










## Report Help

These helpful icons will be listed through out your report:

-  A condition to a finding on component(s) or area(s) inspected which may appear to pose a risk of injury, illness or death.
-  A recommendation to a finding on component(s) or area(s) inspected which may appear to be damaged or deteriorated to the extend that the condition may need to be repaired, replace or both.
-  A recommendation to a finding on component(s) or area(s) inspected which appear to be deteriorated to the extend or due for routine maintenance.
-  A recommendation to a finding on component(s) or area(s) inspected which may appear to need further evaluation by a qualified contractor.
-  Signifying as to being a personal comment from the inspector preparing this inspection report.
-  A condition of an area(s) within the premises of the property at which the inspector may have found vermin, evidence of vermin or what appeared to be vermin infestation.
-  A condition of an area(s) or component(s) which appears to be or have a permanent physical, irreparable defected, e.g. small defect or big defect.

## Your report details

**Report #:** 1  
**Type of Property:** Single Family Reside  
**Address:** 14826 Firmona Ave, Lawndale, 90260, California  
**Inspector name:** Stephen Ramirez  
**Date of inspection:** 2020-10-27  
**Buyer:** Prospective Buyer  
**Agent:** Luis Venegas  
**Year built:** 1921  
**Attendees:**  
**Property status:** NA

## Attic

### General Description

- 1) Structure
  - Rafters
- 2) Inspection method
  - From hatch
- 3) Ceiling structure
  - Beams

4) Insulation type

- No insulation

## Attic structure and perimeter

5) Overall serviceable



- **Description:** The overall evaluation of the attic structure and its perimeters appeared to be in good serviceable condition at the time of inspection.

## Attic hatch

6) Overall serviceable

- **Description:** The overall evaluation of the attic access hatch appeared to be in good serviceable condition at the time of inspection.

7) 🚫 Hatch missing insulation

- **Description:** Attic access hatch is missing insulation. It is recommend to install insulation on hatch for better energy efficiency.

## Electrical

8) Overall serviceable

- **Description:** The overall evaluation of the branch wiring and other electrical components in the attic appeared to be in good serviceable condition at the time of inspection.

9) What appeared to be knob and tube wiring found in one or more areas

## Ventilation

10) Overall serviceable

- **Description:** The overall evaluation of the attic ventilation system appeared to be in good serviceable condition.

## Insulation

11)   No insulation found in attic

- **Description:** No insulation was found in the attic. Conditions reduce energy efficiency for the home. It is recommended to have a qualified contractor install insulation for better energy efficiency.

## Exclusions

12) Some areas were inaccessible due to height or configuration

## Electrical

### General Description

13) Main service panel

- Exterior

14) Sub panel locations

- Garage

15) Main disconnect location

- No main disconnect

16) Feed type

- Overhead

17) Protection type

- Breakers

18) System amperage

- 50 amp

19) System voltage

- 120/240 volt

20) Service entrance wire

- Unable to determine

21) System grounding

- Cold water

22) Main disconnect

- Not applicable

23) Branch wiring

- Copper
- Knob & tube

24) Please note that Eagle Eye Property Inspections does not guarantee that the electrical system in the property is free of any type of electrical issue. If the clients wish for a guarantee to be made in respects to the electrical system, it is recommended to have a licensed electrician further evaluate and make necessary repairs where needed.

## Knob & Tube

25) Considered unsafe by today's standards



- **Description:** At the time of inspection live "knob and tube" wiring was found in the home. This type of wiring is ungrounded and it is considered unsafe by today's

standards. Over time the wire insulation will become brittle and fall apart which will result in exposed wiring and the risk of shock. It is recommended to have a qualified electrical contractor evaluate and remove or replace wiring as needed.

## Meter

26) Overall serviceable



- **Description:** The overall evaluation of the electric meter(s) appeared to be in normal serviceable condition at the time of inspection.

## Drop entrance wires

27) Overall serviceable

- **Description:** The overall evaluation of the drop wires appeared to be in normal serviceable condition at the time of inspection.

## Service mast

28) Overall serviceable

- **Description:** The overall evaluation of the electrical service mast appeared to be in normal serviceable condition at the time of inspection.

## Main panel

29) Overall serviceable



- **Description:** The overall evaluation of the main service electrical panel appeared to be in nor and serviceable condition at the time of inspection.

30) ✘ This home is equipped with a Federal Pacific Electric (FPE) Stab-lok brand electrical panel. Stab-lok load centers and their components are considered problematic by industry professionals due to their high failure rate as documented by the Consumer Products Safety Commission. Failure of any component within the electrical system may result in fire and/or electrocution. Evaluation of the panel by a qualified electrician is advised to determine its safety, integrity and performance.

## Sub panel(s)

31) Overall serviceable



- **Description:** The overall evaluation of sub-panel(s) appeared to be in normal serviceable condition at the time of inspection.

32) ✘ The electrical sub panel was manufactured by the Federal Pacific Electric company and used "Stab-Lok" circuit breakers. There is significant evidence that both single and double pole versions of these breakers fail by not tripping when they are supposed to. and as such present a fire hazard. It is recommended to have a qualified electrical contractor replace the sub panel with an up to date model.

## System grounding

33) Overall serviceable

- **Description:** The overall evaluation of the electrical system grounding appeared to be in normal serviceable condition at the time of inspection.

## Garage

### General description

34) Garage/Carport

- Garage

35) Inspection method

- Completely traversed

### Vehicle door

36) Overall serviceable

- **Description:** The overall evaluation of the garage vehicle door appeared to be in good serviceable condition at the time of inspection.

