PRP Inspections Inc.

"Helping You Make Informed Decisions"

Mobile: 858-472-6476
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SUMMARY REPORT

Client: Louie Alarado

Inspection Address: 1536 S State St #48, Hemet, CA 92543
Inspection Date: 4/14/2026 Start: 9:00 am End: 11:30 am

Inspected by: Mike Durnell

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

Components and Conditions Needing Service

Structural

Crawlspace Area
General Comments
• A portion of the metal seismic system has soil covering it which should be removed to prevent rust damage
Electrical
• There is an open electrical junction box within the crawlspace that should be sealed
• There is electrical romex or wiring laying on the ground which should be attached to the floor joist properly
Ventilation
• One of the foundation ventilation screens is damaged or missing and should be repaired or replaced

Exterior

Site & Other Observations
Renovations & Additions
• Additions have been made to this property and you should request documentation for your records

Exterior Components
Patio Covers or Gazebos
• The front patio cover is missing half a support brace which needs replaced
Porches or Stoops
• The exterior light fixture is broken and did not respond to the switch which needs to be replaced

Steps & Handrails
• As a safety precaution we recommend installing handrails on steps with three or more risers
• There is dry rotted wood on the back steps which needs evaluated by a contractor or termite inspector
Outlets
• An outlet on the side wall is functional but should have ground-fault protection which is required
Lights
• We were unable to test some of the outdoor flood lights or security lights which may have photo sensors on them
Carport
• The carport and porch cover need cleaned to promote proper drainage and avoid excess weigh on the covers

Roof

Metal Roof
Roofing Material
• There are cracks in the sealant on the roof which needs servcied to prevent potential leaks

Plumbing

Potable Water Supply Pipes
General Comments
• The home has been re-plumbed with CPVC which are in direct contact with the ground

Gas Water Heaters
Common Observations
• The hot water heater is functional but beyond its design life and should be monitored for leaks
Gas Shut-Off Valve & Connector
• There is no sediment or drip leg on the unit which should be installed and is required
Relief Valve & Discharge Pipe
• The relief valve pipe should be in a location that is visible to see if the valve is leaking or has failed
Drain Pan & Discharge PIpe
• The drain pipe should be in a location that is visible to see if the water heater is leaking

Heat-A/C

HVAC Package Systems
Furnace
• The furnace is far beyond its design life and should be inspected by a licensed HVAC technician before it is used
Return-Air Compartment
• The filter(s) is dirty or missing and should be changed or replaced
Thermostats
• The system would randomly turn on or not turn off which may be a defective thermostat and needs evaluated

Evaporative Cooler Systems
Evaporative or Swamp Cooler
• We do not have the expertise to inspect the evaporator coils on the roof and on appears to be rusted out

Living

Interior Home Conditions

Flooring
• The flooring is worn or damaged throughout the home which you should view for yourself
Walls & Ceiling
• There are water stains in multiple locations on the ceiling and walls which needs explained by the sellers
Outlets
• One of the outlets does not have power and needs servcied

Living Room
Lights
• We were unable to locate the outlet that is controlled by the switch which is required for a light source as you enter
Single-Glazed Windows
• A window pane is cracked which you may wish to have repaired
• The window cranks were missing and they could not be tested
Outlets
• An outlet has an open ground and should be serviced

Bonus Room
Single-Glazed Windows
• A window is missing and a piece of plexiglas-glass has been installed which needs to be replaced
Outlets
• There is and extension cord that disappears into the wall which is not permitted as permanent wiring

Bedrooms

Master Bedroom
Lights
• The light switch on the wall does not control an outlet which is required for a light source as you enter the room
Smoke Detector
• There is no smoke detector which is mandated in manufactured homes and one should be installed
Closets
• The power cord for the home is exposed in the closet which should be covered for safety reasons

1st Guest Bedroom
Smoke Detector
• There is no smoke detector which is mandated in manufactured homes and one should be installed
Closets
• The outlet has no power and we were unable to explain the purpose of the switch in the closet

Bathrooms

Main Bathroom
Register
• The register needs cleaned or replaced to be functional
Toilet & Bidet
• The toilet was not installed at the time of the inspection and needs serviced and tested before close of escrow
Tub-Shower
• The tub-shower drains too slowly and should be serviced

