

Archive Property Inspection

27832 Busman Rd.

Murrieta, Ca 92563

951-304-3508



Report ID# :

06182026-276-32

Schedule Date :

Thursday, June 18, 2026

Daniel Mattox

Subject Property

29619 Camino Pepita

Menifee, CA 92584

Archive Property Inspection
27832 Busman Road
Murrieta, Ca 92563
(951) 304-3508



Archive Property Inspection

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Murrieta, Ca 92563
951-304-3508

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT... PLEASE READ CAREFULLY.

Client: Daniel Mattox

Address:

City/State/Zip:

Report #: 06182026-276-32

Subject Property

29619 Camino Pepita

Menifee, CA 92584

I/We (Client) hereby request a limited visual inspection of the structure at the above address to be conducted by Archive Property Inspection, (Inspector), for my/our sole use and benefit. I/We warrant that I/We will read the following agreement carefully. I/We understand that I/We are bound by all the terms of this contract. I further warrant that I will read the entire inspection report when I receive it and promptly call the inspector with any questions I may have.

Initial Here _____

SCOPE OF INSPECTION

The scope of the inspection and report is a limited visual inspection of the general systems and components of the home to identify any system or component listed in the report which may be in need of immediate major repair. The inspection will be performed in compliance with generally accepted standards of practice, a copy of which is available upon request.

OUTSIDE SCOPE OF INSPECTION

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, or any other thing is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law.

Whether or not they are concealed, the following ARE OUTSIDE THE SCOPE OF THIS INSPECTION:

- Specific components noted as being excluded on the individual systems inspection forms
- Private water or private sewage systems
- Saunas, steam baths, or fixtures and equipment
- Radio-controlled devices, automatic gates, elevators, lifts, dumbwaiters and thermostatic or time clock controls
- Water softener / purifier systems or solar heating systems
- Furnace heat exchangers, freestanding appliances, security alarms or personal property
- Adequacy or efficiency of any system or component
- Prediction of life expectancy of any item
- Building code or zoning ordinance violations
- Geological stability or soils condition
- Structural stability or engineering analysis
- Termites, pests or other wood destroying organisms
- Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or any environmental hazards
- Building value appraisal or cost estimates
- Condition of detached buildings
- Pool or spas bodies and underground piping

(Some of the above items may be included in this inspection for additional fees - check with your inspector)

Your inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any craft or trade.

If your inspector recommends consulting other specialized experts, client must do so at client's expense.

I HAVE READ AND AGREE TO THE ABOVE SCOPE OF INSPECTION.

Archive Property Inspection

Contract continued

Client: Daniel Mattox

Report #: 06182026-276-32

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT... PLEASE READ CAREFULLY.

CONFIDENTIAL REPORT: The inspection report to be prepared for Client is solely and exclusively for Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Client may distribute copies of the inspection report to the seller and the real estate agents directly involved in this transaction, but Client and Inspector do not in any way intend to benefit said seller or the real estate agents directly or indirectly through this Agreement or the inspection report.

CLIENT AGREES TO INDEMNIFY, DEFEND AND HOLD INSPECTOR HARMLESS FROM ANY THIRD PARTY CLAIMS ARISING OUT OF CLIENT'S UNAUTHORIZED DISTRIBUTION OF THE INSPECTION REPORT.

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

ARBITRATION: Any dispute concerning the interpretation of this Agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved between the parties by BINDING ARBITRATION conducted in accordance with the rules of the American Arbitration Association except that the parties shall select an arbitrator who is familiar with the home inspection industry or

Initials _____ Initials _____

The parties hereto shall be entitled to all discovery rights and legal motions as provided in the California Code of Civil Procedure. The arbitrator shall apply the substantive and procedural laws of the State of California to all issues submitted in the arbitration proceeding. The award of the arbitrator shall be final, and a judgment may be entered on it by any court having jurisdiction.

GENERAL PROVISIONS: This inspection contract, the real estate inspection, and the inspection report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever. The real estate inspection and inspection report are not a substitute disclosure for real estate transactions which may be required by law. No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company, or its officers, agents or employees more than one year after the date of the subject inspection. Time is expressly of the essence herein. THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.

In the event Client discovers a material defect or other deficiency that was not identified and reported by Inspector, Client shall so notify Inspector in writing and allow Inspector and/or Inspector's designated representative to re-inspect and document the condition(s) of the material defect or deficiency prior to making any repair, alteration or replacement to said material defect or deficiency.

The written report to be prepared by Inspector shall be considered the final and exclusive findings of the Inspector regarding the inspection of the property. Client shall not rely on any oral statements made by the Inspector prior to issuance of the written report. This Agreement shall be binding upon and insure to the benefit of the parties hereto and their heirs, successors and assigns. This agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof, and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this agreement.

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

Client acknowledges that they have read and understood all the terms, conditions and limitations of this contract and voluntarily agrees to be bound thereby and agrees to pay the fee listed above.

THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION (CREIA). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. IF YOU DESIRE LEGAL ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. USE OF THIS FORM DOES NOT GUARANTEE THAT THE USER IS A QUALIFIED INSPECTOR MEMBER OF CREIA. TO LOCATE A QUALIFIED CREIA INSPECTOR CALL 800/388-8443 OR WWW.CREIA.COM © 1999-2000 CREIA All Rights Reserved. CREIA IS A PUBLIC-BENEFIT, NONPROFIT ORGANIZATION.

Signed: _____ Date: _____

Signed: _____ Date: _____

Signed: _____ Date: _____

Inspector

ADDITIONAL SERVICES:

INSPECTION FEE \$445.00
TOTAL INSPECTION FEES: **\$445.00**

PAYMENT:

DUE: \$445.00

KEY TO THE INSPECTION REPORT

Report #: 06182026-276-32

This Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.

"APPEAR SERVICEABLE" means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions if applicable, will be noted in the body of the report.

Significantly deficient systems or components will be identified as: Not functional / unsafe / worn / near end of life span. When in the inspector's opinion, an item is "significantly deficient", the reason will be within the body of the report.

Please read the entire report for all items .

Notice: This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection report. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection please call the office to arrange for your verbal consultation.

KEY TO THE INSPECTION REPORT

***** Items that have an asterisk next to them. This item or component warrants additional attention, repair or monitoring.

(1) Items that have a (1) next to them. The Bracketed Numbers are defined as follows:

- (1)** Recommended evaluation by a qualified licensed structural engineer / geotechnical engineer.
- (2)** Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.
- (3)** Recommend further review for the presence of any wood destroying pests or organisms by qualified Pest Inspector.
- (4)** This item is a safety hazard - correction is needed
- (5)** Recommend upgrading for safety enhancement. This building may have been constructed before current safety standards were developed.

If you do not understand how to read this report please contact our office.

I have read and understand the Key to the Matrix Inspection Report.

Client's Initials _____ Representative/Agent's Initials _____

I agree to read the special "NOTICES" in each section of the report for further information concerning the limitations of this inspection.

Client's Initials _____ Representative/Agent's Initials _____

Present During The Inspection: ☐ Client ☐ Buyer's Agent ☐ Seller's Agent ☐ Seller

INSPECTOR : Tom Ramirez Certified Inspector

Inspection Date: Jun/18/2026, Thursday

Start Time: 9:30 am

Completion Time: 12:00 pm

The weather condition at the time of inspection was Dry, Sunny

Approximate temperature during inspection 74.0

Property Information:

The subject property inspected was a (an): Single Family. # of units 1
 Approximate age of building: 27 Stated by: Zillow
 Approximate age of roof: 27 Stated by: Estimate
 Additions / Alterations to: Stated by:

NOTICE: It is always wise to check with the building department for permit information, especially if additions or alterations are noted.

IMPORTANT NOTICE TO THIRD PARTIES OR OTHER PURCHASERS: RECEIPT OF THIS REPORT BY ANY PURCHASERS OF THIS PROPERTY OTHER THAN THE PARTY(IES) IDENTIFIED ON THE CONTRACT PAGE #1 IS NOT AUTHORIZED BY THE INSPECTOR. THE INSPECTOR STRONGLY ADVISES AGAINST ANY RELIANCE ON THIS REPORT. WE RECOMMEND THAT YOU RETAIN A QUALIFIED PROFESSIONAL INSPECTOR TO PROVIDE YOU WITH YOUR OWN INSPECTION AND REPORT ON THIS PROPERTY.

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

1 Driveway ☐ N/A ☐ Asphalt ☒ Concrete ☐ N/A

☒ **Appears serviceable** ☐ Not Functional* ☐ Unsafe* ☒ Worn* ☐ Near end of lifespan* ☒ Not fully visible*
☐ Eroded Asphalt* ☐ Maintenance* ☐ Sealant needed* ☐ Deterioration* ☐ Evidence of poor drainage*
☐ No cracks found ☒ Common cracks ☐ Major cracks* ☐ Trip hazards* ☐ Surface raised* ☐ Surface settled*

Comments: Common cracks up to 1/4" were found in the driveway at the time of the inspection.

2 Sidewalks ☐ N/A ☒ Concrete ☐ Brick ☐ Paver / Tile ☐ N/A

☒ **Appears serviceable** ☐ Not Functional* ☐ Unsafe* ☒ Worn* ☐ Near end of lifespan* ☒ Not fully visible*
☐ No cracks found ☒ Common cracks ☐ Major cracks* ☐ Trip hazards* ☐ Surface raised* ☐ Surface settled*
☐ Concrete is above* ☐ Evidence of poor drainage* ☐ Other*

Comments: Common cracks up to 1/4" were noted in the sidewalk at the time of the inspection.

