Inspection Report Exclusively For: ralph a isovitsch

DUNN RITE
PROPERTY INSPECTIONS

Inspection Report

12618 Bailey St
Whittier, CA 90601
Prepared for: Ralph A Isovitsch



Prepared by: DunnRite Property Inspections
714-913-8662

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Table of Contents

REPORT DEFINITIONS & SCOPE 3
INSPECTION INFORMATION 4
FOUNDATION, BASEMENTS AND UNDER-FLOOR AREAS 8
EXTERIOR 11
ROOF COVERINGS 17
ATTIC AND ROOF FRAMING 20
PLUMBING 21
ELECTRICAL 25
HEATING AND COOLING SYSTEMS 29
BUILDING INTERIOR 30

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REPORT DEFINITIONS & SCOPE

Thank you for selecting ***DunnRite Property Inspections*** to provide your property inspection. Our business is mostly through referrals and we would appreciate you recommending our service to your family, friends and associates who may be in need of our services.

Our inspectors are all proud members of ***CREIA*** (California Real Estate Inspection Association) and/or ***ASHI*** (American Society of Home Inspectors), the two major professional organizations for property inspectors in California. Both ***CREIA*** and ***ASHI*** require members to meet and adhere to all membership standards set forth in their standards of practice, they mandate a strict code of ethics and they require continual education in the property inspection profession.

This report describes the property conditions on the date of the inspection, to current ***CREIA*** standards. Within the ***CREIA*** standards, our judgment is based upon locally accepted practice for comparable properties with respect to quality and workmanship allowing for reasonable wear and tear. Our service is not a code compliance inspection or local city/municipality ordinance compliance inspection.

Soil conditions, inaccessible features, and cosmetic considerations are specifically excluded from the scope of this report. Our work is not technically exhaustive and does not include tests such as an appropriate professional might perform on any given system. We test components with normal operating controls and do not break down nor take apart any system. Our fees do not include guarantees or warranties either expressed or implied.

Some features are not inspected. For instance: Sewer drainage, which can become blocked without warning; timer controlled devices; thermostats and similar control devices are not checked for calibration; security systems; elevators; and personal property such as refrigerators, shutters and drapes. We cannot judge what we cannot see, such as conditions hidden within walls, behind paneling, beneath rugs, or deliberately masked. We do not dismantle, turn on gas service to appliances, nor venture into or onto areas, which our judgment may be hazardous. The inspection is strictly limited to those items detailed in this report. To review our standards of practice and code of ethics please visit www.creia.org.

We're here to help and encourage you so please call if you have any questions. Our code of ethics does not allow us to provide professional referrals.

This Report Complies with the CREIA Standards of Practice

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

A. A *real estate inspection* is a survey and basic *operation* of the *systems* and *components* of a *building* which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector.* The purpose of the inspection is to provide the Client with information regarding the general *conditions* of the *building(s).* Cosmetic and aesthetic *conditions* shall not be considered.

B. A *real estate inspection* report provides written documentation of material defects discovered in the *inspected building's systems* and *components* which, in the opinion of the *Inspector*, are *safety hazards,* are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.

C. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure.*

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

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CODE DEFINITIONS

SAFETY CONCERNS	[SC] Safety Concerns: Conditions evident that may pose a hazard to humans, the building or both. These conditions warrant immediate further evaluation and corrections by the appropriate professional in the appropriate trade.
FURTHER EVALUATION	[FE] Further Evaluation: Conditions evident that warrant further evaluation and/or corrections by the appropriate professional in the appropriate trade.
CORRECTIONS RECOMMENDED	[CR] Corrections Recommended: Conditions evident in need of maintenance, repair or replacement. We recommend that all corrections be made by the appropriate professionals in the appropriate trades.
RECOMMENDED UPGRADE	[RU] Recommended Upgrades: Upgrades are systems and/or components that may not have been available or have been improved since the building was originally constructed. These may be, but are not limited to safety related items; such as GFCI receptacles and smoke detector locations and the installation of safety glass where subject to human impact.

INSPECTION INFORMATION

This report is intended to be used only as a general guide in order to provide our clients with current pertinent information in helping them make an informed purchasing decision and is not intended to reflect the value of the property, nor make any representation as to the advisability of purchase. The report expresses the opinion of the inspector, based upon visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, removal/lifting of carpet, moving of furniture, appliances or stored items or evacuation was performed. All components and conditions which by the nature of their location are concealed, camouflaged, or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include but are not limited to: formaldehyde, lead paint, mold, asbestos, radon, toxic or flammable materials, and other environmental hazards; pest infestation, recreational or playground equipment, calibration or efficiency measurement of insulation or heating and cooling equipment, concealed or underground drainage or plumbing piping systems, storage tanks, any systems which are shut down or otherwise secured; water wells (water quality and quantity); zoning ordinances; building set-backs, property lines, intercoms; security systems; heat sensors; cosmetics; or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. The report does not constitute any expressed or implied warranty of merchantability or fitness for use regarding the condition of the property, and it should not be relied upon as such.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales, repairs, replacements, modifications or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration as set forth in the Inspection Agreement, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect

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the claim prior to any repairs or replacements or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

All repairs should be done by an appropriate professional in the appropriate trade and requiring building permits for any work performed shall be obtained from the authority having jurisdiction (Local Building Department). This is the best assurance that the repairs are done correctly, for the protection of everyone involved. If the seller is accepting responsibility for any repairs, ask for contractor bill(s) as proof of completion.

Re-inspections are only performed on items not accessible or that were unable to be inspected due to utilities not being turned on at the time of original inspection. Should repairs be necessary we suggest they be performed by an appropriate professional in the appropriate trade and that all work complies with applicable laws, including governmental permits, inspections, and approval requirements. Buyer should obtain from seller receipts for repairs/replacements performed by others, a written statement indicating the date of repairs performed by seller and provide copies of receipts and statements of seller prior to final verification of condition.

See body of report for detailed descriptions of findings and recommendations.

California law requires a broad disclosure statement to be provided by the sellers to buyer of most residential property (CA D.R.E. Form TDS-14). If the statement was provided to us, it is used at the inspection to double-check problem areas. We do not cover all the items in the state form; and some items may not be inspected.

NOTWITHSTANDING POSSIBLE STATEMENTS TO THE CONTRARY IN THE REAL ESTATE TRANSFER DISCLOSURE STATEMENT (CA D.R.E.FORM TDS-14), OUR INSPECTION IS NOT A SUBSTITUTE DISCLOSURE AS DESCRIBED BY CIVIL CODE 1102. This means we are *not* responsible for any errors or omissions on the disclosure statement nor any possible consequences of such errors or omissions.

It is the clients sole responsibility to read this report in its entirety, not rely upon any verbal comments and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of this transaction. The client is to personally perform a diligent visual inspection of the property after the seller vacates to insure that no "condition" was concealed by personal property and/or stored items while occupied or damaged during the seller's evacuation of the building. Should any "condition" be revealed that was not addressed within this report prior to, or after the close of this transaction, please contact our office immediately for an additional evaluation regarding such "condition."

Resources for lowering your energy costs: Online Consumer & Business Conservation Rebate Database www.consumerenergycenter.org California Department of Consumer Affairs: www.dca.ca.gov Local Utility companies (partial list): PG&E 800-743-5000, Edison 800-655-4555, San Diego Gas and Electric 800-411-7343, Southern California Gas Company 800-427-2200

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CLIENT & SITE INFORMATION

FILE/DATE/TIME Preliminary Report

Date: 07/28/2026 Time: 9:00 AM.

CLIENT NAME Ralph A Isovitsch.

LOCATION 12618 Bailey St Whittier, CA 90601

BUYER'S AGENT Xavier Zaragoza.

