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Inspection No.: 202603007
Inspection Date: March 5, 2026
Address: 18528 Kingsdale Avenue, Redondo Beach, CA 90278

Inspector: Ned McTaggart
Client:

THIS REPORT IS NOT A SUBSTITUTE FOR THE DISCLOSURES (SELLER AND AGENTS) REQUIRED BY CIVIL CODE 112 et.seq., NOR IS IT A SUBSTITUTE FOR THE REAL ESTATE TRANSFEREE DISCLOSURE STATEMENT (TDS-14). PLEASE CONSULT WITH YOUR AGENT TO IDENTIFY WHICH PARTIES ARE RESPONSIBLE FOR DISCLOSING THOSE ASPECTS OF THIS TRANSACTION THAT WOULD BE OF IMPORTANCE TO YOU.

When reading the inspection report: **Serviceable** means that the materials and workmanship are acceptable and in generally satisfactory condition. We will occasionally point out a minor item and still note Serviceable, such as a light fixture with no globe.

Non-Applicable means that the item does not apply to this property.

This is a single-family dwelling; one story structure built on a flat lot. Estimated age is approximately 68 to 72 years old. Weather at the time of inspection was sunny.



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

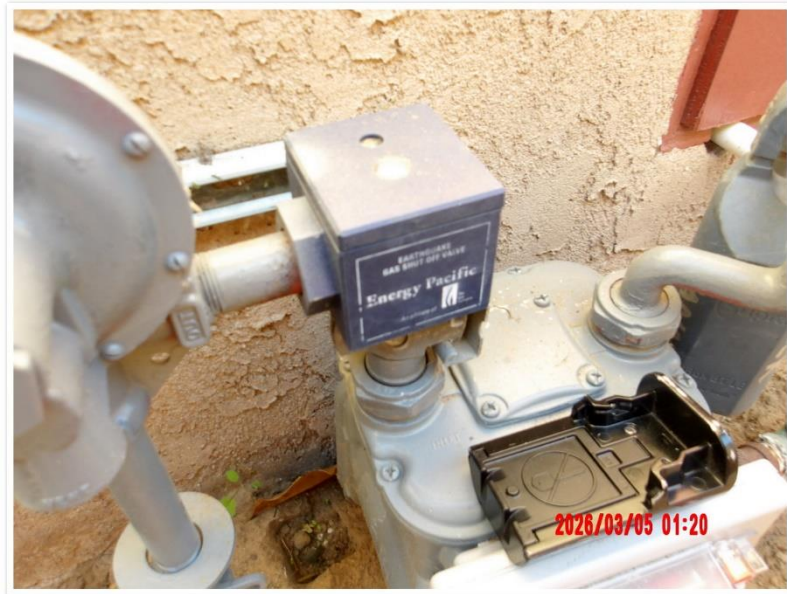
101 Driveway:	Concrete. Common cracks noted.
102 Walks:	Serviceable; concrete.
103 Fences/Walls:	Block/chain link. Loose and missing block noted behind garage.
103a Gates:	Serviceable; chain link.
104 Siding:	Brick/stucco/wood. Flaking at right side and front noted.
105 Trim:	Serviceable; wood.
106 Window Frames:	Serviceable; metal/vinyl. House is equipped with <i>some</i> thermo-pane windows for added insulation. Verifying the seal between the two panes of glass is beyond the scope of this inspection.
106a Screens:	Serviceable.
107 Electrical Fixtures:	There is no ground fault interrupter noted at right side outlet and rear outlet which may not have been standard at the time of construction. However, today's standards require ground fault interrupters at all areas within five feet of running water and external outlets. We suggest installing a ground fault interrupter in this area as a safety upgrade. Open ground noted at all exterior outlets; please see number 408.



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108	Gutters/Downspouts:	Serviceable; metal.
109	Sprinklers:	A timing device controls this sprinkler system. Timing devices are beyond the scope of this inspection. We advise that you obtain verification of this system's performance prior to closing.
110	Exterior Doors:	Serviceable.
111	Bell/Chime:	Non-Applicable.
112	Chimney:	Serviceable. A spark arrester is installed as a safety feature.
112a	Steps/Railing:	Serviceable.
112b	Hose Bib:	Serviceable.
113	Lot grade/Drainage:	Home is built on a flat lot. Grade at foundation appears to be adequate.
114	Gas Meter:	Serviceable. Located at right side. Seismic valve noted has been installed as a safety upgrade.