3 Retaining Walls ☒ N/A **LOCATION(S):** ☐ Concrete ☐ Stucco ☐ Block

☐ **Appears serviceable** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ No cracks found ☐ Common cracks ☐ Major cracks (1) ☐ Moisture penetration* ☐ No drainage openings*

Comments:

4 Patio ☐ N/A **LOCATION(S):** Rear Yard ☒ Concrete ☐ Brick ☐ N/A

☒ **Appears serviceable** ☐ Not Functional* ☐ Unsafe* ☒ Worn* ☐ Near end of lifespan* ☒ Not fully visible*
☐ No cracks found ☒ Common cracks ☐ Major cracks (1) ☐ Trip hazards* ☐ Surface raised* ☒ Surface settled*
☐ Concrete is above* ☐ Evidence of*

Comments: Common cracks up to 1/4" were noted in the patio slab. Settling noted at SW section of patio. (2) See photo

5 Patio Covers ☐ N/A **LOCATION(S):** Rear Yard ☐ Earth contact (3)

☒ **Open Design** ☐ **Covered Roof (refer to Roof Page)***
☒ **Appears serviceable** ☐ Not Functional* ☐ Unsafe* ☒ Worn* ☐ Near end of lifespan* ☒ Not fully visible*
☒ Attachment to house * Serviceable ☐ Patio cover lacks ☐ Wood appears
☐ Moisture at

Comments: The patio cover appeared to be in serviceable condition. Deteriorated paint finish noted on the topside of the covers. (2) See photos

6 Decks / Porch ☐ N/A ☐ WOOD ☐ Waterproofed Coating ☒ Concrete ☐ N/A

LOCATION(S): A Front Entry B C

☒ **Appears Serviceable** ☐ Not Functional* ☐ Unsafe* ☒ Worn* ☐ Near end of lifespan* ☒ Not fully visible*
☐ Deck is on grade--unable to inspect* ☐ Piers need ☐ Posts need
☐ Cracks ☐ Moisture ☐ Deck appears unsound (1) (2) ☐ (A) ☐ (B) ☐ (C)
☐ Flashing ☐ Earth-to-wood contact (3) ☐ (A) ☐ (B) ☐ (C)
☐ Porch* ☐ Steps* ☐ Uneven*
☐ Screens* ☐ Panels* ☐ Unable to
☐ **Railings are serviceable** ☒ N/A ☐ Railing ☐ Railing of

Comments: Common cracks up to 1/4" were noted in the porch slab at the time of the inspection.

7 Fences & Gates ☐ N/A ☐ NOT INSPECTED ☒ Wood ☐ Chain Link ☒ Vinyl

☒ **Appears serviceable** ☐ Not Functional* ☐ Unsafe* ☒ Worn* ☐ Near end of lifespan* ☒ Not fully visible*
☐ Posts are ☐ Blocks are ☐ Boards are
☐ No cracks ☐ Common cracks ☐ Major cracks (2) ☐ Fence height at
☒ Gate(s) need repair* ☐ Self closing device is ☒ Fence falling over

Comments: Wood fencing shows general weathering and age/wear. Gate is not functional, north fence line falling over. (2) See photos

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

8 Exterior Stairs☒ N/A

Type:

Location: **A****B****C**

- ☐ **Appears serviceable** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ **Moisture** ☐ Uneven ☐ N/A
☐ **Railings serviceable** ☐ Railings ☐ Openings in rails too large (5)

Comments:**9 Exterior Walls**☐ N/AStructure: ☒ **WOOD FRAME**Wall Covering is: **Stucco**

- ☒ **Appears serviceable** ☐ Not Functional* ☐ Unsafe* ☒ Worn* ☐ Near end of lifespan* ☒ Not fully visible*
☐ No cracks found ☒ Common cracks* ☐ Major cracks (1) ☒ Cracks / openings need repair (2) ☐ Soil contact *(3)
☐ Moisture stains/damage ☐ Damaged ☐ Nailing defects * ☐

Comments: Common cracks up to 1/8" were found in the exterior walls. Larger than typical cracks noted. (2) See photos

Notice: Wall insulation type and value is not verified* UFFI insulation or hazard are not identified* Conditions inside the wall cannot be judged* Lead paint testing is not performed*

10 Trim / Eaves,Fascia,Soffits☐ N/A☒ **WOOD** ☐ **METAL** ☐ **VINYL** ☐ **N/A**

- ☒ **Eaves, soffits, fascia & trim appears serviceable** ☐ Not Functional* ☐ Unsafe* ☒ Worn* ☐ Near end of lifespan*
☐ Moisture stains at ☒ Not fully visible* ☐ N/A
☐ Flashings / Trim : ☐ Not visible at:

Comments: The exterior trim appeared to be in serviceable condition. Worn paint finish noted. (2) See photo**11 Chimney(s)**☐ N/ALocation: **A South Side****B****C****D**Material: **A Stucco** **B** **C** **D** ☒ **METAL FLUE** ☒ **WOOD FRAME**

- ☒ **Appears serviceable** ☐ Not Functional* ☐ Unsafe* ☒ Worn* ☐ Near end of lifespan* ☒ Not fully visible*
☐ Chimney / brick / mortar is: ☐ Settlement (2) ☐ Flashing is
☒ Spark screen present ☐ Spark screen: ☐ Raincap / screen recommended *
☐ Cracks/separations/sealing needed a ☐ Unlined flue (2) ☐ Cracks in chimney cap *
☐ Ash dump / door is: ☐ Damage / deterioration / defect *

Comments: The chimney appeared to be in serviceable condition at the time of the inspection.

Notice: The interior of the flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue *

12 Sprinklers☒ N/A☐ Not inspected* ☐ Non operational (2) ☐ Control box location

- ☐ **Appears serviceable** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ Valve ☐ Head ☐ Line ☐ Anti-siphon valves needed *
☒ Adjust spray away from structures, fences & sidewalks* ☐ Areas of inadequate spray coverage * ☐ Adjust heads *

Comments: Sprinkler systems are outside the scope of a normal home inspection.*

Notice: Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested.*

13 Hose Faucets☐ N/A☐ Faucets are

- ☒ **Appears serviceable** ☐ Some inoperative / corroded (2) ☐ Leaks (2) ☐ Missing handle(s)* ☐ Broken handle(s)*

Comments: The hose faucets appeared to be operational. Handle leaks noted. (2) See photo**14 Gutters & Downspouts**☐ N/A☒ **Full**☐ **Partial**☐ **None Installed**

- ☒ **Appears serviceable** ☐ Not Functional* ☐ Unsafe* ☒ Worn* ☐ Near end of lifespan* ☒ Not fully visible*
☐ Drains blocked* ☒ Debris filled* ☒ Gutters / downspouts: sagging, leaking
☐ Add gutters & downspouts for drainage* ☐ Add splashblocks for drainage* ☐ Route downspouts away from building*
☐ Roof / gutters not draining properly* ☐ No secondary drain(s) on roof (2) ☐ Subsurface drains not tested*

Comments: The gutter system appeared to be in serviceable condition. Debris build up needs cleaning, evidence of leaking noted at south run. (2) See photos

Notice: Gutters and subsurface drains are not water tested for leakage or blockage.* Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.*

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

15 Grading ☐ N/A ☒ Level Site ☒ Slope Minor ☐ Moderate ☐ Steep (1) ☐ Stairstepped ☐ Banks

- ☒ Drainage of site/slope of soil at foundation is proper based upon visual observation ☒ Not fully visible*
☐ Improper soil slope toward foundation* ☐ Soil / pavement is high at foundation* ☐ Earth-to-wood contact visible* (3)
☐ Plants touch ☐ Trees planted close to structure * ☐ Overgrown landscaping*
☒ Surface drains noted, not tested - underground pipes cannot be judged* ☐ Signs of poor drainage / erosion*

Comments: Surface drains were noted around the property. These drains were not tested. We are unable to determine the condition of underground pipes. Monitor and maintain the vegetation growth against the house.*

Notice: This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

☒ 16 Slab-on-grade ☐ 17 Crawlspace ☐ 18 Basement ☐ N/A

- ☒ Foundation: ☒ Poured Concrete ☐ Masonry Block ☐ Brick ☐ Stone ☐ Piers ☐ Wood ☐
☐ Columns: ☐ Concrete ☐ Steel ☐ Wood ☐ Masonry Block ☐ Brick ☐ Not Visible*
☐ Entered crawl space ☐ No access* ☐ Partial access* ☐ Viewed from access opening only*
☐ Door ☐ Cover : ☐ OK ☐ Damaged* ☐ Missing* ☐ Crawlspace ☐ Basement
Foundations: ☐ Visible ☒ Partially visible* ☐ Not visible at*
☒ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☒ Not fully visible*
☐ No cracks found ☐ N/A ☐ Further evaluation needed (1)
☐ No moisture present ☐ N/A ☐ Exposed footing*
☐ Unable to inspect
☒ Slab not visible due to Floor covering. No readily visible problem noted.
☐ Cracks ☐ Settlement

Ventilation: ☐ Serviceable ☒ N/A ☐ Vents

Comments:

Notice: All slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. The inspector will, at additional cost, reinspect, provided the client removes floor covering and releases the inspector from damage caused by this process. Floor coverings are not removed during this inspection.*

- Floor Construction:** ☐ JOISTS ☐ TRUSSES ☒ CONCRETE ☐ NOT VISIBLE ☐ N/A
Wood Frame: ☐ N/A ☒ CONVENTIONAL WOOD FRAMING ☐ TRUSS ☐ Other
☒ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☒ Not fully visible*
☐ Framing is ☐ Missing framing ☐ Moisture
☐ Damaged ☐ Missing ☐ Earth-to-wood contact (2) (3)
☐ Joists ☐ Beams ☐ Post ☐ Columns ☐ Debris under house*
☐ Concrete floors: ☐ Evidence of
☒ Anchor bolts could not be verified* ☒ Shear panels could not be verified*
☐ Probing where deterioration is suspected revealed: ☐ Engineer recommended (1)
☒ Insulation fiberglass
 VAPOR RETARDER ☐ N/A ☐ Installed ☐ Not installed* ☒ Not visible* ☐ Loose* ☐ Installed incorrectly*
☐ Sump pump ☒ N/A ☐ Serviceable ☐ Not functional* ☐ Pump not tested* ☐ Sump pump needed*