WEATHER/SOIL Weather conditions during the inspection: clear, 80-90 degrees and the ground is dry.

BUILDING CHARACTERISTICS

BUILDINGS These are the views of the property at the time of the inspection.






FOUNDATION Foundation types: raised foundation.

UTILITIES

ELECTRICITY Municipal.

GAS Municipal.

WATER/SEWER Municipal.

UTILITIES All utilities on.

OTHER INFORMATION

PEOPLE PRESENT People present: buyer's agent, client.

BUILDING OCCUPIED The building was not occupied during the inspection.

INSPECTED BY Abraham Segovia.

COMMENTS Where evident, material defect(s) in the systems, structures, or components of the building are preceded by condition codes i.e. [SC], [FE], [CR] and [RU]. Each code is defined in the "Condition Code" section of page 3 of this report. We recommend all maintenance, repairs, or corrections be made by the appropriate persons "professionals in the appropriate trades" using approved methods prior to the close of this transaction.

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INTRODUCTORY NOTES

IMPORTANT INFORMATION

[NOTE] Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the building's main entrance.

[NOTE] Line item numbers within report are for reference and identification purposes only.

[NOTE] We recommend obtaining equipment operating manuals and documentation for all warranted items of the building.

[NOTE] We recommend having the locks of all exterior doors re-keyed after taking possession of the building for security reasons.

[NOTE] Photographs, when used, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed.

[NOTE] Regardless of the age of the building we recommend inquiring about any permits and inspection records with final signatures for the building and for any changes, remodels or additions that may have been made to the building.

[NOTE] We are not soil or geotechnical engineers and cannot render an opinion regarding soil stability or potential soil movement. If desired, the qualified professionals in the appropriate trades should be consulted on these matters.

[NOTE] [FE] We are not mold inspectors and do not inspect for any types or variations of mold, mildew etc toxic or non toxic. Any past or present water leakage or water damage leaving visual indications (e.g. grey, black or any color staining, discolorations, or damp, musty odors) should be fully tested and evaluated by a Certified Mold Specialist. Conditional changes can occur to this property at any time after this inspection date. Therefore we recommend all buyers obtain a mold inspection by a Certified Mold inspector

[NOTE] Shortly before closing Escrow and transfer of title you will be given an opportunity for a final walk through of the property to assure you that the property is as it should be. We suggest that you ask the present occupant/seller if any adverse conditions, changes, or remedial work done by others, which may have caused damage behind furniture or to another component of the building have occurred since your property inspection was performed.

[NOTE] Further evaluations and all corrections are recommended to be completed by the appropriate professionals in the appropriate trades before the close of this transaction with all documentation/receipts regarding evaluations and corrections be made available to you.
[NOTE] Repairs shall be completed prior to final verification of condition unless otherwise agreed in writing. Repairs to be performed at Seller's expense may be performed by Seller or through others, provided that the work complies with applicable Law, including governmental permit, inspection and approval requirements. Repairs shall be performed in a good, skillful manner with materials of quality and appearance comparable to existing materials. It is understood that exact restoration of appearance or cosmetic items following all Repairs may not be possible. Seller shall: (i) obtain receipts for Repairs performed by others; (ii) prepare a written statement indicating the Repairs performed by Seller and the date of such Repairs; and (iii) provide Copies of receipts and statements to Buyer prior to final verification of condition.

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[NOTE] The building's square footage and age provided to your inspection company by other parties in the transaction is used as a guide to determine the amount of time we need to allocate for our inspection and thus our fee to perform the inspection. All parties to the transaction need to determine the exact square footage and age of building to their own satisfaction.

[FE] Recommend obtaining insurance quotes on property before the close of this transaction. [FE] Buildings built before 1978 may have products in them that contain some amounts of asbestos or lead. Determining the presence of these products is beyond the scope of this report. Information related to these products can be found in the "Homeowners/Buyers Guide to Earthquake Safety & Environmental Hazards" pamphlet normally provided by your real estate agent.

ENVIRONMENTAL CONCERNS

Client acknowledges what is being contracted for is a building inspection and not an environmental evaluation and the inspection is not intended to; detect, identify or disclose any health or environmental concerns regarding the building(s) and/or adjacent property, including but not limited to, the presence of asbestos, radon, lead, urea-formaldehyde, fungi, mold, bio-organic growth, PCB's, electromagnetic radiation, chinese drywall, buried fuel oil tanks, ground water contamination, soil contamination, or any other toxic materials or substances contained in the water, air, soils, or building materials or products. We are not trained or licensed to recognize or analyze any of these materials. We may make reference to one or more of these materials when/if discovered during the inspection. Should further study or analysis seem prudent, then a full evaluation by an appropriate professional in the appropriate trade is recommended. Information related to these products can be found in the "Buyers/Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

FOUNDATION, BASEMENTS AND UNDER-FLOOR AREAS

SECTION 1

A. Items to be *inspected:*

1. Foundation *system*
2. Floor framing *system*
3. Under-floor ventilation
4. Foundation anchoring and cripple wall bracing.
5. Wood separation from soil.
6. Insulation.

We recommend that all *material defects* discovered be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

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FOUNDATION AND SUPPORT COMPONENTS

101 FOUNDATION TYPE(S)

Foundation types: Raised foundation with a concrete/brick perimeter and interior wood beams supported by concrete piers.

The foundation type on this house is an older type of foundation. Rocks/bricks may become loose. The foundation is classified as un-reinforced masonry. Often times a sister foundation or similar repairs can be considered to ensure proper weight bearing and reliability. Close monitoring is recommended. Have a foundation specialist evaluate and address questions regarding this type of foundation.



103 INTERIOR

[CR] Sections of the interior floors are uneven. This may be due to material shrinkage and building settlement. Have a contractor evaluate and offer possible solutions. Close monitoring is recommended.




104 FOUNDATION

[FE] The concrete foundation has indications of cracking possibly due to settlement/movement and/or seismic activity.





106 PIER(S)

[CR] Some of the piers and posts are, separated. Perform repairs to ensure reliability and proper weight distribution.



[RU] Piers, posts, beams and general framing is toe nailed together. This is older technology. We recommend upgrading to incorporate approved metal brackets and connectors in the foundation system to perform better during seismic activity.



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[CR] Several concrete blocks Are cracked. Replace compromised materials and perform repairs to ensure reliability and proper weight bearing.




107 FRAMING

[FE] The floor system framing is of the original construction and the wood members are undersized per the present standards. This condition results in sagging of the beams and joists.

108 SILL PLATE(S)

[RU] The sill plate rests on the concrete wall and does not appear to be bolted down. This is older technology. We recommend upgrading to incorporate approved metal brackets and connectors in the foundation system to perform better during seismic activity.

112 SUBFLOOR

[CR] Moisture stains/damage are evident at the subfloor materials. We recommend locating and correcting the source and any damaged materials. Review termite report for possible additional information.



113 COMMENTS

[CR] There are several loose bricks and damaged mortar. Daylight is visible at several areas of the foundation. Based on conditions noted, we recommend a complete evaluation by a foundation specialist. Additional damage may be noted when repairs are performed. Budget for repairs.




UNDER-FLOOR VENTILATION

114 VENTILATION

[CR] The crawl space lacked sufficient ventilation due to modifications to the structure and/or the type of construction. Good ventilation is vital for moisture control. We recommend adequate ventilation be provided to help minimize high moisture levels in the crawl space that can cause damage to the wood framing.

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UNDER-FLOOR ACCESS OPENING(S)

115 ACCESSIBILITY

Accessed from the exterior at the right side of the building.



FOUNDATION ANCHORING AND CRIPPLE WALL BRACING

117 ANCHORING & BRACING

Foundation anchor bolts observed in the accessible areas of the crawl space.



