualified state licensed lathing & plastering contractor.

**Defects:**

- Openings are visible through the stucco at the roof to exterior wall interfaces. The condition is conducive to moisture intrusion and subsequent damage. We recommend correction using appropriate methods by a qualified state licensed lathing & plastering contractor.

**3.3 Wood siding:****Deterioration:**

- Deteriorated and peeling paint is visible at multiple locations. The condition is conducive to wood deterioration. We recommend correction using appropriate methods by a qualified state licensed painting contractor to preserve the wood siding.

**Damage:**

- Separated joints are visible on the siding at the garage exterior wall. The condition is conducive to moisture intrusion and subsequent damage. We recommend correction using appropriate methods by a qualified state licensed siding contractor.

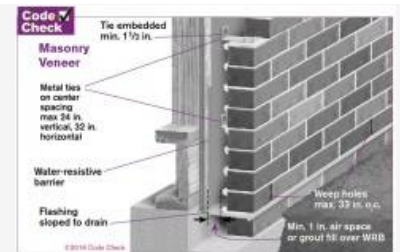


**Damage:**

- Damage is visible to the moisture barrier wrap on the exposed walls at the garage interior. The condition is conducive to moisture intrusion from the exterior. Stains on the wall framing likely indicates a history of moisture intrusion. We recommend correction using appropriate methods by a qualified state licensed siding contractor.

**3.4 Brick veneer:****Defects:**

- A footing is absent at the base of the brick veneer. The condition can make the brick veneer wall unstable. The brick veneer also lacks flashings and weep openings to prevent moisture entrapment and subsequent damage between the veneer and its backing. We recommend correction using appropriate methods by a qualified state licensed masonry contractor. Determining if any damage exists behind the veneer as a result is beyond the scope of this inspection due to inaccessibility.

**Damage:**

- Damage is visible to the moisture barrier wrap on the exposed walls within the garage. The condition is conducive to moisture intrusion from the exterior. Stains on the wall framing indicates a history of moisture intrusion. We recommend further evaluation / correction using appropriate methods by a qualified state licensed masonry contractor.

**3.5 Support posts:****Safety concerns:**

- The support post at the front of the building is unstable due to lack of post cap connection hardware and improper post base connection hardware. We recommend correction using appropriate methods by a qualified state licensed framing & rough carpentry contractor.



## EXTERIOR TRIM:

### 3.6 Description:

Visually inspected.  
Trim material: Wood.

### 3.7 Trim:

#### Deterioration:

- Deteriorated and peeling paint is visible at multiple locations. The condition is conducive to wood deterioration. We recommend correction using appropriate methods by a qualified state licensed painting contractor to preserve the wood trim.

#### Damage:

- Damage is visible to the wood at multiple locations. We recommend correction using appropriate methods. We also recommend further evaluation by a qualified state licensed Structural Pest Control Operator to determine if any wood destroying organism conditions exist.

## FIREPLACE

Our visual inspection of the fireplace(s) is limited to the readily accessible portions of the chimney exterior, spark arrestor, firebox, damper, hearth extension.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Video scope inspection.
- Smoke testing.
- Seismic damage assessments to the fireplace(s) / chimney(s).
- Determining the thickness and heat transfer rating of the fireplace, hearth extension and chimney material.
- Determining whether any factory built fireplace and chimney are installed to the manufacturers specifications.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

### FIREPLACE:

#### 4.1 Description:

Visually inspected.  
Chimney exterior material: Brick.  
Fireplace type: Masonry.  
Spark arrestor: Installed.  
Chimney cap: Mortar cap installed.  
Chimney straps: Installed.  
Fireplace safety screen: Fixed type installed.  
Flue damper: Installed.  
Fuel gas piping: Installed.  
Hearth extension: Installed.

#### 4.2 General observations / recommendations:

**Note:**

- There are portions of the system that are not readily accessible for visual inspection. Upon sale or transfer of a property, it is recommend that a National Fire Protection Association (NFPA) 211 Standard, Level II inspection be performed by a qualified fireplace & chimney specialist. The Scope and Access Required: Level II inspections shall include all accessible portions of the fireplace and chimney exterior and interior, including accessible attics, crawl spaces, and basements. These inspections shall include all accessible portions of the appliance and chimney connection, all areas covered in a Level I inspection, all areas of the fireplaces & chimney and its surroundings that can be accessed without the removal or destruction of permanently attached portions of the fireplace, chimney or building structure, all chimney flues and the internal surfaces of all flue liners incorporated within the chimney, and verification of proper clearances, proper use of material, flue sizing and much more. Video scanning equipment or other means shall be used as necessary to observe these areas.

#### 4.3 Chimney flue:

**Note:**

- The flue is not readily accessible for a full visual inspection, therefore the condition is not determined. We recommend that a National Fire Protection Association (NFPA) 211 Standard, Level II inspection using video scanning equipment be performed by a qualified chimney specialist.

#### 4.4 Chimney exterior:

**Defects:**

- A large gap is visible between the chimney and exterior wall flashing. The condition likely indicates movement of the chimney has occurred. The condition is also conducive to moisture intrusion and subsequent damage. We recommend further evaluation / correction using appropriate methods by a qualified chimney specialist.

**4.5 Fireplace:****Defects:**

- A large gap is visible between the fireplace masonry and interior wall masonry. The condition likely indicates movement of the chimney has occurred. We recommend further evaluation / correction using appropriate methods by a qualified chimney specialist.

**4.6 Flue damper:****Safety concerns:**

- A damper block device is absent. The function of a damper block device is to keep the flue damper in an open position as using the gas with the damper in the closed position poses a carbon monoxide poisoning hazard from spillage of hazardous exhaust gases into the living area. We recommend correction using appropriate methods by a qualified chimney specialist.

**4.7 Fuel gas piping:****Note:**

- Gas flow was detected from the log lighter using the gas shut off valve. Igniting the gas log lighter is beyond the scope of this inspection.