37) ⚠️ ❌ Weather strip missing



- **Description:** Garage vehicle door is missing weather strip. It is recommended to install weather strip as needed to prevent vermin and water intrusion.

### Vehicle door opener

38) ⚠️ ❌ Opener not responding





- **Description:** Garage door opener was not responding when operated. It is recommend to have a qualified specialist evaluate and repair garage door opener as necessary.

## Exterior entry door

39) Overall serviceable

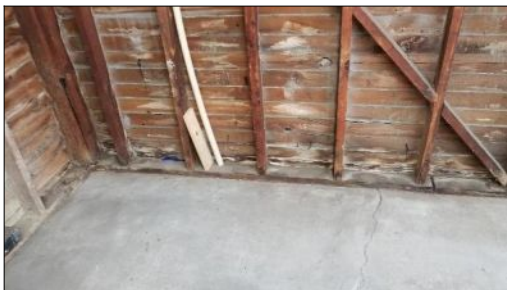
- **Description:** The overall view of the exterior entry door to the garage appeared to be in good and serviceable condition at the time of inspection.

## Walls/Ventilation

40) Overall serviceable

- **Description:** The overall evaluation of garage walls and ventilation appeared to be in good serviceable condition at the time of inspection.

41) ✘ Water stains found on wood or drywall



- **Comment:** Water stains appear to be from negative sloping
- **Description:** Water stains were observed on one or more areas of the wood or drywall. It is recommended to have a qualified contractor evaluate and repair condition as and if necessary.

## Electrical

42) ⚠️✂️ Receptacle/switch missing cover plates



- **Description:** One or multiple electric receptacles are missing cover plates. This condition poses a safety hazard due to the risk of shock. Recommend having a qualified electrician install cover plates as necessary

43) Overall serviceable

- At the time of inspection the garage electrical system was found to be in overall serviceable working condition.

## Garage floor

44) Cracks on floor

- At the time of the inspection it was noted that one or more areas of the garage floor had cracks and or deterioration. Recommend having a licensed contractor further evaluate and make necessary repairs.



## Laundry

### General Description

45) Location

- Garage

46) Dryer ventilation

- Foil

47) Washer hook-ups

- Brass spouts

## Laundry Perimeter

48) Overall serviceable



- **Description:** The overall evaluation of the laundry room perimeter appeared to be in serviceable condition during the inspection, except as noted.

## Laundry Utility Supply

49) Overall serviceable



- **Description:** The overall evaluation of the laundry room perimeter appeared to be in serviceable condition during the inspection, except as noted.

50) ⚠️✂️ Mylar (foil) duct installed



- **Comment:** Inspector found a mylar (foil) duct for dryer. Foil ducts are substandard and consider unsafe by today's standards. It is recommended to replace duct soon.

## Kitchen

### General Description

51) Installed appliances

- Yes



52) Present appliances

- Food disposal

- Stove
- Oven
- Refrigerator

## Refrigerator

53) Overall serviceable

- **Description:** At the time of inspection it appears the refrigerator was in serviceable condition except as noted.

## Food disposal

54) ⚠️🔧 Food disposal noisy



- **Description:** At the time of inspection it appears the food disposal was noisy. It is recommended that a qualified appliance contractor evaluate and make repairs as necessary.

## Stove/oven/range

55) Note

- **Comment:** Stove was unplugged

## Range hood

56) 🚫⚠️ No range hood installed



- **Description:** No range hood was visible at the time of inspection. It is recommended to have a qualified contractor evaluate and install range hood as and if necessary.

## Walls

57) Overall serviceable

- **Description:** The overall evaluation of the kitchen walls appeared to be in normal and serviceable condition at the time of inspection except as noted.

## Ceilings

58) Overall serviceable

- **Description:** The overall evaluation of the kitchen ceiling(s) appeared to be in normal and serviceable condition at the time of inspection except as noted.

59) 🛠️🚧 Paint failing



- **Description:** Paint appeared to be failing in one or more areas of the ceiling. It is recommended to have a qualified painting contractor prep, prime and paint areas as needed.

## Floors

60) Overall serviceable

- **Description:** The overall evaluation of kitchen floors appeared to be in normal serviceable condition at the time of inspection except as noted.

61) ⚠️🔪 Tiles damaged or deteriorated



- **Description:** Tiles appeared to be damaged and/or deteriorated at the time of inspection. It is recommended to have a qualified contractor evaluate and repair or replace tiles as necessary.

## Cabinets

62) Overall serviceable

- **Description:** The overall evaluation of kitchen cabinets appeared to be in normal serviceable conditions at the time of inspection except as noted.

63) ⚠️🔪 Shelves damaged



- **Description:** Cabinet shelving components appeared to be damaged or deteriorated. A qualified contractor should evaluate and repair or replace shelving components as necessary.

## Countertops

64) Overall serviceable

- **Description:** Countertop observation appeared to be in overall normal serviceable condition at the time of inspection except as noted.

65) ⚠️🔪💬 Minor deterioration on countertops



- **Comment:** Kitchen sink was rusted in areas
- **Description:** What appeared to be minor deterioration was observed in one or more areas of the countertops. No immediate action is recommended, but the client may have a qualified contractor evaluate and repair conditions as necessary.

## Electrical

66) ⚡️🔪🚫 Open ground receptacles





- **Description:** One or more three-prong electric receptacles were found to have open ground. A qualified electrical contractor should evaluate and make repairs as necessary.