INSULATION

120 INSULATION

[RU] There is no observable floor framing insulation installed. We recommend installing insulation as an energy conservation upgrade

SECTION 1
B. The *Inspector* is not required to:

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

EXTERIOR

SECTION 2
A. Items to be *inspected:*

1. Surface grade directly adjacent to the *buildings*
2. Doors and windows.
3. Attached decks, porches, patios, enclosures, balconies, stairways and their enclosures, handrails and guardrails.
4. Wall cladding and trim
5. Portions of walkways and driveways that are adjacent to the *buildings*

We recommend that all *material defects* documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

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EXTERIOR INFORMATION

204 WALKWAY(S) Materials: concrete.

205 STEP(S)/STAIR(S) Materials: concrete.

206 MAIN ENTRY Materials: concrete.

208 PATIO COVER(S) Materials: wood frame design.

209 SITE DRAINAGE Surface drainage.

210 SIDING/CLADDING(S) Materials: manufactured wood siding.

212 EXTERIOR TRIM Materials: wood.

213 DOOR(S) Materials: metal.

214 WINDOW(S) Materials: vinyl/plastic.

SURFACE GRADE, HARDSCAPING AND DRAINAGE

216 SITE GRADING

[CR] The yard grading appears flat with no means of drainage. This will cause water to gather and pond. Adjust grade or install drainage system to avoid standing water.




219 WALKWAY(S)

[SC] Uneven sections in the walkway surface(s). This condition is a trip hazard. Have a contractor perform repairs as needed to eliminate tripping hazard.

[SC] Uneven sections in the walkway surface(s). This condition is a trip hazard. Have a contractor perform repairs as needed to eliminate tripping hazard.




220 STEP(S)/STAIR(S)

[SC] The exterior door does not have an approved landing at the steps. Install a landing to allow safe egress. LOCATION: Left side steps.



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[CR] The rear steps have slippery threads. This condition is a slip hazard. Have a contractor install approved materials to prevent injuries.



[SC] There is uneven rise on steps. This condition is a trip hazard. Have a contractor reconfigure the steps and ensure a similar height at each step.



221 GUARDRAIL(S)

[SC] The guardrails installed have wide spaces. We recommend additional measures be taken for child safety. LOCATION: Front and rear decks.





222 HANDRAIL(S)

[SC] The handrail(s) are missing at the exterior steps. A handrail is needed when 3 or more steps are present. Contact a qualified contractor to install handrails as needed.




223 MAIN ENTRY

General view of main entry.



226 WOOD DECK(S)

General view of rear deck.



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[CR] The joist hangers on the decks are crooked and warped. Have a contractor align and secure hardware to ensure reliability and proper weight bearing.



227 SITE DRAINAGE

[NOTE] The surface drainage was not water tested during the inspection. We make no representations as to its effectiveness and recommend its operation be noted during adverse weather.

228 COMMENTS

[RU] There is no observable underground drainage system for this property. We recommend a drainage system be added to collect and divert surface water and roof runoff to an appropriate location.



DECKS, PORCHES, BALCONIES, STAIRS, COLUMNS, WALKWAYS, GUARDRAILS AND HANDRAILS

229 WOOD DECK(S)

General view of front deck.



[CR] The flooring materials on the front deck are rated for interior use only. These materials are prone to warping and flexing. Have a contractor install materials that are rated for this application.



234 GUARDRAIL(S)

[SC] The guardrails at the front and rear deck are too short. This condition is a safety hazard. Consult with the local building department for additional information. Have a contractor perform repairs for added safety.





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236 COMMENTS

[CR] The structural members at the front deck are compromised. Consult with the termite report for additional information. Have a contractor perform repairs and/or replacement as needed to ensure reliability and proper performance.




CLADDING, VENEERS, FLASHING, TRIM, EAVES, SOFFITS, FASCIAS

241 MANUFACTURED SIDING

[CR] Siding penetrations are not sealed. Have a contractor seal all penetrations to prevent moisture intrusion and damage to concealed spaces.



[CR] There are gaps between the manufactured siding and penetrations. Seal all gaps to prevent moisture damage to siding and to concealed spaces.



[CR] There are gaps at siding joints. These conditions are conducive to moisture intrusion. Caulk or seal all gaps with materials rated for this application.



[CR] The siding materials are warped and damaged. Premature wear signifies Improper installation and workmanship. Additional damage will result if left untreated. Have a contractor perform repairs to prevent additional damage.




247 FLASHING(S)

The flashings are not visible for evaluation in several areas due to finished surfaces.

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[CR] The roof to wall intersection is missing a proper kick-out flashing. This can cause damage to the wall and adjacent materials. Install a kick-out flashing to divert water away from the wall.




248 EXTERIOR TRIM

[CR] Sections of the exterior trim/eaves/fascia are deteriorated, it is possible that further deterioration is noted when repairs are performed. Review the termite report for additional information.




249 EAVE(S)/SOFFIT(S)

[FE] Hives/Nests are present. Have a pest control company perform service.



[CR] There are unprimed/unpainted trim materials. This can cause premature wear and deterioration. Primer and paint materials to ensure reliability.



251 LANDSCAPING

[SC] Exposed tree roots are causing a trip hazard. Consult with an arborist for additional information and repair solutions.



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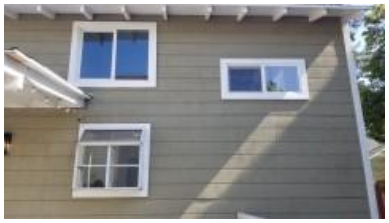
252 COMMENTS For any trim and wood deterioration refer to the wood destroying organism report. During the course of the home inspection we do not inspect for termites.




EXTERIOR DOORS AND WINDOWS

253 DOOR(S) The doors viewed from the exterior appeared acceptable.

254 WINDOW(S) Retro fit windows have been installed in the existing window frames. These types of windows depend on caulking rather than flashing to prevent moisture intrusion. We recommend that the exterior caulking be maintained to help prevent moisture intrusion.



[CR] The caulking around several windows is cracked, damaged or missing. We recommend correcting this condition to prevent moisture intrusion into concealed spaces.



OUTSIDE THE SCOPE OF THE INSPECTION

255 SPRINKLER SYSTEM [NOTE] The sprinkler system was not evaluated. Have a specialist perform an evaluation and adjustments as needed. This is a high maintenance item that should be monitored often for ideal working conditions.

257 FENCING/GATE(S) [CR] The vehicle gate is difficult to operate. Replace rollers and compromised materials to allow proper use of door.



[CR] The wood fencing has damaged planks and loose/deteriorated post. Performs repairs as needed for security purposes.




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Inspection Report Exclusively For: ralph a isovitsch

SECTION 2

B. The *Inspector* is not required to:

1. *Inspect* door or window screens, shutters, awnings or security bars
2. *Inspect* fences or gates or *operate* automated door or gate openers or their safety devices
3. Use a ladder to *inspect systems* or *components*

ROOF COVERINGS

SECTION 3

A. Items to be *inspected:*

1. Covering
2. Drainage
3. Flashing
4. Penetrations
5. Skylights

We recommend that all *material defects* documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ROOF INFORMATION

301 INSPECTION METHOD

Aerial photography is used to aid in evaluating the roof conditions when inspector is unable to walk the roof. The intention is to observe any damage to the roof covering, some damage may remain un-noticed.



302 ROOF COVERING(S) Materials: Asphalt composition shingles.

303 ROOF LAYER(S) 2 layers observed.

ROOF COVERINGS

306 COMP. SHINGLES General view of roof.



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[CR] Shingles are installed over a surface with a slope of less than 2 in 12 and is subject to leakage due to poor drainage. Have a contractor evaluate and offer possible solutions.