Master Bathroom

Lights
• The ceiling light does not respond and should be serviced
Outlets
• The lower outlet near the toilet is blocked internally and needs servcied or replaced
Register
• The register needs cleaned or replaced to be functional
Toilet & Bidet
• The flush handle is broken and needs servcied or replaced
Stall Shower
• The shower enclosure door is corroded and needs serviced or replaced

Kitchen

Kitchen
Single-Glazed Windows
• The hand crank mechanism did not function and the window needs serviced or replaced
Cabinets
• The cabinet doors are missing and need replaced
Gas Cooktop
• The igniters on the gas cook top did not respond to the knobs and should be serviced for safety reasons
Exhaust Fan or Downdraft
• The exhaust hood in missing components and beyond its service life and needs replaced
Lights
• Ceiling light(s) did not respond and should be serviced
Outlets
• A wall outlet is blocked internally and need replaced

Hallway

Primary Hallway
Smoke Detector
• There is no smoke detector and one is mandated which should be installed for obvious safety reasons
Carbon Monoxide Detector
• There is no carbon monoxide detector in the hallway which is mandated and one should be installed

Laundry

Laundry Room
General Comments
• The floor register is missing and need replaced
Trap & Drain
• The seller states the drain has been cleaned but the water will overflow out the pipe when the washer drains
Dryer Vent
• The dryer vent is venting directly into the crawlspace and should be corrected and the lint cleaned up for safety

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:
Louie Alarado

INSPECTION ADDRESS

1536 S State St #48, Hemet, CA 92543

INSPECTION DATE

4/14/2026 9:00 am to 11:30 am



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GENERAL INFORMATION

Inspection Address: 1536 S State St #48, Hemet, CA 92543
Inspection Date: 4/14/2026 Time: 9:00 am to 11:30 am
Weather: Clear and Dry - Temperature at time of inspection: 70-80 Degrees

Inspected by: Mike Durnell

Client Information: Louie Alarado
Structure Type: Metal Frame/Wood Frame
Foundation Type: Slab
Furnished: Yes
Number of Stories: One

Structure Style: Manufactured--Mobile

Estimated Year Built: 1966
Unofficial Sq.Ft.: 1120

People on Site At Time of Inspection: Seller(s)

PLEASE NOTE:

This report is the exclusive property of PRP Inspections and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of PRP Inspections and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of CREIA (California Real Estate Inspection Association, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: 1536SStateSt#48HM-170-26

SCOPE OF WORK

You have contracted with PRP Inspections to perform a generalist inspection in accordance with the standards of practice established by CREIA (California Real Estate Inspection Association), a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator
Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect you home from a booklet published by The environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: http://www.epa.gov/iaq/molds/moldguide.html/, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing

products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at www. epa.gov/radon/images/hmbuygud.pdf, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Crawlspace Area

General Comments

Informational Conditions

There is an seismic system installed under the home and you should be aware of this condition. This may also lower you insurance if you inform you insurance company.





Components and Conditions Needing Service

A portion of the metal seismic system has soil covering it which should be removed to prevent rust damage.



Method of Evaluation

Informational Conditions

We evaluated the raised foundation by accessing and evaluating the components within the crawlspace.

We evaluated the raised foundation by accessing and evaluating the components within the crawlspace - *Continued*






Electrical

Components and Conditions Needing Service

There is an open electrical junction box within the crawlspace, which should be sealed so that any arching or sparking would be contained within the box.



There is electrical romex or wiring laying on the ground which should be attached to the floor joist properly for safety reasons.




Ventilation

Components and Conditions Needing Service

One of the foundation ventilation screens is damaged or missing and should be repaired or replaced to keep rodents or other pest out.



Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Site & Other Observations

Renovations & Additions

Components and Conditions Needing Service

Additions have been made to this property. Therefore, you should request documentation that should include permits and any warranties or guarantees that might be applicable, because we do not approve of, or tacitly endorse, any work that was completed without permits, and latent defects could exist.

Landscaping Observations

Informational Conditions

Vegetation is encroaching on the structure(s), and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation. We were unable to inspect this area and there may be damage to the structure behind the vegetation. Tall vegetation could give rodents access to the roof of your home.



Neglected Property Disclaimer

Informational Conditions

The property has been neglected, and we will not comment further on the obvious and numerous deficiencies. However, you should obtain estimates from a general contractor, because the cost of renovation could significantly effect your evaluation of the property.

