

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties.

- 101 Driveway: Serviceable; brick/concrete.
-
- 102 Walks: Serviceable; brick/concrete.
-
- 103 Fences/Walls: Brick/wood. **Deteriorated, leaning and missing wood noted at rear right corner; suggest consulting with specialist for further review prior to close of escrow.**



-
- 103a Gates: Wrought iron. **No self-closer was observed on the yard enclosure at right and left gates. Many municipalities require that properties with pools and/or spas have a self-closer on gates for safety reasons. Client may wish to install to ensure safety.**
-
- 104 Siding: Serviceable; stucco/wood.
-
- 105 Trim: Wood. **Deteriorated wood noted at overhang at left side at various areas; suggest consulting with specialist for further review prior to close of escrow.**
-
- 106 Window Frames: Serviceable; wood.
-
- 106a Screens: **Holes noted in screens at left side.**
Missing screens noted at various areas.
-

107 Electrical Fixtures: **Unable to determine function of four (4) switches noted at rear.**



108 Gutters/Downspouts: Metal. **Front gutter noted is separated; we advise making necessary corrections.**



Please see additional comments for Gutters/Downspouts on the next page.

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108 Gutters/Downspouts Cont'd: **Gutters noted are loose at various areas; we advise making necessary corrections.**



Suggest clearing all debris from gutters as part of routine maintenance to insure proper drainage.



109 Sprinklers:	A timing device controls this sprinkler system. Timing devices are beyond the scope of this inspection. We advise that you obtain verification of this system's performance prior to closing.
110 Exterior Doors:	Serviceable.
111 Bell/Chime:	Serviceable.

- 112 Chimneys: **LEFT:** Serviceable. A spark arrester is installed as a safety feature.
REAR: Serviceable. A spark arrester is installed as a safety feature.
-
- 112a Steps/Railing: Non-Applicable.
-
- 112b Hose Bib: Serviceable.
-
- 113 Lot grade/Drainage: Home is built on a flat lot. **Grade noted at front is up to vent for crawl area which may allow water intrusion under the home; we advise making necessary corrections.**



-
- 114 Gas Meter: Serviceable. Located at left side.
-
- 115 Foundation: This structure utilizes a partially raised foundation/pier and post construction and a partial slab on grade foundation system. Since no access can be gained to the underside of the foundation, virtually the only review that can be made is from visible and accessible portions of the exterior.
-
- 115a Ventilation: Ventilation appears to be adequate.
-
- 115b Bolted to Foundation: Unable to determine, due to walls being covered at time of inspection.
-
- 115c Cripple Walls: No.
-

- 116 Sub-Floor: Accessible in family room closet. Plumbing leaking: **Leak noted at supply line under house; suggest consulting with specialist for further review prior to close of escrow.**



116a Sub-Floor Comments: Non-Applicable.

117 Exterior Comments: Non-Applicable.

118 Beyond Scope of Insp.: Electronic gate, empty spa, exterior barbecue, and surface drains noted are beyond the scope of this inspection.

Our evaluation of the roof is to determine if portions are missing and/or deteriorating and, therefore, subject to possible leaking. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or a certification.

126 Type/Material: Tile/pitched construction.

127 Roof Comments: **Debris observed on the roof at front and rear. Debris on roof/valleys limits view of roof and prevents the roof from draining or drying out properly. Debris in the valleys may cause water to dam and flashing(s) to leak. Advise periodic removal of debris as part of routine maintenance.**



We advise resealing all through roof vents and projections as part of routine maintenance.



Please see additional Roof Comments on the next page.

127 Roof Comments Cont'd: **Roof shows extensive wear and deterioration at various areas. We suggest consulting a roofing contractor for further review.**



Please see additional Roof Comments on the next page.

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127 Roof Comments Cont'd: **Roof shows extensive wear and deterioration at various areas. We suggest consulting a roofing contractor for further review.**



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135

ATTIC

- 136 Hatch Location: Hall.
- 137 Accessible: Yes.
- 138 Sheathing: Serviceable; plywood.
- 139 Evidence of Leaking: No.
- 140 Insulation: Yes, where visible approximate thickness is 2-4 inches.
- 141 Ventilation: Appears to be adequate.
- 142 Attic Comments: **Evidence of animals/pests noted in attic space. Animals/pests may chew and/or damage electrical wiring and other components. We advise consulting with a pest exterminator for a complete review and for removal of any animals/pests.**