[CR] There are damaged/missing shingle tabs. Have a contractor evaluate and make needed corrections to prevent additional wear and damage.



[CR] The roof covering has granular loss. The granular layer is designed to protect the shingle from the effects of weather and sun. Granular loss indicates that the covering is aged. Contact a qualified roofing contractor to make repairs. Close monitoring is recommended.





ROOF DRAINAGE SYSTEMS

317 ROOF DRAINAGE

[RU] There are no rain gutters to control roof runoff. We recommend installing rain gutters and downspouts to divert water away from the foundation.

FLASHINGS

320 FLASHING(S)

[CR] The roof penetrations are missing flashings. This can allow moisture intrusion and damage. Install approved flashings to prevent additional damage.




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321 COMMENTS

[CR] The roof to wall flashings are missing. This can cause rain water to enter the attic and cause damage to adjacent materials. Have a roof contractor install approved flashings to ensure reliability.




PENETRATIONS

322 PENETRATION(S)

[CR] The mastic used to seal the roof penetrations is cracked at several locations. We recommend correcting the condition(s) using approved methods.




COMMENTS

[CR] There are areas on the roof that are damaged/weathered and require some attention. Have a qualified roofing contractor perform a tune up on the roof system to avoid moisture intrusion and deterioration.

SECTION 3

B. The *Inspector* is not required to:

1. Walk on the roof surface if, in the opinion of the *Inspector*, there is risk of damage or a hazard to the *inspector*
2. Warrant or certify that roof *systems*, coverings or *components* are free from leakage

END OF SECTION

COMMENTS

NOTE- Based on conditions noted at the time of the inspection we recommend budgeting for roof replacement.

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ATTIC AND ROOF FRAMING

SECTION 4
A. Items to be *inspected:*

1. Framing
2. Ventilation
3. Insulation

We recommend that all *material defects* documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ATTIC/FRAMING INFORMATION

401 ATTIC ACCESS(S)	There is no attic access provided in this structure or unit.
402 ROOF FRAMING	Framing types: conventional framing.
403 ROOF SHEATHING	The sheathing is not observable to examine.
404 INSULATION	The insulation is not observable to examine.

SECTION 4
B. The *Inspector* is not required to:

1. *Inspect* mechanical attic ventilation *systems* or *components*
2. *Determine* the composition or energy rating of insulation materials

PLUMBING

SECTION 5
A. Items to be *inspected:*

1. Water supply piping
2. Drain, waste and vent piping
3. Faucets and *fixtures*
4. Fuel gas piping
5. Water heaters
6. *Functional flow* and *functional drainage*

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

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PLUMBING SYSTEM INFORMATION

501 MAIN WATER LINE The main water line is not always observed. This limits the inspection on the pipe.

502 WATER SHUTOFF The main water shutoff valve is located at the rear of the building.

[NOTE] Its recommended to replace the gate valve with a ball valve for easier and reliable operation.



503 WATER PIPING Materials: Copper and Pex piping observed, Most of the supply piping is not visible and cannot be inspected.

504 WASTE LINES Materials: a combination of ABS plastic, cast iron and galvanized piping observed.

505 GAS SHUTOFF The gas meter and shutoff valve are located at the front of the building, in a sidewalk vault.

WATER SUPPLY PIPING

506 WATER SHUTOFF The main water shutoff valves are outside the scope of the inspection and are not tested.

507 WATER PIPING The observed water supply piping appeared functional. Please note that most supply lines are not visible. This limits the inspection.

[FE] Angle stops are not tested as the inspector is not equipped to repair plumbing. It is common for the angle stops to be inoperable due to age and mineral deposits. Temperature controlled mixing valves may fail at anytime, we do test for correct hot/cold orientation during the inspection. [NOTE] There have been many incidents of copper pipe failure from pinholes in the piping in buildings some not yet 10 years old. We understand that this is due in part to changes in the water and changes in the material content of the piping. We are unable to determine on a limited building inspection if the plumbing in this building is susceptible to this type of failure. It is my experience that there are no guarantees with copper plumbing materials today.

507.5 WATER PRESSURE The water pressure at an exterior hose faucet tested at 70 psi. This is within the recommended range of 40-80 PSI.



DRAIN, WASTE AND VENT PIPING

508 DRAINS The observed drain pipes are functional.

509 WASTE PIPING The observed waste and drain piping appeared functional. Please note that most waste and drain lines are not visible. This limits the inspection.

510 VENT PIPING The observed areas of the vent pipes appeared functional.

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FAUCETS AND FIXTURES

512 SINK FAUCET(S) The faucet(s) and piping appeared functional.

513 HOSE FAUCET(S) The accessible hose faucets are functional.

514 SINK(S) The sinks appeared functional.

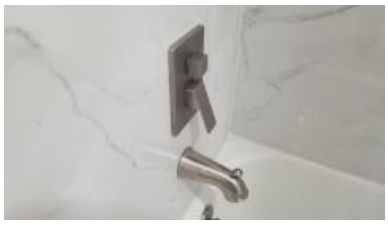
515 TOILET(S) The toilets appeared functional.

[CR] The toilet failed to flush properly. Have a contractor evaluate and offer possible solutions. Replace compromised components to allow proper use and performance.



518 TUB(S)/SHOWER(S) The tub/shower appeared functional.

[CR] Gap observed at the trim/spout. This condition can allow moisture into concealed spaces. Caulk penetrations to avoid water damage.



[CR] The tub diverter failed to function. Replace diverter to allow use of tub. LOCATION: 1st floor bathroom.



520 SHOWER(S) [NOTE] Shower pans may fail/leak without notice. Any evaluation of the condition of the pan is based on outward indications of leakage, such as observable stains/dampness and observable damage to surrounding floors/walls.

[CR] There is a metal tab on the shower drain that is intended for installation purposes. Remove tab to prevent debris from collecting on the shower drain.



FUEL GAS PIPING

523 GAS SHUTOFF The supply shutoff appeared functional, we do not operate these devices.

[RU] There is no emergency shutoff wrench present. We recommend providing a wrench or installing a seismic automatic shut off valve for emergencies. Some jurisdictions require the installation of an automatic shut off valve upon resale. We do not know if this jurisdiction requires such a mandate.

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524 GAS PIPING The observed areas of the gas piping appeared functional.

525 COMMENTS It is strongly recommended to have the Gas Company or local Municipal Provider evaluate all gas fired equipment for proper and safe operation before the close of escrow.

WATER HEATER INFORMATION

527 LOCATION(S) The water heater is located in an exterior closet.



528 BRAND NAME(S) Rheem.

529 MANUFACTURE DATE 2015 based on the ID tag information.

530 SIZE / GALLONS 38 gallon based on the ID tag information.

531 ENERGY TYPE(S) Natural gas.

WATER HEATER CONDITIONS

533 VENTING SYSTEM(S) The observed areas of the flue vent piping are intact and secured at the connections.

534 SUPPLY PIPING The shutoff valve and observed water supply connectors appeared functional. The shut off valve was not operated.

535 "T & P" VALVE(S) [SC] The temperature & pressure relief valve's discharge line is missing. We recommend installing an approved discharge line that extends to the exterior and terminates close to the ground facing downward.



[SC] The temperature & pressure relief valve's discharge line is too short. We recommend installing an approved discharge line that extends to the exterior and terminates close to the ground facing downward.



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537 SEISMIC BRACING [SC] The water heater is double strapped incorrectly. The straps are loose and the unit is not stabilized/blocked to resist movement as required. Secure the water heater for added safety.



538 COMBUSTION AIR A combustion air supply for the water heater is present. Adequate ventilation for all fuel burning appliances is vital for their safe operation.