67)  No GFCI receptacle within 6' feet of sink



- **Description:** No ground fault circuit interrupter (GFCI) electric receptacles were found within 6? feet of sink in bathroom. Conditions pose a safety hazard due to the risk of shock. It is recommended to have a qualified electrical contractor install GFCI receptacles as needed.

## Plumbing & drainage

68) Overall serviceable



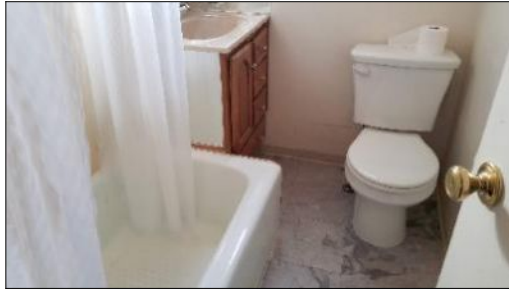
- **Description:** Kitchen plumbing and drainage components appeared to be in overall normal and serviceable condition at the time of inspection except as noted.

## Bathrooms

### General Description

69) Number of bathrooms

- 1



70) Wall material

- Drywall

71) Ceiling material

- Drywall

72) Floor material

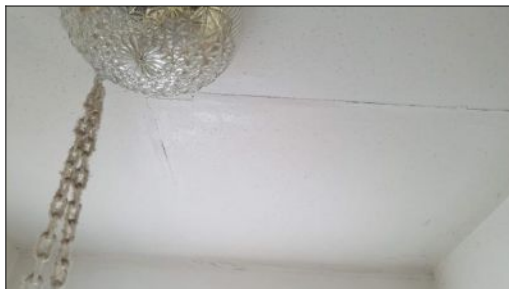
- Vinyl

## Walls and ceilings

73) Overall serviceable

- **Description:** The overall evaluation of the bathroom walls appeared to be in overall normal, serviceable condition at the time of inspection.

74) ⚠️ ✖️ Walls/ceilings have minor cosmetic cracks



- **Description:** Minor cracks were found on bathroom walls. Conditions do not appear to pose a structural concern, but the client may have a qualified painting contractor seal, prep and paint walls as needed.

## Floors

75) Overall serviceable

- **Description:** The overall evaluation of the bathroom floors appeared to be in

normal, serviceable condition at the time of inspection.

## Windows/doors

76) Overall serviceable

- **Description:** Bathroom doors appeared to be in overall normal and serviceable conditions at the time of inspection.

## Electrical

77) Overall serviceable

- **Description:** Electrical service and components for bathrooms appeared to be in normal and serviceable condition at the time of inspection.

## Exhaust fan

78) Exhaust fan missing with shower

- **Description:** No exhaust fan was found in bathroom with a shower. It is recommended to have a qualified contractor evaluate and repair conditions as necessary to prevent moisture accumulation.

## Sink/countertop

79) ⚠️✂️ Corrosion observed



- **Comment:** Corrosion was observed on one or more facet handles, base, etc. It is recommended to have a qualified plumber evaluate conditions and repair or replace as necessary.

## Bathtub

80) Overall serviceable

- **Description:** The overall evaluation of the bathtub appeared to be in normal and serviceable condition at the time of inspection.

## Shower

81) Overall serviceable

- **Description:** The overall evaluation of the shower(s) appeared to be in normal and serviceable condition at the time of inspection.

82) Shower liner deteriorated

- **Comment:** At the time of inspection the shower liner was deteriorated and could allow water to penetrate into the wall behind. recommend having the liner repaired as needed

## Toilets

83) Overall serviceable

- **Description:** The overall evaluation of the toilets appeared to be in normal, serviceable condition at the time of inspection.

## Exterior

### General Description

84) Inspection method

- Completely traversed

85) Structure covering

- Stucco

86) Structure material

- Wood frame

87) Driveway material

- Concrete

88) Sidewalk material

- Concrete

## Exterior walls

- 89) ⚠️✂️ Mortar deteriorated



- **Description:** The mortar to exterior brick, stone or block is deteriorated and should be evaluated for repairs by a qualified contractor.

- 90) ⚠️✂️ Siding is damaged or deteriorated



- **Description:** Exterior siding is damaged and/or deteriorated and should be evaluated for repairs or replacement by a qualified contractor.

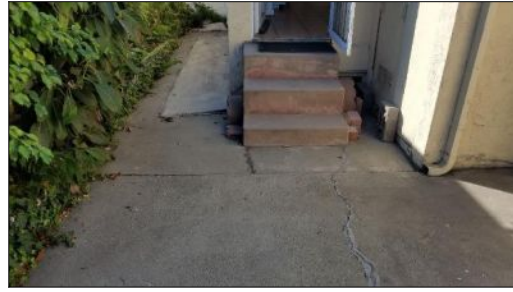
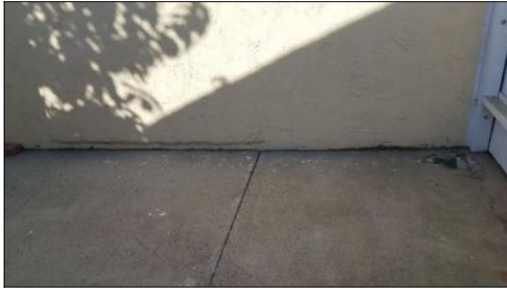
## Driveways

- 91) Overall serviceable

- **Description:** The overall view of driveway appeared to be in normal condition during the inspection.

## Patios/Sidewalks

- 92) ✂️ Patio slopes towards foundation or structure



- **Description:** Sidewalk or patios slopes toward the structure, this condition will allow water to accumulate along the structure's foundation. Having a qualified contractor evaluate and correct areas to divert water away from the structure's foundation is recommended.