## FOUNDATION

Our visual inspection of the foundation is limited to the readily accessible portions of the foundation system, floor framing system, underfloor ventilation, foundation anchoring and cripple wall bracing, wood separation from soil, insulation.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Structural engineering / geo-technical engineering analysis of the structure.
- Determining the size, spacing and adequacy of foundation bolting / bracing components or reinforcing systems.
- Determining the size, spacing and adequacy of any ventilation system.
- Determining the presence of ANY type of wood destroying organism, hazardous material, mold or fungus or the damage or health risks arising there from.
- Determining the composition and energy rating of insulation materials.
- Determining water proofing of foundation / basement walls and slabs.
- Inspection of any system installed to control or remove suspected hazardous substances.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

### SLAB FOUNDATION:

#### 5.1 Description:

Visually inspected at the perimeter only.

#### 5.2 General observations / recommendations:

**Note:**

- Due to the floor coverings, the surface of the slab is not readily accessible for a visual inspection, therefore NOT INSPECTED. The condition is NOT determined. Determining the presence of anchor bolting in slab type foundations is beyond the scope of this inspection due to inaccessibility. Removal of the floor coverings and further evaluation of the slab should be considered.

#### 5.3 Exposed slab:

**Damage:**

- Crack damage and efflorescence is visible on the exposed portion of slab within the main entry closet. We recommend further evaluation by a qualified state licensed geo-technical engineer to determine if the damage is a result of any adverse geological / foundation conditions.



#### 5.4 Footing stem walls:

**Defects:**

- A large gap is visible between the footing stem wall and garage slab. The condition likely indicates movement of the foundation has occurred. We recommend further evaluation by a qualified state licensed geo-technical engineer to determine if the damage is a result of any adverse geological / foundation conditions. We recommend further evaluation / cost estimate for corrections by a qualified state licensed concrete contractor.

**5.5 Anchor bolting:****Defects:**

- Anchor bolting is not installed as viewed within the garage. The existing shot pins are not an appropriate anchoring systems for exterior walls. We recommend correction using appropriate methods by a qualified state licensed foundation contractor.

**Note:**

- Determining if the condition exists at the remainder of the building is beyond the scope of this inspection due to inaccessibility. We recommend further evaluation by a qualified state licensed geo-technical engineer.



## ROOF & ATTIC

Our visual inspection of the roof system is limited to the readily accessible portions of the Roof covering; Drainage; Flashings; Penetrations; Skylights.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Determining if the roof systems, coverings, components are free from leakage.
- Testing roofs, skylights, flashings and gutters for leaks or drainage.
- Determining the installation or current condition of any underlayment, moisture proof membranes or number of plies (layers) installed.
- Cost estimates, methods & extent of corrections.

**NOTICE:** Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

### ROOF:

#### 6.1 Description:

Visually inspected.

Accessed by walking on the roof.

Roofing material: Composition shingle.

Exposed flashing material: Metal.

#### 6.2 Shingle roofing:

##### Defects:

- The starter course shingles are installed with granules facing down which is improper. Damage to the shingles can occur as a result. We recommend correction using appropriate methods by a qualified state licensed roofing contractor.



#### 6.3 Flashings:

##### Defects:

- Chimney flashing is improperly installed as it is face mounted with mastic seal instead of using reglet flashing. The condition is conducive to moisture intrusion and subsequent damage. We recommend correction using appropriate methods by a qualified state licensed roofing contractor.



**Defects:**

- Storm collars are absent where the furnace and water heater vent pipes transition through their flashings. The condition is conducive to moisture intrusion and subsequent damage. We recommend correction using appropriate methods by a qualified state licensed roofing contractor.

**Defects:**

- The rake edge flashing is not properly lapped with the base sheet underlayment. The underlayment is cut short of the flashing. The condition could cause damage to the eaves from potential moisture entrapment. We recommend correction using appropriate methods by a qualified state licensed roofing contractor.



## GUTTERS & DOWNSPOUTS:

### 6.4 Description:

**Note:**

- Not provided.

### 6.5 General observations / recommendations:

**Note:**

- Installation of gutters and downspouts should be considered to help with site drainage and to help protect the exterior wall cladding from moisture related damage.

## ATTIC AREAS & ROOF FRAMING:

### 6.6 Description:

Visually inspected.

Access location: Hallway.

Framing type: Wood truss framing.

Ventilation types: Under eave wall, Gable end wall, Rooftop dormer.

Insulation material: Loose fill fiberglass.

**Note:**

- Due to restricted access, there are portions of the system that are not readily accessible for visual inspection.

**6.7 Roof framing:****Note:**

- Moisture related stains are visible at multiple locations. The condition indicates a history of roof leakage. Determining if active roof leakage exists is beyond the scope of this inspection. We recommended consulting with the seller to confirm the history of any type of leakage.

**6.8 Insulation:****Outdated by today's standards:**

- The thickness of the existing insulation is poor by today's construction standards. The condition is conducive to thermal loss from the interior living space. Installation of additional insulation by a qualified state licensed insulation contractor should be considered.



## PLUMBING

Our visual inspection of the plumbing system is limited to the readily accessible portions of the water supply piping; Drain, waste, and vent piping; Faucets and fixtures; Fuel gas piping; Water heaters; Functional flow and functional drainage.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Filling any fixture with water to inspect overflow drains or drain stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts.
- Inspection or evaluation of water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components.
- Inspection of whirlpool baths, steam showers, or sauna systems or components.
- Inspection of fuel tanks or determining if the fuel gas system is free of leaks.
- Inspection of wells or water treatment systems.
- Determining the water quality and condition or testing for hazardous substances.
- Determining the condition of any buried piping or piping concealed in walls or floors.
- Testing water supply shut off valves.
- Pipe sizing.
- Inspection of recirculation pumps, water filter or treatment systems, water conditioning systems.
- Cost estimates, methods & extent of corrections.

**NOTICE:** Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

### WATER SUPPLY SYSTEM:

#### 7.1 Description:

Visually inspected.

Meter location: Front parkway vault.

Main shut off valve location: Property owners side of the meter.