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201 Cover: Wood. **Deteriorated wood noted at some areas.**



202 Enclosure: Non-Applicable.

203 Electrical: **There is no ground fault interrupter noted in this area which may not have been standard at the time of construction. However, today's standards require ground fault interrupters at all areas within five feet of running water and external outlets. We suggest installing a ground fault interrupter in this area as a safety upgrade.**



204 Windows: Non-Applicable.

205 Deck/Slab: Serviceable; brick/concrete.

206 Stairs: Non-Applicable.

207 Railing: Non-Applicable.

208 Comments: **Rear patio noted appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.**

300

GARAGE - ATTACHED

301 Exterior: Serviceable; stucco/wood.

302 Roof: Please see roof comments.

303 Slab: Concrete. **Unable to inspect floor of garage noted covered with a rubberized covering; suggest checking prior to close of escrow.**



304 Overhead Door: Wood. **Chipped and deteriorated wood noted at some areas; suggest consulting with specialist for further review prior to close of escrow.**



305 Garage Door Hardware: Serviceable.

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306 Door Opener:	Serviceable. This garage door opener is equipped with a safety reverse device that operated when tested at the time of our inspection. The U.S. Product Safety Commission recommends these devices be checked monthly.
307 Windows:	Serviceable.
308 Access Door:	Non-Applicable.
309 Fire Door:	Fire door enters into a sleeping area which is an improper installation; suggest correcting as a safety upgrade. Suggest consulting with specialist for further review prior to close of escrow.
310 Fire Wall:	Serviceable; drywall.
311 Vent Screens:	Serviceable.
312 Walls:	Serviceable.
313 Ceiling:	Serviceable.
314 Electrical:	There is no ground fault interrupter noted at some areas which may not have been standard at the time of construction. However, today's standards require ground fault interrupters at all areas within five feet of running water and external outlets. We suggest installing a ground fault interrupter in this area as a safety upgrade.
315 Sink:	Serviceable.
316 Washer H/Up:	Serviceable.
317 Dryer H/Up:	Serviceable; gas. Vent: Intact.
318 Garage Comments:	

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. **IDENTIFYING OR TESTING FOR THE PRESENCE OF ASBESTOS, RADON, LEAD BASED PRODUCTS, OR OTHER POTENTIALLY HAZARDOUS MATERIALS IS NOT WITHIN THE SCOPE OF THIS REPORT. THESE MATERIALS WERE USED PRIOR TO 1982, AND SHOULD YOU BE CONCERNED, WE SUGGEST HAVING AN INDEPENDENT INSPECTION PERFORMED PRIOR TO THE CLOSE OF ESCROW.** Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. We urge you to evaluate these systems prior to closing.

DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY WILL CONDUCT SUCH AN INSPECTION UPON REQUEST.

California Senate Bill No. 407, [requires on or before January 1, 2017](#), that a Seller or Transferor of a [single-family residential real property, multifamily residential, or commercial real property](#) disclose to a Purchaser or Transferee, [in writing, specified requirements for replacing plumbing fixtures, and whether the real property includes noncompliant plumbing](#). The bill would require, on or after January 1, 2017, a Seller of certain residential real property to make a specified disclosure in this regard.

The bill would require, on or before January 1, 2017, that all noncompliant plumbing fixtures in any single-family residential real property shall be replaced by the property owner with water-conserving plumbing fixtures.

Please be advised that verification of these requirements are beyond the scope of our inspection. We advise obtaining the proper written verification from Seller confirming the plumbing fixtures in this home comply with the requirements set forth in Senate Bill No. 407. More information may be obtained by referencing Senate Bill No. 407 of the California Civil Code relating to water conservation.

Definitions: Noncompliant plumbing fixture means - Any toilet manufactured to use more than 1.6 gallons of water per flush; Any urinal manufactured to use more than 1 gallon of water per flush; Any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute; Any interior faucet that emits more than 2.2 gallons of water per minute.”

401 Heating: Gas forced air heating unit located in attic. Gas shut off noted. Electrical disconnect provided near this unit.