## Fences

93) Wood

- Overall serviceable
- **Description:** The overall view of the fencing appeared to be in good and serviceable condition at the time of inspection.

## Gates

94) Wood

- Overall serviceable
- **Description:** The overall view of the gates appeared to be in good and serviceable condition at the time of inspection.

## Perimeter drainage

95) ⚠️ ❌ Gutter missing end caps



- **Description:** Gutter missing end-caps in one or more areas. It is recommended to have a qualified contractor install end-caps as needed.

96) 🛠️🚧 Dirty gutters



- **Description:** Cleaning gutters on a regular basis or as needed is recommended for adequate performance.

97) ⚠️🚧 Improper downspout termination



- **Description:** Termination to one or more downspouts is inadequate and may allow water to run toward the structure's foundation. It is recommended to have a qualified contractor repair or replace sections as needed.

## Vegetation

98) 🛠️🚧 Yard maintenance required



- **Description:** It is recommended to have a landscape professional maintain yard as needed. This will prevent rodent and other types of infestations as well as drainage problems.

## Trim

### 99) Fascia boards

- ⚠️❌ Fascia board deteriorated
- **Description:** Deterioration was found on one or more areas of the fascia boards. It is recommended to have a qualified contractor repair or replace wood as necessary.
- ⚠️❌ Paint failing



- **Description:** Paint is failing on one or more areas. It is recommended to have a licensed painter prep, prime, and paint wood as necessary to prevent water damage.

### 100) Eaves

- ⚠️❌ Paint failing



- **Description:** Paint is failing in one or more areas. It is recommended to have a qualified painter prep, prime, and paint wood as necessary to prevent water damage.

### 101) Soffit/gable vents

- ⚠️❌ Damaged soffits





- **Description:** Soffit vents are damaged or deteriorated in one or more areas. It is recommended to have a qualified contractor evaluate and repair affected areas as necessary.

#### 102) Crawl space vents

- Overall serviceable
- **Description:** Crawl space vents were found in overall serviceable condition at the time of inspection.

#### 103) Window trim

- At the time of the inspection several areas of the windows (trim, glass, screens) were found to be in deteriorated conditions. It is recommended to have a qualified contractor further evaluate these areas and make repairs



## Exterior electrical

#### 104) Wiring

- Overall serviceable
- **Description:** Wiring appeared to be in overall serviceable condition at the time of inspection.

#### 105) Light fixtures

- Overall serviceable
- **Description:** Fixtures appeared to be in overall serviceable condition at the time of inspection.

## Infestation

106) Evidence of wood-destroying infestation



- **Description:** The inspector noticed evidence of wood-destroying insects or organisms. It is recommended to have a pest control specialist assess conditions and treat the property as needed.

## Exclusions

107) The following items may not be included in this inspection: below-grade foundation walls and footings, foundation walls and footings obscured by vegetation or building components, exterior building surfaces or components obscured by vegetation, stored items or property configuration.

## Foundation

### General Description

108) Foundation type

- Raised crawl space
- Post & Pier

109) Foundation material

- Poured concrete
- Wood post
- Wood beam

110) Footing material

- Poured concrete
- Concrete pier

111) Inspection method

- Completely traversed

112) Insulation type

- None

## Ventilation

113) Overall serviceable

- **Description:** Ventilation appeared to be in overall normal serviceable condition during the inspection, except as noted.

## Structure

114) Overall serviceable





- **Description:** The overall view of the structure appeared to be in normal serviceable condition during the inspection, except as noted.

## Plumbing lines

115) Overall serviceable

- **Description:** The overall evaluation of plumbing supply lines running under the home appeared to be in overall normal serviceable condition at the time of inspection, except as noted.

## Insulation

116) No floor insulation

- **Description:** No floor insulation was found under the structure. This reduces the energy efficiency of the home. It is recommended to have a qualified contractor install R-19 or higher R rating insulation for better energy efficiency.

## Ground perimeter

117) Overall serviceable

- **Description:** The overall evaluation of the ground perimeter under the structure was found in normal serviceable condition at the time of inspection, except as noted.

## HVAC

### General Description

118) Heating Ventilation Air Condition

- Wall furnace

119) Furnace estimated age

- 1-5 yrs

120) Heating energy source

- Electric

121) Distributing material

- Wall unit

## Heating unit

122) ⚠️❌ Other



- **Comment:** Wall heater was installed within range of a power outlet. recommend having condition repaired to allow for use of the wall heater

## Interior rooms

### General Description

123) Number of bedrooms

- 1

124) Number of family rooms

- 1

125) Number of smoke detectors

- 2



126) Number of CO alarms

- zero

## Carbon monoxide alarms

127) ⚠️❌ No CO alarm found

- **Description:** At the time of inspection inspector was unable to locate carbon monoxide (CO) alarm(s) in any area of the home. Standard building practices require, at the minimum, one carbon monoxide (CO) alarm to be installed on every floor of a home, including the basement and near or over any attached garage. Conditions pose a safety hazard. It is recommended to have a qualified contractor evaluate and install carbon monoxide (CO) alarms as needed.

## Smoke detectors

128) Overall serviceable

- **Description:** The overall evaluation of the smoke detectors appeared to be in normal working condition at the time of inspection.

129) Recommend replacing batteries to all units upon taking occupancy as needed and testing regularly

## Electrical

130) 🚫⚠️❌ Open ground receptacle



- **Description:** One or more open ground, three pronged electric receptacles were found at the time of inspection. Conditions pose a safety concern due to the risk of shock. A qualified electrical contractor should repair conditions or replace receptacles as necessary.