Main line piping material: Copper where readily accessible. Determining the material type of buried piping is beyond the scope of this inspection.

Branch piping material: Copper where readily accessible.

#### 7.2 Pressure regulator:

##### Note:

- A pressure regulator is not installed on the main line. Installation of an appropriate pressure regulator by a qualified state licensed plumbing contractor should be considered to prevent any adverse overpressure conditions.





### 7.3 Functional flow at fixtures:

**Note:**

- The functional flow was tested at the furthest bathroom away from the main supply shut off. There was little flow restriction while using multiple fixtures in the bathroom.

### 7.4 Main shut off valve:

**Damage:**

- Corrosion related damage caused by leakage is visible on the water shut off valve pipe fitting at the meter. Replacement of the valve by a qualified state licensed plumbing contractor is recommended.



### 7.5 Branch supply piping:

**Defects:**

- Exposed piping subject to damage is visible at the left side exterior wall and exterior wall at the main entry porch. The pipes also lack insulation for protection against freezing. We recommend correction using appropriate methods by a qualified state licensed plumbing contractor.



### 7.6 Exterior hose faucets:

**Safety concerns:**

- Backflow prevention devices are not installed on the hose faucets. The function of a backflow prevention device is to prevent contamination of the potable water system from a cross connection. We recommend correction using appropriate methods.



**Damage:**

- Corrosion related damage caused leakage is visible on a hose faucet fitting at the left side exterior wall. We recommend correction using appropriate methods by a qualified state licensed plumbing contractor.

**DRAIN, WASTE & VENT SYSTEM:****7.7 Description:**

Visually inspected.

Pipe material: Cast iron, galvanized, and ABS where readily accessible.

**7.8 General observations / recommendations:****Note:**

- Sewer laterals and underground piping are beyond the scope of this inspection, therefore not inspected. We recommend retaining a qualified state licensed plumbing contractor to perform a camera inspection.

**7.9 Piping:****Note:**

- The piping under the slab foundation and within the walls is not readily accessible for visual inspection. The condition is not determined. However, any original piping may be nearing the end of its service life due to the age of the building. Determining the remaining service life is beyond the scope of this inspection. Further evaluation by a qualified state licensed plumbing contractor is recommended.

**WATER HEATER:****7.10 Description:**

Visually inspected.

Location: Garage interior.

Fuel type: Natural gas.

Tank size: 40 gallons.

Water shut off valve: Installed (testing is beyond the scope of this inspection).

Temperature & pressure relief valve: Installed (testing is beyond the scope of this inspection).

Gas shut off valve: Installed (testing is beyond the scope of this inspection).

Air for combustion & ventilation: Provided.

Vent piping: Installed.

Earthquake strapping: Installed.

Drain pan: Installed (testing is beyond the scope of this inspection).

**7.11 Vent piping:****Safety concerns:**

- Please be aware that the transite pipe may contain asbestos material. Any replacement and disposal should be performed by a qualified specialist using appropriate methods as asbestos is known to be a health hazard to people. To determine if asbestos is present, we recommend retaining a Cal/OSHA-Certified Asbestos Consultant. Only a Cal/OSHA-Certified Asbestos Consultant (CAC) can provide asbestos consulting (as defined by the Business and Professions Code, 7180-7189.7, and triggered by the same size and concentration triggers as for registered contractors). These services include building inspection, abatement project design, contract administration, supervision of site surveillance technicians, sample collection, preparation of asbestos management plans, and clearance air monitoring.



**Safety concerns:**

- Insufficient clearance (less than 1") is visible between the vent pipe and combustible wood roof sheathing. The condition poses a risk of fire hazard from heat transfer. We recommend correction using appropriate methods by a qualified state licensed plumbing contractor. Refer to the instructions stamped on the vent pipe for clearance requirements.

**Safety concerns:**

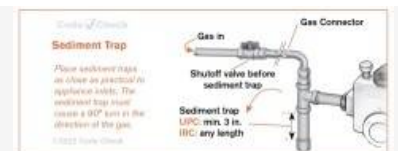
- A transition collar is absent where the vent connector attaches to the vent pipe. Spillage of hazardous exhaust gases can occur as a result, therefore a carbon monoxide poisoning hazard exists. We recommend correction using appropriate methods by a qualified state licensed plumbing contractor.

**Safety concerns:**

- The vent connector is not effectively joined to the draft hood and other joints with screws to prevent separation. A separated vent connector or pipe joint can cause spillage of hazardous exhaust gases resulting in a carbon monoxide poisoning hazard. We recommend correction using appropriate methods by a qualified state licensed plumbing contractor.

**7.12 Fuel gas shut off valve & connector piping:****Safety concerns:**

- There is no sediment trap at the gas line supplying the water heater. The purpose of a sediment trap is to catch potential debris that could clog and block an automatic gas valve in the open position, preventing the appliance from shutting off. A gas valve blocked in the open position poses a risk of fire hazard. We recommend correction using appropriate methods by a qualified state licensed plumbing contractor. Refer to the water heater manufacturers installation manual for gas piping installation instructions.

**FUEL GAS SYSTEM:****7.13 Description:**

Visually inspected.

Gas meter location: Left side.

Main service shut off valve location: Meter (testing is beyond the scope of this inspection).

#### 7.14 General observations / recommendations:

**Note:**

- Gas leak testing is beyond the scope of this inspection. We recommend contacting the gas utility provider to service the meter and all of the gas appliances, perform leak detection service, and provide written documentation of the service.

#### 7.15 Automatic gas shut off valve:

**Note:**

- An automatic gas shut off valve is not provided. Installation should be considered for safety enhancement.