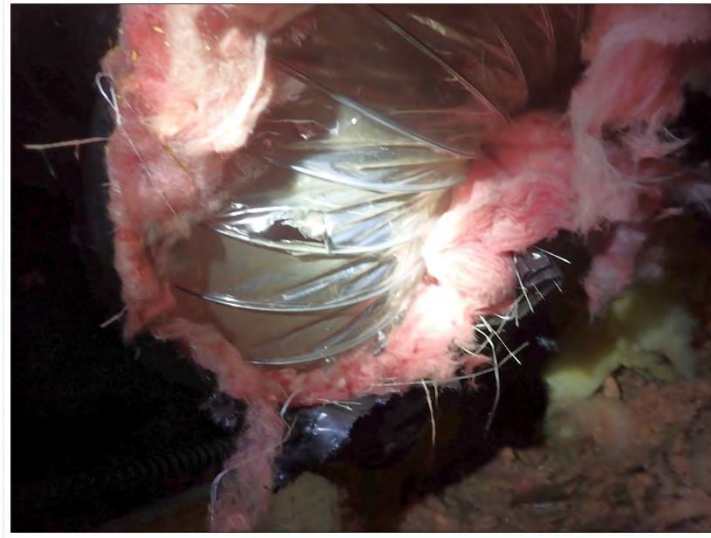
401a Venting: **A newer furnace has been installed to the existing ceramic pipe, which may cause moisture to drop onto the furnace. When a furnace is installed today, a double wall pipe is required for the flue. If concerned we suggest consulting with the local building department for further review.**



402 Air Conditioning: Non-Applicable.

403 Thermostat: Operable. Located in hall.

404 Ducting: **Holes noted in ducting in attic; we advise making necessary corrections.**



405 Plumbing:

Piping where visible is copper **and galvanized**. Copper piping is preferred for durability and low maintenance. **Whereas galvanized water lines rust from the inside out and can become restricted over time. When low water flow is noted at plumbing fixtures, some restriction may have occurred. If concerned, we suggest further review by a licensed plumber.** Main shut-off is located at front. PSI 80.

Excessive corrosion noted at front supply line; no evidence of leakage at time of inspection; suggest consulting with specialist for further review prior to close of escrow.



*Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. **For this reason main shut-off valves are not tested during a home inspection.** We suggest caution when operating shut-offs that have not been turned for a long period of time. All shut-off valves and angle stops should be turned regularly to ensure free movement in case of emergency.*

406 Drain/Waste Vent:

Serviceable.

407 Water Heater:

Tankless gas water heater located at left side. Cold water shut-off: Intact. Temperature and pressure relief valve installed as a safety feature. Water heater is anchored as a safety upgrade at time of inspection.

Tankless water heater noted appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

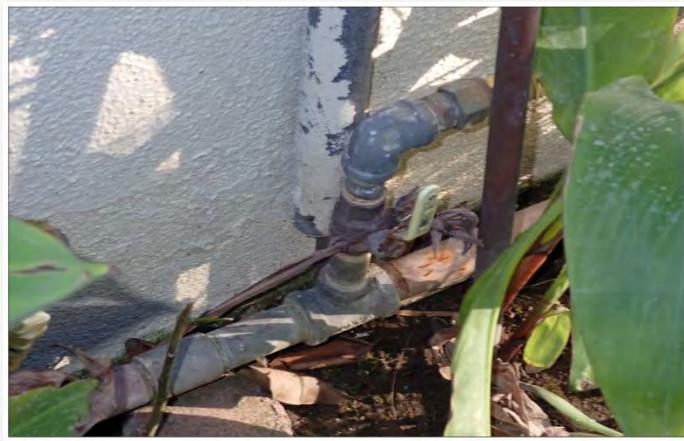
There is no ground fault interrupter noted at water heater which may not have been standard at the time of construction. However, today's standards require ground fault interrupters at all areas within five feet of running water and external outlets. We suggest installing a ground fault interrupter in this area as a safety upgrade.

Unable to determine if water heater is raised high enough; suggest consulting with specialist for further review prior to close of escrow.



Gas line noted is loose; suggest securing as a safety upgrade.

Water heater shares gas line with other gas items; suggest consulting with specialist for further review prior to close of escrow.