## Ceilings

131) Overall serviceable

- **Description:** The overall evaluation of the interior ceilings appeared to be in normal and serviceable condition at the time of inspection.

132) Possible Pre-1980 asbestos popcorn ceiling



- **Description:** This property was built prior to 1979 and some ceiling area have "popcorn" textured surfaces which may have been installed prior to 1979> This material may contain asbestos, which is a known carcinogen and poses a health hazard. The client may have a qualified lab test a sample of the ceiling material and determine if it does contain asbestos.

## Walls

133) Overall serviceable

- **Description:** The overall evaluation of the interior walls appeared to be in normal serviceable condition at the time of inspection.

134) One or more hairline cracks on walls



- **Description:** One or more hairline cracks were observed in one or more interior wall areas. Conditions do not appear to pose a structural concern, but the client may have a qualified contractor patch cracks as needed for aesthetic reasons.

## Floors

135) Overall serviceable

- **Description:** The overall evaluation of the interior floors appeared to be in normal serviceable condition at the time of inspection.

136) ⚠️ Vinyl/laminate is deteriorated or damaged







- **Description:** At the time of inspection, vinyl flooring material was missing, deteriorated or damaged in one or more areas of the interior rooms. It is recommended to have a qualified contractor evaluate conditions and make repairs to flooring as necessary.

## Windows

- 137) ⚠️ 🚫 Window(s) won't open/difficult to open



- **Description:** One or more windows that were built to open did not open or were difficult to operate at the time of inspection. Conditions may pose a safety concern if this window(s) is the only access of escape in the event of fire or other emergencies. It is recommended to have a qualified contractor repair conditions as necessary.

## Doors

- 138) Overall serviceable

- **Description:** The overall evaluation of interior and entry doors appeared to be in normal working condition at the time of inspection.

## Trim

- 139) Overall serviceable

- **Description:** The overall evaluation of the interior trim appeared to be in normal working condition at the time of inspection.

## General Description

140) Water heater manufacturing brand

- Kenmore



141) Water heater estimated age

- MFD 2006

142) Water heater type

- Tank

143) Capacity in gallons

- 30 gal.

144) Model Number

- Info label obstructed

145) Energy type

- Natural gas

146) Water temperature

- 101 degrees

## Water heater

147) Overall serviceable

- **Description:** The overall evaluation of the water heater appeared to be in normal, serviceable condition at the time of inspection.

148) Water heater appears to be over 10 years

- **Description:** The water heater appears to be over 10 years old. Water heaters have a 8-12 years life expectancy. It is recommended to consult with a qualified contractor about replacement if necessary or budgeting for a replacement soon.

149) ⚠️🔧 Fittings are rusted or corroded



- **Description:** Corrosion was found in one or multiple areas of the plumbing lines and/or fittings. It is recommended to have a qualified contractor evaluate and repair condition as needed.

## Natural gas

150) Overall serviceable

- **Description:** The overall evaluation of the water heater appeared to be in normal, serviceable condition at the time of inspection.

151) ⚠️🔧 Drip leg/Sediment trap missing or inadequate



- **Description:** Not drip leg was observed on the water heater gas supply line. The purpose of drip legs is to trap oil, scale, water condensation and/or debris from the gas supply lines before they reach and damage the water heater components. It is recommended to have a qualified contractor evaluate and repair conditions as necessary.

## Roof

### General Description

152) Roof structure:

- A-frame
- Flat

153) Inspection method

- Completely traversed

154) Estimated ages

- 10-15 years

155) 🚧 Note



- **Comment:** Recommend clearing leaves and debris from roof and continued maintenance . to prevent accelerated deterioration of roofing material

156) Please note that Eagle Eye does not guarantee that the roof is free of any active leaks, all guarantees should be made by a licensed roofing contractor.

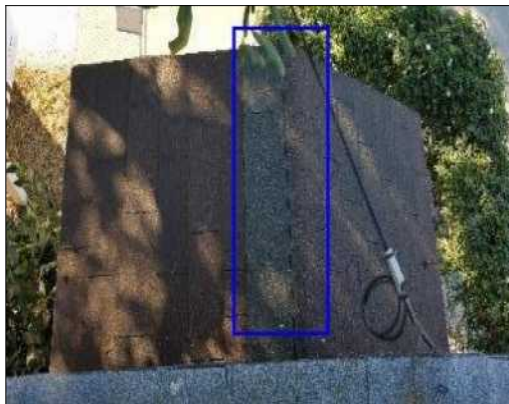
## Roof covering

157) Composition

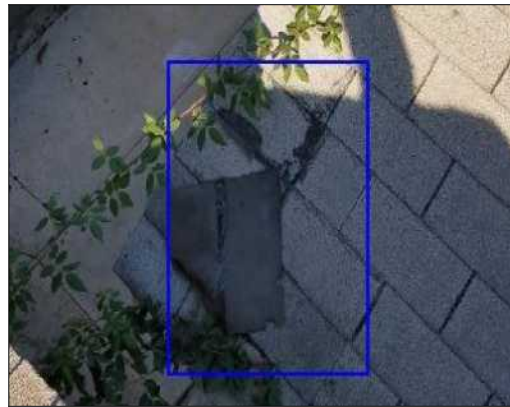
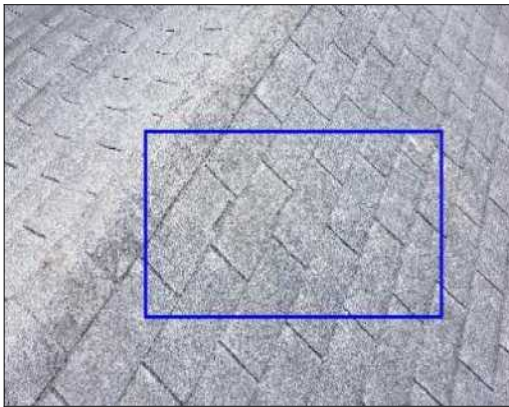
- Composition roof in serviceable condition