Exterior Components

Patio Covers or Gazebos

Components and Conditions Needing Service

The front patio cover is missing half a support brace which needs replaced

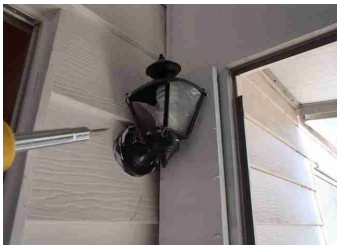
The front patio cover is missing half a support brace which needs replaced - *Continued*




Porches or Stoops

Components and Conditions Needing Service

The exterior light fixture is broken and did not respond to the switch which needs to be replaced.



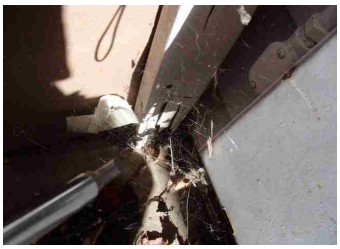
Steps & Handrails

Components and Conditions Needing Service

As a safety precaution, we recommend installing handrails on steps that have three or more risers, and particularly if children or the elderly visit or occupy the property.



There is dry rotted wood on the back steps which needs evaluated by a contractor or termite inspector.




Outlets

Informational Conditions

The outlets that were tested are functional include ground-fault protection except for the ones we point out in the report.

The outlets that were tested are functional include ground-fault protection - *Continued*




Components and Conditions Needing Service

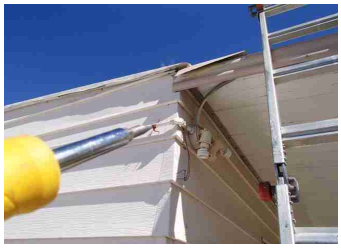
An outlet on the side wall is functional but should have ground-fault protection which is required for electrical safety reasons.



Lights

Components and Conditions Needing Service

We were unable to test some of the outdoor flood lights or security lights which may have photo sensors on them. Recommend sellers ensure the lights are functional.

Carport

Components and Conditions Needing Service

The carport and porch cover need cleaned to promote proper drainage and avoid excess weigh on the covers.






The carport and porch cover need cleaned to promote proper drainage and avoid excess weigh on the covers - *Continued*



Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Metal Roof

Method of Evaluation

Informational Conditions

We elected to not walk on the roof due to the material can be easily damaged.



Estimated Age

Informational Conditions

The roof appears to be the same age as the residence.

Roofing Material

Components and Conditions Needing Service

There are cracks in the sealant on the roof which needs servcied to prevent potential leaks





Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Potable Water Supply Pipes

General Comments

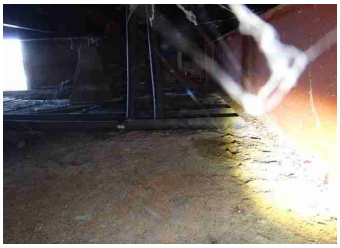
Informational Conditions

There is a PEX water supply line laying on the ground which is subjected to rodent damage and we recommend it be hung from the framing off the ground.



Components and Conditions Needing Service

The home has been re-plumbed with CPVC which are in direct contact with the ground. This could get damaged by someone crawling under the home or rodents. Ideally they should have been hung from the framing under the home off the ground. You may wish to get a second opinion before close of escrow.





Water Main Shutoff Location
Informational Conditions

The main water shutoff valve is located at the front of the residence.



Pressure Regulators
Informational Conditions

A functional pressure regulator is in place on the plumbing system.



General Gas Components

Gas Main Shut-Off Location
Informational Conditions

The gas main shut-off is located at the front of the residence . You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

The gas main shut-off is located at the front of the residence - *Continued*





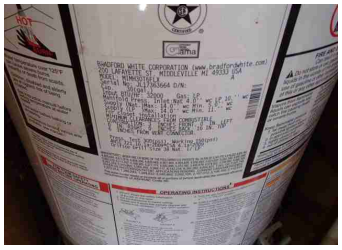
Gas Water Heaters

Age Capacity & Location

Informational Conditions

Hot water is provided by 11 year old, 30 gallon gas water heater located in an exterior utility cabinet or closet on the side of the home.





Common Observations

Components and Conditions Needing Service

The hot water heater it functional but beyond its design life and should be monitored for leaks unit it is replaced.

