

Property Inspection Report

27608 Saddle Road, Rolling Hills Estates, CA

Prepared exclusively for
Matthew Bandy & Cynthia Bandy

Inspection date: 05/23/2023



Performed by
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INSPECTION INFORMATION

It is the client's sole responsibility to read this report in its entirety and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of escrow. 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 escrow, please contact our office immediately for an additional evaluation regarding such "condition."

CLIENT & SITE INFORMATION

FILE/DATE/TIME	File # BandyM Date: 05/23/2023 Time: 09:00 AM.
CLIENT NAME	Matthew Bandy & Amy Bandy.
LOCATION	27608 Saddle Road, Rolling Hills Estates, CA 90274.

CLIMATIC CHARACTERISTICS

WEATHER & SOIL	Weather conditions during the inspection: overcast, 60-70 degrees and the ground was dry.
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BUILDING CHARACTERISTICS

MAIN ENTRANCE DOOR	Faces: West.
STRUCTURE	single-family residence.
FOUNDATION	Foundation types: raised foundation.

UTILITY SERVICES

UTILITIES	All utilities on.
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OTHER INFORMATION

ATTENDING	People present: client(s), buyer's agent and (at the end) listing agent.
OCCUPIED	The home was occupied and access to some items such as; electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.
INSPECTED BY	Craig Funabashi.
COMMENTS	There were material defect(s) noted in the systems, structures, and components of the building. These conditions are preceded by codes e.g. [SC], [FE], [CR] and [RU]. Each code is defined in the "DEFINITIONS" section below. We recommend all maintenance, repairs, or corrections be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

INTRODUCTORY NOTES

IMPORTANT INFORMATION

[FE] Sections of the building appeared to have been added, replaced or remodeled. We recommend inquiring about any/all permits and inspection records with final signatures for any changes or additions that may have been made to the building.

[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.

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

[NOTE] We recommend inquiring about any/all permits and inspection records with final signatures for any changes or additions that may have been made to the building, and/or any known conditions that may have been inadvertently left out of the disclosure statements.

[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.

ENVIRONMENTAL CONCERNS

Environmental issues include, but are not limited to, asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination, and soil contamination. 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 noted during the inspection. Should further study or analysis seem prudent, then a full evaluation by a specialist in the appropriate trade is recommended. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

DEFINITIONS

MATERIAL DEFECT

A material defect is a condition that significantly affects the value, desirability, habitability, or safety of the building. Style or aesthetics shall not be considered in determining whether a specific system, structure, or component is defective.

SAFETY CONCERNS

[SC] Safety Concerns: Conditions noted that may pose a hazard to humans, the building or both. These conditions warrant further evaluation and corrections by a specialist in the appropriate trade.

FURTHER EVALUATION	[FE] Further Evaluation: Conditions noted that warrant further evaluation by specialists in the appropriate trades.
CORRECTIONS RECOMMENDED	[CR] Corrections Recommended: Conditions noted in need of maintenance, repair, or replacement. We recommend that all corrections be made by specialists 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 constructed. These may be, but are not limited to, safety-related items such as GFCI receptacle(s) and smoke detector locations and the installation of safety glass where subject to human impact.
NOTE	The term [NOTE], where used in this report was designed to draw your attention to a specific condition or component of a system. While corrective action may not be warranted, we felt it was important that you be aware of its existence.
FUNCTIONED	Functioned: as defined in the CREIA Standards of Practice, "Performing its normal, proper and characteristic action."
FAILED	Failed: As defined in Webster's Dictionary, "To be deficient or negligent in an obligation, duty, or expectation." If an item did not <i>function</i> , then it was not <i>serviceable</i> and was considered to have <i>failed</i> .
SPECIALIST	Specialist: as defined in Webster's Dictionary, "A person who specializes in a particular field of study, professional work. Any individual schooled, trained and/or who otherwise holds a special knowledge of specific systems or components." Trade school or factory trained individuals in specific fields of expertise may be considered a " <i>Specialist</i> ", as well as qualified state licensed contractors in specific occupations.

FOUNDATION/UNDER-FLOOR AREAS

The visible areas of the foundation system and structural components were examined to determine their current condition. Areas of the foundation and/or structural components of the building were inaccessible because they were installed at or below grade level, and/or behind walls. Areas concealed from view by any means are excluded from this report. All concrete experiences some degree of cracking due to shrinkage in the drying process. If large cracks are present along with movement, we recommend further evaluation by a structural engineer. All exterior grades should allow for surface water and roof runoff to be directed away from the foundation system.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

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

FOUNDATION INFORMATION

TYPE(S)	Foundation types: Raised foundation with a concrete perimeter, concrete interior stem walls, and interior wood posts supported by concrete piers.
BOLTS & BRACING	Foundation anchor bolts were noted in the visible and accessible areas of the crawl space.

RAISED FOUNDATION CONDITIONS



ACCESSIBILITY



Accessed from the exterior at the right and rear sides of the building.

[CR] The crawl space access under the rear family room addition was limited due to stored concrete roof tiles. This crawl space was viewed from the access opening only. This is a limited inspection. Only the accessible sections were inspected, this is a limited inspection. We recommend access be provided for future inspections, maintenance and/or repairs.

FOUNDATION



The visible foundation areas of the structure appeared functional, with exceptions noted.
 a. [FE] The original concrete foundation walls at the front and rear had evidence of cracking due to settlement/movement and/or seismic activity. We recommend a full evaluation and/or corrections by a foundation specialist in the appropriate trade.

FRAMING

The visible floor framing appeared functional.

SUBFLOOR

The visible areas of the subflooring appeared functional, with exceptions noted.
 a. [FE] Moisture stains/damage were noted at the kitchen floor bath room floors. We recommend locating and correcting the source as well as any damaged materials.

INSULATION

The floor framing insulation appeared functional under the rear addition only. [RU] There was no visible floor framing insulation installed under the original home. We recommend installing insulation as an energy conservation upgrade.