- **Description:** The overall view of the composition roof appeared to be in good serviceable condition at the time of inspection.
- ⚠️✂️ Shingles are missing



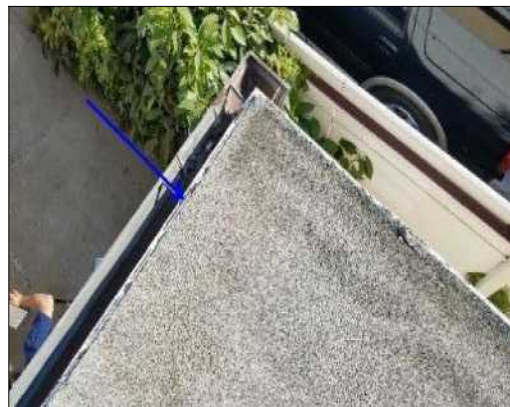
- **Description:** Composition shingles are missing ins one or more areas of the roof. Conditions will lead to further deterioration and leaks if left unattended. It is recommended to have a qualified roofing contractor repair shingles as necessary.
- ⚠️✂️ Shingles are damaged



- **Description:** Composition shingles are damaged in one or more areas of the roof. Conditions will lead to further deterioration and possibly leaks if not attended. It is recommended to have a qualified roofing contractor repair affected areas as necessary

158) Torch down

- ⚠️🔪 Gaps found at seams



- **Description:** Roof surface gaps were found at seams in one or more areas. These may result in leaks now or in the near future. A qualified roofing contractor should evaluate and repair affected areas as needed.

## Ventilation

159) Ventilation appears to be adequate

- **Description:** Roof ventilation appeared to be in overall adequate condition during the inspection.

## Flashing(s)

160) Overall serviceable

- At the time of inspection the roof flashing was found to be in overall serviceable

condition

## Plumbing

### General Description

161) Main water meter

- Front sidewalk

162) Main shut off location

- Front of house

163) Water pressure

- 100 PSI



164) Service type

- Public

165) Main service pipe

- Copper

166) Supply pipe material

- Copper

167) Drain pipe material

- ABS pipe
- Cast iron

168) Disclosure

- High water supply pressure over 80 psi

169) Please note that Eagle Eye does not guarantee that the property is free of any leaks or clogging. The inspector did perform a water flow test and all indications that were noted appeared to show that the water flow in the majority of the drain lines were in normal condition during the inspection. If the client wishes for some guarantee to be made in respects to the plumbing it is recommended to have a licensed plumbing contractor provide such guarantee.

## Main service pipe

170) Overall serviceable

- **Description:** The overall evaluation of the main service water line appeared to be in overall normal serviceable condition at the time of inspection.

## Supply pipes

171) Copper

- Overall serviceable



- **Description:** The overall evaluation of the of the copper supply lines appeared to be in nor and serviceable condition at the time of inspection.

## Drain and waste pipes

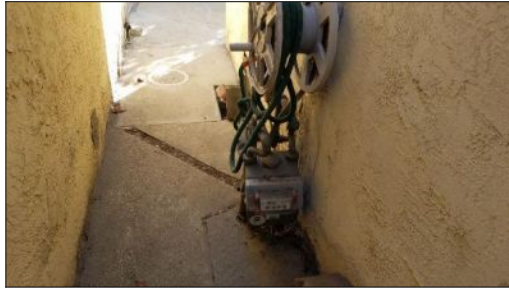
172) Overall serviceable

- **Description:** The overall evaluation of drain and waste pipes appeared to be in normal serviceable condition at the time of inspection

## Gas pipes

173) Overall serviceable





- **Description:** The overall evaluation of gas pipes, meter and other components appeared to be in normal serviceable condition at the time of inspection.

174) Earthquake protection valve missing

- ⚠️✂️ At the time of inspection the gas meter was found to be missing an earthquake protection valve. This valve is designed to shutoff the gas service in the event of the an earthquake with a magnitude greater than 5.5. It is recommended to have a qualified professional install the valve as needed for insurance purposes.

175) ⚠️✂️ Gas line loose



- **Comment:** The gas line for the former wall heater was out in the open and not capped recommend capping or if no longer in use removal by qualified contractor.

## Valves

176) Overall serviceable

- **Comment:** The overall evaluation of the plumbing shut-off valves appeared to be in working condition at the time of inspection.

## Report Summary

### **Attic**

#### **General Description**

1) Structure

- Rafters



2) Inspection method

- From hatch
- 3) Ceiling structure
    - Beams
  - 4) Insulation type
    - No insulation

#### Attic structure and perimeter

- 5) Overall serviceable
  - **Description:** The overall evaluation of the attic structure and its perimeters appeared to be in good serviceable condition at the time of inspection.

#### Attic hatch

- 6) Overall serviceable
  - **Description:** The overall evaluation of the attic access hatch appeared to be in good serviceable condition at the time of inspection.
- 7)   Hatch missing insulation
  - **Description:** Attic access hatch is missing insulation. It is recommend to install insulation on hatch for better energy efficiency.