Gas Shut-Off Valve & Connector

Components and Conditions Needing Service

There is no sediment or drip leg on the unit which should be installed and is required. A sediment trap is nothing more than a vertical pipe that is installed before the gas valve to collect any particles or moisture that is in the gas.

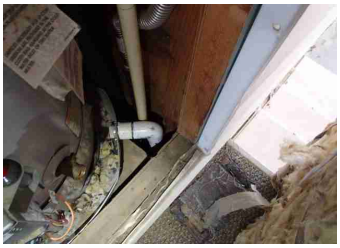


Relief Valve & Discharge Pipe

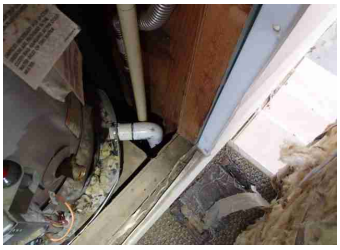
Components and Conditions Needing Service

The relief valve pipe should be in a location that is visible to see if the valve is leaking or has failed. In it's current termination point, it could leak or vent for a long time without being noticed.

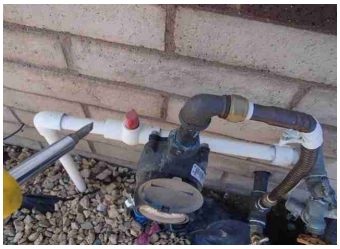
The relief valve pipe should be in a location that is visible to see if the valve is leaking or has failed - *Continued*



Drain Pan & Discharge Plpe
Components and Conditions Needing Service
The drain pipe should be in a location that is visible to see if the water heater is leaking. In it's current termination point, it could leak for a long time without being noticed.



Irrigation or Sprinklers
Automatic Sprinklers
Informational Conditions
We do not evaluate sprinkler systems, which should be demonstrated by the sellers if possible.
The shutoff handle for the sprinklers is broken and you may wish to have it replaced



Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional

deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Main Panel

Panel Size & Location

Informational Conditions

The main panel is located on the side of the residence. The residence is serviced by a 50 amp, 110-220 breaker.





Main Panel Observations

Informational Conditions

The panel and its components have no visible deficiencies.



Sub Panels

Sub Panel Location

Informational Conditions

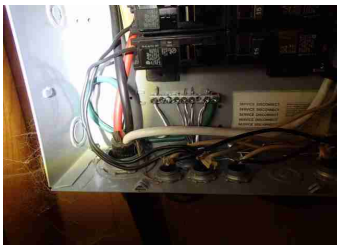
The sub panel is located in a master bedroom closet.

The sub panel is located in a guest bedroom closet - *Continued*




Sub Panel Observations
Informational Conditions
The electrical sub panel has no visible deficiencies.

Wiring Observations
Informational Conditions
The system includes aluminum wire that has long been suspect, and sometimes with good reason. Aluminum wire does not conduct current as efficiently as copper wire and, inasmuch as it oxidizes, it can become an insulator instead of a conductor. Also, as a poor conductor, it has a tendency to expand and contract more, and thereby become loose at any one of the multiple connections,at switches and outlets, and elsewhere, and create a fire-hazard. Therefore, you should seek the counsel of a electrician who is familiar with this issue, and with the recommended procedures for correct the known deficiencies, such as Copalum crimping.




Heat-A/C

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

HVAC Package Systems

Age & Location
Informational Conditions
Central heat is provided by 40+ years old furnace and air conditioning is provided by a 40+ year old AC system which is located in a closet in the hallway.




Common Observations

Informational Conditions

The package system(s) is functional but beyond its design life. Therefore,it will need to be more closely monitored, serviced bi-annually, and have its filters changed every two to three months. However, it would also be wise to keep a home protection policy current.



Furnace

Components and Conditions Needing Service

The furnace is far beyond its design life and should be inspected by a licensed HVAC technician before it is used.

Return-Air Compartment

Components and Conditions Needing Service

The filter(s) is dirty or missing and should be changed or replaced every two or three months. If filters are not changed regularly, the evaporator coil and the ducts can become contaminated, and can be expensive to clean.