## HEATING - COOLING

Our visual inspection of the heating and cooling system is limited to the readily accessible portions of the Heating equipment; Central cooling equipment; Energy source and connections; Combustion air and exhaust vent systems; Condensate drainage; Conditioned air distribution systems.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Thermostats are not evaluated for calibration or timed functions.
- Inspection of heat exchangers or electric heating elements.
- Inspection of non-central air conditioning units or evaporative coolers.
- Inspection of radiant, solar, hydronic, or geothermal systems or components.
- Determining volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system.
- Inspection of electronic air filtering or humidity control systems or components.
- Testing high efficiency vent or central air conditioning condensate pumps.
- Pressure testing or determining if air conditioning refrigerant lines are free of leaks.
- Heating and cooling system capacity calculations.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

### HEATING:

#### 8.1 Description:

Visually inspected.  
Air handler location: Hallway closet.  
Equipment type: Forced air.  
Fuel type: Natural gas.  
Gas shut off valve: Installed (testing is beyond the scope of this inspection).  
Air for combustion & ventilation: Provided.  
Vent piping: Installed.  
Air distribution: Not readily accessible for a full visual inspection.  
Air filter: Installed.

#### 8.2 General observations / recommendations:

**Note:**

- Multiple material defects exist including but not limited to the components referenced in the following sub sections. We recommend further evaluation of this system / cost estimate for corrections by a qualified state licensed Warm-Air Heating, Ventilating and Air-Conditioning contractor.

**Note:**

- The system appears to be aging and is likely the original, therefore may be nearing the end of its service life. Determining the remaining service life is beyond the scope of this inspection. Replacement of the system is likely needed. Further evaluation by a qualified state licensed Warm-Air Heating, Ventilating and Air-Conditioning contractor is recommended.

**Safety concerns:**

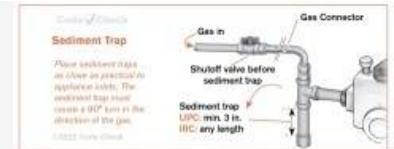
- The heating system was not tested due to damaged air distribution ducting which may contain asbestos. Replacement of the system is likely needed. Further evaluation by a qualified state licensed Warm-Air Heating, Ventilating and Air-Conditioning contractor is recommended.

#### 8.3 Fuel gas shut off valve & connector piping:



**Safety concerns:**

- There is no sediment trap at the gas line supplying the heater. The purpose of a sediment trap is to catch potential debris that could clog and block an automatic gas valve in the open position, preventing the appliance from shutting off. A gas valve blocked in the open position poses a risk of fire hazard. We recommend correction using appropriate methods by a qualified state licensed Warm-Air Heating, Ventilating and Air-Conditioning contractor. Refer to the heater manufacturers installation manual for gas piping installation instructions.

**8.4 Air for combustion & ventilation:****Safety concerns:**

- Screens are installed on the makeup air ventilation openings within the closet. The installation is improper as the screens are subject to blockage resulting in restricted air flow. The purpose of makeup air ventilation is to replenish the combustion air (air within the closet) as it depletes while the furnace is running. Lack of combustion air poses a carbon monoxide poisoning hazard. We recommend correction using appropriate methods.

**8.5 Vent piping:****Safety concerns:**

- Insufficient clearance (less than 6") is visible between the single wall vent connector and combustible wood closet door frame. The condition poses a risk of fire hazard from heat transfer. We recommend correction using appropriate methods.

**8.6 Air distribution system:****Note:**

- Air leak testing of the air distribution system is beyond the scope of this inspection. Testing by a qualified state licensed Warm-Air Heating, Ventilating and Air-Conditioning contractor should be considered.

**Safety concerns:**

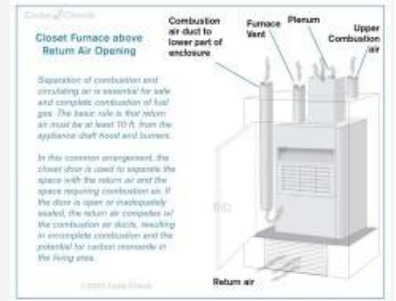
- Crushed ducting is visible in the attic. The ducting may contain asbestos. In certain conditions, asbestos is known to be a health hazard to people. We recommend retaining a Cal/OSHA-Certified Asbestos Consultant to determine if asbestos is present and if any safety hazards exist as a result. Only a Cal/OSHA-Certified Asbestos Consultant (CAC) can provide asbestos consulting (as defined by the Business and Professions Code, 7180-7189.7, and triggered by the same size and concentration triggers as for registered contractors). These services include building inspection, abatement project design, contract administration, supervision of site surveillance technicians, sample collection, preparation of asbestos management plans, and clearance air monitoring.





**Safety concerns:**

- The return air plenum is located below the closet door which is not acceptable by today's construction standards, although a common installation for this age building. Sealing gaskets are absent on the closet door. If the closet door does not seal, hazardous products of combustion air can be drawn into the air distribution return plenum located below the closet door, therefore a carbon monoxide poisoning hazard exists. We recommend further evaluation / correction by a qualified state licensed Warm-Air Heating, Ventilating and Air-Conditioning contractor.

**COOLING:****8.7 Description:****Note:**

- A central cooling system is not provided.

## ELECTRICAL

Our visual inspection of the electrical system is limited to the readily accessible portions of the Service equipment; Electrical panels; Circuit wiring; Switches; Receptacle outlets; Lighting fixtures.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Operating circuit breakers or circuit interrupters.
- Removing cover plates.
- Inspection of de-icing systems or components.
- Inspection of private or emergency electrical supply systems or components.
- Wattage calculations of the electrical system.
- Performance testing on any circuit wiring.
- Inspection of low voltage systems.
- Determining the condition of any conductor insulation.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

### SERVICE:

#### 9.1 Description:

Visually inspected.

Service type: Overhead 120/240 volt.

Grounding electrode type: Ground rod with bonding to the water supply piping and fuel gas piping.

#### 9.2 Grounding electrode system:

##### Safety concerns:

- The ground rod is cut to less than 12" in length, therefore not functional. The minimum length should be 8ft. buried vertically into the earth. The purpose of the grounding electrode system is for the safety of buildings and to protect people from electrical shock hazards. Replacement with an approved grounding electrode system by qualified state licensed electrical contractor is recommended.