539 ENERGY SUPPLY(S) [FE] The pilot light is off, shut down, the unit failed to function. Lighting pilot lights is outside the scope of the inspection.

541 ELEVATION(S) The water heater ignition source/pilot light is elevated 18" inches or more above the floor.

543 COMMENTS [CR] The burner cover is missing. Consult with manufacturer for replacement parts.



[RU] There is no drip pan and drain line under the water heater to catch and divert any dripping water to the exterior. We recommend a pan and drain line be installed for water heaters located in interior spaces.



[CR] The observation glass is damaged at the water heater burner. Consult with manufacturer for replacement parts. This can cause pilot to turn off.



FUNCTIONAL FLOW AND FUNCTIONAL DRAINAGE

544 FUNCTIONAL FLOW A number of fixtures were operated simultaneously with a functional water flow.

545 FUNCTIONAL DRAINAGE [FE] During the limited testing of your drainage system today the drains operated, no blockage or slow drains were observed. Drains have been known to block at any time whether new construction, older properties and properties with either new and/or mature tree growth. We recommend locating all plumbing cleanout locations and to have a video camera test be performed on the drainage system prior to close of this transaction. Retain the video for you records.

546 COMMENTS The property has reportedly been vacant and the plumbing system has not been used on a regular basis. As part of our inspection, we ran water from all fixtures for a prolonged period of time. Extended periods without regular use can cause some of the concealed plumbing components to fail: seals and washers dry out;

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valves seize; older sections of cast iron soil lines can corrode and crack. Likewise, the operating condition of the main drain from the house cannot be fully assessed without daily or regular use of the system. These conditions and others may not manifest themselves in the limited time of the home inspection and may not become apparent until some time after the system is reactivated and receives regular use. Careful monitoring of the system for the next several months would be ideal.

CROSS-CONNECTIONS

547 CROSS-CONNECTIONS There are no observable cross-connections between the potable and non-potable water at the fixtures or faucets.

SECTION 5
B. The *Inspector* is not required to:

1. Fill any *fixture* with water, *inspect* overflow drains or drainstops, or evaluate backflow *devices ,* waste ejectors, sump pumps or drain line cleanouts
2. *Inspect* or evaluate water temperature balancing *devices,* temperature fluctuation, time to obtain hot water, water circulation or solar heating *systems* or *components*
3. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*
4. *Inspect* fuel tanks or determined if the fuel gas system is free of leaks
5. *Inspect* wells or water treatment *systems*

ELECTRICAL

SECTION 6
A. Items to be *inspected*:

1. Service equipment.
2. Electrical panels.
3. Circuit wiring.
4. Switches, receptacle outlets and lighting *fixtures.*

We recommend that all *material defects* documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ELECTRICAL SERVICE INFORMATION

601 SERVICE TYPE Underground.

602 MAIN PANEL Located at the left side of the building.



603 SERVICE RATING 120/240 volt system, rated at 100 Amperes.

605 CIRCUIT WIRING Materials: copper observed in the main panel.

606 DISCONNECT TYPE Circuit breakers.

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SERVICE EQUIPMENT

607 SERVICE WIRING The overhead service wires and weatherhead appeared to be acceptable.

608 CAPACITY The electrical system capacity appeared adequate for the structure.

GROUNDING AND BONDING

610 GROUND TYPE(S) Driven rod into the earth.

611 GROUNDING The observed ground connections appeared functional.

DISTRIBUTION PANELS

613 MAIN PANEL [CR] The circuit breakers are not labeled. We recommend they be accurately labeled to allow individual circuits to be shut off for maintenance or emergency needs.



[SC] There are missing twist-outs/unused breaker slots in the panel. This condition is a safety hazard. Install covers for added safety.



SUBPANEL INFORMATION

615 LOCATION Under staircase.



616 PANEL RATING 120/240 volt, rated at 60 Amperes.

617 DISCONNECT TYPE Circuit breakers.

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SUBPANEL CONDITIONS

618 ELECTRIC PANEL

The circuit breakers in the panel are labeled. The accuracy of the labeling is not verified.



619 WORKMANSHIP

[SC] Double lugging at the circuit breakers in the panel. Have an electrical contractor perform repairs to isolate each circuit.





620 COMMENTS

NOTE- The sub panel is installed inside of a closet. This condition restricts access to panel. This may prevent future maintenance and/or inspection needs. Consult with a contractor for possible solutions.

WIRING TYPES AND METHODS

621 WIRING TYPE(S)

Materials: copper non-metallic sheathed cable and conduit observed.

[NOTE] Older knob and tube wiring is present in the house. We are unable to determine what percentage of this system is in use. This kind of wiring, distinguished by separated conductors supported by porcelain knobs on, and porcelain tubes through, framing members, generally dates from the 1920s or 1930s. It is not as safe as more modern wiring. It cannot be grounded. The insulation on the wires is old, brittle and therefore prone to cracking and failure. It cannot be covered with attic, wall or ceiling insulation due to fire safety concerns relating to heat build-up. Circuits are frequently extended by directly splicing newer wires onto the original ones. This is often done without a junction box, and is a common cause of shorting and fires. Three-prong outlets cannot be properly wired into these systems. Even if accessible knob and tube wiring appears to be abandoned or dead, this does not preclude the distinct possibility that some of this wiring may still be in use in inaccessible areas such as within wall cavities.

622 CIRCUIT WIRING

[SC] There are electrical wiring connections that are not contained within an approved electrical junction box as well as junction boxes missing covers. LOCATION: Crawlspace.

623 COMMENTS

[CR] The service conduit for the sub panel is loose. Install additional hardware to secure the conduit. System failure will result if left untreated.



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SWITCHES, RECEPTACLE OUTLETS AND LUMINARIES [LIGHT FIXTURES]

625 SWITCHES

The accessible switches are functional.

[CR] The hallway does not have the benefit of a 3 way switch. We recommend upgrading to proper 3 way switches to allow control of light from both ends of the hallway.



627 GROUNDED RECEPTACLE(S)

[CR] The accessible receptacles are found to have an open ground connections. Have a qualified electrical contractor re-store the ground connection. LOCATION: Interior perimeter.



[CR] There is no power at a number of outlets Have an electrical contractor evaluate and perform repairs to allow use of outlets. LOCATION: Master bedroom/ living room.





628 LUMINARIES [LIGHT(S)/FIXTURE(S)]

The lights are functional.

630 GFCI DEVICE(S)

[SC] Receptacles are added that are not GFCI protected as required. Install GCFI devices in bathrooms/kitchen/exterior outlets.

SECTION 6
B. The *Inspector* is not required to:

1. *Operate* circuit breakers or circuit interrupters.
2. Remove cover plates.
3. *Inspect* de-icing *systems* or *components*
4. *Inspect* private or emergency electrical supply *systems* or *components*

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HEATING AND COOLING SYSTEMS

SECTION 7
A. Items to be *inspected*:

1. Heating equipment.
2. Central cooling equipment.
3. Energy source connections.
4. Combustion air and exhaust vent systems.
5. Condensate drainage.
6. Conditioned air distribution *systems* .

We recommend that all *material defects* documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

HEATING EQUIPMENT AND OPERATION

716 COMMENTS

[CR] Some of the heating systems were not operable and some were not providing heat. Have an HVAC contractor evaluate and offer possible solutions to allow proper use and performance.

NOTE- There is no operable heat in the house.

COOLING EQUIPMENT INFORMATION





718 BRAND

Della

719 MANUFACTURE DATE

2025 Based on the ID tag information.

720 SYSTEM TYPE(S)

Mini split system.

COOLING EQUIPMENT AND OPERATION

724 SYSTEM CONDITION(S)

[CR] The air conditioning system failed to function. Have an HVAC contractor evaluate and offer possible solutions.