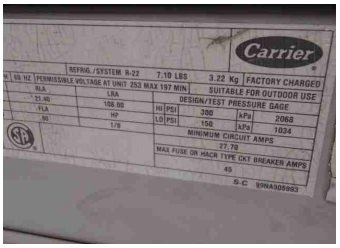


Condensing Coil

Informational Conditions

The condensing coil responded to the thermostat and is functional.





Differential Temperature Readings
Informational Conditions
The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of seventeen degrees or more.



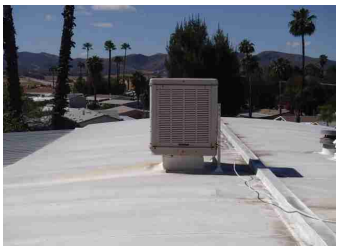

Thermostats
Components and Conditions Needing Service
The system would randomly turn on or not turn off which may be a defective thermostat and needs evaluated by a licensed HVAC technician.



Evaporative Cooler Systems

Evaporative or Swamp Cooler
Components and Conditions Needing Service
We do not have the expertise to inspect the evaporator coils on the roof and on appears to be rusted out on the base. You may wish to consult a specialist before close of escrow on these systems.





Window or Wall Unit Systems

Through-Wall or Window Units
Informational Conditions
We do not inspect window units and the seller should disclose it the unit is functional

We do not inspect window units and the seller should disclose it the unit is functional - *Continued*



Living

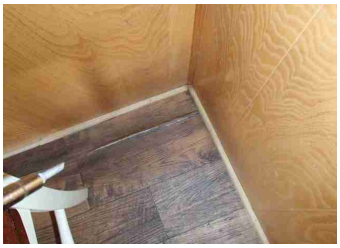
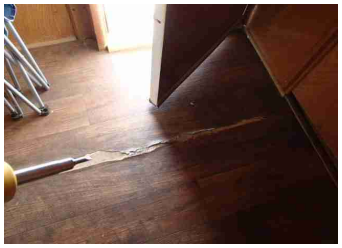
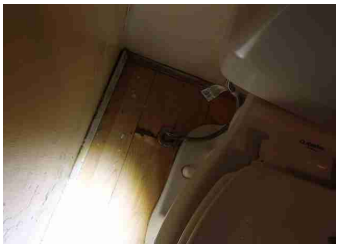
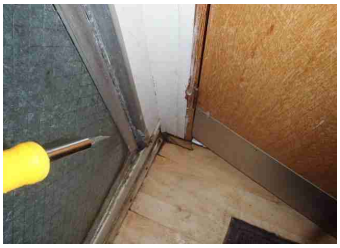
Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Interior Home Conditions

Flooring

Components and Conditions Needing Service

The flooring is worn or damaged throughout the home which you should view for yourself.

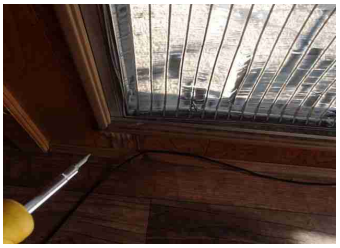
Walls & Ceiling

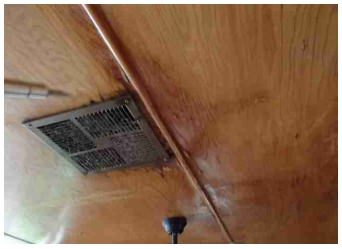
Components and Conditions Needing Service

There are water stains in multiple locations on the ceiling and walls which needs explained by the sellers before close of escrow.

There are water stains in multiple locations on the ceiling and walls which needs explained by the sellers - *Continued*



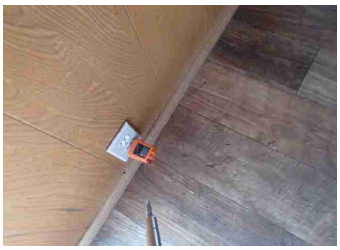



Outlets

Components and Conditions Needing Service

One of the outlets does not have power and needs servcied.



Living Room

Lights

Components and Conditions Needing Service

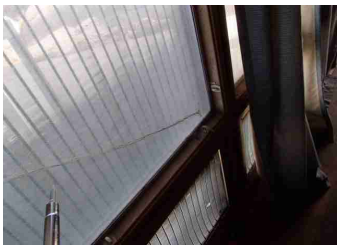
We were unable to locate the outlet that is controlled by a light switch for a light source as you enter the room ,which is required, and we recommend you ask the sellers about this condition or have an electrician service this condition.