Comments:

BASEMENT STAIRS ☒ N/A ☐ Serviceable ☐ Uneven rise(2)(4) ☐ Uneven run(2)(4) ☐ loose step(s) (2)(4)
☐ Railings ☐ Stairs too steep (2)(4)(5) ☐ Ceiling is

Comments:

Notice: The inspector does not determine the effectiveness of any system installed to control or remove suspected hazardous substances*
 No engineering is performed during this inspection *

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

Roof style: Main Roof Hip **Second Roof** **Third Roof**
How inspected: ☒ Walked ☐ Viewed from ladder* ☐ Viewed from ground* ☐ With binoculars* ☒ Inspection is limited*
☐ Not fully visible due to: ☐ Height ☐ Weather ☐ Snow ☐ Type ☐ Debris ☐ N/A

19 Main Roof ☐ N/A **Roof Covering is: Concrete Tile** # of layers:
☒ Appears serviceable/within useful life ☐ Not Functional* ☐ Unsafe* ☒ Worn* ☐ Near end of lifespan*(2) ☒ Not fully visible*
☐ Typical maintenance recommended. This usually consists of repair/replacement of damaged/missing ridge and other shakes/shingles. This maintenance should help ensure the water tightness of the building and be performed on a regular basis.*
☒ General condition favorable with signs of weathering and aging-regular maintenance and inspection advised.*
☐ Roof covering has ☐ Moisture stained / damage*
☒ Weathering* ☒ Aging* ☐ Burnt through (2) ☐ Cracking* ☐ Holes/opening (2) ☐ Exposed (2) ☐ Deteriorated membrane (2)
☒ Loose ☒ Displaced ☒ Damaged ☐ Missing: ☐ Pitch appears insufficient (2) ☐ Moss covered*
☐ Roof material appears to be improperly installed (2) ☐ Fasteners are (2)
☐ Roof appears to be ☒ Evidence of prior patching / repairs (2)
Comments: Exposed wood noted at NE corner, loose tiles noted along south field, multiple broken tiles noted in various areas. (2) See photos

20 Second Roof ☒ N/A **Roof Covering is:** # of layers:
☐ Appears serviceable/within useful life ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan*(2) ☐ Not fully visible*
Condition: ☐ Fasteners (2) ☐ Dented ☐ Rusted ☐ Deteriorated paint (2)
☐ Loose ☐ Displaced ☐ Damaged ☐ Missing ☐ Prior repairs (2) ☐ Insufficient Pitch(2) ☐ Moss covered*
☐ Roof material appears improperly installed (2) ☐ Holes/openings(2) ☐ Exposed(2) ☐ Deteriorated membrane(2)
Comments:

Notice: Roofs of this material are often not walked on to avoid causing damage. Not all tiles/slates are checked for attachment.* Inspection is limited*

21 Third Roof ☒ N/A **Roof Covering is:** # of layers:
☐ Appears serviceable/within useful life ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan*(2) ☐ Not fully visible*
☐ Typical maintenance recommended. This usually consists of covering exposed/bare with additional coating/aggregate material. Repair of open seams, cracks in flashings, deteriorated roof coverings, etc. *
☐ Excessive damage (2) ☐ Excessive deterioration (2) ☐ Roof material appears to be improperly installed (2)
☐ Blistering* ☐ Cracking* ☐ Alligatoring* ☐ Open seams (2) ☐ Moss covered (2) ☐ Deteriorated surface (2)
☐ Evidence of ☐ Bare areas exposed to the sun (2) ☐ Fasteners
☐ Roof appears to be ☐ Evidence of prior patching / repairs (2)
Comments:

Roof Notes ☐ N/A ☒ **NOTICE: Solar panels installed**

Comments: Solar panels prevent full view of areas of the roof.* Recommend periodic cleaning of the panel surfaces.*

Notice: The report is an opinion of the general quality and condition of the roof.* The Inspector cannot, and does not, offer an opinion or warranty and to whether the roof has leaked in the past, or may be subject to future leakage. Notice: The report is an opinion of the general quality and condition of the roof.*

22 Exposed Flashings ☐ N/A ☒ Flashings appears serviceable ☐ N/A
☐ Not Functional* ☐ Unsafe* ☒ Worn* ☐ Near end of lifespan* ☒ Not fully visible*
 Separation (s) / improper at: ☐ Roof* ☐ Wall* ☐ Drip edge* ☐ Vent Pipes* ☐ Skylight* ☐ Other *
☒ Vent caps appear serviceable ☐ Needs repair* ☐ Missing caps* ☐ Rusty flashing* ☐ Mastic covered*
☐ Damaged flashing* ☐ Improper flashing at: ☐ No visible flashing at:
☐ Skylight(s) appear serviceable ☐ Cracked (2) ☐ Damaged (2) ☐ Defect (2) ☐ Non professional skylight*
Comments: The exposed flashing appeared to be in serviceable condition.

Notice: Determining the presence of asbestos or hazardous materials is beyond the scope of this inspection.* Roofs, skylights and flashing are not water tested for leaks.* Notice: Tenting a home for fumigation may cause damage to roofs -- recommend reinspection for damage after tenting is completed.*

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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23 Main Line ☐ N/A **Main pipe is Copper** **Size: 1"** **Pressure: 75 PSI** ☒ AM ☐ PM
☐ Pressure is above 80 psi - recommend
☒ **Appears serviceable** ☐ Not Functional* ☐ Unsafe* ☒ Worn* ☐ Near end of lifespan* ☒ Not fully visible*
☒ Main valve location: Front of House ☐ Not located* ☒ Operational ☐ Not operational (2) ☐ Not inspected*
☐ Handle is ☐ Excessive corrosion on valve (2) ☐ Copper pipe not protected from concrete*
☐ Water softener installed (water condition/quality is not tested*) ☐ Leaks at main valve (2) ☐ Leaks at water conditioner (2)
Comments: The main line appeared to be in serviceable condition. No movement noted at the water meter dial.*

24 Supply Lines ☐ N/A **Supply lines are Copper**
☒ **Appear serviceable** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☒ Not fully visible*
☐ Supply pipes show ☐ Leaking noted at:
☐ Water flow appears ☐ Noise in pipes (2)
☐ Pipes lack support at: ☐ Cross connection(s) present at: ☐ Evidence of
☐ Copper and galvanized pipe contact visible (2) Insulated: ☒ N/A ☐ Yes ☐ No
Comments: The supply lines appeared to be in serviceable condition at the time of inspection.

Notice: Underground pipes or pipes inside walls cannot be judged for size, leaks or corrosion.* Water quality testing or testing for hazards such as lead is not part of this inspection.*
 Notice: Be advised that some "Polybutylene" plastic piping systems have experienced documented problems.

25 Waste Lines ☐ N/A **Waste lines are ABS (see notice below)**
☒ **Appear serviceable** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☒ Not fully visible*
☐ Waste pipes show ☐ Pipes lack proper support at:
☐ Plumbing ☐ All vents/traps not fully visible* ☐ Leaking noted at:
☐ Insufficient fall for adequate drainage (2) ☐ Open waste line (2) ☐ Trap
Comments: Waste lines appeared to be in serviceable condition the time of inspection.

Notice: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined.* Be advised that some "ABS" plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation.*

26 Fuel System ☐ N/A **Shut Valve Location: North Side** **Fuel type is Natural Gas**
☐ Fuel system is not on for inspection-suggest utilities company light and test all fuel appliances*
☒ **Appears serviceable** ☐ Not Functional* ☐ Unsafe* ☒ Worn* ☐ Near end of lifespan* ☒ Not fully visible*
☐ Pipes not ☐ Pipe is corroded (2) ☐ Pipe is under strain (2)
☐ Improper piping at ☐ Exposed plastic pipe (2) ☐ Pipe is not 6" above ground (2)
☐ No shutoff valve at ☐ Improper union at: ☐ Pipes lack proper support (2)
Comments: Fuel system appeared to be in serviceable condition at the time of the inspection.

Notice: Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe size.*

27 Water Heaters ☐ N/A **Location A Garage** **Type Gas** **Capacity 40 Gallons**
Location B **Type** **Capacity**
☒ **Appears serviceable** ☐ Not Functional* ☐ Unsafe* ☒ Worn* ☐ Near end of lifespan* ☒ Not fully visible*
☐ Rust flakes in burner chamber* ☐ Burner flame appears improper (2) ☐ Heater leaks
☒ Water shutoff valve installed (no test) ☐ Corrosion on pipes* ☐ Heater in garage is not on 18" raised platform* (5)
☒ Temperature Pressure Relief Valve installed (no test) ☒ Combustion air is serviceable
☐ Insufficient clearance to combustible material (2) ☐ Pilot / system off -- could not inspect*
☒ Vent flue piping is serviceable ☐ Vent flue piping
☒ Seismic straps appear serviceable ☐ Seismic straps ☐ Thermal blanket
☐ Unit needs a catch pan with an exterior routed drain line* ☐ Recommend protecting heater from physical damage*
☐ Enclosure ☐ Firewall
Comments: Water heater appeared to be serviceable condition. Rusting noted on the draft hood. (2) See photo. Unit is aged.*

Notice: Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recirculating pumps/systems are not part of this inspection.*

Page 9 HEATING

Report # : 06182026-276-32

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28 Description ☐ N/A **Approximate BTU's** **Unit A** 75,000 **Unit B** **Unit C**

Location A Attic**Heating Type:** Forced air**Fuel Type:** Natural gas**Location B****Heating Type:****Fuel Type:****Location C****Heating Type:****Fuel Type:**Comments: Heating type is a forced air unit.