- 407a Venting: **Please see water heater comments.**
-
- 408 Electrical: The main electrical service is approximately 100 amps. Service entrance is overhead with main panel located at rear. Overload protection is provided by breakers. Main disconnect noted. Wiring where visible is copper. Copper is preferred for durability and low maintenance. Sub panel located in garage.
- As a safety upgrade, we always recommend installing GFCI outlets, in all areas that they are currently required; such as garages, laundry areas, exterior outlets, pool and spa lights and all outlets within five feet of running water.*
-
- 409 Smoke Detector: Serviceable. Located in rear bedroom.
- Smoke Detector: **Inoperable.** Located in hall, front bedroom, and middle bedroom.
-
- 410 CO Detector: Serviceable. Located in hall.
-
- 411 Fireplace #1: Located in living room. Burns wood and gas. Gas jet provided.
- Chipped concrete and breast plate.**
- Dirty fireplace noted; suggest cleaning as necessary.**
- Suggest adding a c-clamp to the fireplace damper as a safety upgrade, so that fireplace damper does not close completely during use.**



Please see additional comments for Fireplace #1 on the next page.

411 Fireplace #1 Cont'd: **Suggest replacing rigid gas line with flexible gas line as a safety upgrade.**



Fireplace #2:

Located in family room. Burns wood and gas. Gas jet provided.

Unable to test. At the time of the inspection, fuel was off to this unit. Fuel or power is not restored to appliances that are shut down. Most utility companies will, upon request, conduct a free inspection. Verification of this system's performance prior to closing is strongly suggested.

Suggest adding a c-clamp to the fireplace damper as a safety upgrade, so that fireplace damper does not close completely during use.

412 Comments:

The kitchen inspection is both visual and functional. Appliances are operated, if power is supplied. Clocks, timers and other pre-setting devices on stoves and ovens are not within the scope of this inspection. Calibrations to cooking systems are not evaluated nor life expectancies given to dishwashers. **Note: Dishwashers can fail at any time due to their complexity.** Our review is to determine if the system is free of leaks and excessive corrosion.

The presence and/or odor of mold and/or mildew are possible anywhere there is moisture, such as: under sinks and plumbing at kitchens and bathrooms, plumbing leaks, crawl spaces, etc. Often the moisture is hidden from view by personal property or if it is present within walls, under flooring, inside cabinets or in an inaccessible area. Determination of the presence of mold and/or mildew, or possible health hazards resulting from exposure to these organisms is not within the scope of this inspection. If client has any concerns regarding the presence of mold and/or mildew, we advise consulting with an Indoor Air Quality specialist or other qualified person, for any testing, evaluations and/or removal which may be desired prior to close of escrow.

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The bill would require, on or before January 1, 2017, that all noncompliant plumbing fixtures in any single-family residential real property shall be replaced by the property owner with water-conserving plumbing fixtures.

Please be advised that verification of these requirements are beyond the scope of our inspection. We advise obtaining the proper written verification from Seller confirming the plumbing fixtures in this home comply with the requirements set forth in Senate Bill No. 407. More information may be obtained by referencing Senate Bill No. 407 of the California Civil Code relating to water conservation.

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501 Floor:	Weak flooring noted by sink.
502 Walls:	Serviceable.
503 Ceiling:	Serviceable.
504 Doors:	Serviceable.
505 Windows:	Serviceable.
506 Cabinets:	One pull out noted by stove is difficult to open and close; we advise making necessary corrections.
507 Counter Tops:	Serviceable.

508 Electrical:

Rear left and right ground fault interrupters provided for safety is inoperable. Exposed Romex wiring noted at right side. This may be a safety concern if used where it could be subject to physical damage. Client may wish to encase as a safety upgrade.



509 Sinks:

Serviceable.

510 Faucets:

Faucet noted is loose at its base; we advise making necessary corrections.

511 Traps/Drains/Supplies:

Serviceable.

512 Disposal:

ISE. Inoperable disposal noted; suggest consulting with specialist for further review prior to close of escrow.

513 Dishwasher:

Serviceable; General Electric.

Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the "normal wash" cycle only.

514 Stove/Cook Top:

Gas. **Two (2) inoperable burners noted; we advise making necessary corrections.**

515 Oven:

Serviceable; electric.

516 Hood/Fan:

Serviceable.

517 Microwave:

Non-Applicable.

518 Trash Compactor:

Non-Applicable.

519 Kitchen Comments:

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently.

The presence and/or odor of mold and/or mildew are possible anywhere there is moisture, such as: under sinks and plumbing at kitchens and bathrooms, plumbing leaks, crawl spaces, etc. Often the moisture is hidden from view by personal property or if it is present within walls, under flooring, inside cabinets or in an inaccessible area. Determination of the presence of mold and/or mildew, or possible health hazards resulting from exposure to these organisms is not within the scope of this inspection. If client has any concerns regarding the presence of mold and/or mildew, we advise consulting with an Indoor Air Quality specialist or other qualified person, for any testing, evaluations and/or removal which may be desired prior to close of escrow.