#### Electrical

- 8) Overall serviceable
  - **Description:** The overall evaluation of the branch wiring and other electrical components in the attic appeared to be in good serviceable condition at the time of inspection.
- 9) What appeared to be knob and tube wiring found in one or more areas

#### Ventilation

- 10) Overall serviceable
  - **Description:** The overall evaluation of the attic ventilation system appeared to be in good serviceable condition.

#### Insulation

- 11)   No insulation found in attic
  - **Description:** No insulation was found in the attic. Conditions reduce energy efficiency for the home. It is recommended to have a qualified contractor install insulation for better energy efficiency.

#### Exclusions

- 12) Some areas were inaccessible due to height or configuration

# **Electrical**

## **General Description**

13) Main service panel

- Exterior

14) Sub panel locations

- Garage

15) Main disconnect location

- No main disconnect

16) Feed type

- Overhead

17) Protection type

- Breakers

18) System amperage

- 50 amp

19) System voltage

- 120/240 volt

20) Service entrance wire

- Unable to determine

21) System grounding

- Cold water

22) Main disconnect

- Not applicable

23) Branch wiring

- Copper
- Knob & tube

24) Please note that Eagle Eye Property Inspections does not guarantee that the electrical system in the property is free of any type of electrical issue. If the clients wish for a guarantee to be made in respects to the electrical system, it is recommended to have a licensed electrician further evaluate and make necessary repairs where needed.

25) Considered unsafe by today's standards

- **Description:** At the time of inspection live "knob and tube" wiring was found in the home. This type of wiring is ungrounded and it is considered unsafe by today's standards. Over time the wire insulation will become brittle and fall apart which will result in exposed wiring and the risk of shock. It is recommended to have a qualified electrical contractor evaluate and remove or replace wiring as needed.

#### Meter

26) Overall serviceable

- **Description:** The overall evaluation of the electric meter(s) appeared to be in normal serviceable condition at the time of inspection.

#### Drop entrance wires

27) Overall serviceable

- **Description:** The overall evaluation of the drop wires appeared to be in normal serviceable condition at the time of inspection.

#### Service mast


28) Overall serviceable

- **Description:** The overall evaluation of the electrical service mast appeared to be in normal serviceable condition at the time of inspection.

#### Main panel

29) Overall serviceable


- **Description:** The overall evaluation of the main service electrical panel appeared to be in normal serviceable condition at the time of inspection.

30)  This home is equipped with a Federal Pacific Electric (FPE) Stab-lok brand electrical panel. Stab-lok load centers and their components are considered problematic by industry professionals due to their high failure rate as documented by the Consumer Products Safety Commission. Failure of any component within the electrical system may result in fire and/or electrocution. Evaluation of the panel by a qualified electrician is advised to determine its safety, integrity and performance.

#### Sub panel(s)

31) Overall serviceable

- **Description:** The overall evaluation of sub-panel(s) appeared to be in normal serviceable condition at the time of inspection.

32)  The electrical sub panel was manufactured by the Federal Pacific Electric company and used "Stab-Lok" circuit breakers. There is significant evidence that both single and double pole versions of these breakers fail by not tripping when they are supposed to, and as such present a fire hazard. It is recommended to have a qualified electrical contractor replace the sub panel with an up to date model.

#### System grounding

33) Overall serviceable

- **Description:** The overall evaluation of the electrical system grounding appeared to be in normal serviceable condition at the time of inspection.

# Garage

## General description

34) Garage/Carport

- Garage

35) Inspection method

- Completely traversed

## Vehicle door

36) Overall serviceable

- **Description:** The overall evaluation of the garage vehicle door appeared to be in good serviceable condition at the time of inspection.

37) ⚠️🔧 Weather strip missing

- **Description:** Garage vehicle door is missing weather strip. It is recommended to install weather strip as needed to prevent vermin and water intrusion.

## Vehicle door opener

38) ⚠️🔧 Opener not responding

- **Description:** Garage door opener was not responding when operated. It is recommend to have a qualified specialist evaluate and repair garage door opener as necessary.

## Exterior entry door

39) Overall serviceable

- **Description:** The overall view of the exterior entry door to the garage appeared to be in good and serviceable condition at the time of inspection.

## Walls/Ventilation

40) Overall serviceable

- **Description:** The overall evaluation of garage walls and ventilation appeared to be in good serviceable condition at the time of inspection.

41) 🚧 Water stains found on wood or drywall

- **Comment:** Water stains appear to be from negative sloping
- **Description:** Water stains were observed on one or more areas of the wood or drywall. It is recommended to have a qualified contractor evaluate and repair condition as and if necessary.

## Electrical

42) ⚠️🔧 Receptacle/switch missing cover plates

- **Description:** One or multiple electric receptacles are missing cover plates. This condition poses a safety hazard due to the risk of shock. Recommend having a qualified electrician install cover plates as necessary

43) Overall serviceable

- At the time of inspection the garage electrical system was found to be in overall

serviceable working condition.

## Garage floor

44) Cracks on floor

- At the time of the inspection it was noted that one or more areas of the garage floor had cracks and or deterioration. Recommend having a licensed contractor further evaluate and make necessary repairs.

## Laundry

### General Description

45) Location

- Garage

46) Dryer ventilation

- Foil

47) Washer hook-ups

- Brass spouts

### Laundry Perimeter



48) Overall serviceable

- **Description:** The overall evaluation of the laundry room perimeter appeared to be in serviceable condition during the inspection, except as noted.

### Laundry Utility Supply

49) Overall serviceable

- **Description:** The overall evaluation of the laundry room perimeter appeared to be in serviceable condition during the inspection, except as noted.