##### Safety concerns:

- The gauge of the bonding jumper wire is too small at the water heater, therefore may not function as intended. The bonding jumper wire should be of the same gauge as the service grounding electrode conductor. The function of the bonding jumper is to prevent electrical shock hazards in the event the water and gas pipes become energized. We recommend correction using appropriate methods by a qualified state licensed electrical contractor.



### BRANCH CIRCUIT WIRING TYPE:

#### 9.3 Description:

Branch conductor type: Copper as viewed from the main panel.

Wiring method: Non-metallic sheathed cable, armored cable, and conduit where readily accessible.

#### 9.4 General observations / recommendations:

**Outdated by today's standards / Safety concerns:**

- 2 wire branch circuits exist. 2 wire circuits do not have equipment grounding conductors to protect people from electrical shock hazards. Upgrading the wiring to current construction standards should be considered for safety enhancement. We recommend further evaluation / cost estimate for corrections by a qualified state licensed electrical contractor.

### MAIN SERVICE PANEL:

#### 9.5 Description:

Visually inspected.

Location: Meter. Left side exterior wall.

Overcurrent protection device type: Circuit breakers.

Service disconnect amperage: 200 Amp.

Panel rating: 200 Amp.

#### 9.6 General observations / recommendations:

**Note:**

- Multiple material defects exist including but not limited to the components referenced in the following sub sections. We recommend further evaluation of this system / cost estimate for corrections by a qualified state licensed electrical contractor.

#### 9.7 Panel components:

**Defects / Safety concerns:**

- #14 AWG wiring is connected to a 20 amp single pole circuit breakers which is improper as #14 AWG is rated for 15 amp maximum. Overheating of the wiring can occur as a result, therefore a risk of fire hazard exists. We recommend correction using appropriate methods by a qualified state licensed electrical contractor.



**Safety concerns:**

- Handle ties are absent from the multi-wire branch circuit breakers. Ties insure that the circuit breakers will simultaneously disconnect all ungrounded conductors on the circuit to prevent an electrical shock hazard when the breakers are tripped. We recommend correction using appropriate methods by a qualified state licensed electrical contractor.



**Safety concerns:**

- The circuit breakers lack complete location labeling. We recommend that each breaker be properly labeled to allow persons to identify them for safe operation when and if necessary. We recommend correction using appropriate methods by a qualified state licensed electrical contractor.

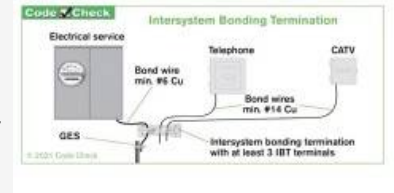


**Safety concerns:**

- A utility company locking device is absent from the meter. The purpose of a locking device is to prevent unauthorized access to the high voltage service wiring. The condition poses an electrical shock hazard. We recommend contacting the electric utility company that serves power to the building for further evaluation and correction.

**Safety concerns:**

- An intersystem bonding terminal is absent. We recommend correction using appropriate methods. An intersystem bonding terminal is a safety device that provides a means for connecting communications system(s), grounding conductor(s) and bonding conductor(s) at the service equipment or at the disconnecting means for buildings or structures supplied by a feeder or branch circuit.



## BRANCH CIRCUIT COMPONENTS:

### 9.8 General observations / recommendations:

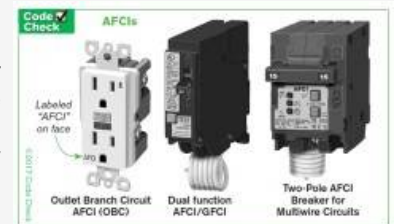
**Note:**

- Multiple material defects exist including but not limited to the components referenced in the following sub sections. We recommend further evaluation of this system / cost estimate for corrections by a qualified state licensed electrical contractor.

### 9.9 Arc fault circuit interrupter (AFCI) protection:

**Outdated by today's standards / Safety concerns:**

- Arc Fault Circuit Interrupter (AFCI) protection is not provided on the branch circuits that serve the kitchen, laundry, and living area rooms. Arc Fault Circuit Interrupter (AFCI) protection detects electrical arcs on the circuits and shuts off power to the circuits before the arcing leads to a fire. Upgrades to current construction standards by a qualified state licensed electrical contractor should be considered for safety enhancement.



### 9.10 Receptacle outlets:

**Note:**

- The readily accessible receptacles were tested with a polarity tester to give the inspector a general opinion as to whether they are functional. This type of testing is not technically exhaustive and does not identify false grounds.

**Outdated by today's standards:**

- Outlets are not provided at the front exterior wall. Installation of additional outlets at appropriate locations by a qualified state licensed electrical contractor should be considered for safety enhancement to prevent the use of extension cords as permanent wiring.

**Safety concerns:**

- Loose receptacles are visible in outlets at multiple locations. The condition poses an electrical shock hazard. We recommend correction using appropriate methods by a qualified state licensed electrical contractor.

**Safety concerns:**

- Receptacles are not labeled as weather resistant at the exterior outlets. The condition poses a potential electrical shock hazard. Replacement with weather resistant type receptacles by a qualified state licensed electrical contractor is

recommended.

**Safety concerns:**

- Receptacles are not protected by a Ground Fault Circuit Interrupter (GFCI) at the garage interior, laundry area, kitchen counters, and kitchen appliances. The function of a Ground Fault Circuit Interrupter is to protect people from electrical shock hazards. We recommend correction using appropriate methods by a qualified state licensed electrical contractor.



**Safety concerns:**

- Protection cover is absent from an outlet within the kitchen sink base cabinet. The condition exposes the energized receptacle components, therefore an electrical shock hazard exists. Replacement of any absent protection covers is recommended.



**9.11 Lighting:**

**Safety concerns:**

- Light bulb is broken off in the socket of a fixture at the garage interior. The condition poses an electrical shock hazard. We recommend correction using appropriate methods by a qualified state licensed electrical contractor.