115	Foundation:	Serviceable; raised foundation/pier and post construction.
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115a Ventilation:

Ventilation appears to be adequate. **Torn screen noted at front and right side; we advise making necessary corrections.**



115b Bolted to Foundation: Yes, under house.

115c Cripple Walls: No.

116 Sub-Floor:

Accessible at right side. Plumbing leaking: **Slight leak noted at cleanout by crawl access; we advise making necessary corrections.**



Please see additional comments for Sub-Floor on the next page.

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116 Sub-Floor Cont'd:

Corrosion noted at drain lines; no evidence of leakage at time of inspection.



116a Sub-Floor Comments: Non-Applicable.

117 Exterior Comments: Non-Applicable.

118 Beyond Scope of Insp.: Security system and tool shed noted are beyond the scope of this inspection.

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

126 Type/Material: Composition shingle/pitched construction.

127 Roof Comments: Roof shows normal wear for its age and type; appears to be in serviceable condition.
Lifted flashing noted by electrical mount; we advise making necessary corrections.



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

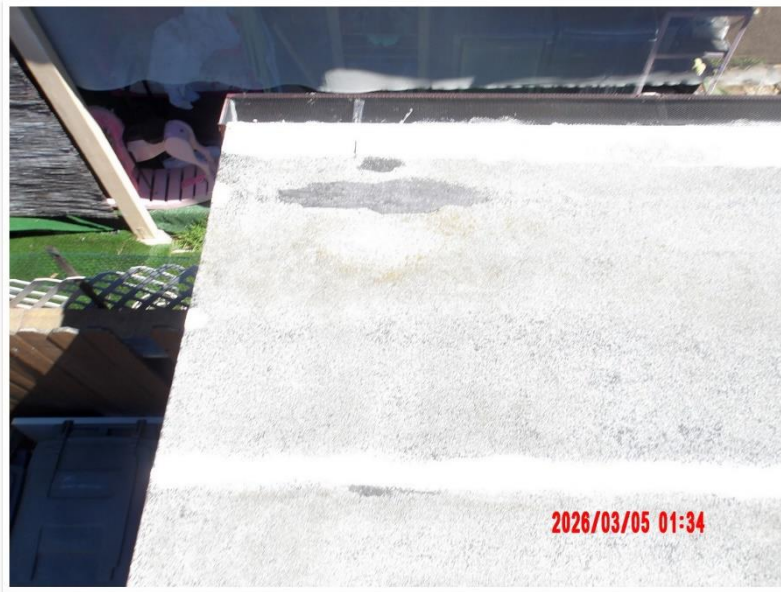


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131 Type/Material: Rolled roofing/pitched construction.

132 Roof Comments: Roof shows normal wear for its age and type. **We recommend repairs be made around perimeter where roofing materials are damaged or missing.**
Roof noted is starting to degranulate at various areas.
Patching noted at various areas.



Suggest sealing exposed nail heads.



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ATTIC

- 136 Hatch Location: Hall.
- 137 Accessible: Yes.
- 138 Sheathing: Serviceable; 1x6.
- 139 Evidence of Leaking: No.
- 140 Insulation: Yes, where visible approximate thickness is 2-5 inches.
- 141 Ventilation: Appears to be adequate.
- 142 Attic Comments: **Evidence of animals/pests noted in attic space. Animals/pests may chew and/or damage electrical wiring and other components. We advise consulting with a pest exterminator for a complete review and for removal of any animals/pests.**



Please see additional Attic Comments on the next page.

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142 Attic Comments Cont'd: **Open splices noted and single strand wiring being used; observed in attic. This is a safety concern. Whenever an electric wire is cut and reconnected, the "splice" should be encased in a covered junction box to prevent shocks and separation of the splice. Client is advised to consult with a licensed electrician prior to closing for repairs/replacement as needed to ensure safety.**



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301 Exterior:	Serviceable; block.
302 Roof:	Please see roof comments.
303 Slab:	Serviceable; concrete.
304 Overhead Doors:	RIGHT: Serviceable; metal. LEFT: Metal. Unable to test left garage door; there was no key present at the time of the inspection. The client(s) may wish to review this area prior to close of escrow.
305 Garage Door Hardware:	Serviceable.
306 Door Opener:	Non-Applicable.
307 Windows:	Serviceable.
308 Access Door:	Non-Applicable.
309 Fire Door:	Non-Applicable.
310 Fire Wall:	Non-Applicable.
311 Vent Screens:	Non-Applicable.
312 Walls:	Small hole noted in right wall; suggest sealing. Evidence of water intrusion noted at base; suggest consulting with specialist for further review prior to close of escrow.