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[The bill would require, on or before January 1, 2017, that all noncompliant plumbing fixtures in any single-family residential real property shall be replaced by the property owner with water-conserving plumbing fixtures.](#)

[Please be advised that verification of these requirements are beyond the scope of our inspection.](#) We advise obtaining the proper written verification from Seller confirming the plumbing fixtures in this home comply with the requirements set forth in Senate Bill No. 407. More information may be obtained by referencing Senate Bill No. 407 of the California Civil Code relating to water conservation.

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701 Floor: Serviceable.

702 Walls: Serviceable.

703 Ceiling: Serviceable.

704 Doors: Serviceable.

705 Windows: Serviceable.

706 Electrical: **Both outlets noted are not properly wired. Reversed polarity (hot and neutral wiring is reversed) and other terms used for outlets noted are usually easily corrected by minor wiring adjustments at the specified item. When these conditions are observed, however, we advise the client to consult a licensed electrician for review and/or repair. This is a possible fire and safety hazard.**

There is no ground fault interrupter noted at both outlets which may not have been standard at the time of construction. However, today's standards require ground fault interrupters at all areas within five feet of running water and external outlets. We suggest installing a ground fault interrupter in this area as a safety upgrade.

707 Exhaust Fan: Non-Applicable.

708 Heating: Serviceable.

709 Tub & Surround:	Serviceable.
710 Tub Faucet:	Serviceable.
711 Shower & Surround:	Serviceable.
712 Shower Enclosure:	Non-Applicable.
713 Shower Faucet:	Hand held noted sprays water in multiple directions; we advise making necessary corrections.
714 Sink:	Rust noted in sink; no leak at time of inspection.
715 Sink Faucet:	Cold water noted is inoperable; suggest consulting with specialist for further review prior to close of escrow.
716 Traps/Drains/Supply:	Serviceable.
717 Toilet:	Serviceable.
718 Counter/Cabinets:	Serviceable.
719 Comments:	

720

REAR LEFT "JACK 'N' JILL" BATHROOM

721 Floor:	Serviceable.
722 Walls:	Minor damage noted under sink; we advise making necessary corrections.
723 Ceiling:	Serviceable.
724 Doors:	Latch noted at pocket door is inoperable or not catching properly. Adjustments or repairs are needed for smooth operation.
725 Windows:	Serviceable.
726 Electrical:	Ground fault interrupter provided for safety is inoperable. Unable to determine function of one switch.
727 Exhaust Fan:	Non-Applicable.
728 Heating:	Serviceable.
729 Tub & Surround:	Non-Applicable.
730 Tub Faucet:	Non-Applicable.
731 Shower & Surround:	Serviceable.
732 Shower Enclosure:	Serviceable.
733 Shower Faucet:	Serviceable.
734 Sink:	Serviceable.
735 Sink Faucet:	Serviceable.
736 Traps/Drains/Supply:	Serviceable.
737 Toilet:	Serviceable.
738 Counter/Cabinets:	Serviceable.
739 Comments:	

Our interior review is visual and evaluated with similarly aged homes in mind. Seals in double-pane, insulated glass can fail at any time and although the glass is examined, lighting conditions, window coverings, and atmospheric conditions at the time of the inspection can cause the defect to be undetectable. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. **Note: As pointed out in the Inspection Agreement, materials regularly used in residential construction may contain potentially hazardous substances such as asbestos and formaldehyde. Our report will not identify these substances since laboratory testing is necessary to detect their presence.**

800	ENTRY
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801 Floor:	Serviceable.
802 Walls:	Serviceable.
803 Ceiling:	Serviceable.
804 Doors:	Serviceable.
805 Windows:	Serviceable.
806 Electrical:	Unable to determine function of one switch.
807 Comments:	

900	LIVING ROOM
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901 Floor:	Serviceable.
902 Walls:	Serviceable.
903 Ceiling:	Serviceable.
904 Doors:	Non-Applicable.
905 Windows:	Unable to open front left window; appears to be painted shut. Broken sash wire/cord noted on rear left window at time of inspection, this is a potential safety concern. Adjustments and/or repairs may be needed for safe and proper operation.