VENTILATION

The crawl space ventilation appeared functional, with exceptions noted. Good ventilation is vital for moisture control. The exterior vents should be kept in good repair, clear of vegetation and inspected periodically.

MOISTURE

[CR] The crawl space was damp/wet. We recommend that all roof drainage/downspouts be directed away from the building. We recommend the ground be graded to slope away from the foundation, and the installation of surface drains and concrete walkways around the perimeter is recommended. The advice and services of a landscaping, drainage and or waterproofing contractor are recommended.

COMMENTS

[SC] There was improper wiring in the crawl space in the form of open junction boxes (missing covers) with exposed wire connections. We recommend correcting the condition(s) noted.



EXTERIORS / SITE & GROUNDS

The visible exterior surfaces and materials of the building were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. Moisture intrusion through cracks or openings in the exterior siding, trim, windows, and doors is the source of moisture damage and deterioration. We recommend sealing all cracks or openings in, and between the exterior siding and trim materials, especially around windows and doors. Routine maintenance may extend the service life and minimize deterioration of the exterior surfaces.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

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

EXTERIOR INFORMATION

SIDING TYPE(S)	Materials: stucco.
TRIM TYPE(S)	Materials: wood.
DOOR TYPE(S)	Materials: wood entry door(s) and vinyl/plastic sliding door(s)
WINDOW TYPE(S)	Types: horizontal sliding, double-pane (thermal) windows were present Materials: vinyl/plastic.

EXTERIOR CONDITIONS

STUCCO SIDING	The stucco siding appeared functional.
DOOR(S)	The doors viewed from the exterior appeared functional.
WINDOW(S)	The windows viewed from the exterior appeared functional.

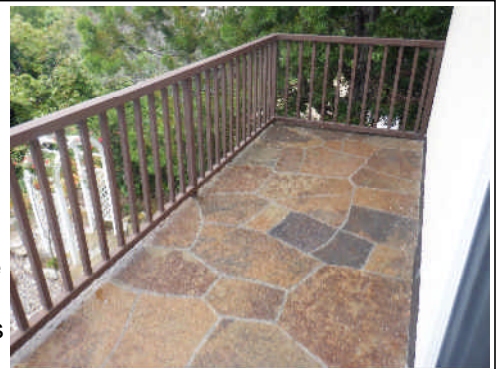
BALCONY(S)

The balcony/deck coating appeared functional, with exceptions noted.
a. [FE] Evidence of patching were noted under the slider door and at the bottom of the exterior wall. This may indicate previous leakage into the structure. We recommend inquiries of the seller regarding any history of leakage, and or a full evaluation and/or corrections by a specialist in the appropriate trade.



GUARDRAIL(S)

[SC] The guard rail(s) appeared functional and may have met the building standards at the time of construction, however the wide spaces between the balusters are a hazard for small children. Modern construction guidelines typically state that a "4 inch sphere" should not pass between the balusters. While upgrading may not be required, additional measures for child safety like netting or some other means is strongly recommended.



LIGHT(S)/FIXTURE(S)

The light(s) were functional, with exceptions noted.
a. **[SC]** There was exposed wiring/ missing light fixture at the right front. We recommend correcting the condition(s) noted.
b. **[CR]** The light post at the front walkway entry was damaged at the base. We recommend correcting the condition(s) noted.



RECEPTACLE(S)

The accessible receptacles were functional, with exceptions noted.
a. **[SC]** Not all of the accessible receptacles were GFCI protected as now required. This condition is a safety hazard. We recommend correcting the condition(s) noted.
b. **[CR]** There was no power at a receptacle at the left front. We recommend correcting the condition(s) noted.




The items listed below were visually examined to determine their current condition during the inspection. Areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation, with the exception of lawn sprinklers and low-voltage yard lighting. This inspection is a visual examination and does not attempt to determine site drainage performance or the condition of any underground piping, including municipal or private water and sewer service piping or concealed clean-outs. This inspection is not intended to address or include any geological conditions or site stability information. For information in these areas we recommend consulting with a geologist and/or a geotechnical engineer.

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

GROUNDS INFORMATION

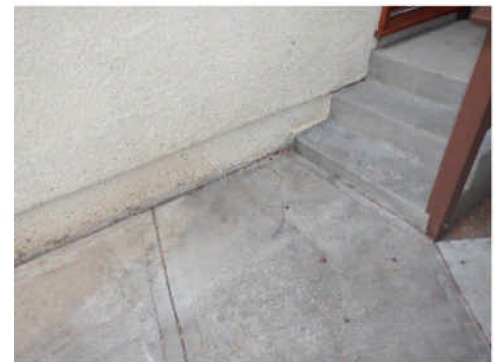
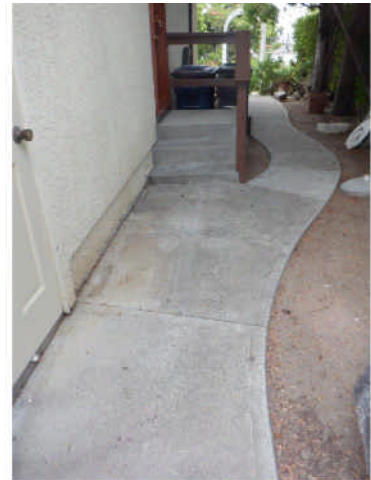
DRIVEWAY(S)	Materials: concrete.
WALKWAY(S)	Materials: concrete and stepping stones.
MAIN ENTRY	Materials: concrete.
PATIO(S)	Materials: stone and mortar.
RETAINING WALL(S)	Materials: dry-stacked stone and wood.
FENCING & GATE(S)	Materials: stucco over block, chain link and wood.

GROUNDS CONDITIONS

DRIVEWAY(S)	The driveway appeared functional, with some cracks noted.	
WALKWAY(S)	The walkways appeared functional, with some cracks noted.	
HANDRAIL(S)	<p>[SC] The handrail at the right was functional and may have met the standards at the time of construction, however they are not considered to be grippable by today's standards. It was also open and climbable- a child safety issue. We recommend upgrading the handrail(s) to meet today's standards for added safety.</p>	

STEP(S) & STAIR(S)

[CR] The concrete entry porch/steps at the right had settled and was sloped toward the building. This condition is a trip hazard and conducive to moisture ponding next to the building. We recommend correcting the condition(s) noted.