SECTION 7
B. The *Inspector* is not required to:

1. *Inspect* heat exchangers or electrical heating elements.
2. *Inspect* non-central air conditioning units or evaporative coolers.
3. *Inspect* radiant, solar, hydronic or geothermal *systems* or *components.*
4. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution *system.*
5. *Inspect* electronic air filtering or humidity control *systems* or *components.*

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BUILDING INTERIOR

SECTION 9
A. Items to be *inspected:*

1. Walls, ceilings and floors.
2. Doors and windows.
3. Stairways, handrails and guardrails.
4. *Permanently installed* cabinets.
5. *Permanently installed* cook-tops, mechanical range vents, ovens, dishwashers and food waste [disposers] disposals.
6. Absence of smoke alarms and carbon monoxide alarms.
7. Vehicle doors and openers.

We recommend that all *material defects* documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

BUILDING INTERIOR INFORMATION

901 ROOMS INSPECTED All.

902 WALL(S)/CEILING(S) Materials: drywall, plaster.

905 SMOKE ALARM(S) Testing of smoke detectors is not included in this inspection. Pushing the "test" button only verifies that there is power at the detector, either a battery or wired to the house wiring and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked on a routine basis and the batteries should be changed frequently.

906 COMMENTS NOTE Home's built before 1978 may have products in them that contain some amounts of asbestos or lead, determining the presence of these products is beyond the scope of this report. To determine if such products are present, we recommend having an environmental company perform evaluation and testing. Perform remediation as needed. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety" given to you by your Real Estate Agent.

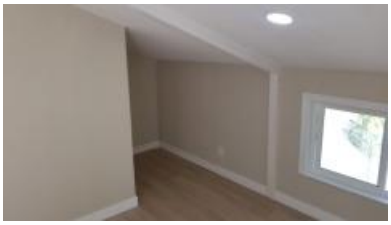
[FE] The interior of the home has been repainted and there have been flooring changes. Each of these can remove or conceal indications of any past conditions that may have been present prior to the work being done. We recommend inquiring the sellers about any past conditions that may no longer be observable.

WALLS, CEILINGS AND FLOORS

907 WALL(S)/CEILING(S) The observed areas of the walls and ceiling appeared acceptable.

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[FE] Interior headroom is less than recommended at bedrooms and hallways in the 2nd floor. Consult with the local building department for additional information. Repairs and alterations are recommended to allow safe walking within the home.

908 CLOSET(S)

[CR] Closets are missing in the bedrooms. Have a contractor evaluate and provide repair solutions.

914 COMMENTS:

[CR] Stains observed on the 1st and 2nd floor ceilings. Areas tested dry at the time of the inspection. Consult with sellers for additional information.




DOORS AND WINDOWS

915 INTERIOR DOOR(S)

The interior doors are acceptable.

[CR] The door rubbed on the frame, perform repairs to allow proper operation. LOCATION: Front bedroom.



917 WINDOW(S)

The accessible windows are acceptable.

[NOTE] Consider operating the windows on a regular basis or at least once a month to keep all moving parts in operation.

920 COMMENTS:

[SC] The window opening is too low at the 2nd floor. Install additional barriers for added child safety.



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SAFETY GLAZING SUBJECT TO HUMAN IMPACT

921 SAFETY GLAZING

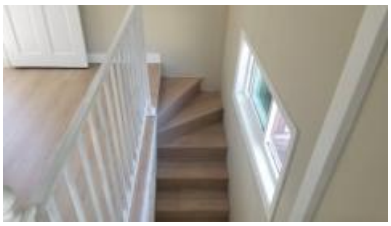
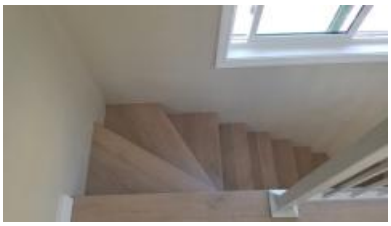
[SC] Safety glass markings not observed on the glass at the locations subject to human impact. Its recommend to upgrade for safety. LOCATION: Glass within 18 inches from the floor.




STAIRS, HANDRAILS AND GUARDRAILS

923 STAIRWELL(S)

[SC] The stairwell is too narrow and has less than minimum head clearance. This can restrict egress and can be an inconvenience with everyday use. Have a contractor evaluate and offer solutions possible.

924 HANDRAIL(S)

[SC] There are no handrails at the stairs, this is a safety concern. A handrail is needed through the entire length of the stairs for safety. Have a contractor install a handrail.



925 GUARDRAIL(S)

The guard rails are acceptable.

926 COMMENTS:

[SC] The area under the stairs has exposed wood framing. This condition does not comply with the building standards and is a safety hazards. The stairwell is the primary fire escape from the second story. There should be no exposed wood framing or electrical wiring in the interior of the home. We recommend correcting these conditions using approved methods for safety reasons.



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[SC] The structural members for the stairs are supported with drywall screws and Improper lumber. This condition is a safety hazard. Have a contractor replace Improper materials with screws and lumber that is rated fot this application.






CABINET AND COUNTERTOP SURFACES

927 CABINET(S) The cabinet(s) are acceptable.

928 COUNTERTOP(S) The countertop(s) are acceptable.

KITCHEN APPLIANCE & COMPONENT INFORMATION

930 COOKTOP(S) A gas cooktop/range.

931 EXHAUST VENT(S) External discharge.

932 OVEN(S) Gas oven.

933 DISHWASHER(S) 1 present.

934 DISPOSAL(S) 1 present.

935 MICROWAVE(S) Present.

939 REFRIGERATOR(S) Not present.

KITCHEN APPLIANCE & COMPONENT CONDITION

944 COOKTOP(S) The cooktop/range burners functioned.

[SC] The range/oven lacked an anti-tip device at the rear as required by the manufacturer. This condition is a topple hazard.

945 EXHAUST VENT(S) [CR] The kitchen exhaust vent is reduced in size. This will restrict airflow. Replace vent with approved size to allow proper discharge.



946 OVEN(S) The oven functioned. It was tested with the BAKE function.

947 DISHWASHER(S) The dishwasher(s) functioned through the "Rinse Cycle"

948 GARBAGE The garbage disposal(s) functioned.

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DISPOSAL(S)

949 MICROWAVE(S) [FE] These systems are outside the scope of the inspection and are not inspected.

958 COMMENTS [CR] The kitchen exhaust is too close to the door. This will cause air to circulate back into the house. Have a contractor relocate discharge point to a proper location. Consult with the local building department for additional information.



SMOKE DETECTORS

959 SMOKE DETECTOR(S) Testing of smoke detectors is not included in this inspection. Pushing the "test" button only verifies that there is power at the detector, either a battery or wired to the house wiring and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked on a routine basis and the batteries should be changed frequently.

We recommend installing to current building standards the photoelectric (not ionization) type smoke detectors

[SC] Current smoke detectors appear older than 10 years. We recommend replacing smoke detectors in each of the sleeping rooms and areas adjacent to them and in all other locations recommended by the smoke detector manufacturer's installation instructions.



960 CARBON MONOXIDE ALARM(S)/DETECTOR(S) [SC] No installed CO (Carbon Monoxide) alarm(s)/detector(s) observed in the home. California law requires that all existing dwelling units and sleeping units which have fuel-burning appliances installed within and dwelling units that have an attached garage be equipped with an approved carbon monoxide alarm/detector. Carbon monoxide detectors should be installed per manufacturers installation instructions.

LAUNDRY COMPONENT & EQUIPMENT INFORMATION

960 WASHER SERVICE Connections Present.



961 DRYER SERVICE Connections Present.

962 DRYER VENT(S) Not present.

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LAUNDRY COMPONENT & EQUIPMENT CONDITION

963 WASHER SERVICE The laundry faucets appeared functional, no leaks observed, no machine connected. We do not operate the faucets.