900

LIVING ROOM – CONTINUED

906 Electrical: Serviceable.

907 Wet Bar: Non-Applicable.

908 Comments:

1000

DINING AREA

1001 Floor: Serviceable.

1002 Walls: Serviceable.

1003 Ceiling: Serviceable.

1004 Doors: Serviceable.

1005 Windows: Serviceable.

1006 Electrical: **Left outlet noted is not properly wired. Reversed polarity (hot and neutral wiring is reversed) and other terms used for outlets noted are usually easily corrected by minor wiring adjustments at the specified item. When these conditions are observed, however, we advise the client to consult a licensed electrician for review and/or repair. This is a possible fire and safety hazard.**

1007 Wet Bar: Non-Applicable.

1008 Comments:

1100

FAMILY ROOM AND BREAKFAST AREA

1101 Floor: Serviceable.

1102 Walls: Serviceable.

1103 Ceiling: Serviceable.

1104 Doors: **Unable to test rear doors; there was no key present at the time of the inspection. The client(s) may wish to review this area prior to close of escrow.**

1105 Windows: Serviceable.

1106 Electrical: Serviceable.

1107 Wet Bar: Non-Applicable.

1108 Comments:

1200

HALL

1201 Floor: Serviceable.
1202 Walls: Serviceable.
1203 Ceiling: Serviceable.
1204 Doors: Serviceable.
1205 Windows: Non-Applicable.
1206 Electrical: Serviceable.
1207 Stairs: Non-Applicable.
1208 Comments:

1300

REAR BEDROOM

1301 Floor: **Floor is deteriorated noted by bathroom door; we advise making necessary corrections.**



1302 Walls: Serviceable.
1303 Ceiling: Serviceable.
1304 Doors: Serviceable.
1305 Windows: Serviceable.
1306 Electrical: **Inoperable light noted in front bookcase; we advise making necessary corrections.**
Unable to determine function of one switch.
1307 Closet: Serviceable.
1308 Comments:

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1310

MIDDLE BEDROOM

1311 Floor:

Water damage and deteriorated wood noted by left door; suggest consulting with specialist for further review prior to close of escrow.



1312 Walls: Serviceable.

1313 Ceiling: Serviceable.

1314 Doors: **Unable to test left door; there was no key present at the time of the inspection. The client(s) may wish to review this area prior to close of escrow.**

1315 Windows: **Unable to test Two (2) windows; they appear to be stuck. We advise making necessary corrections.**

1316 Electrical: **Inoperable light noted by closet; we advise making necessary corrections.**

1317 Closet: Serviceable.

1318 Comments:

1320

FRONT BEDROOM

1321 Floor:	Serviceable.
1322 Walls:	Serviceable.
1323 Ceiling:	Serviceable.
1324 Doors:	Both closet doors noted are inoperable; we advise making necessary corrections. Unable to test left door; there was no key present at the time of the inspection. The client(s) may wish to review this area prior to close of escrow.
1325 Windows:	Serviceable.
1326 Electrical:	Unable to determine function of one switch.
1327 Closet:	Serviceable.
1328 Comments:	

AS INDICATED IN OUR INSPECTION AGREEMENT AND COVER LETTER, LIMITATIONS EXIST WITH THIS INSPECTION. UNFAMILIARITY WITH THE PROPERTY WILL ALWAYS IMPACT DISCLOSURE. WE SUGGEST YOU OBTAIN WRITTEN DISCLOSURE FROM THE SELLER REGARDING ANY CONDITIONS THAT MAY NOT BE APPARENT AND ONLY PREVIOUS KNOWLEDGE COULD DISCLOSE.

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This inspection and report have been undertaken and prepared in conformity with the standards of the American Society of Home Inspectors. However, it is only visual in nature and is not an architectural, geological, or engineering inspection. Such an evaluation would cost many times more. Also, this inspection is not intended to relieve the seller or the involved real estate agents of their respective duties of full disclosure and due diligence; nor relieve them of such liability {as would be provided in California Civil Code section 1102.4}. This inspection does not constitute a warranty, an insurance policy, or a guarantee of any kind.