MAIN ENTRY

The entry/porch appeared functional, with some cracks noted.

PATIO(S)

The patio(s) appeared functional.

RETAINING WALL(S)

The decorative retaining/planter walls appeared functional, with exceptions noted.

a. [FE] The wood retaining wall at the left side of the backyard was damaged and leaning. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.



FENCING & GATE(S)



The yard fencing appeared functional, with exceptions noted.
a. [CR] The wood fencing was damaged/deteriorated at the right and left sides. We recommend correcting the condition(s) noted.

FOUNTAIN(S)

[FE] The fountain was empty of water. These system(s) are outside the scope of the inspection and are not inspected. We recommend consulting with a specialist regarding the operation and maintenance of this system.



COMMENTS

[FE] The storage sheds are outside the scope of the inspection and are not inspected. We recommend further evaluation as needed.

GRADING/DRAINAGE/LANDSCAPING INFORMATION

SITE GRADING	Flat site, with a gentle slope to the rear at the backyard.
SITE DRAINAGE	Surface drainage and underground drainage system.
LAWN SPRINKLER(S)	[FE] These system(s) are outside the scope of the inspection and are not inspected. We recommend consulting with a specialist regarding the operation and maintenance of this system. NOTE: The system was automatically controlled.

GRADING/DRAINAGE/LANDSCAPING CONDITIONS

SITE GRADING	The site grading around the building appeared adequate to drain excess surface water away from the foundation, with exceptions noted.
SITE DRAINAGE	[NOTE] An underground drainage system was installed, but it was not water tested during the inspection. We make no representations as to its effectiveness and recommend its operation be noted during adverse weather.
LANDSCAPING	<p>The vegetation and landscaping appeared manicured, with exceptions noted.</p> <p>a. [CR] Trees were touching or overhanging the roof. We recommend they be trimmed to prevent damage to the roofing surface, and allow free flow of roof runoff.</p>




ROOF COVERINGS

The visible areas of the roof and components were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The testing of gutters, downspouts and underground drain piping is outside the scope of this report.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

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

ROOF INFORMATION

INSPECTION METHOD	NOTE: Tile roofs are not walked on, but are viewed from the eaves, edges, windows and the ground when possible. These precautions are taken to prevent damage to the roof tiles and for inspector safety.
ROOF COVERING(S)	Materials: concrete tile.
ROOF LAYERS(S)	1 layer.
CHIMNEY(S)/FLUE(S)	Materials: brick chimney with a tile flue. 
ROOF DRAINAGE	Materials: plastic rain gutters.

ROOF CONDITIONS



CONCRETE TILES

The visible areas of the roof surface appeared functional, with exceptions noted.

a. [FE] There was one visible cracked/broken tile at the lower roof over living room. These conditions are conducive to roof leaks. We recommend a full evaluation and/or corrections by a roof contractor.

NOTE: A significant number of tile were stored in the crawl space under the family room addition.



FLASHING(S)

The visible flashings appeared functional.

FLUE PIPE(S)

[CR] There were missing flue pipe storm collars. We recommend correcting the condition(s) noted.



SKYLIGHT(S)

The visible skylight(s) appeared functional, with no evidence of leakage.

CHIMNEY(S)

The visible areas of the chimney [from the roof line up] appeared functional. There was a spark arrester installed.

ROOF DRAINAGE

The visible areas of the roof drainage system appeared functional.

DOWNSPOUT(S)

The visible downspout(s) appeared functional.

ATTIC AREAS & ROOF FRAMING

The visible areas of the attic and roof framing were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for basic operation. Thermostatically operated attic vent fans are excluded from the inspection.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

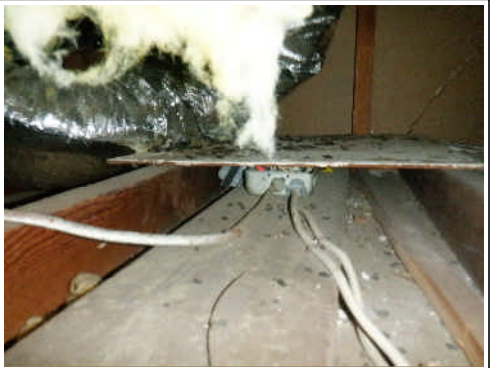
[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ATTIC/FRAMING INFORMATION

ATTIC ACCESS(S)	1 hatch in the ceiling of the lower hall.
FRAMING	Framing types: conventional framing.
SHEATHING	Materials: wood planks.
INSULATION	None.
VENTILATION	Vent types: passive.

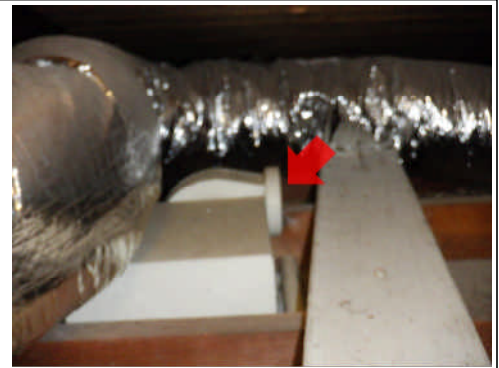
ATTIC/FRAMING CONDITIONS

ACCESS(S)	NOTE: The attic examination was conducted from the opening only due to limited access.
FRAMING	The visible areas of the roof framing appeared functional.
CEILING JOIST(S)	The visible areas of the ceiling joists appeared functional.
SHEATHING	The visible areas of the roof sheathing appeared functional.
INSULATION	[CR] There was no visible insulation in the attic. We recommend installing insulation for energy efficiency as an upgrade.
VENTILATION	The visible attic ventilation appeared adequate.
ELECT. WIRING	[SC] There was improper wiring in the attic in the form of open junction boxes with exposed wire connections. We recommend correcting the condition(s) noted.