Notice: If a fuel burning heater / furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements.*

29 Condition ☐ N/A ☐ Not inspected*

☒ **System(s) appear serviceable** ☐ Did not respond to normal controls (2)

☐ Not Functional ☐ Unsafe ☒ Worn ☐ Near end of lifespan ☐ Damage ☐ Deterioration

☐ System(s)

Comments: The heating system appeared to be operational at time of inspection. Temps between 122-138degrees.

Notice: Inspector does not light pilots. If pilots are "OFF", a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION.*

30 Venting ☐ N/A ☐ Backventing (2) ☒ Unable to fully inspect vent pipe*

☒ **Appears serviceable** ☐ Damage (2)

☐ Vent lacks clearance from combustibles (2)(4)

☐ Improper materials used for vent pipe

☐ Soot/Rust on

☐ Vent terminates near window/opening (2)

☐ Not accessible*

☐ Improper vent rise

☐ Improper elbow angle

☐ Defective

Comments: The furnace venting appeared to be in serviceable condition at the time of the inspection.

31 Combustion Air ☐ N/A ☐ Air supply

☒ **Appears serviceable** ☐ Damage* ☐ Deteriorated* ☐ Defects*

☐ Combustion and return air sources are too close or mixing (2)

☐ Recommend sealing platform at

Comments: The combustion supply air was in serviceable condition at the time of the inspection.

32 Burners ☐ N/A ☐ Closed system / unable to inspect*

☐ Unusual flame pattern (2)

☒ **Burner flame appears typical** ☐ Damaged

☐ Rust flakes in burn chamber (2)

☐ Chamber

Comments: The furnace burner flames appeared to be typical.

Notice: The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures.* Some furnaces are designed in such a way that inspection is almost impossible.* Safety devices are not tested by this company.*

33 Distribution ☐ N/A **Type: Ducts & Registers**

☒ **Appears serviceable**

☐ Register(s)

☐ Zone valve did not operate

☐ Radiator inoperative (2)

☐ Leaks on radiator (2)

☐ Ducts:

☒ Not fully visible*

☐ Asbestos-like materials (4)

☐ Circulating pump

☐ Radiator cold (2)

☐ Leaks on convactor (2)

☐ Low air volume (2)

☐ Insulation

☐ Convactor inoperative (2)

☐ Convactor cold (2)

☐ Leaks on fitting (2)

Comments: The distribution system appeared to be in serviceable condition at the time of inspection.

Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.*

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Archive Property Inspection

Page 10 HEATING Continued & AIR COOLING

Report # : 06182026-276-32

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34 Normal Controls ☐ N/A

☒ **Appears serviceable**

☐ Controls need

☐ Leaks at:

☐ Unable to inspect* ☐ Utilities off*

☐ Thermostat

☐ Damage* ☐ Deterioration* ☐ Defects*

☐ Gauges need

☐ Corrosion at:

☐ Switch is

☐ Expansion tank

Comments: The normal operating controls appeared to be serviceable at the time of the inspection.

Notice: Thermostats are not checked for calibration or timed functions.* Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection. *

35 Air Filter ☐ N/A

☐ Missing* ☐ Wrong size* ☐ Unable to inspect*

☐ **Appears serviceable**

☒ Suggest changing

☐ Cleaning filter*

☐ No filter hold-down*

Comments: Filter was dirty/clogged. Recommend replacements. (2) See photo

Notice: Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. * Have these systems evaluated by a qualified individual. *

36 Heating Notes ☐ N/A

☐ Recommend complete system evaluation (2) ☐ Unable to locate heat in all rooms*

☒ Suggest cleaning & servicing entire heating systems (2)

☐ Heater makes unusual noise during operation, further evaluation needed (2)

☐ High ☐ Low

☐ Condensate lines:

☐ Air leaks at:

☐ Fuel tank leak (2) (4)

☐ Undercut doors off carpet*

☐ Leakage at:

☐ Termination location:

Comments: Suggest cleaning and servicing the HVAC system as part of routine maintenance. (2)*

Notice: Verification of the location or condition of underground fuel storage tanks is not part of this inspection.* Environmental risks, if any, are not included. *

Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.*

37 Cooler & 38 Air ☐ N/A

Location(s) Unit A Rear Yard

B

C

Type: Central air conditioning

Power: ☐ 120volt ☒ 240volt ☐ One speed fan only*

☒ **Appears operational**

☐ Not Functional*

☐ Unsafe*

☒ Worn*

☐ Near end of lifespan*

☒ Not fully visible*

☐ Unit makes unusual noise during operation (2)

☐ Unit is not level*

☐ Pads

☐ Unit

☐ Float valve ☐ Pump

☐ Leaking noted*

Comments: The cooling system(s) appeared to be in serviceable condition at the time of the inspection. Temps between 52-56degrees.

☐ No power - unable to test*

☐ Warm air only (2)

☐ Air temp below 65 degrees - unable to test system(s)* (operation could cause damage) ☐ One speed fan only*

☐ Not level(2) ☐ Makes unusual noise(2)

☐ Air temperature differential is incorrect (2)

☐ Coil is damaged (2)

☐ Recommend servicing system and checking refrigerant level*

POWER: ☐ N/A ☐ 120 Volts

☒ 240 Volts

☒ **Electrical disconnect present** ☐ **Gas* (not inspected)**

☐ No electrical disconnect provided (2)

☐ Improper conduit (2)

☐ Proper grounding not provided (2)

☐ No conduit (2)

☐ Junction box ☐ Cover

☐ Heat pump auxiliary heat not functional(2)

CONDENSATE: ☐ N/A ☒ **Condensate line installed**

☒ Line not fully visible*

☐ Termination location:

☐ No trap in line*

☐ Condensate lines:

REFRIGERANT LINES:

☐ N/A

☒ **Insulation installed on-lines**

☐ Ice on unit (2)

☐ Insulation damaged*

☐ Insulation deteriorated*

☐ Ice on lines (2)

☒ Lines not fully visible

☐ Leaks at:

☐ Line(s) appear damaged (2)

Comments ☐ N/A

DATA PLATE:

Comments: Recommend periodic replacing of the foam insulation on refrigerant lines to A/C unit(s).

Notice: The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection.

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39 Service	☐ N/A	☐ Overhead ☐ 120V*	☒ Underground ☒ 240V ☒ 120V	☐ Number of conductors ☒ AMPS 125 ☐ AMPS NOT DETERMINED
☒ Appears serviceable ☐ Defects* ☐ Deterioration* ☐ Unsafe* ☐ Near end of lifespan* ☐ Loose connections at ☐ Damaged connections at ☐ Frayed wires (2) ☐ Improper splices on main wires (2) ☐ Improper tap on main wires (2) ☐ Conductors too close to ☐ Wires touch trees* Contact utility company(4) ☒ Ground present ☐ Ground loose at: ☒ Ground clamp not visible* ☐ Ground system not visible* ☐ Ground ☒ Main disconnect inspected at: Main Panel ☐ More than six breakers with no main shutoff (2) ☐ No drip loop on service wires (2)				

Comments: The service appeared to be in serviceable condition. Solar system evaluation is outside the scope of a typical home inspection.*

40 Main Panel	☐ N/A	#A - Location North Side	Panel rating 125	☐ Not verified
☒ Appears serviceable ☐ Defects* ☐ Deterioration* ☐ Unsafe* ☐ Near end of lifespan* ☐ Not accessible* ☐ Power is off at main.No inspection performed* Recommend further evaluation*				

Comments: The main panel appeared to be in serviceable condition at the time of the inspection.

Notice: Six or fewer breakers usually do not require a main breaker, however this may indicate minimal electrical capacity.* If the service amperage is less than 100, upgrade may be needed to operate larger electrical appliances*

41 Conductors	☐ N/A	☒ Service Wire: Cannot Determine	☒ Branch Wire: Copper
☒ Wiring Methods: Non-Metallic Cable			

42 Sub-panel(s)	☒ N/A	#B-Location	#C-Location	#D-Location
		Panel >>	☐ is locked-could not inspect.* Further evaluation is needed*	
		Panel >>	☐ is inaccessible-could not inspect.* Further evaluation is needed*	

43 Panel Notes	☐ N/A	Wiring Methods:	☒ Breakers	☐ Fuses
☒ Panel(s) appear(s) serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Improper wiring at panel# (2): ☐ Breaker is off at panel #* ☐ Two wires connected to one breaker at panel # (2): ☐ Signs of ☐ Overfusing fuse/breaker size too large for wire panel # (2): ☐ Aluminum wiring noted at the general 120volt circuits(2) ☐ Neutral and ground wires connected at sub-panel # (2): (Aluminum connections should be checked by a licensed electrician) * ☐ Direct tap ☐ Antioxidant not visible on aluminum wire connections* ☐ Panel bond is not provided for safety at panel # (2): ☐ Unprotected opening(s) in panel # (2): ☐ Missing 240 volt - split branch coupler(s) at panel #*: ☐ N/A ☐ Fused neutral wire(s) at panel # (2): ☐ Breakers ☐ Fuses ☐ Electrical system appears outdated by today's standards (2) ☐ Opening(s) dead front cover(s) at panel				

Comments: The panel(s) appeared to be in serviceable condition at the time of inspection.