**9.12 Junction boxes:**

**Safety concerns:**

- Protection covers are absent from multiple junction boxes in the attic. The condition exposes the energized wiring within the boxes, therefore an electrical shock hazard exists. Calculating the wire fill in the boxes is beyond the scope of this inspection. We recommend correction using appropriate methods by a qualified state licensed electrical contractor.



**9.13 Non metallic sheathed cable (NMC):**



**Defects:**

- Securing straps are absent from multiple cables within the attic and garage interior. We recommend correction using appropriate methods by a qualified state licensed electrical contractor.

**Safety concerns:**

- Cable clamps are absent where cables enter outlet boxes as viewed at the garage interior. Damage to the wiring can occur as a result, therefore a potential electrical shock and risk of fire hazard exists. We recommend correction using appropriate methods by a qualified state licensed electrical contractor.

**Safety concerns:**

- Exposed cable subject to damage is visible with the kitchen base cabinet for the cooktop. We recommend correction using appropriate methods by a qualified state licensed electrical contractor.

**9.14 Conduit:****Safety concerns:**

- Exposed conductors are visible from the open end of a conduit at the right side exterior wall. The condition poses an electrical shock hazard. We recommend correction using appropriate methods by a qualified state licensed electrical contractor.

**9.15 Armored cable:****Safety concerns:**

- Cable clamps are absent where cables enter outlet boxes as viewed at the garage interior. Damage to the wiring can occur as a result, therefore a potential electrical shock and risk of fire hazard exists. We recommend correction using appropriate methods by a qualified state licensed electrical contractor.





## INTERIOR

Our visual inspection of the building interior is limited to the readily accessible portions of the walls, ceilings, and floors; doors and windows; stairways, handrails and guardrails; permanently installed cabinets; absence of smoke alarms; vehicle doors and openers.

### NOTICE:

- If the building is furnished in any way, there may be areas that are not readily accessible preventing a full visual inspection. Full access and an opportunity for additional inspection may discover reportable conditions. Please call our office to arrange for inspection of the inaccessible areas after full access is provided. Additional fee will apply.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Inspection of window, door, or floor coverings.
- Determining whether a building is secure from unauthorized entry.
- Operation or testing of Smoke alarms; Fire alarms; Carbon monoxide detectors; Fire or heat detectors.
- Inspection of Security systems; Intercom systems; Fire sprinkler systems; Central vacuum systems; Pool alarms, Built in entertainment systems or components; Elevators; Dumbwaiters.
- Using a ladder to inspect systems or components.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

## MAIN ENTRY DOOR:

### 10.1 Description:

Visually inspected.

### 10.2 Primary door:

Open & closing function tested as operational.

## LAUNDRY AREA EXTERIOR DOOR:

### 10.3 Description:

Visually inspected.

Type: Hollow core.

### 10.4 Primary door:

#### Note:

- The hollow core door is not an appropriate type for outdoor installation, therefore subject to moisture related damage. Damage is visible. Replacement with an appropriate exterior rated door by a qualified door specialist is recommended. We also recommend further evaluation by a qualified state licensed Structural Pest Control Operator to determine if any wood destroying organism conditions exist.



## LIVING ROOM EXTERIOR DOOR:

### 10.5 Description:

Visually inspected.  
Type: Vinyl dual pane sliding.  
Screen door: Installed.

### 10.6 Primary door:

Open & closing function tested as operational.

### 10.7 Screen door:

#### Defects:

- The top of the screen door is off track. We recommend correction using appropriate methods.



#### Defects:

- The latch on the screen door is not functional as there is no receiver. We recommend correction using appropriate methods.



## INTERIOR DOORS:

### 10.8 Description:

Visually inspected.

### 10.9 Doors:

#### Damage:

- Door panels are broken through at the primary bedroom bathroom. Replacement by a qualified door specialist is recommended.



**Defects:**

- Bi-fold closet door is stuck, therefore does not open at the left rear bedroom. We recommend correction using appropriate methods by a qualified door specialist.

**WINDOWS:****10.10 Description:**

Visually inspected.

Types: Vinyl dual pane sliding. Vinyl dual pane single hung.

**10.11 Windows:**

Open & closing function tested as operational.

**WALL CLADDINGS:****10.12 Description:**

Visually inspected.

Wall cladding material: Gypsum board.

**10.13 Wall cladding:****Note:**

- Randomly oriented cracks are visible at various locations. Determining the cause is beyond the scope of this inspection. Monitoring is recommended as repair may be needed in the future.

**Note:**

- Patching is visible to the wall cladding at multiple locations. We recommend consulting with the seller to confirm the reason. Cracks may reappear at a later date.

**Damage:**

- Patching is visible to the wall cladding at each of the front bedrooms adjacent the windows. The condition may indicate structural movement of the building has occurred. We recommend further evaluation by a qualified state licensed geo-technical engineer.



**Damage:**

- Small holes are visible in the wall cladding at the left rear bedroom. We recommend correction using appropriate methods by a qualified state licensed drywall contractor.

**CEILING CLADDINGS:****10.14 Description:**

Visually inspected.

Ceiling cladding material: Gypsum board.

**10.15 Ceiling cladding:****Note:**

- Patching is visible to the ceiling cladding at multiple locations. We recommend consulting with the seller to confirm the reason. Cracks may reappear at a later date.

**FLOORING:****10.16 Description:**

Visually inspected.

Flooring materials: Tile, Undetermined type plank.

**SMOKE ALARMS & CARBON MONOXIDE ALARMS:****10.17 Description:**

Visually inspected.

**10.18 Smoke alarms:**

Installed at the left front bedroom and right front bedroom.

**Note:**

- Testing is beyond the scope of this inspection. Testing is recommended at regular intervals.
- Age and listing is not determined. Replacement is recommended if over 10 years old.
- Replacement with tamper resistant type is recommended where not installed.

**Safety concerns:**

- Smoke alarms are absent at the primary bedroom and hallway outside the bedrooms. Operational smoke alarms of approved type that meet today's state safety standards should be installed in each bedroom, immediate vicinity outside the bedrooms, and at each floor level including basements. We recommend correction using appropriate methods.