EXHAUST VENT(S)

[CR] The bath vent fan(s) are exhausting into the attic. This condition is conducive to moisture build-up and deterioration of the framing or other components. We recommend correcting the condition(s) noted.



PEST(S)

[FE] Evidence of rodent activity was noted in the attic. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.



PLUMBING

The visible areas of the main water line, shutoff valve, water supply and drain lines, gas meter and piping were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for basic operation. Leakage or corrosion in underground or concealed piping cannot be detected by a visual examination. Older fixtures or components should be budgeted for replacement. Some corrosion is common. We are not equipped to repair leaky shutoffs, therefore we do not operate fixture shutoffs. We recommend fixture shutoffs be examined by a specialist in the appropriate trade equipped to repair or replace the shutoffs should leakage occur.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

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

PLUMBING INFORMATION

MAIN WATER LINE	Materials: copper piping, where visible.
WATER SHUTOFF	<p>The main water shutoff valve was located at the right front of the building.</p> 
WATER PRESSURE	[FE] The water pressure was tested to be above 80 PSI, which exceeds the maximum per the building standards. See the "Water Pressure" comment below for the details.
WATER PIPING	Materials: copper piping and cross-linked polyethylene pipe (PEX), where visible.
WASTE LINES	Materials: a combination of ABS plastic, cast iron and galvanized piping, where visible.
GAS SHUTOFF	<p>The gas meter and shutoff valve are located at the right front of the building.</p> 

PLUMBING CONDITIONS

WATER SHUTOFF

The main water shutoff valve appeared functional, no leakage noted. NOTE: We do not operate these devices. The main water shutoff valves are outside the scope of the inspection and are not tested.

WATER PRESSURE

[CR] The pressure regulator installed in the water supply line by the main shutoff valve has allowed the water pressure to rise to 90 PSI, which exceeds the 80 PSI building standard. This is an indication that the regulator is not functioning as designed. We recommend the regulator be adjusted, repaired or replaced.



WATER PIPING

The visible water supply piping appeared functional.

WATER FLOW

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

HOSE FAUCET(S)

The accessible hose faucets were functional, with exceptions noted.
a. [RU] There were no vacuum breakers on the exterior hose faucets. We recommend installing these devices as an upgrade.

WASTE PIPING

The visible waste piping appeared functional, with exceptions noted.
a. [CR] The metal strapping was in contact with the plastic waste piping in the crawl space. We recommend correcting the condition(s) noted.
b. [CR] The drain line for the lower bathroom(s) had an improper slope to provide for adequate drainage and blockage may result. We recommend correcting the condition(s) noted.



Examples

**WASTE FLOW
VENT PIPING
GAS SHUTOFF**

A number of drains were emptied simultaneously and appeared functional.

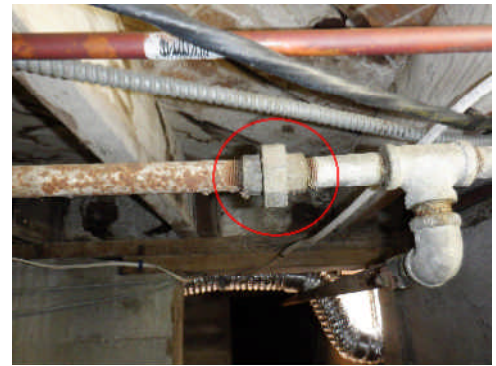
The visible areas of the vent pipes appeared functional.

[RU] The supply shutoff appeared functional. We do not operate these devices. There is no emergency shutoff wrench or automatic valve present. We recommend providing a wrench or installing a seismic automatic shut off valve for emergencies.

GAS PIPING

The visible areas of the gas piping appeared functional, with exceptions noted.

- a. **[SC]** A union fitting was used to connect gas piping in the crawl space. This is an improper location. We recommend correcting the condition(s) noted.




WATER HEATERS

The water heater(s) and the related components were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. Water heaters that were shut down, turned off, or inactive will not be turned on or activated. Water that is hotter than the manufacturer's recommended setting of 125 degrees is considered a scald hazard. The water temperature should not be set higher than the manufacturer's recommended setting.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

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

WATER HEATER INFORMATION

LOCATION(S)	The water heater was located in an exterior closet at the right.	
BRAND NAME(S)	Takagi.	
APPROX. AGE(S)	2014.	
SIZE / GALLONS	190K Btus - Tankless.	
ENERGY TYPE(S)	Natural gas.	

WATER HEATER CONDITIONS

VENTING SYSTEM(S)

[SC] The flue vent pipe was improperly installed- combined with the furnace vent pipe. We recommend correcting the condition(s) noted.

[SC] The flue vent piping was close in contact with a heating duct. This condition is a hazard. We recommend correcting the condition(s) noted.



SUPPLY PIPING

[RU] The shutoff valve and visible water supply connectors appeared functional, but they were not insulated. We recommend insulating the exposed water piping to minimize heat loss.



T&P VALVE(S)

[CR] A temperature and pressure (T&P) relief valve and discharge line were installed as required. The discharge line terminated facing sideways and did not extend to the exterior. We recommend it be extended to the exterior and terminated close to the ground facing downward.



COMBUSTION AIR

[CR] The combustion air supply to the water heater appeared inadequate. This condition restricts the free flow of combustion air to the water heater and may cause the unit to not function as designed. We recommend correcting the condition(s) noted.

ENERGY SUPPLY(S)

The gas shutoff valve and flexible gas connector appeared functional, with exceptions noted.

- a. [SC] The gas supply piping appeared to be undersized. We recommend a full evaluation and corrections by a plumbing and or heating contractor.
- b. [SC] The gas connection did not include a sediment trap/drip leg as generally required. We recommend correcting the condition(s) noted.

CIRCLING PIPING

The hot water recirculating pump appeared functional.