44 Wiring Notes	☐ N/A	☒ Sample of switches and outlets tested appear to be serviceable ☒ Grounding and polarity of receptacles within 6' of plumbing fixtures
------------------------	------------------------------	--

☒ Appears serviceable (tested) ☐ Furnishings prevent testing of all outlets and switches* ☐ Three prong outlets did not test properly grounded (2)(4) at: ☐ Reverse polarity (2)(4) at: ☐ Evidence of ☐ Outlet not operational (2)(4) at: ☐ Outlets ☒ Switches bad dimmer kitchen lights ☐ Not exterior rated ☐ Exposed wiring needs protection (2)(4) at: ☐ Box cover missing *(4) at: ☒ Improper wiring (2)(4) at: entry hall 3-way ☐ Extension cord used as wiring (2)(4) at: ☒ 'GFCI(s) responded to test ☐ 'GFCI' not operational (2)(4) at: ☐ 'GFCI', (a safety device for outlets near water) recommended at: (5) ☐ Closet light is subject to damage at: * ☐ Closet light is subject to hazard at: * ☒ Doorbell ☒ Fixture needs Exteriors	☒ Light not operational *(2)(4) at: kitchen,baths,laun ☐ Open neutral (2)(4) at: ☒ Missing cover plates *(2)(4) at: Various Areas ☒ Damaged cover plates *(2)(4) at: front porch ☐ Exposed splices (2)(4) at:
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Comments: See notations above and photo pages (2)(4)

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45 DOORS (Entry) ☐ N/A ☒ **Appears serviceable** ☐ Damage* ☐ Deterioration* ☐ Defects*

☒ Hardware operational ☒ Doorbell ☒ Door jamb operational ☒ Weather stripping serviceable

Comments: The entry doors appeared serviceable at the time of the inspection.

46 & 47 DOORS (Interior & Exterior) ☐ N/A ☐ Several frames are not square - may indicate movement (1)

☒ **Appears serviceable** ☐ Damaged jamb* ☐ Needs adjustment at:
☒ **Hardware is operational** ☒ Missing* ☐ Loose* ☐ Not operational* bdrm closets
☒ Door(s) rub at: J&J shower closet ☐ Door stick at:
☐ Damaged at: ☐ Difficult to operate at:
☐ Tempered glass ☐ Not tempered (5) ☐ Unable to determine tempered glass*
☒ Tracks serviceable ☐ Deteriorated track(s) at: ☒ Door won't latch at: missing hardware
☐ Screen doors not checked* ☐ Screens primary toilet, bdrm 1

Comments: Door corrections needed multiple areas. (2) See photos

48 Windows ☐ N/A **Type: Aluminum Sliding** ☐ Security bars

☒ **Sample tested appears serviceable** ☐ Window
☒ Window dual-glazing was fogged at: kitchen windows ☐ Broken *
☐ Window ☐ Stains* ☐ Damage*
☐ Screens

Comments: Condensation stains at kitchen windows, damaged screens off primary bath. (2) See photos

Notice: Determining condition of all insulated windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.

49 Interior Walls ☐ N/A ☒ **Drywall** ☐ Plaster ☐ Paneling ☐ N/A

☒ **General condition serviceable** ☐ Wall
☐ Wall needs repair at: ☐ Wall
☐ Furnishings prevent full inspection-do a careful check on your final walk-through ☐ Recommend evaluation by engineer (1)

Comments: The general condition of the interior walls appeared serviceable at the time of the inspection.

Notice: The condition of walls behind wallpaper, paneling and furnishings cannot be judged.

50 Ceilings ☐ N/A ☒ **Drywall** ☐ Acoustic Spray ☐ Plaster ☐ N/A

☒ **General condition serviceable** ☐ Ceiling(s)
☒ Ceiling(s) common cracks noted*
☒ Ceiling(s) dry stains bedroom 2

Comments: The general condition of the ceilings appeared serviceable at the time of the inspection.

Notice: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information please contact the American Lung Association or an asbestos specialist.

51 Floors ☐ N/A ☒ **Carpet** ☒ Vinyl ☐ Wood ☒ Tile ☒ Wood Laminate

☒ **General condition serviceable** ☐ Damage * ☒ Deterioration * carpet bedrooms
☐ Cracked tiles at: ☐ Damaged* ☐ Uneven area at:
☐ Furnishings prevent full inspection-do a careful final walk-through* ☐ Loose carpet noted* ☐ Floor squeaks noted*

Comments: The general condition of the floors appeared to be serviceable. Worn/stained carpet in guest bdrms. (2)

Notice: Determining odors or stains is not included! Floor covering damage / stains may be hidden by furniture.* The condition of wood flooring below carpet is not inspected.*

52 Fireplace(s) ☐ N/A **Location(s) A Living Room B C**
Type Prefabricated ☐ INSERT (have checked by removal*)

☒ **Fireplace(s) Appears serviceable** ☐ Not Functional* ☐ Unsafe* ☒ Worn* ☐ Near end of lifespan*
☐ Fireplace(s) ☐ Fireplace(s)
☒ **Gas was Capped off** ☐ Gas at fireplace
☐ Gas at fireplace ☐ Gas at fireplace
☐ Fans/blowers at fireplace ☒ Remove or block damper open if gas log is used*

Comments: The general condition of the fireplace appears to be in serviceable condition at the time of the inspection.

Notice: Recommend installing safety spacer on damper when gas logs are present* Wood and ashes are not moved for inspection. Recommend clearing debris and further evaluation.*

Page13 INTERIOR Continued

Report # : 06182026-276-32

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53 Interior Features ☐ N/A ☐ Ceiling fan(s) operational ☒ Fan (s) operation not verified fam rm

☐ Interior stairs appear serviceable ☐ Uneven ☐ Stairway is
☐ Stair handrails appear serviceable ☐ Railing is ☐ Openings in rails too wide* (5)
☐ Wet bar faucet appears serviceable ☐ Faucet is not operational (2) ☐ Faucet leaks (2) ☐ Cold water only
☐ Counter appears serviceable ☐ Damage to ☐ Deterioration to
☐ Plumbing under sink serviceable ☐ Leaks (2) ☐ Improper piping ☐ Icemaker not on
 Items installed but not inspected: ☐ Central vacuum ☐ Security system ☐ Intercom ☐ N/A

Comments: Fans not operational. (2) See photos

54 Smoke Detector ☐ N/A

Locations: **A: Primary Bedroom** **B: Guest Bedrooms**
C: Main Halls **D: Common Areas**

☒ Smoke detector test button responds ☒ A ☒ B ☐ C ☐ D ☐ Not tested* ☐ A ☐ B ☐ C ☐ D
☐ Did not respond to test button* ☐ A ☐ B ☐ C ☐ D ☒ None found (5) ☐ A ☐ B ☒ C ☒ D
☐ Couldn't test / no test button* ☐ Indicator light on ☐ Suggest additional detectors in appropriate locations* (5)

Comments: Smoke detectors missing from the main hall/common areas, CO detector missing. (2) See photos

55 Laundry ☐ N/A ☐ Garage ☐ Basement ☒ Service Area ☐ Other

☒ Piping (water&waste) serviceable ☐ Unable to view / not tested* ☐ Damage* ☐ Deterioration* ☐ Door / jambs*
☒ Electrical outlet grounded (120 Volt) ☐ Unable to test* ☐ Ungrounded* ☐ Not operational (2) ☐ Miswired (2)
☐ 240 volt outlet operational ☐ Inoperative* ☒ No 240 outlet ☐ Not viewed* ☐ Not inspected*
☒ Gas piping appears serviceable ☐ N/A ☐ No gas provided ☐ Unable to view*
☒ Dryer venting provided ☐ Dryer venting not provided* ☐ Dryer vents into attic* ☐ Dryer vents into crawl space*
☐ Laundry sink serviceable ☒ N/A ☐ Damage on sink* ☐ Deterioration on sink* ☐ Sink is loose* ☐ Slow draining*
☐ Plumbing below sink serviceable ☐ Deterioration* ☐ Corrosion* ☐ Improper piping (2) ☐ Leaks (2)
☐ Faucet operational ☐ Deterioration* ☐ Corrosion* ☐ Faucet leaks (2) ☐ Hot/Cold reversed(4)

Comments: The laundry plumbing appears to be in serviceable condition at the time of the inspection. Recommend periodic cleaning of the dryer vent pipe to prevent lint build up.*

Notice: Washing machines and dryers are not moved during this inspection - condition of walls or flooring under these machines cannot be judged.* The inspector does not test washing machine drains or supply valves. * Water supply valves if turned may be subject to leaking. *

56 Attic ☐ N/A ☒ Full ☐ Partial

Roof Frame: ☒ Truss ☐ Rafter Framing ☒ X
Ceiling Frame: ☐ Truss ☒ Joist Framing ☒ X

How Inspected: ☐ Entered ☐ Access **Location** Primary closet ☐ Inspection limited to view from access*

☒ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☒ Worn* ☐ Near end of lifespan* ☒ Not fully visible*
☐ No stains visible ☒ Small stains* ☐ Moderate stains (2) ☐ Major stains (2) ☒ Unable to determine leakage*
☐ Sagging framing (1)(2) ☐ Broken framing (1)(2) ☐ Truss(es) ☐ Framing appears undersized* (1)
☒ Vents provided ☐ None* ☐ Blocked* ☐ Minimal* ☐ Poor ventilation* ☐ Missing wind resistant straps(2)
☐ Power ventilator operational ☐ N/A ☐ Not inspected* ☐ Not operational* ☐ Screens
☒ Insulation Type: Fiberglass ☐ No insulation* ☐ Poor coverage* ☐ Compressed* ☐ Wrong side up*
 Approximate depth: 6-8 inches ☐ Insulation covers
☒ Air/vapor retarder present ☐ N/A ☐ Installed ☒ Vent pipe appears serviceable

Comments: The attic appeared to be in serviceable condition at the time of the inspection.

Ventilation ☐ N/A ☒ Appears serviceable at: Attic

☐ Exhaust fan ☐ Exhaust fan

Comments: The ventilation appeared serviceable at the time of the inspection.

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GARAGE / CARPORT: ☐ N/A ☒ Attached ☐ Detached ☐ Carport ☐ Other

57 Floor ☐ N/A ☒ Appears serviceable ☐ Damage* ☐ Deterioration* ☐ Defects*

☐ No cracks found ☒ Not fully visible* ☐ Major cracks (1) ☐ Possible flammable material on floor*(4)
☐ Floor raised* ☐ Floor settled* ☐ Poor drainage* ☐ N/A

Comments: Common cracks up to 1/8" were found on the garage floor.