964 DRYER SERVICE The dryer hookup is provided for a gas unit only.

966 COMMENTS [CR] There is no dedicated electrical for the laundry area. Have a contractor install outlets to allow use.



COMMENTS

[FE] Given the condition(s) in the report, we recommend full evaluations and/or corrections with written findings and costs to cure by the appropriate professionals before the close of this transaction. All repairs should be performed by licensed contractors.

SECTION 9

B. The *Inspector* is not required to:

1. *Inspect* window, door or floor coverings.
2. *Determine* whether a *building* is secure from unauthorized entry.
3. *Operate* test or determine the type of smoke or carbon monoxide alarms or vehicle door safety devices.
4. Use a ladder to *inspect systems* or *components.*

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SUMMARY

07/28/2026

Ralph A Isovitsch
12618 Bailey St
Whittier, CA 90601



Dear Ralph A:

At your request, and in your presence, a visual inspection of the above referenced property was conducted on 07/28/2026 . This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement. The main body of the report should be read and understood, the summary page is not intended to replace the inspection report.

FINDINGS

1. [SC] Uneven sections in the walkway surface(s). This condition is a trip hazard. Have a contractor perform repairs as needed to eliminate tripping hazard.

2. [SC] Uneven sections in the walkway surface(s). This condition is a trip hazard. Have a contractor perform repairs as needed to eliminate tripping hazard.



3. [SC] The exterior door does not have an approved landing at the steps. Install a landing to allow safe egress. LOCATION: Left side steps.



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4. [SC] There is uneven rise on steps. This condition is a trip hazard. Have a contractor reconfigure the steps and ensure a similar height at each step.



5. [SC] The guardrails installed have wide spaces. We recommend additional measures be taken for child safety. LOCATION: Front and rear decks.



6. [SC] The handrail(s) are missing at the exterior steps. A handrail is needed when 3 or more steps are present. Contact a qualified contractor to install handrails as needed.



7. [SC] The guardrails at the front and rear deck are too short. This condition is a safety hazard. Consult with the local building department for additional information. Have a contractor perform repairs for added safety.



8. [SC] Exposed tree roots are causing a trip hazard. Consult with an arborist for additional information and repair solutions.



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9. [SC] The temperature & pressure relief valve's discharge line is missing. We recommend installing an approved discharge line that extends to the exterior and terminates close to the ground facing downward.



10. [SC] The temperature & pressure relief valve's discharge line is too short. We recommend installing an approved discharge line that extends to the exterior and terminates close to the ground facing downward.



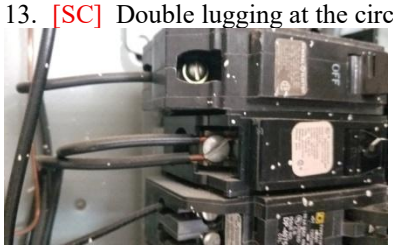
11. [SC] The water heater is double strapped incorrectly. The straps are loose and the unit is not stabilized/blocked to resist movement as required. Secure the water heater for added safety.



12. [SC] There are missing twist-outs/unused breaker slots in the panel. This condition is a safety hazard. Install covers for added safety.



13. [SC] Double lugging at the circuit breakers in the panel. Have an electrical contractor perform repairs to isolate each circuit.

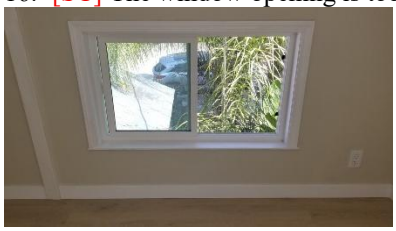


14. [SC] There are electrical wiring connections that are not contained within an approved electrical junction box as well as junction boxes missing covers. LOCATION: Crawlspace.

15. [SC] Receptacles are added that are not GFCI protected as required. Install GCFI devices in bathrooms/kitchen/exterior outlets.

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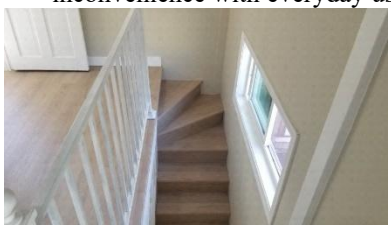
16. [SC] The window opening is too low at the 2nd floor. Install additional barriers for added child safety.



17. [SC] Safety glass markings not observed on the glass at the locations subject to human impact. Its recommend to upgrade for safety. LOCATION: Glass within 18 inches from the floor.



18. [SC] The stairwell is too narrow and has less than minimum head clearance. This can restrict egress and can be an inconvenience with everyday use. Have a contractor evaluate and offer solutions possible.



19. [SC] There are no handrails at the stairs, this is a safety concern. A handrail is needed through the entire length of the stairs for safety. Have a contractor install a handrail.



20. [SC] The area under the stairs has exposed wood framing. This condition does not comply with the building standards and is a safety hazards. The stairwell is the primary fire escape from the second story. There should be no exposed wood framing or electrical wiring in the interior of the home. We recommend correcting these conditions using approved methods for safety reasons.



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21. [SC] The structural members for the stairs are supported with drywall screws and Improper lumber. This condition is a safety hazard. Have a contractor replace Improper materials with screws and lumber that is rated fot this application.



22. [SC] The range/oven lacked an anti-tip device at the rear as required by the manufacturer. This condition is a topple hazard.

23. [SC] Current smoke detectors appear older than 10 years. We recommend replacing smoke detectors in each of the sleeping rooms and areas adjacent to them and in all other locations recommended by the smoke detector manufacturer's installation instructions.



24. [SC] No installed CO (Carbon Monoxide) alarm(s)/detector(s) observed in the home. California law requires that all existing dwelling units and sleeping units which have fuel-burning appliances installed within and dwelling units that have an attached garage be equipped with an approved carbon monoxide alarm/detector. Carbon monoxide detectors should be installed per manufacturers installation instructions.

25. [FE] The concrete foundation has indications of cracking possibly due to settlement/movement and/or seismic activity.



26. [FE] The floor system framing is of the original construction and the wood members are undersized per the present standards. This condition results in sagging of the beams and joists.

27. [FE] Hives/Nests are present. Have a pest control company perform service.



28. [FE] The pilot light is off, shut down, the unit failed to function. Lighting pilot lights is outside the scope of the inspection.

29. [FE] Older knob and tube wiring is present in the house. We are unable to determine what percentage of this system is in use.

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30. [FE] Interior headroom is less than recommended at bedrooms and hallways in the 2nd floor. Consult with the local building department for additional information. Repairs and alterations are recommended to allow safe walking within the home.



31. [CR] Sections of the interior floors are uneven. This may be due to material shrinkage and building settlement. Have a contractor evaluate and offer possible solutions. Close monitoring is recommended.



32. [CR] Some of the piers and posts are, separated. Perform repairs to ensure reliability and proper weight distribution.



33. [CR] Several concrete blocks Are cracked. Replace compromised materials and perform repairs to ensure reliability and proper weight bearing.



34. [CR] Moisture stains/damage are evident at the subfloor materials. We recommend locating and correcting the source and any damaged materials. Review termite report for possible additional information.



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35. [CR] There are several loose bricks and damaged mortar. Daylight is visible at several areas of the foundation. Based on conditions noted, we recommend a complete evaluation by a foundation specialist. Additional damage may be noted when repairs are performed. Budget for repairs.



36. [CR] The crawl space lacked sufficient ventilation due to modifications to the structure and/or the type of construction. Good ventilation is vital for moisture control. We recommend adequate ventilation be provided to help minimize high moisture levels in the crawl space that can cause damage to the wood framing.