[FE] These system(s) are outside the scope of the inspection and are not timed or inspected in detail. We recommend consulting with a plumbing specialist regarding the operation and maintenance of this system.





ELECTRICAL SYSTEMS

The visible areas of the service entrance, main and sub panels, grounding system and branch wiring were examined to determine their current condition. Areas concealed from view by any means are excluded from the report. Lights, ceiling fans and accessible receptacles are checked for basic operation. Light fixtures that have missing or dead bulbs are considered nonfunctional. The location of GFCI circuit protection devices will be identified when present. The operation of time control devices is not verified. The location of smoke detectors will be identified when present.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

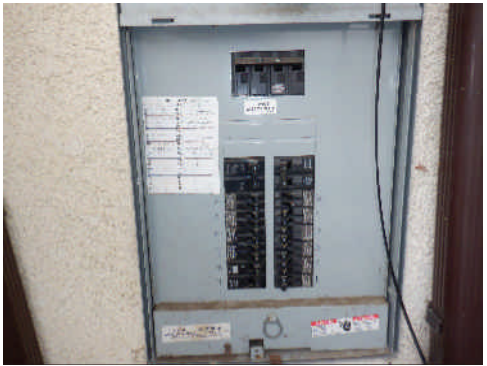
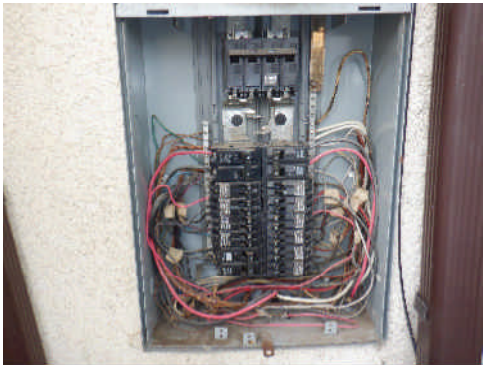
[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ELECTRICAL SERVICE INFORMATION

SERVICE TYPE	Overhead.	
MAIN PANEL	Located at the left front of the building.	

SERVICE RATING	120/240 volt system, rated at 200 amperes.
BRANCH WIRING	Materials: copper and tin-coated copper Wire system type(s): non-metallic sheathed cable and conduit, where visible in the main panel.
DISCONNECT TYPE	Circuit breakers.
GROUNDING	Water piping and Driven rod into the earth.

ELECTRICAL SERVICE CONDITIONS

SERVICE WIRING	The overhead service wires and weatherhead appeared to be functional.
MAIN PANEL	The circuit breakers in the panel were labeled. The accuracy of the labeling was not verified. 
WORKMANSHIP	The wiring within the panel appeared functional. 
GROUNDING	The visible ground connections appeared functional.
BRANCH WIRING	The branch circuit wiring appeared functional, with exceptions noted.

ELECTRICAL COMPONENT CONDITIONS

DOOR BELL	The doorbell functioned when the button was operated.
SWITCHES	Functional overall; deficiencies are identified in the location of the conditions.
LIGHT(S)/FIXTURE(S)	Functional overall; deficiencies are identified in the location of the conditions.
RECEPTACLE(S)	The accessible receptacles were functional, with exceptions noted. a. [FE] Several electrical receptacles in the original interior rooms were the two-prong type, which was common practice for structures of this age. We recommend a full evaluation of the electrical system by an electrical contractor prior to changing the receptacles to the three prong type.


HEATING SYSTEMS

The visible areas of the heating system(s) and related components were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for basic operation. Determining the condition of heat exchangers is beyond the scope of this report. The inspector does not light pilot lights. Thermostats are not checked for calibration or timed functions. Routine maintenance is recommended per the manufacturer's specifications and operating conditions.


We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

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

HEATING SYSTEM INFORMATION

LOCATION(S)	The LEFT unit was located in the attic.	
TYPE & FUEL	Forced air natural gas-fired system.	
FILTER TYPE(S)	Washable.	

HEATING SYSTEM CONDITIONS

VENTING SYSTEM(S)	The visible areas of the flue vent piping were intact and secured at the connections.	
SUPPLY PLENUM(S)	The supply air plenum appeared functional.	
HEATING UNIT(S)	<p>The furnace was functional.</p> <p>[CR] The access in front of the furnace minimal and restricted by framing. We recommend corrections as possible to provide safe access to the furnace for maintenance or emergency needs.</p> <p>[CR] There was not an adequate work platform in front of the equipment. We recommend correcting the condition(s) noted.</p>	

COMBUSTION AIR ENERGY SUPPLY(S)

The combustion air supply for the furnace appeared adequate.

The gas shutoff valve and flexible gas connector appeared functional, with exceptions noted.

a. **[SC]** The gas connection did not include a sediment trap/drip leg as generally required. We recommend correcting the condition(s) noted.

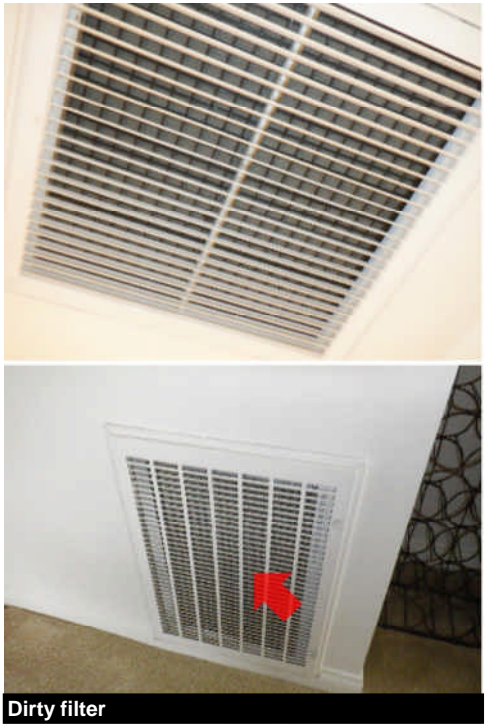
HEAT EXCHANGER(S)

[NOTE] The heat exchanger was not visible to inspect without dismantling the unit, which is beyond the scope of the inspection.