58 Firewall / Ceiling ☐ N/A ☒ Not fully visible* ☐ Does not appear fire rated (4) ☐ N/A

☒ Appears serviceable ☐ Moisture stains* ☐ Damage* ☐ N/A
☐ Framing: ☐ Exterior: ☐ Holes* ☐ Damage* ☐ Missing wall covering*

Comments: The walls and ceiling appeared serviceable at the time of the inspection.

59 Ventilation ☐ N/A ☒ Appears serviceable ☐ Blocked* ☐ None*

☐ Screens ☐ Window

Comments: The garage ventilation appeared serviceable at the time of the inspection.

60 Door To Interior ☐ N/A ☐ Solid ☒ Rated Door ☐ Hollow Core (Non-Fire Resistive)*

☒ Appears serviceable ☐ Damaged* ☐ Deterioration* ☐ Pet door interrupts integrity of fire door (2)(4)
☐ Bad seal*(4) ☐ Enters in a Bedroom*(4) ☐ Door does not latch*(4) ☐ Door lacks threshold* ☐ Door lacks weatherstrip*
☒ Self closer operational ☐ N/A ☐ Closer non-operational* ☐ Closer missing* ☐ Closer needs adjustment*

Comments: The door(s) to living space in the garage appeared serviceable at the time of the inspection.

61 Exterior Door ☐ N/A ☒ Appears serviceable ☐ Damaged* ☐ Delaminated* ☐ Needs adjustment*

☐ Lock inoperative* ☐ Door jamb* ☐ Damaged door jamb* ☐ Door threshold* ☐ Damaged*
☐ Not inspected* ☐ Locked* ☐ Blocked* ☐ Rubs jamb*

Comments: The passage door(s) appeared serviceable at the time of the inspection.

62 Vehicle Door(s) ☐ N/A ☒ Roll Up ☐ Tilt-Up ☐ Sliding ☐ N/A

☒ Appears serviceable ☐ Damage* ☐ Deterioration* ☐ Defects* ☐ Door / jambs* ☐ Moisture stained* ☐ Damaged*
☐ Tension rods loose* ☐ Door warped* ☐ Needs adjustment* ☐ Needs balancing* ☐ Hinges loose* ☐ Damaged*
☐ Safety springs installed ☐ Not safety type springs* (4)(5) ☐ Broken springs (2)(4) ☐ Broken safety wire(2)(4)
☐ Vehicle door(s) are locked - could not test* ☐ Rollers damaged(2) ☐ Tracks damaged(2)

Comments: The vehicle door(s) appeared serviceable at the time of the inspection.

63 Automatic Opener ☐ N/A ☐ Non-operational* ☐ Opener / auto-reverse was not tested*

☒ Appears serviceable # of Units 1 ☐ Unit ☒ Electronic sensor: tested OK
☒ Automatic reverse operated ☐ Automatic reverse did not operate (2)(4)(5) ☐ Not inspected*

Comments: The automatic opener(s) appeared serviceable at the time of the inspection. Recommend servicing.*

64 Electrical ☐ N/A ☒ Appears serviceable ☐ Damage / deterioration / defects* ☒ Not fully visible*

☐ Improper wiring (2)(4) ☐ Exposed wiring subject to damage *(4) ☐ Extension cords used as permanent wiring (2)(4)
☒ Outlets serviceable ☐ Open ground (2)(4) ☐ Reverse polarity (2)(4) ☐ Improper light fixture wiring (2)(4)
☐ Open splices (2)(4) ☐ Junction boxes missing covers*(4) ☐ 'GFCI' recommended(5) ☐ 'GFCI' defective(2)(4)
☒ Some outlet(s) are inaccessible* ☐ Outlet(s) not functional(2) ☐ Loose/damaged outlet(2) ☐ Loose/damaged cover*

Comments: Accessible outlets and switches were operational at the time of inspection.

65 Comments ☒ N/A ☐ Moisture stains on garage ceiling* ☐ Moisture stains on garage wall*

☐ Occupants' belongings block view of entire garage-unable to fully inspect.* Do a careful check on your final walk-through.*

Comments:

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

66 Kitchen Sink(s) ☐ N/A ☐ Dishes block access to sink, could not inspect*

- ☒ Sink(s) appear(s) serviceable ☒ Minor wear ☐ Heavy wear* ☐ Chipped* ☐ Sink is loose* ☐ Slow draining*
☐ Recommend sealing at sink to counter connection* ☐ No hot water* ☐ Hot & cold water reversed*(4)
☒ Faucet serviceable ☐ Non-operational(2) ☐ Defective(2) ☐ Faucet: ☐ Spray wand defective*
☒ Plumbing under sink serviceable ☐ Pipes are ☐ Improper piping (2)
☒ Moisture stains below sink* ☒ Moisture damage below sink* ☒ Restricted view below sink*

67 Kitchen (general) ☐ N/A Counters: ☒ Tile ☐ Laminate ☐ ☒ Not fully visible*

- ☒ Counters ☒ Floor ☒ Lights ☒ Appear serviceable ☐ Grout* ☐ Caulking* ☐ Handles*
☐ Doors ☐ Drawers ☐ Counter ☐ Other ☐ Minor* ☐ Moderate* ☐ Heavy wear* ☐ Cracks* ☐ Damage*
☒ Minor cracked tile(s)* ☐ Moderate damage* ☐ Heavy damage* ☐ Missing*
☒ Cabinets appear serviceable ☐ Minor wear ☐ Moderate damage* ☒ Heavy wear* ☐ Heavy damage*

Comments: The kitchen sink(s) appeared to be in serviceable condition. Chips noted in sink surface, water damage noted below sink, moderate wear/use noted to cabinetry. (2) See photos

68 Disposal ☐ N/A ☐ Dishes block access to sink and disposal, could not inspect* ☒ Not fully visible*

- ☒ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☒ Worn* ☐ Near end of lifespan* ☐ Non operational (2)
☐ Blades appear to be: ☐ Unit makes unusual noise* ☐ Splash guard damaged* ☐ Not inspected*
☒ Wiring serviceable ☐ Improper wiring noted (2)(4) ☐ Loose wire clamp at disposal* ☐ Missing wire clamp at disposal*
☐ Switch is in a hazardous location (2)(4) ☐ Exposed wire splices (2)(4) ☐ Missing junction box cover(s)* ☐ Power off*

Comments: Disposal(s) appeared to be in serviceable condition at the time of the inspection.

69 Range / Cooktop ☐ N/A # of ovens: 2 ☒ Gas ☒ Electric ☐ Combination ☒ Electric Ignition

- ☒ Range / oven appears serviceable ☐ Not Functional* ☐ Unsafe* ☒ Worn* ☐ Near end of lifespan*
☐ Upper ☒ Lower ☐ Right ☒ Left ☐ Front ☐ Rear flame low volume ☐ No inspection (power/gas off)*
☐ Free standing oven - not tested* ☐ Ranges / Cooktop not inspected*
☒ Oven door(s) appear(s) serviceable ☐ Lower ☐ Non operational (2)
☒ Door(s) gasket(s) appear(s) serviceable ☐ Damage noted* ☐ Door does not close properly* ☐ Cracked glass (2)
☒ Separate cooktop serviceable ☐ Not applicable ☐ Damaged gasket(s)* ☐ Clock not tested ☐ Appears non functional*
☒ Gas shutoff valve installed ☐ N/A ☐ Burner did not operate (2) ☐ Element did not operate (2)
☐ Gas shutoff valve not provided (2) ☒ Gas valve is not visible* ☒ Exhaust ventilation filter was missing*

Comments: The range/oven(s) appeared to be in serviceable condition. LED read-out at oven controls very dim, low flame volume at lower left burner, light above cooktop not functional, filter missing. (2) See photos

Notice: Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection.* Appliances are not moved.*

70 Dishwasher ☐ N/A ☐ No test (power/water off)*

- ☒ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☒ Worn* ☐ Near end of lifespan* ☒ Not fully visible*
☒ Condition: door, liner & racks serviceable ☐ Rust at: ☐ Damage at:
☐ Soap dish inoperative* ☐ Washer arm appears frozen (2) ☐ Unit is not secured to cabinets*
☒ Door seals appear serviceable ☐ Deteriorated* ☐ Leaking (2) ☐ Door
DRAIN LINE INSTALLATION: ☒ Air gap device ☐ Hi-loop method ☐ Drain line is improperly installed (2)
☐ Air gap device ☐ None ☐ Improper* ☐ Leaking noted at drain lines* ☒ Leaking noted at air gap device*

Comments: The dishwasher appeared to be in serviceable condition. Water draining through air gap, leaking into cabinet below. (2) See photos

Notice: Determining the adequacy of washing and drying functions of dishwashers is not part of this inspection.*

71 Special Features ☐ N/A ☐ Special features not inspected*

- ☐ Trash compactor appears serviceable ☐ Non operational (2) ☐ Not inspected* ☐ No Key*
☒ Microwave appears serviceable ☐ Non operational (2) ☐ Not inspected*
☐ Other features/appliances present but not inspected include:*

Comments: The microwave appeared to be in serviceable condition at the time of the inspection.

Page16 BATHROOMS

Report # : 06182026-276-32

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

LOCATION: Bath A Powder Bathroom B Jack&Jill Bath C Primary Bath D E

72 Toilet☐ N/A**Appears serviceable** ☒ A ☒ B ☒ C ☐ D ☐ E

Toilet loose at floor* ☐ A ☐ B ☐ C ☐ D ☐ E Loose toilet tank* ☐ A ☐ B ☐ C ☐ D ☐ E
 Recommend new wax seal (2) ☐ A ☐ B ☐ C ☐ D ☐ E Cracked Tank * ☐ A ☐ B ☐ C ☐ D ☐ E
 Water runs continually in tank* ☐ A ☐ B ☐ C ☐ D ☐ E Rust in Tank * ☐ A ☐ B ☐ C ☐ D ☐ E
 Does not flush properly* ☐ A ☐ B ☐ C ☐ D ☐ E Moisture around toilet (2) ☐ A ☐ B ☐ C ☐ D ☐ E

Comments: Toilet(s) appeared to be in serviceable condition in all baths.