37. [CR] The yard grading appears flat with no means of drainage. This will cause water to gather and pond. Adjust grade or install drainage system to avoid standing water.



38. [CR] The rear steps have slippery threads. This condition is a slip hazard. Have a contractor install approved materials to prevent injuries.



39. [CR] The joist hangers on the decks are crooked and warped. Have a contractor align and secure hardware to ensure reliability and proper weight bearing.



40. [CR] The flooring materials on the front deck are rated for interior use only. These materials are prone to warping and flexing. Have a contractor install materials that are rated for this application.



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41. [CR] The structural members at the front deck are compromised. Consult with the termite report for additional information. Have a contractor perform repairs and/or replacement as needed to ensure reliability and proper performance.



42. [CR] Siding penetrations are not sealed. Have a contractor seal all penetrations to prevent moisture intrusion and damage to concealed spaces.



43. [CR] There are gaps between the manufactured siding and penetrations. Seal all gaps to prevent moisture damage to siding and to concealed spaces.



44. [CR] There are gaps at siding joints. These conditions are conducive to moisture intrusion. Caulk or seal all gaps with materials rated for this application.



45. [CR] The siding materials are warped and damaged. Premature wear signifies Improper installation and workmanship. Additional damage will result if left untreated. Have a contractor perform repairs to prevent additional damage.

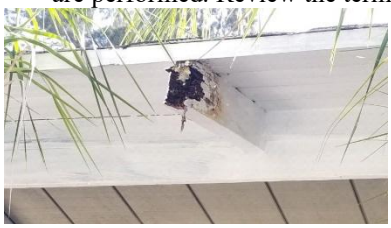


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46. [CR] The roof to wall intersection is missing a proper kick-out flashing. This can cause damage to the wall and adjacent materials. Install a kick-out flashing to divert water away from the wall.



47. [CR] Sections of the exterior trim/eaves/fascia are deteriorated, it is possible that further deterioration is noted when repairs are performed. Review the termite report for additional information.



48. [CR] There are unprimed/unpainted trim materials. This can cause premature wear and deterioration. Primer and paint materials to ensure reliability.



49. [CR] The caulking around several windows is cracked, damaged or missing. We recommend correcting this condition to prevent moisture intrusion into concealed spaces.



50. [CR] The vehicle gate is difficult to operate. Replace rollers and compromised materials to allow proper use of door.



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51. [CR] The wood fencing has damaged planks and loose/deteriorated post. Performs repairs as needed for security purposes.



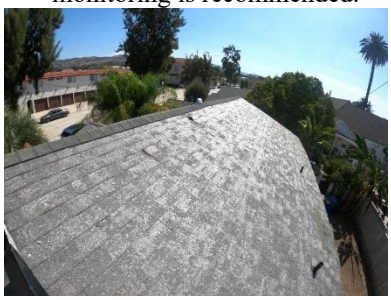
52. [CR] Shingles are installed over a surface with a slope of less than 2 in 12 and is subject to leakage due to poor drainage. Have a contractor evaluate and offer possible solutions.



53. [CR] There are damaged/missing shingle tabs. Have a contractor evaluate and make needed corrections to prevent additional wear and damage.



54. [CR] The roof covering has granular loss. The granular layer is designed to protect the shingle from the effects of weather and sun. Granular loss indicates that the covering is aged. Contact a qualified roofing contractor to make repairs. Close monitoring is recommended.



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55. [CR] The roof penetrations are missing flashings. This can allow moisture intrusion and damage. Install approved flashings to prevent additional damage.



56. [CR] The roof to wall flashings are missing. This can cause rain water to enter the attic and cause damage to adjacent materials. Have a roof contractor install approved flashings to ensure reliability.



57. [CR] The mastic used to seal the roof penetrations is cracked at several locations. We recommend correcting the condition(s) using approved methods.



58. [CR] There are areas on the roof that are damaged/weathered and require some attention. Have a qualified roofing contractor perform a tune up on the roof system to avoid moisture intrusion and deterioration.

59. [CR] The toilet failed to flush properly. Have a contractor evaluate and offer possible solutions. Replace compromised components to allow proper use and performance.



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60. [CR] Gap observed at the trim/spout. This condition can allow moisture into concealed spaces. Caulk penetrations to avoid water damage.



61. [CR] The tub diverter failed to function. Replace diverter to allow use of tub. LOCATION: 1st floor bathroom.



62. [CR] There is a metal tab on the shower drain that is intended for installation purposes. Remove tab to prevent debris from collecting on the shower drain.



63. [CR] The burner cover is missing. Consult with manufacturer for replacement parts.



64. [CR] The observation glass is damaged at the water heater burner. Consult with manufacturer for replacement parts. This can cause pilot to turn off.



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65. [CR] The circuit breakers are not labeled. We recommend they be accurately labeled to allow individual circuits to be shut off for maintenance or emergency needs.



66. [CR] The service conduit for the sub panel is loose. Install additional hardware to secure the conduit. System failure will result if left untreated.



67. [CR] The hallway does not have the benefit of a 3 way switch. We recommend upgrading to proper 3 way switches to allow control of light from both ends of the hallway.



68. [CR] The accessible receptacles are found to have an open ground connections. Have a qualified electrical contractor re-store the ground connection. LOCATION: Interior perimeter.



69. [CR] There is no power at a number of outlets Have an electrical contractor evaluate and perform repairs to allow use of outlets. LOCATION: Master bedroom/ living room.



70. [CR] Some of the heating systems were not operable and some were not providing heat. Have an HVAC contractor evaluate and offer possible solutions to allow proper use and performance.

NOTE- There is no operable heat in the house.

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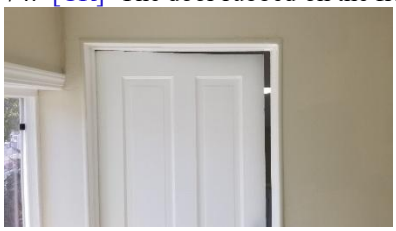
71. [CR] The air conditioning system failed to function. Have an HVAC contractor evaluate and offer possible solutions.

72. [CR] Closets are missing in the bedrooms. Have a contractor evaluate and provide repair solutions.

73. [CR] Stains observed on the 1st and 2nd floor ceilings. Areas tested dry at the time of the inspection. Consult with sellers for additional information.



74. [CR] The door rubbed on the frame, perform repairs to allow proper operation. LOCATION: Front bedroom.



75. [CR] The kitchen exhaust vent is reduced in size. This will restrict airflow. Replace vent with approved size to allow proper discharge.



76. [CR] The kitchen exhaust is too close to the door. This will cause air to circulate back into the house. Have a contractor relocate discharge point to a proper location. Consult with the local building department for additional information.



77. [CR] There is no dedicated electrical for the laundry area. Have a contractor install outlets to allow use.



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78. [RU] Piers, posts, beams and general framing is toe nailed together. This is older technology. We recommend upgrading to incorporate approved metal brackets and connectors in the foundation system to perform better during seismic activity.



79. [RU] There is no observable floor framing insulation installed. We recommend installing insulation as an energy conservation upgrade

80. [RU] There is no observable underground drainage system for this property. We recommend a drainage system be added to collect and divert surface water and roof runoff to an appropriate location.



81. [RU] There are no rain gutters to control roof runoff. We recommend installing rain gutters and downspouts to divert water away from the foundation.

82. [RU] There is no drip pan and drain line under the water heater to catch and divert any dripping water to the exterior. We recommend a pan and drain line be installed for water heaters located in interior spaces.



Each of these items will likely require further evaluation and repair by the appropriate professionals in the appropriate trades. Obtain competitive estimates for these items.

Thank you for selecting our company to do your property inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

DunnRite Property Inspections 714-913-8662

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