BLOWER / FILTER(S)

The blower and filter appeared functional, with exceptions noted.

a. **[CR]** The right unit filter was dirty which blocks the air flow. We recommend the filter be cleaned or replaced.



RETURN PLENUM(S) THERMOSTAT(S)

The return air ducting appeared functional.

The thermostat was operated and the system responded.

DUCTING SYSTEMS

DUCT TYPE(S)

Plastic covered and insulated flexible ducting.


DUCT CONDITIONS

The visible areas of the conditioned air ducts appeared functional.

VENT(S) & GRILL(S)

There was air movement from the air registers/grills.

HEATING SYSTEM INFORMATION

LOCATION(S)	The Right unit was located in an exterior closet.	
BRAND NAME(S)	AirTemp.	
APPROX. AGE(S)	2015.	
TYPE & FUEL	Forced air natural gas-fired system.	

HEATING SYSTEM CONDITIONS

VENTING SYSTEM(S)	[SC] The flue vent pipe was improperly installed- combined with the furnace vent pipe. We recommend correcting the condition(s) noted.
SUPPLY PLENUM(S)	The supply air plenum appeared functional.
HEATING UNIT(S)	The furnace was functional.
COMBUSTION AIR	[SC] The combustion air supply to the furnace appeared inadequate, this condition restricts the flow of combustion/makeup air to the furnace and may cause the unit to not function as designed. We recommend correcting the condition(s) noted.
ENERGY SUPPLY(S)	The gas shutoff valve and flexible gas connector appeared functional, with exceptions noted. a. [SC] The gas supply piping appeared to be undersized. We recommend a full evaluation and corrections by a plumbing and or heating contractor. b. [SC] The gas connection did not include a sediment trap/drip leg as generally required. We recommend correcting the condition(s) noted.
BURNER(S)	The burner flame(s) appeared typical for this type of unit.
HEAT EXCHANGER(S)	[NOTE] The heat exchanger was not visible to inspect without dismantling the unit, which is beyond the scope of the inspection.
BLOWER / FILTER(S)	The blower appeared functional, with exceptions noted. a. [CR] The filter was dirty which blocks the air flow. We recommend the filter be replaced.
RETURN PLENUM(S)	The return air ducting appeared functional.

THERMOSTAT(S)

The thermostat was operated and the system responded.

DUCTING SYSTEMS

DUCT TYPE(S)

Plastic covered and insulated flexible ducting.

DUCT CONDITIONS

The visible areas of the conditioned air ducts appeared functional.

VENT(S) & GRILL(S)

There was air movement from the air registers/grills.


CENTRAL COOLING SYSTEMS

The visible areas of the central cooling system(s) and related components were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation. Routine maintenance is recommended per the manufacturer's specifications and operating conditions.


We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

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


AIR CONDITIONING SYSTEM INFORMATION

LOCATION(S)	The Left unit was located on the left side of the building.	
BRAND NAME(S)	York.	
APPROX. AGE(S)	2006.	
SYSTEM TYPE(S)	"Split system". The condensing unit and evaporator coils were at different locations.	
APPROX. SIZE(S)	4 ton.	

AIR CONDITIONING SYSTEM CONDITIONS

ENERGY SUPPLY(S)	An electrical disconnect was present, in sight of and providing power to the condensing unit.
CONDENSING UNIT(S)	[NOTE] The condenser was functional, but it was an older unit and beyond the end of its expected service life. We recommend budgeting for a replacement.
SYSTEM CONDITION(S)	The system responded to normal operating controls and the temperature differential between the supply and return air grills was within the normal range of (13 - 22) degrees.
CONDENSATE DRAIN LINE(S)	The visible areas of the condensate drain line(s) appeared functional.
	
THERMOSTAT(S)	The thermostat was operated and the system responded.
AIR DUCT(S)	The air-conditioning ducts are the same as the heating system.

AIR CONDITIONING SYSTEM INFORMATION

LOCATION(S)	The Right unit was located on the right side of the building.
	
BRAND NAME(S)	Nortek / Intertek.
APPROX. AGE(S)	2015.
SYSTEM TYPE(S)	"Split system". The condensing unit and evaporator coils were at different locations.

APPROX. SIZE(S)

3 ton.

AIR CONDITIONING SYSTEM CONDITIONS

ENERGY SUPPLY(S)

An electrical disconnect was present, in sight of and providing power to the condensing unit, with exceptions noted.
a. [SC] The flex connector/conduit was loose/ disconnected at the electrical disconnect panel. We recommend correcting the condition(s) noted.



CONDENSING UNIT(S)

The condensing unit was functional.

SYSTEM CONDITION(S)

The system responded to normal operating controls and the temperature differential between the supply and return air grills was within the normal range of (13 - 22) degrees.

CONDENSATE DRAIN LINE(S)

The visible areas of the condensate drain line(s) appeared functional, with exceptions noted.
a. [CR] The interior installation of the cooling system had no secondary condensation drain line to the exterior or cut-off switch. We recommend correcting the condition(s) noted.
b. [SC] The condensate drain line for the right air-conditioning system emptied on a walkway. This condition is a slip and fall safety hazard. We recommend correcting the condition(s) noted.



THERMOSTAT(S)

The thermostat was operated and the system responded.

AIR DUCT(S)

The air-conditioning ducts are the same as the heating system.

KITCHEN

The visible areas of the walls, ceilings, floors, cabinets, and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents, and permanently installed components or equipment are checked for basic operation. Self or continuous cleaning functions, timing devices, and thermostat accuracy are beyond the scope of the inspection.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

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

KITCHEN INFORMATION

SINK/PLUMBING	1 present.
DISPOSAL(S)	1 present.
DISHWASHER(S)	1 present.
EXHAUST VENT(S)	Down draft system.
COOKTOP(S)	A gas cooktop.
OVEN(S)	Electric oven.
MICROWAVE(S)	Present.
REFRIGERATOR(S)	Present.