73 Sink☐ N/A**Appears serviceable** ☒ A ☒ B ☒ C ☐ D ☐ E ☐ Hot & cold water reversed*(4)

Sink cracked* ☐ A ☐ B ☐ C ☐ D ☐ E Corrosion under sink* ☐ A ☐ B ☐ C ☐ D ☐ E
Faucet appears serviceable ☒ A ☒ B ☒ C ☐ D ☐ E
 Sink faucet leaks* ☐ A ☐ B ☐ C ☐ D ☐ E Corrosion at sink faucet* ☐ A ☐ B ☐ C ☐ D ☐ E
 Low water volume* ☐ A ☐ B ☐ C ☐ D ☐ E Corrosion on supply valve below sink* ☐ A ☐ B ☐ C ☐ D ☐ E
Drain appears serviceable ☒ A ☒ B ☒ C ☐ D ☐ E Sink drain stopper non-functional / missing* ☐ A ☐ B ☐ C ☐ D ☐ E
 Slow draining* ☐ A ☐ B ☐ C ☐ D ☐ E Improper drain trap (2) ☐ A ☐ B ☐ C ☐ D ☐ E
 Rust / corroded drain line* ☐ A ☐ B ☐ C ☐ D ☐ E Restricted view below sink* ☐ A ☐ B ☐ C ☐ D ☐ E
 Leaking drain line (2) ☐ A ☐ B ☐ C ☐ D ☐ E
Counter & cabinet
Appears serviceable ☒ A ☒ B ☒ C ☐ D ☐ E Deterioration to cabinet* ☐ A ☐ B ☐ C ☐ D ☐ E
 Damage to counter* ☐ A ☐ B ☐ C ☐ D ☐ E Moisture damage below sink* ☐ A ☐ B ☐ C ☐ D ☐ E
 Grout needed at counter* ☐ A ☐ B ☐ C ☐ D ☐ E

Comments: The sink(s) appeared to be in serviceable condition in all baths.

74 Vent / Heat☐ N/A**Appears serviceable** ☒ A ☒ B ☒ C ☐ D ☐ E

Comments: Recommend cleaning exhaust fan covers.

75 Bathtub☐ N/A**Appears serviceable** ☐ A ☒ B ☒ C ☐ D ☐ E

Damage to tub* ☐ A ☐ B ☐ C ☐ D ☐ E Not applicable to this bathroom ☒ A ☐ B ☐ C ☐ D ☐ E
Faucet appears serviceable ☐ A ☒ B ☒ C ☐ D ☐ E Whirlpool not functional (2) ☐ A ☐ B ☐ C ☐ D ☐ E
 Hot & Cold water reversed(4) ☐ A ☐ B ☐ C ☐ D ☐ E
 Damage at faucet* ☐ A ☐ B ☐ C ☐ D ☐ E Whirlpool not tested(2) ☐ A ☐ B ☐ C ☐ D ☐ E
Drain appears serviceable ☐ A ☒ B ☒ C ☐ D ☐ E Drain stopper missing* ☐ A ☐ B ☐ C ☐ D ☐ E
 Slow draining at bathtub* ☐ A ☐ B ☐ C ☐ D ☐ E Grout needed tub to wall* ☐ A ☐ B ☐ C ☐ D ☐ E

Comments: The bathtub(s) appeared to be in serviceable condition in both baths.

76 Shower☐ N/A**Appears serviceable** ☐ A ☒ B ☒ C ☐ D ☐ E

Damage to shower walls* ☐ A ☐ B ☐ C ☐ D ☐ E Not applicable to this bathroom ☒ A ☐ B ☐ C ☐ D ☐ E
 Grout needed at shower walls* ☐ A ☐ B ☐ C ☐ D ☐ E Cracked tile(s)* ☐ A ☐ B ☐ C ☐ D ☐ E
 Moisture damage to wall (2)(3) ☐ A ☐ B ☐ C ☐ D ☐ E Caulking needed at floor* ☐ A ☐ B ☐ C ☐ D ☐ E
 Slow draining at shower ☐ A ☐ B ☐ C ☐ D ☐ E Floor needs caulking* ☐ A ☐ B ☐ C ☐ D ☐ E
 Leaking at water valve(s) (2) ☐ A ☐ B ☐ C ☐ D ☐ E Low water volume at shower(2) ☐ A ☐ B ☐ C ☐ D ☐ E
 Shower head leaks*(2) ☐ A ☒ B ☒ C ☐ D ☐ E Shower diverter non-functional(2) ☐ A ☐ B ☐ C ☐ D ☐ E
 Unable to determine if glass is tempered* ☐ A ☐ B ☐ C ☐ D ☐ E
Enclosure appears serviceable ☐ A ☒ B ☒ C ☐ D ☐ E Not applicable to this bathroom ☐ A ☐ B ☐ C ☐ D ☐ E
 Glass does not appear to be tempered* ☐ A ☐ B ☐ C ☐ D ☐ E Corroded fixtures* ☐ A ☐ B ☐ C ☐ D ☐ E
 Broken glass* ☐ A ☐ B ☐ C ☐ D ☐ E Doors difficulty to operate* ☐ A ☐ B ☒ C ☐ D ☐ E
 Caulking needed at enclosure* ☐ A ☐ B ☐ C ☐ D ☐ E Damaged enclosure* ☐ A ☐ B ☐ C ☐ D ☐ E

Comments: The shower(s) appeared to be in serviceable condition. Shower heads leak at both showers, enclosure door hits lower track at primary. (2) See photos

Client: Daniel Mattox

Subject Property

Schedule Date : Thursday, June 18, 2026

29619 Camino Pepita
Menifee, CA 92584

Picture 1



The wood fencing shows general weathering and age/wear, some damaged or deteriorating boards noted. Repair as needed and paint for weather protection. Recommend further evaluation and correction by a fencing professional.

Picture 2



Another sample photo of the general condition of the wood fencing.

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Client: Daniel Mattox

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Picture 3



North fence line was falling over (both photos), support posts compromised. Recommend further evaluation and correction by a fencing professional.

Picture 4



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Picture 5



Latching mechanism was disabled at the entry gate, and gate was blocked off, not operational. Recommend further evaluation and correction by a fencing professional.

Picture 6



Paint deterioration noted in a few areas around the exterior wood trim and finish. Recommend further evaluation and correction by a professional paint contractor to prevent weathering and deterioration to the wood.

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Client: Daniel Mattox

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29619 Camino Pepita
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Picture 7



Minor stucco damage noted at the lower corner off the side garage passage door. This should be sealed up to prevent moisture intrusion. Recommend further evaluation and correction by a stucco professional.

Picture 8



Stucco deterioration finish noted at the NW corner of the house. Further exposure to moisture will continue to expound the deterioration. Recommend further evaluation and correction by a stucco professional.

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Picture 9



Minor stucco deterioration noted along a couple of the cracks on the south facing exterior wall. These should be filled/sealed to prevent moisture exposure/intrusion which can further expound the deterioration.

Picture 10



Another sample photo of the stucco deterioration along the stucco cracking on the south facing exterior wall.

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Picture 11



Recommend cleaning of the debris build up in the rain gutters, needed to allow for effective drainage. Recommend further evaluation and correction by a gutter professional.

Picture 12



Another sample photo of the debris build up in the rain gutters needing cleaning.

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Picture 13



Staining noted on the south facing exterior wall, a result of water run-off from the roof line, possible leaking from the rain gutter. Recommend cleaning/power wash by a qualified professional and assessment of the gutter by a qualified professional.

Picture 14



Recommend periodic cleaning of the build up off the solar panels, this allows the panels the best opportunity to produce and perform at peak efficiency. Recommend assessment by a qualified professional.

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Picture 15



Roof material was cut short at the NE and SE corners of the house. This is exposing the fascia boards to moisture exposure and long-term deterioration. Recommend further evaluation and correction by a licensed roofer.

Picture 16



Displaced roof tiles noted at a few areas along the south facing roof lines. Recommend further evaluation and correction by a licensed roofer to prevent potential water intrusion.

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Picture 17



Another sample photo of the loose roof tiles on the south facing roof line.

Picture 18



Another sample photo of the loose roof tiles on the south facing roof line.

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Picture 19

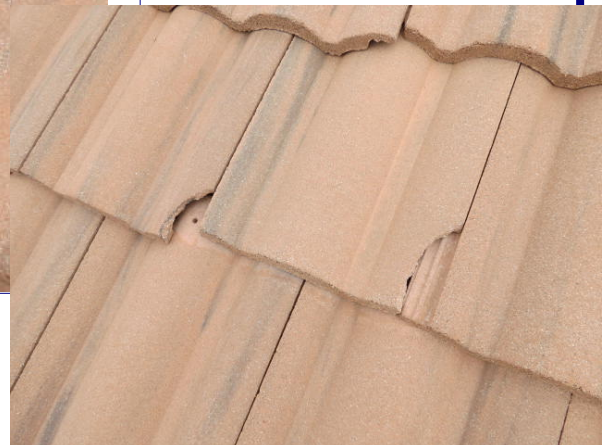


Another sample photo of the loose roof tiles on the south facing roof lines.

Picture 20



Broken corners noted at multiple roof tiles in various areas, primarily the south facing roof line. Small gaps can allow for water intrusion. Recommend further evaluation and correction by a licensed roofer.



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Picture 21



Paint deterioration noted on the topside of the patio covers, which can hasten weathering and deterioration of the wood. Recommend new coat of paint for weather protection.

Picture 22



Sample photo of the 2nd patio cover with deteriorated paint finish.

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Picture 23



Recommend caulking around the open seams between the stucco walls and exterior wall mounted light fixtures. This is to prevent potential moisture intrusion into the wiring box. Recommend further evaluation and correction by a licensed electrician.