NHI Services has prepared this report subject to the following exclusions and limitations:

Condition as of Inspection Date -The Inspection Report is based on conditions of the property existing and apparent on the inspection date. As not all conditions are apparent on the inspection date, it is recommended that buyer consult with seller regarding any significant defects/malfunctions known to exist regarding the major structural components, operating systems, and mechanical components of the home prior to closing the transaction. NHI Services is not responsible for the non-discovery of any patent or latent defects in materials, workmanship, or other aspects of the property, or any problems that may occur or become evident after the inspection date. NHI Services is not responsible for future failure and repair. You are advised to operate and check all systems and equipment just before closing on the property as failures and defects sometimes occur in the time period between the inspection and the closing. You are further advised with regard to vacant houses, to have all systems operational for careful checking just prior to closing. Systems, particularly heating and plumbing, and plumbing connected appliances have been known to fail in vacant houses.

Limit of Liability -If you or any third party claim NHI Services is liable for negligently making the inspection and/or preparing the Inspection Report, or if for any other reason, you claim we have not fully satisfied all of our obligations under this Agreement, our liability to you is limited to the lesser of the cost to repair adjusted for the remaining life of the item or two times the fee paid for the inspection services, and you release us from any additional liability. You agree to indemnify, defend, and hold us harmless if any third party brings a claim against us relating to our inspection or the Inspection Report.

Exclusions and Limitations –NHI Services is only making a **visual** inspection and the following are specifically excluded from this inspection:

1. **General Exclusions** --The following items, systems and components are excluded: the inspection and/or testing of underground or concealed pipes, electrical lines or circuits, sewer lines and/or on-site waste disposal systems; water softeners, intercom systems, security systems, telephone and cable TV cables, low voltage lighting systems, any timing systems, water purification systems, well systems {other than visible above ground equipment}, solar systems, swimming pools, spas {other than equipment in visible plumbing system}, back flushing of pool equipment, instant water heating devices, pressure tests or central air conditioning systems, furnace heat exchangers, radiant heating systems, free standing appliances and other personal property; the conducting of any soils or geological tests; the dismantling of any object or any portions of the property; the inspection of concealed or inaccessible portions of the property other than readily accessible service panels; and except as modified by separate written agreement, the inspection or testing for termites, dry rot, fungus, or other wood destroying pests or organisms or for household pests or rodents. Electrical receptacles, windows, doors and other multiple items are tested by examining a representative sampling as opposed to specific functionality of every single item. Inspectors do not light pilots or activate any system that is not operational.

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2. **Title or Code Compliance** –NHI Services will not investigate nor give any opinion concerning easements, conditions of title, zoning matters, or compliance of the property's improvements with any governmental building code requirements or permits. You should contact the appropriate governmental agencies if you desire such information.

3. **Latent Defects** -Defects such as cracking, leaking, surface dislocations, or landslides resulting from latent defects such as, without limitation, water leaks, land subsistence, or other geological problems are excluded.

4. **Product Defects and Environmental Hazards** -Our inspection is not a chemical analysis or a search for defective products or environmental hazards, such as radon gas. Materials regularly used in residential construction may contain potentially hazardous substances such as asbestos, lead and formaldehyde. Except as modified by separate written agreement, our Inspection Report excludes chemical analysis, defective products, and environmental hazards including, without limitation, radon gas, asbestos, lead, lead paint and formaldehyde. You should perform any such additional inspection regarding these matters at your own expense and risk.

5. **Cosmetic Features** -Cosmetic features such as, without limitation, paint, wall coverings, carpeting, floorings, paneling, lawn, and shrubs are excluded.

6. **Secondary or Consequential Damages** -Secondary or consequential damages are excluded.

THE INSPECTION REPORT DOES NOT CONSTITUTE A WARRANTY, AN INSURANCE POLICY, OR A GUARANTEE OF ANY KIND. THE INSPECTION REPORT REFLECTS AN OBSERVATION OF CERTAIN LISTED ITEMS OF THE PROPERTY AS OF THE DATE AND TIME OF THE INSPECTION AND IS NOT A LISTING OF REPAIRS TO BE MADE. THE INSPECTION REPORT IS NOT INTENDED FOR USE AS A GUIDE IN RE-NEGOTIATING THE SALES PRICE OF THE PROPERTY, NOR SHOULD IT BE CONSTRUED AS AN OPINION OF THE VALUE OF THE PROPERTY. THE SELLER MAY OR MAY NOT BE REQUIRED TO REPAIR DEFICIENCIES REFLECTED IN THIS INSPECTION REPORT, AND THAT DETERMINATION SHOULD BE MADE BY YOU, THE SELLER, YOUR REAL ESTATE AGENT{S}, AND YOUR ATTORNEYS. WE RECOMMEND THAT YOU ATTEND THE ACTUAL INSPECTION.