KITCHEN CONDITIONS

WOOD FLOOR

[CR] Moisture stains and damage were noted on the wood flooring. The area appeared dry during the inspection. We recommend locating and correcting the source as well as any damaged materials.



LIGHTS/FIXTURES



[SC] There was improper wiring installed to the lighting with exposed splices. We recommend correcting the condition(s) noted.

RECEPTACLE(S)

[SC] The accessible receptacles were not GFCI protected. This condition is a Safety Hazard. We recommend correcting the condition(s) noted.

CABINET(S)

The cabinet(s)/ counter(s) were functional.

SINK/PLUMBING

The faucet(s), sink(s) and piping were functional, no leakage noted.

DISPOSAL(S)

The garbage disposal(s) functioned, with exceptions noted.
a. [CR] The ring holding the disposal to the bottom of the sink was corroded. We recommend correcting the condition(s) noted.



DISHWASHER(S)

The dishwasher(s) functioned through the "Light Cycle", no leakage noted. There was an air gap device present at the sink, no leakage noted. [CR] The dishwasher was connected directly to the garbage disposal. The dishwasher should connect to an air gap device and from there to the disposal or drain piping. We recommend correcting the condition(s) noted.

EXHAUST VENT(S)

[CR] The fan failed to function. We recommend correcting the condition(s) noted.
[SC] The visible portion of the exhaust vent ducting in the crawl space was a corrugated flexible material that terminated improperly. This material is not approved for kitchen exhaust vents. We recommend correcting the condition(s) noted.



COOKTOP(S)

The cooktop/range burners functioned, with exceptions noted.
a. [CR] The electronic ignition failed to function. A lighter was used to ignite the burners. We recommend correcting the condition(s) noted.



OVEN(S)

The oven functioned.

MICROWAVE(S)

The microwave oven functioned and heated a glass of water.

REFRIGERATOR(S)

[FE] These systems are outside the scope of the inspection and are not inspected. We recommend inquiring of the owner and or consulting with a specialist regarding the operation and maintenance of this system.

LAUNDRY

The visible areas of the walls, ceilings, floors, cabinets and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment are checked for basic operation. Drain lines and water/gas supply valves serving the laundry machines are not operated during the inspection. The supply valves sit for long periods of time without being operated and are subject to leak when turned off and the present equipment is removed. We recommend checking these valves for evidence of leakage during your final walk-through before closing escrow.



We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

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

LAUNDRY INFORMATION

LOCATION(S)	Located in a bathroom alcove.
VENTILATION	Bath Fan.
WASHER SERVICE	Present.
DRYER SERVICE	The dryer hookup was provided for a gas unit only.
DRYER VENT(S)	Present.

LAUNDRY CONDITIONS

	
WASHER SERVICE	<p>The laundry faucets were functional, no visible leaks, a machine was connected. We do not operate the machines or faucets.</p> <div style="text-align: center;">  </div>

DRYER SERVICE

There was a dryer connected, no gas leaks noted. The shut off valve and connector are acceptable.



DRYER VENT(S)



Dryer venting was provided and terminated at the exterior, with exceptions noted.

- a. [CR] The dryer vent exhaust pipe was noted to be flexible plastic/aluminum in the crawl space under the building. This is an improper installation. We recommend correcting the condition(s) noted.
- b. [CR] There was lint debris accumulated in the crawl space. We recommend correcting the condition(s) noted.

BATHROOMS

The visible areas of the walls, ceilings, floors, cabinets and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment are checked for basic operation.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

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


BATHROOM INFORMATION

BATHROOM #:	3 Total.
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OVERALL.

RECEPTACLE(S)	[SC] The Downstairs bathrooms' receptacles were not GFCI protected. This condition is a Safety Hazard. We recommend correcting the condition(s) noted.
VENTILATION	The two bathroom exhaust vent fans functioned.
CABINET(S)	The cabinets and counters were functional.
SINK/PLUMBING	The faucets, sinks and piping were functional with exceptions noted.
TOILET(S)	The toilets functioned, with exceptions noted. a. [CR] The downstairs bathrooms' toilets were loose on the floor. We recommend correcting the condition(s) noted.
TUB/SHOWER(S)	The tubs/showers and faucets were functional, with exceptions noted.
ENCLOSURE(S)	The enclosures were functional, with safety glass, except as noted.

DOWNSTAIRS LEFT.

WINDOW(S)	[SC] There were no visible safety glass markings on the glass in the window within 60 inches above the walking surface of the tub or floor. We recommend the glass be confirmed as safety type or upgraded.	
HEAT & COOL	The ceiling mounted heat lamp(s) were functional.	

VENTILATION

NOTE: The ventilation was provided by a window which appeared adequate, but would not meet current standards. An exhaust vent fan to the exterior is now required.

SINK/PLUMBING

[CR] The stopper mechanism was defective- needed adjustment. We recommend correcting the condition(s) noted.

TUB/SHOWER(S)

[CR] The tub spout was missing- removed. We recommend correcting the condition(s) noted.
[CR] The stopper mechanism was defective/missing parts/inoperable. We recommend correcting the condition(s) noted.

DOWNSTAIRS HALL.

ENCLOSURE(S)

[CR] The enclosure door was difficult to fully close and latch. We recommend correcting the condition(s) noted.

UPSTAIRS / PRIMARY.

RECEPTACLE(S)

[SC] Power was still present after the "Test Button" of the GFCI receptacle was pushed. This condition is a safety hazard. We recommend correcting the condition(s) noted.



SINK/PLUMBING

[NOTE] Corrosion/ evidence of past leakage was noted at the drain piping under the sink(s). We recommend monitoring this area for future leaks.



TUB/SHOWER(S)

[CR] The tub spout diverter was stuck and failed to fully divert the water flow to the tub spout from the showerhead. We recommend correcting the condition(s) noted.
[CR] The stopper mechanism was defective/missing parts/inoperable. We recommend correcting the condition(s) noted.