**Safety concerns:**

- The smoke alarms are located too close to forced air heating outlet registers (within 36" and within direct flow), therefore may not function as intended while the forced air system is running. We recommend correction using appropriate methods.

**10.19 Carbon monoxide alarms:****Safety concerns:**

- Carbon monoxide alarms are absent. Operational carbon monoxide alarms of approved type that meet today's state safety standards should be installed at areas in the immediate vicinity outside the bedrooms / sleeping rooms and on every level including basements in dwelling units that have fuel-fired appliances and / or attached garages. We recommend correction using appropriate methods.

**CEILING FANS:****10.20 Description:**

Visually inspected.

**10.21 Fans:**

Responded to the normal user controls.

**Note:**

- The type and installation of any fan outlet mount support(s) is not determined due to inaccessibility.

## PRIMARY PARKING STRUCTURE

### NOTICE:

- If the building is furnished in any way, there may be areas that are not readily accessible preventing a full visual inspection. Full access and an opportunity for additional inspection may discover reportable conditions. Please call our office to arrange for inspection of the inaccessible areas after full access is provided. Additional fee will apply.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Workbenches, shelving and storage units.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

## GARAGE:

### 11.1 Description:

Type: Attached.

### 11.2 Concrete slab floor:

Visually inspected.

#### Damage:

- Randomly oriented cracks are visible at various locations. Determining the cause is beyond the scope of this inspection. Monitoring is recommended as repair may be needed in the future.

#### Damage:

- Significant chip damage is visible along the interface joint to the driveway. The damage is likely caused by exposed rebar along the joint. We recommend correction using appropriate methods by a qualified state licensed concrete contractor.



### 11.3 Ventilation:

Visually inspected.

Type: Static wall vents.

#### Safety concerns:

- One of the vents is blocked. The purpose of static ventilation is to reduce the risk of carbon monoxide hazards within the garage. We recommend removing the material that blocks the vent.





**Defects:**

- The diameter of the vent screen mesh is too large. The condition is conducive to insect / vermin intrusion into the building. Replacement with an appropriate screening material is recommended.

**11.4 Interior walls & ceilings:**

Visually inspected.

**Note:**

- Moisture related stains are visible at the walls and ceiling. Determining if any active leakage exists is beyond the scope of this inspection. We recommend consulting with the seller to confirm the history of any moisture intrusion.

**Safety concerns:**

- Openings around pipes are not effectively sealed with an appropriate firestop material where they penetrate the fire separation cladding. The condition is a breach of the fire separation. We recommend correction using appropriate methods to prevent flame spread in the event of fire.

**Safety concerns:**

- Ceiling cladding is broken out around the water heater vent pipe. The condition is a breach of the fire separation. We recommend correction using appropriate methods to prevent flame spread in the event of fire.

**Defects:**

- A corner tie brace is cut off from the top of the rear exterior wall. We recommend correction using appropriate methods by a qualified state licensed framing contractor.

**11.5 Garage door:**

Visually inspected.

Type: Sectional w/auto opener.

**Note:**

- Auto opener: The auto opener responded to normal user controls. The auto reverse function was tested by crossing the beam of the electronic reversing device only. The device responded to the test. Pressure testing of the automatic reverse system is beyond the scope of this inspection as damage to the door and / or opener can occur.

**Outdated by today's standards:**

- Auto opener: An emergency battery backup is not installed on the auto opener. As of July 1, 2019, all garage door openers sold or installed in residential garages in the state of California require an emergency battery backup for the opener to operate in the event of electrical power outage. Replacement of the automatic opener with a type that meets current state safety standards for garage door openers should be considered for safety enhancement.

**Safety concerns:**

- Auto opener: The auto-reverse edge sensors are not within 6" of the floor for safety. We recommend correction using appropriate methods by a qualified garage door specialist. Refer to the auto opener manufacturers installation manual for instructions.

**Safety concerns:**

- Auto opener: Caution, spring warning labeling is absent at the torsion bar. Any replacement / repair / adjustment should be performed by a qualified garage door specialist only. We recommend correction using appropriate methods by a garage door specialist.

**11.6 Interior passage door:**

Visually inspected.

**Note:**

- The fire rating of the door is not determined as there is no observable listing attached to the door.

**Safety concerns:**

- A self closing device is absent. Doors & their components installed in a residential garage fire separation wall should have an appropriate fire rating and be equipped an operational self closing device to securely close, latch and seal the door for fire safety. Replacement with a listed fire rated door system by a qualified door specialist is recommended.

**11.7 Exterior door:**

Visually inspected.

Type: Wood.

**Damage:**

- Moisture related damage is visible to the door which is causing the door skin to delaminate. We recommend correction using appropriate methods. We also recommend further evaluation by a qualified state licensed Structural Pest Control Operator to determine if any wood destroying organism conditions exist.



## KITCHEN - LAUNDRY

### NOTICE:

- If the building is furnished in any way, there may be areas that are not readily accessible preventing a full visual inspection. Full access and an opportunity for additional inspection may discover reportable conditions. Please call our office to arrange for inspection of the inaccessible areas after full access is provided. Additional fee will apply.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Testing oven self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy.
- Determining the adequacy of any dishwasher operation.
- Testing of microwave ovens.
- Water purification systems.
- Hot water dispensers.
- Built in food processors.
- Built in can openers.
- Built in toasters.
- Built in blenders
- Oven warming drawers.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

## KITCHEN:

### 12.1 Counter:

Visually inspected.

### 12.2 Cabinets:

Visually inspected.

#### Safety concerns:

- Vermin droppings are visible with the cabinet below the oven. The condition poses a significant health hazard from contamination. Remediation is recommended. Determining active infestation is beyond the scope of this inspection. We recommend further evaluation by a qualified state licensed Pest Control Operator.



**Damage:**

- Moisture related damage is visible to the floor of the sink base cabinet. We recommend correction using appropriate methods by a qualified cabinet specialist. We also recommend further evaluation by a qualified state licensed Structural Pest Control Operator to determine if any wood destroying organism conditions exist.