Picture 24



Based on the age of the HVAC units (furnace and ac), recommend having the units serviced by an HVAC professional to ensure safe and most efficient operation of the system.

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Picture 25



Handle leaks noted at hose faucets during operation (both photos). Recommend further evaluation and correction by a licensed plumber.

Picture 26



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Picture 27



Worn/weathered/damaged screens noted at a few windows around the house, primarily the windows with the most exposure to the sun. Recommend further evaluation and correction by a screen professional.

Picture 28



Another sample photo of the worn/weathered/damaged window screens.

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Picture 29



Missing/broken weather-proof cover plate noted at the electrical outlet at the front porch area. This can allow for moisture intrusion into the receptacle. Recommend further evaluation and correction by a licensed electrician.

Picture 30



Electrical receptacle/outlet was loose in the wall junction box at the rear patio area, needs to be resecured before it becomes a hazardous condition. Recommend further evaluation and correction by a licensed electrician.

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Picture 31



The electrical disconnect to the hottub is too close the spa body. The minimum distance is 5ft to prevent anyone sitting in the hottub from reaching the disconnect. Consult with a licensed electrician for appropriate correction.

Picture 32



The hottub partially blocks egress from the primary bedroom exit. Consult with a licensed contractor for appropriate correction.

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Picture 33



Displacement crack and slight settling noted at the south corner of the concrete slab at the rear patio. Crack should be filled/sealed to prevent potential water intrusion which can expound the cracking and displacement. Recommend further evaluation and correction by a concrete professional.

Picture 34



Condensation stains noted between the glass panes at the rear facing window off the kitchen niche area. Recommend further evaluation and correction by a window professional.

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Picture 35



Rusting noted on the draft hood, water line connections, and the water shut off valve and bonding wire clamp (both photos). Unknown cause but possible there could be an issue with the combustion vent pipe allowing the combustion air to vent into the area. Check seller's disclosures for any repair history or have assessed by a licensed plumber for any necessary corrections.

Picture 36



Description

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Picture 1



The dimmer switch at the front entry door (this photo), used to control the overhead lights at the front entry hallway (lower photo), is not a 3-way controllable device. This is preventing the other 3-way switch in this circuit to function properly. Recommend further evaluation and correction by a licensed electrician.

Picture 2



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Picture 3



The dimmer switch (this photo) to the lights over the kitchen (lower photo) may not be compatible for the light bulbs installed. The lights were flickering then would shut off when the dimmer was fully on. Recommend further evaluation and correction by a licensed electrician.

Picture 4



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Picture 5



Missing cover plates noted at the electrical wall switches and outlets in multiple locations throughout the house. Recommend further evaluation and correction by a licensed electrician.

Picture 6



Another sample photo of the missing cover plates at the various electrical outlets and wall switches.

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Picture 7



Unable to determine operation of the undercabinet lights in the kitchen, lights did not respond to the control switch. Recommend bulb replacements, and if still not operational have assessed by a licensed electrician.

Picture 8



Unable to determine operation of the light at the laundry room, light did not respond to the control switch. Recommend bulb replacement, and if still not operational have assessed by a licensed electrician.

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Picture 9



Smoke detectors were removed at the main hall common areas and carbon monoxide detector was missing (both photos). These must be in place and operational to comply with state requirements. Recommend corrections prior to occupancy or transfer of property.

Picture 10



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Picture 11



The LED read-out at the kitchen oven appliance was dim, difficult to read to assess the operational settings. Recommend assessment by an appliance professional for any needed corrections.

Picture 12



The flame at the lower left burner at the kitchen range was low, appears to be restricted. Recommend further evaluation and correction by an appliance professional.

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Picture 13



The light above the kitchen cooktop/below the microwave was not operational and the filter was missing for the exhaust fan operation. Recommend bulb replacement and if still not operational have evaluated by an appliance professional.

Picture 14



Chips noted in the finish of the kitchen sink. These should be refinished to prevent moisture intrusion and further erosion. Recommend further evaluation and correction by a fiberglass refinishing professional.

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Picture 15



The dishwasher was draining through the airgap device, indicating clogging or blockage in the primary drain line between the air gap and disposal unit. Recommend further evaluation and correction by a licensed plumber.

Picture 16



Leaks noted from the airgap device, a result of the water discharge noted above. Recommend further evaluation and correction by a licensed plumber.

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Picture 17



Water damage noted to the platform below the kitchen sink, likely due to the leaking noted on the previous page. Recommend further evaluation and correction by a cabinet professional.

Picture 18



TPR overflow pipe was missing off the kitchen water heater. This is needed to safely dissipate water should the valve open. This is a safety hazard. Recommend further evaluation and correction by a licensed plumber.

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Picture 19



Horizontal waste line below the kitchen sink has improper angle, should be downward instead of upward to aid in proper drainage. Recommend further evaluation and correction by a licensed plumber.

Picture 20



Crack noted running across the edge of the kitchen island tile. Consult with a tile professional for potential corrections.

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Picture 21



Moderate wear/use noted to the cabinetry in the bathrooms and kitchen. Consult with a cabinet professional for refinishing options.

Picture 22



Air filter at the HVAC return vent was dirty/clogged. Recommend replacing prior to occupanc

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Subject Property

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Picture 23



Unable to determine operation of the vanity lights in both bathrooms (both photos). Lights were not responding but the wiring was showing to have power. Recommend further evaluation and correction by a licensed electrician.

Picture 24



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Picture 25



The interior door to the Jack&Jill bath toilet/shower closet was difficult to close (this photo). The edge of the door is rubbing on the jamb (lower photo), preventing the door from easily closing. Recommend further evaluation and correction by a door professional.

Picture 26



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Picture 27



Shower heads leak from the connectors at both bathroom showers (both photos). Recommend further evaluation and correction by a licensed plumber.

Picture 28



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Picture 29



The lower edge of the primary bathroom shower door was rubbing on the lower frame, making door cumbersome to close. Recommend further evaluation and correction by a glass professional.

Picture 30



The pedestal sink in the powder bathroom was slightly loose from the wall, should be resecured to prevent further detachment. Recommend further evaluation and correction by a licensed plumber.

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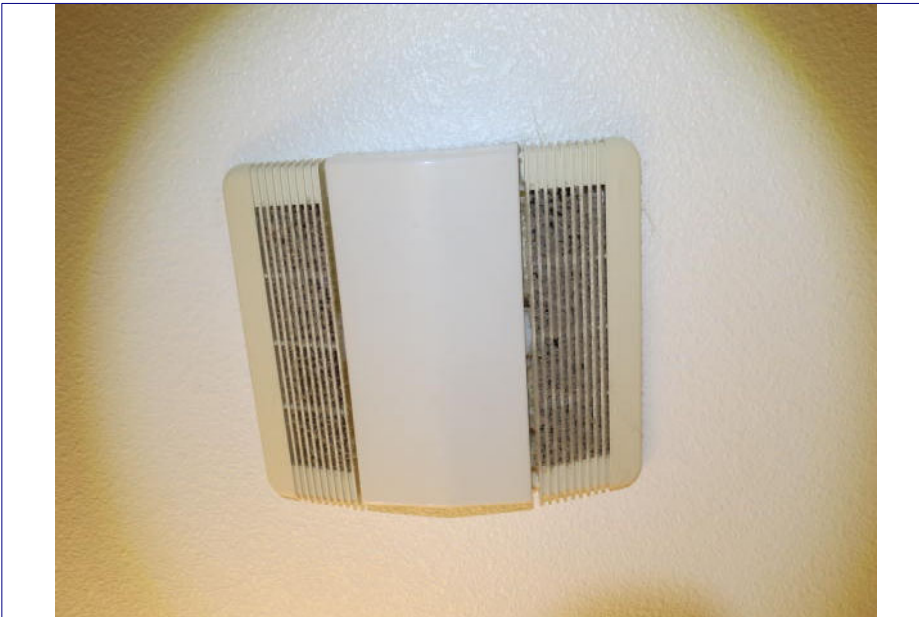
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Picture 31



Moisture stains noted at the vinyl flooring around the toilet in the powder bathroom. No active leaks noted at the time of the inspection. Recommend assessment by a licensed plumber for any needed correction.

Picture 32



The vent covers to the exhaust fans in the bathrooms and laundry room were clogged with debris, need to be cleaned before the fan motors choke off and burn out. Recommend correction upon occupancy.

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Picture 33



Moisture stains/minor damage noted to the lower edges of the door jambs in the primary bathroom, unable to determine the cause. Recommend assessment by a finish carpenter for potential solutions.

Picture 34



Another sample photo of the moisture stains/minor damage to the lower edges of the door jambs in the primary bathroom.

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Picture 35



Doorknob hardware was missing at the primary bathroom toilet (this photo) closet and bedroom 1 entry (lower photo). Recommend further evaluation and correction by a door professional.

Picture 36



Description

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Picture 1



Unable to determine operation of the ceiling fan in the family room. The fan did not respond to the wall switch and there was no remote control located. Check with homeowner for proper operation or have evaluated by a licensed electrician.

Picture 2



Unable to determine operation of the ceiling fan/light assembly in the primary bedroom. The unit did not respond to the wall switch nor the pull chains and there was no remote control located. Check with homeowner for proper operation or have evaluated by a licensed electrician.

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Picture 3



Secondary gas shut off valve noted inside the firebox of the living room fireplace. This is subject to damage and is not necessary, as there is a primary shut off outside the fireplace. Recommend further evaluation and correction by a fireplace professional.

Picture 4



Stained carpet noted in various areas throughout the house. Consult with a carpet professional for cleaning or replacement options.

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Picture 5



Moisture stains noted in the ceiling of bedroom 2, unable to determine if this is an active or old leak. Recommend assessment by a licensed roofer for any needed corrections.

Picture 6



Closet doors were removed in the guest bedrooms. Recommend reinstalling to confirm operation and serviceability.

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