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- 313 Ceiling: **Water stains noted; unable to determine age of stains.**
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- 314 Electrical: **There is no ground fault interrupter noted at right side and rear which may not have been standard at the time of construction. However, today's standards require ground fault interrupters at all areas within five feet of running water and external outlets. We suggest installing a ground fault interrupter in this area as a safety upgrade.**
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- 315 Sink: Non-Applicable.
-
- 316 Washer H/Up: Non-Applicable.
-
- 317 Dryer H/Up: Gas. **Missing vent noted.**



318 Garage Comments:

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

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

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

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

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

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

401 Heating #1: Gas wall heater located in family room. Gas shut off noted.

Suggest cleaning heater.

Brass flex gas line noted; suggest replacing with newer flex line.



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401a Venting #1:	Serviceable.
401b Heating #2:	Serviceable. Gas wall heater located in dining area. Gas shut off noted.
401c Venting:	Serviceable.
402 Air Conditioning:	Non-Applicable.
403 Thermostat #1:	Operable. Located in family room.
Thermostat #2:	Operable. Located in dining area.
404 Ducting:	Non-Applicable.
405 Plumbing:	<p>Piping where visible is copper. Copper is preferred for durability and low maintenance. Main shut-off is located at front. PSI 75.</p> <p><i>Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shut-off valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time. All shut-off valves and angle stops should be turned regularly to ensure free movement in case of emergency.</i></p>
406 Drain/Waste Vent:	Serviceable.
407 Water Heater:	<p>Approximately 40 gallons, gas water heater located in right side closet. Cold water shut-off: Intact. Temperature and pressure relief valve installed as a safety feature. Two earthquake straps are installed as a safety measure.</p> <p>Suggest sealing holes noted in water heater closet.</p>



407a Venting:	Serviceable.
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408 Electrical:

The main electrical service is approximately 100 amps. Service entrance is overhead with main panel located at right side. Overload protection is provided by breakers. Main disconnect noted. Futures provided for possible expansion. Wiring where visible is copper. Copper is preferred for durability and low maintenance. Sub panels located at right side and in garage.

Open ground noted at receptacles, which may have been standard at the time of construction. Receptacles near water sources and at exterior locations ideally should be grounded. Due to the age or configuration of this system, we are unable to determine if grounding is in place or can occur. Suggest consulting a licensed electrician for further review.

Doubled-up circuitry noted at one 15-amp breaker in main panel. This condition can add to the load of the affected electrical circuits causing a possible overload and tripping of the breakers. Ideally, doubled-up circuitry should be independently fused. We advise contacting a licensed electrician for review and/or repair.



As a safety upgrade, we always recommend installing GFCI outlets, in all areas that they are currently required; such as garages, laundry areas, exterior outlets, pool and spa lights and all outlets within five feet of running water.

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409	Smoke Detector:	Serviceable. Located in hall. Suggest adding smoke detectors to all sleeping areas and any other areas required by law.
410	CO Detector:	Serviceable. Located in dining area and hall.
411	Fireplace:	Located in family room. Burns wood and gas. Gas jet provided. Gas valve noted is difficult to turn. Suggest adding a c-clamp to the fireplace damper as a safety upgrade, so that fireplace damper does not close completely during use.
412	Comments:	

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

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

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

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

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

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501 Floor:	Serviceable.
502 Walls:	Serviceable.
503 Ceiling:	Serviceable.
504 Doors:	Serviceable.
505 Windows:	Serviceable.
506 Cabinets:	Serviceable.
507 Counter Tops:	Serviceable; Corian.
508 Electrical:	Open ground noted; please see number 408. There is no ground fault interrupter noted by sink which may not have been standard at the time of construction. However, today's standards require ground fault interrupters at all areas within five feet of running water and external outlets. We suggest installing a ground fault interrupter in this area as a safety upgrade.