**Note:**

- Moisture is conducive to adverse mold / microbial growth. Determining the presence of any type of mold / microbial growth is beyond the scope of this inspection. We recommend further evaluation by a qualified specialist to determine if such conditions exist.

**Defects:**

- Multiple drawers are off the tracks. We recommend correction using appropriate methods by a qualified cabinet specialist.

**Defects:**

- Pull knob is absent from one of the drawers. Replacement is recommended.

**12.3 Sink:**

Visually inspected.

Basin: Functional.

Functional drainage: Operational.

**Defects:**

- Faucet fixture: The fixture mount is loose. We recommend correction using appropriate methods by a qualified state licensed plumbing contractor.

**12.4 Food waste disposer:**

Visually inspected.

Responded to the normal user controls.

**Defects:**

- The splash guard is absent from the drain opening. We recommend correction using appropriate methods by a qualified state licensed plumbing contractor.

**12.5 Cooking appliances:**

Visually inspected.

Type: Counter mount gas cooktop. Cabinet mount gas oven.

Gas shut off valve: Installed (testing is beyond the scope of this inspection).

Cooktop: Responded to the normal user controls.

Oven: Responded to the normal user controls (tested using bake mode set at 350 & broil mode set at high only).

**12.6 Cooktop ventilation:**

Visually inspected.

Type: External venting hood.

Fan: Responded to the normal user controls.

**Defects:**

- The vent connector manifold is absent, therefore the fan exhausts into the cabinet. We recommend correction using appropriate methods by a qualified appliance technician.

**12.7 Dishwasher:**

Visually inspected.

Responded to normal user controls using the normal wash setting on the control.

**LAUNDRY:****12.8 Description:**

Visually inspected.

Location: Interior.

Water shut off valves: Installed (testing is beyond the scope of this inspection. Subject to leakage if turned).

Drain: Installed (testing is beyond the scope of this inspection).

240v dryer receptacle outlet: Installed.

Fuel gas shut off valve: Installed (testing is beyond the scope of this inspection).

Dryer vent: Installed (testing is beyond the scope of this inspection).



## BATHROOMS

**NOTICE:**

If the building is furnished in any way, there may be areas that are not readily accessible preventing a full visual inspection. Full access and an opportunity for additional inspection may discover reportable conditions. Please call our office to arrange for inspection of the inaccessible areas after full access is provided. Additional fee will apply.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Steam showers; Sauna systems or components.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

### LAUNDRY AREA BATHROOM:

**13.1 Description:**

1/2 bathroom.

**13.2 Toilet:**

Visually inspected.

Flush function tested operational.

**13.3 Sink:**

Visually inspected.

Basin: Functional.

Faucet: Operational.

**Defects:**

- Drain: Slow drainage occurred. We recommend correction using appropriate methods by a qualified state licensed plumbing contractor.

**13.4 Counter / cabinet / mirror / towel holder / medicine cabinet:**

Visually inspected.

Counter / cabinet: Installed.

Mirror: Installed on medicine cabinet only.

Towel holder: Installed.

**13.5 Ventilation:**

Visually inspected.

Type: Window.

### HALLWAY BATHROOM:

**13.6 Description:**

Full bathroom.

**13.7 Toilet:**

Visually inspected.

Flush function tested operational.

**13.8 Sinks:**

Visually inspected.  
2 installed.  
Basins: Functional.  
Faucets: Operational.  
Functional drainage: Operational.

#### 13.9 Counter / cabinet / mirror / towel holder / medicine cabinet:

Visually inspected.  
Counter / cabinet: Installed.  
Mirror: Hanging type installed.  
Towel holder: Installed.  
Medicine cabinet: Installed.

#### 13.10 Ventilation:

Visually inspected.  
Type: Window. Exhaust fan / light combo appliance.  
Fan: Responded to the normal user controls.

##### Defects:

- Exhaust duct: The exhaust duct terminates within the attic which is improper. The duct should terminate to the exterior through an appropriate termination hood. We recommend correction using appropriate methods.



#### 13.11 Bathtub:

Visually inspected.  
Basin: Functional.  
Faucet: Operational  
Functional drainage: Operational.

#### 13.12 Shower:

Visually inspected.  
Shower wall surface material: Tile (determining the type of backing and waterproofing method used for the shower wall material is beyond the scope of this inspection).  
Shower base type: Tile.  
Enclosure type: Glass enclosure installed.  
Faucet fixture: Operational.  
Shower head: Operational.  
Functional drainage: Operational.

##### Note:

- Shower pan leak testing is beyond the scope of this inspection. Testing using appropriate methods is recommended.

## PRIMARY BEDROOM BATHROOM:

#### 13.13 Description:

3/4 bathroom.

#### 13.14 Toilet:

Visually inspected.

Flush function tested operational.

#### 13.15 Sinks:

Visually inspected.  
2 installed.  
Basins: Functional.  
Faucets: Operational.  
Functional drainage: Operational.

#### 13.16 Counter / cabinet / mirror / towel holder / medicine cabinet:

Visually inspected.  
Counter / cabinet: Installed.  
Mirror: Hanging type installed.  
Towel holder: Installed.  
Medicine cabinet: Installed.

#### 13.17 Ventilation:

Visually inspected.  
Type: Window. Exhaust fan / light combo appliance.  
Fan: Responded to the normal user controls.

#### Defects:

- Exhaust duct: The exhaust duct terminates within the attic which is improper. The duct should terminate to the exterior through an appropriate termination hood. We recommend correction using appropriate methods.



#### 13.18 Shower:

Visually inspected.  
Shower wall surface material: Tile (determining the type of backing and waterproofing method used for the shower wall material is beyond the scope of this inspection).  
Shower base type: Tile.  
Enclosure type: Glass enclosure installed.  
Faucet fixture: Operational.  
Shower head: Operational.  
Functional drainage: Operational.

#### Note:

- Shower pan leak testing is beyond the scope of this inspection. Testing using appropriate methods is recommended.