Single-Glazed Windows

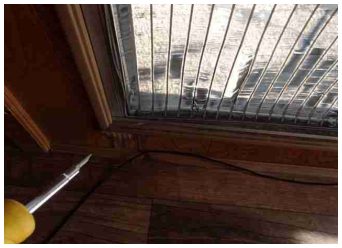
Components and Conditions Needing Service

A window pane is cracked, which you may wish to have repaired.



The window cranks were missing and they could not be tested.

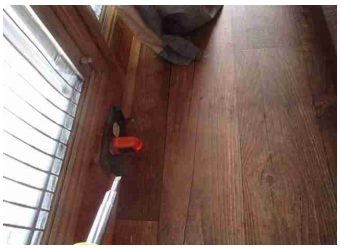




Outlets

Components and Conditions Needing Service

An outlet has an open ground and should be serviced.



Dining Room

No Recommended Service

Informational Conditions

We have evaluated the dining room, and found it to be in acceptable condition.



Bonus Room

A Renovation or Addition

Informational Conditions

The bonus room appears to have been remodeled or part of an addition. If so, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Single-Glazed Windows

Components and Conditions Needing Service

A window is missing and a piece of plexiglas-glass has been installed which needs to be replaced.



Outlets

Components and Conditions Needing Service

There is and extension cord that disappears into the wall which is not permitted as permanent wiring and needs removed for electrical safety reasons.



Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

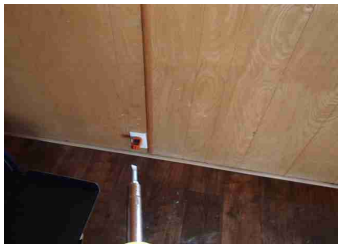
Master Bedroom

Lights

Components and Conditions Needing Service

The light switch on the wall does not control an outlet which is required for a light source as you enter the room.

The light switch on the wall does not control an outlet which is required for a light source as you enter the room - *Continue*

Smoke Detector
Components and Conditions Needing Service
There is no smoke detector which is mandated in manufactured homes and one should be installed.




Closets
Components and Conditions Needing Service
The power cord for the home is exposed in the closet which should be covered for safety reasons



1st Guest Bedroom

Smoke Detector
Components and Conditions Needing Service
There is no smoke detector which is mandated in manufactured homes and one should be installed.




Closets
Components and Conditions Needing Service

The outlet has no power and we were unable to explain the purpose of the switch in the closet.



Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Main Bathroom

Outlets

Functional Components and Conditions

The outlets are functional and include ground-fault protection.





Register

Components and Conditions Needing Service

The register needs cleaned or replaced to be functional

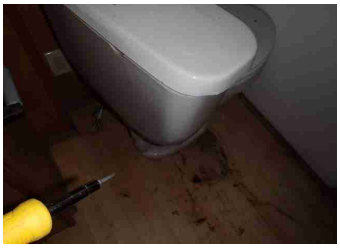


Toilet & Bidet

Components and Conditions Needing Service

The toilet was not installed at the time of the inspection and needs serviced and tested before close of escrow

The toilet was not installed at the time of the inspection and needs serviced and tested before close of escrow - *Continuec*



Tub-Shower
Informational Conditions
The over drain cap ins missing in the tub and needs replaced



Components and Conditions Needing Service
The tub/shower drains too slowly, and should be serviced, because such blockages can progress beyond the drain trap and involve the main waste line.



Master Bathroom

Lights
Components and Conditions Needing Service
The ceiling light does not respond, and should be serviced.



Outlets
Functional Components and Conditions

The outlets are functional and include ground-fault protection except for the ones we point out in the report.




Components and Conditions Needing Service

The lower outlet near the toilet is blocked internally and needs servcied or replaced



Register

Components and Conditions Needing Service

The register needs cleaned or replaced to be functional.