509 Sinks:	Serviceable.
510 Faucets:	Serviceable.
511 Traps/Drains/Supplies:	Serviceable.
512 Disposal:	Serviceable; ISE.
513 Dishwasher:	Non-Applicable.
514 Stove/Cook Top:	Serviceable; gas.
515 Oven:	Gas. Free-standing oven is loose; suggest securing to wall or floor as a safety upgrade.
516 Hood/Fan:	None.
517 Microwave:	Non-Applicable.
518 Trash Compactor:	Non-Applicable.
519 Washer Hook-up:	Serviceable.
520 Kitchen Comments:	

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

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

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

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

701 Floor:	Serviceable.
702 Walls:	Serviceable.
703 Ceiling:	Serviceable.
704 Doors:	Serviceable.
705 Window:	Window noted is difficult to open and close.
706 Electrical:	Open ground noted at both outlets; please see number 408.
707 Exhaust Fan:	Serviceable.
708 Heating:	Non-Applicable.
709 Tub & Surround:	Non-Applicable.
710 Tub Faucet:	Non-Applicable.
711 Shower & Surround:	Serviceable.
712 Shower Enclosure:	Serviceable.
713 Shower Faucet:	Serviceable.

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714 Sink: Serviceable.

715 Sink Faucet: Serviceable.

716 Traps/Drains/Supply: Serviceable.

717 Toilet: **Must hold handle in order to flush toilet; suggest correcting.**

718 Counter/Cabinets: Serviceable.

719 Comments:

721 Floor:	Serviceable.
722 Walls:	Serviceable.
723 Ceiling:	Serviceable.
724 Doors:	Serviceable.
725 Windows:	Serviceable.
726 Electrical:	There is no ground fault interrupter noted in this area which may not have been standard at the time of construction. However, today's standards require ground fault interrupters at all areas within five feet of running water and external outlets. We suggest installing a ground fault interrupter in this area as a safety upgrade.
727 Exhaust Fan:	Non-Applicable.
728 Heating:	Non-Applicable.
729 Tub & Surround:	Serviceable.
730 Tub Faucet:	Diverter does not divert all water to showerhead. Diverter handle noted is difficult to turn.
731 Shower & Surround:	Serviceable.
732 Shower Enclosure:	Non-Applicable.
733 Shower Faucet:	Serviceable.
734 Sink:	Missing stopper noted in sink; we advise making necessary corrections.
735 Sink Faucet:	Serviceable.
736 Traps/Drains/Supply:	Corrosion noted at sink drain; no evidence of leakage at time of inspection.
737 Toilet:	Missing seat noted at toilet.
738 Counter/Cabinets:	Serviceable.
739 Comments:	

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

900	LIVING ROOM
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901 Floor:	Serviceable.
902 Walls:	Serviceable.
903 Ceiling:	Serviceable.
904 Doors:	Serviceable.
905 Windows:	Serviceable.
906 Electrical:	Serviceable.
907 Wet Bar:	Non-Applicable.
908 Comments:	

1000	DINING AREA
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1001 Floor:	Serviceable.
1002 Walls:	Serviceable.
1003 Ceiling:	Serviceable.
1004 Doors:	Non-Applicable.
1005 Windows:	Serviceable.
1006 Electrical:	Serviceable.
1007 Wet Bar:	Non-Applicable.
1008 Comments:	

1200

HALL

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

1300

LEFT BEDROOM

1301 Floor:	Serviceable.
1302 Walls:	Serviceable.
1303 Ceiling:	Serviceable.
1304 Doors:	Serviceable.
1305 Windows:	

Broken sash wire/cord noted on both windows at time of inspection, this is a potential safety concern. Adjustments and/or repairs may be needed for safe and proper operation.



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1300

LEFT BEDROOM - CONTINUED

1306 Electrical: Serviceable.

1307 Closet: Serviceable.

1308 Comments:

1310

RIGHT BEDROOM

1311 Floor: Serviceable.

1312 Walls: Serviceable.

1313 Ceiling: Serviceable.

1314 Doors: **Both entry doors noted are missing their knobs.**

1315 Windows: **Broken sash wire/cord noted on front window at time of inspection, this is a potential safety concern. Adjustments and/or repairs may be needed for safe and proper operation.**

Oxidation noted at both windows.



1316 Electrical: Serviceable.

1317 Closet: Serviceable.

1318 Comments:

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

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

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

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

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

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

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

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

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

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

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

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

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

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