BUILDING INTERIOR

The visible areas of the walls, ceilings, floors, cabinets and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents, and permanently installed components or equipment are checked for basic operation. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. In general almost all insulated glass window seals will fail and can fail at any time. Fireplaces with gas lines should have the damper fixed so it will not close and the gas line should be sealed to the wall where it enters the fireplace. All fireplaces should be cleaned and inspected on a regular basis to insure safe operation. Smoke detectors should be installed within 15 feet of all sleeping rooms. To examine or test smoke detectors is beyond the scope of the inspection. We recommend older homes be upgraded to meet the current smoke detector installation standards for additional occupant safety.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

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

BUILDING INTERIOR INFORMATION

ROOMS INSPECTED	OVERALL.
WALLS/CEILINGS	Materials: plaster/ sheetrock and wood.
FLOORS	Materials: wood and carpet.
FIREPLACES #	1 masonry fireplace: gas or wood burning.
SMOKE ALARMS/ DETECTORS	Smoke alarms/detectors were noted at the hallway and downstairs bedrooms. NOTE: The absence or presence and location of smoke alarms/detectors is identified as part of a general home inspection. To examine or test smoke alarms/detectors is outside the scope of the inspection. Regular testing is recommended.

BUILDING INTERIOR CONDITIONS

COMMENTS	There were combination Smoke & Carbon Monoxide alarms present in the hallway outside the bedrooms.
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OVERALL.

WALL(S)/CEILING(S)	The visible areas of the walls and ceiling appeared functional.
CARPET FLOORING	The visible areas of the carpet appeared functional.
WOOD FLOORING	The visible areas of the wood flooring appeared functional, with exceptions noted.
INTERIOR DOOR(S)	The doors were functional.

**EXTERIOR DOOR(S)
 WINDOW(S)**

The doors were functional.

The accessible windows were functional, with exceptions and ions noted.
 a. [FE] The glass panes in the windows were dirty and the condition of the thermal panes could not be determined. We recommend having all of the windows cleaned and evaluated by a specialist in the appropriate trade.

LIGHTS/FIXTURE(S)

The light(s) and ceiling fan were functional, with exceptions noted.
 a. [FE] There were a number of wall switches throughout the home with no apparent function. We recommend inquiring with the seller to confirm what these switches operate.
 b. [FE] The operation of some fans could not be determined. These may require remote controls. We recommend correcting the condition(s) noted.

SMOKE DETECTOR(S)

[SC] There was no smoke alarm/detector present at the upstairs primary bedroom. We recommend correcting the condition(s) noted.

HANDRAIL(S)

The handrail(s) were functional.

GUARDRAIL(S)

The guardrails were functional.

STAIRWELL(S)

The stairs were functional.

FIREPLACE(S)



The fireplace and visible areas of the flue appeared functional, with exceptions noted.
 a. [SC] There was wood and other combustible materials too close to the fireplace opening. This condition is a fire safety hazard. We recommend correcting the condition(s) noted.
 b. [FE] There were gaps/voids in the firebox above the opening. These can allow an unsafe transmission of heat. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.
 c. [SC] The gas line was not sealed at the wall where it entered the firebox.

We recommend sealing the gap around the pipe to the firebox wall.
d. **[SC]** There was a gas log set installed in the fireplace. We recommend that the flue damper be permanently blocked/clamped in the open position to prevent products of combustion from spilling out into the room.
e. **[CR]** There were no glass doors present for energy efficiency. We recommend correcting the condition(s) noted.

DOWNSTAIRS LEFT FRONT BEDROOM.

INTERIOR DOOR(S)

[CR] The door did not latch to the jamb. We recommend correcting the condition(s) noted.

DOWNSTAIRS LEFT REAR BEDROOM.

WINDOW(S)

[SC] The sleeping room windows in this building may have met the building standards at the time of construction. The windows in this bedroom do not meet today's standards for emergency egress, because the window sill is too high above the floor [above the 44" rule]. Upgrading the window to the present standards is not required, but we feel it is important that the residents be aware of the conditions stated. We recommend that all of the windows be restored to a working condition and placing climbable furniture in front of them would be beneficial for emergency egress should the need arise.

UPSTAIRS / PRIMARY BEDROOM.

WALL(S)/CEILING(S)

[CR] There was a hole/ opening in the closet wall. We recommend correcting the condition(s) noted.



GARAGE - CARPORT

The visible areas of the walls, ceilings, floors, cabinets and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles and permanently installed components or equipment are checked for basic operation. The garage door balance and spring tension should be checked regularly by a garage door specialist. All garage door openers should have functional auto-reverse system safety features for child safety.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

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

GARAGE/CARPORT INFORMATION

TYPE & LOCATION(S)	Garage; detached two car.
GARAGE DOOR(S)	Door types: metal/aluminum sectional.
INTERIOR WALL(S)	Materials: sheetrock.
INTERIOR FLOOR(S)	Materials: concrete.

GARAGE/CARPORT CONDITIONS

FRAMING	The visible garage framing appeared functional.
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GARAGE FLOOR(S)

The visible areas of the garage floor appeared functional, with exceptions noted.

a. [CR] There were cracks in the garage floor. We recommend correcting the condition(s) noted.



**GARAGE DOOR(S)
DOOR OPENERS**

The garage door was operated and appeared functional.

The automatic garage door opener was operational and the automatic reversing system functioned when the door hit an object placed in its path. The secondary safety system (electric eyes) functioned, with exceptions noted.

a. [SC] The secondary safety system (electric eyes) were mounted higher than the manufacturer's recommendation of 4" to 6" above the floor. We recommend correcting the condition(s) noted.



RECEPTACLE(S)

[SC] The accessible receptacles were not GFCI protected. This condition is a Safety Hazard. We recommend correcting the condition(s) noted.

COMMENTS

NOTE: The garage was filled with an excessive amount of stored personal belongings. This greatly reduces access to this area and to components such as electrical receptacles. We recommend you inspect this area after all items have been removed during contingency period(s)