Toilet & Bidet

Components and Conditions Needing Service

The flush handle is broken and needs servcied or replaced

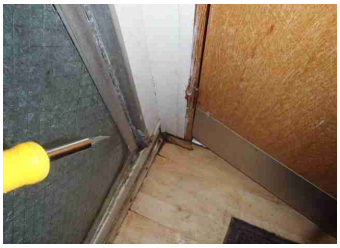


Stall Shower

Components and Conditions Needing Service

The shower enclosure door is corroded and needs serviced or replaced

The shower enclosure door is corroded and needs serviced or replaced - *Continued*



Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Kitchen

Single-Glazed Windows

Components and Conditions Needing Service

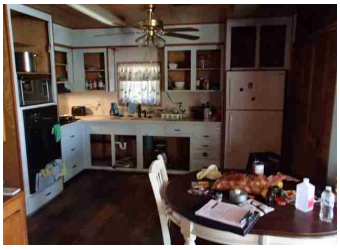
The hand crank mechanism did not function and the window needs serviced or replaced.



Cabinets

Components and Conditions Needing Service

The cabinet doors are missing and need replaced.






The cabinet doors are missing and need replaced - *Continued*






Garbage Disposal

Functional Components and Conditions

The garbage disposal is functional.

Informational Conditions

The drain line off the garage disposal is not installed correctly which can lead to nuisance clogs and line should drop down into the main drain line to drain properly.



Gas Cooktop

Components and Conditions Needing Service

The igniters on the gas cook top did not respond to the knobs and should be serviced for safety reasons.




Built-in Gas Oven

Informational Conditions

The gas oven is functional, but was neither calibrated nor tested for its performance.



Exhaust Fan or Downdraft

Components and Conditions Needing Service

The exhaust hood in missing components and beyond its service life and needs replaced



Lights

Components and Conditions Needing Service

Ceiling light(s) did not respond and should be serviced.

Outlets

Informational Conditions

The outlets that were tested within six feet of water are functional and include ground-fault protection except for the ones we point out in the report.





Components and Conditions Needing Service

A wall outlet is blocked internally and need replaced



Hallway

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

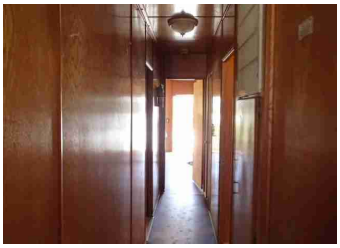
Primary Hallway

Smoke Detector

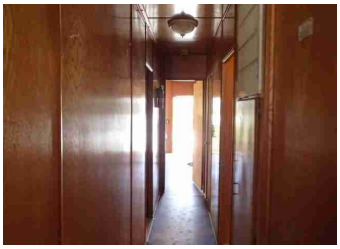
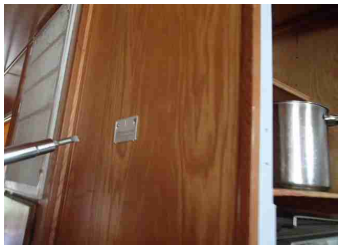
Components and Conditions Needing Service

There is no smoke detector and one is mandated which should be installed for obvious safety reasons.

There is no smoke detector and one is mandated which should be installed for obvious safety reasons - *Continued*




Carbon Monoxide Detector
Components and Conditions Needing Service
There is no carbon monoxide detector in the hallway which is mandated and one should be installed.

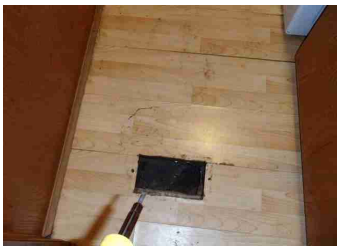



Laundry

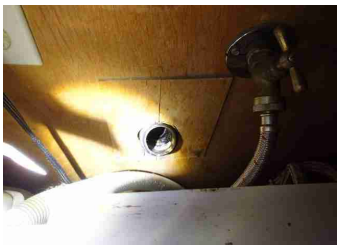
In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

Laundry Room

General Comments
Components and Conditions Needing Service
The floor register is missing and need replaced.



Trap & Drain
Components and Conditions Needing Service
The seller states the drain has been cleaned but the water will overflow out the pipe when the washer drains. This needs to be further evaluated by a licensed plumber before close of escrow.



Dryer Vent

Components and Conditions Needing Service

The dryer vent is venting directly into the crawlspace and should be corrected and the lint cleaned up for fire safety reasons.





Washer Pan

Informational Conditions

We recommend a washer pan and audible alarm be placed under the washer given its location which could flood the home if the washer leaks. This is only a recommendation and you may wish to consider this option.



REPORT CONCLUSION

1536 S State St #48, Hemet, CA 92543

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of rooter service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

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