50)   Mylar (foil) duct installed

- **Comment:** Inspector found a mylar (foil) duct for dryer. Foil ducts are substandard and consider unsafe by today's standards. It is recommended to replace duct soon.

## Kitchen

### General Description

51) Installed appliances

- Yes

52) Present appliances

- Food disposal



- Stove
- Oven
- Refrigerator

### Refrigerator

53) Overall serviceable

- **Description:** At the time of inspection it appears the refrigerator was in serviceable condition except as noted.

### Food disposal

54)   Food disposal noisy

- **Description:** At the time of inspection it appears the food disposal was noisy. It is recommended that a qualified appliance contractor evaluate and make repairs as necessary.

### Stove/oven/range

55) Note

- **Comment:** Stove was unplugged

### Range hood

56)   No range hood installed

- **Description:** No range hood was visible at the time of inspection. It is recommended to have a qualified contractor evaluate and install range hood as and if necessary.

### Walls

57) Overall serviceable

- **Description:** The overall evaluation of the kitchen walls appeared to be in normal and serviceable condition at the time of inspection except as noted.

### Ceilings

58) Overall serviceable

- **Description:** The overall evaluation of the kitchen ceiling(s) appeared to be in normal and serviceable condition at the time of inspection except as noted.

59)   Paint failing

- **Description:** Paint appeared to be failing in one or more areas of the ceiling. It is recommended to have a qualified painting contractor prep, prime and paint areas as needed.

### Floors

60) Overall serviceable

- **Description:** The overall evaluation of kitchen floors appeared to be in normal serviceable condition at the time of inspection except as noted.

61)   Tiles damaged or deteriorated


- **Description:** Tiles appeared to be damaged and/or deteriorated at the time of inspection. It is recommended to have a qualified contractor evaluate and repair or

replace tiles as necessary.

## Cabinets

62) Overall serviceable

- **Description:** The overall evaluation of kitchen cabinets appeared to be in normal serviceable conditions at the time of inspection except as noted.

63)   Shelves damaged

- **Description:** Cabinet shelving components appeared to be damaged or deteriorated. A qualified contractor should evaluate and repair or replace shelving components as necessary.

## Countertops




64) Overall serviceable

- **Description:** Countertop observation appeared to be in overall normal serviceable condition at the time of inspection except as noted.

65)    Minor deterioration on countertops

- **Comment:** Kitchen sink was rusted in areas
- **Description:** What appeared to be minor deterioration was observed in one or more areas of the countertops. No immediate action is recommended, but the client may have a qualified contractor evaluate and repair conditions as necessary.

## Electrical

66)    Open ground receptacles

- **Description:** One or more three-prong electric receptacles were found to have open ground. A qualified electrical contractor should evaluate and make repairs as necessary.

67)    No GFCI receptacle within 6' feet of sink

- **Description:** No ground fault circuit interrupter (GFCI) electric receptacles were found within 6? feet of sink in bathroom. Conditions pose a safety hazard due to the risk of shock. It is recommended to have a qualified electrical contractor install GFCI receptacles as needed.

## Plumbing & drainage

68) Overall serviceable

- **Description:** Kitchen plumbing and drainage components appeared to be in overall normal and serviceable condition at the time of inspection except as noted.

## Bathrooms

### General Description

69) Number of bathrooms

- 1

70) Wall material

- Drywall



71) Ceiling material

- Drywall



72) Floor material

- Vinyl

### Walls and ceilings

73) Overall serviceable

- **Description:** The overall evaluation of the bathroom walls appeared to be in overall normal, serviceable condition at the time of inspection.

74)   Walls/ceilings have minor cosmetic cracks

- **Description:** Minor cracks were found on bathroom walls. Conditions do not appear to pose a structural concern, but the client may have a qualified painting contractor seal, prep and paint walls as needed.

### Floors

75) Overall serviceable

- **Description:** The overall evaluation of the bathroom floors appeared to be in normal, serviceable condition at the time of inspection.

### Windows/doors

76) Overall serviceable

- **Description:** Bathroom doors appeared to be in overall normal and serviceable conditions at the time of inspection.

### Electrical

77) Overall serviceable

- **Description:** Electrical service and components for bathrooms appeared to be in normal and serviceable condition at the time of inspection.

### Exhaust fan

78) Exhaust fan missing with shower

- **Description:** No exhaust fan was found in bathroom with a shower. It is recommended to have a qualified contractor evaluate and repair conditions as necessary to prevent moisture accumulation.

### Sink/countertop

79)   Corrosion observed

- **Comment:** Corrosion was observed on one or more facet handles, base, etc. It is recommended to have a qualified plumber evaluate conditions and repair or replace as necessary.

### Bathtub

80) Overall serviceable

- **Description:** The overall evaluation of the bathtub appeared to be in normal and

serviceable condition at the time of inspection.

## Shower

81) Overall serviceable

- **Description:** The overall evaluation of the shower(s) appeared to be in normal and serviceable condition at the time of inspection.

82) Shower liner deteriorated

- **Comment:** At the time of inspection the shower liner was deteriorated and could allow water to penetrate into the wall behind. recommend having the liner repaired as needed

## Toilets

83) Overall serviceable

- **Description:** The overall evaluation of the toilets appeared to be in normal, serviceable condition at the time of inspection.

## Exterior

### General Description

84) Inspection method

- Completely traversed

85) Structure covering

- Stucco

86) Structure material

- Wood frame

87) Driveway material

- Concrete

88) Sidewalk material

- Concrete

### Exterior walls

89)   Mortar deteriorated

- **Description:** The mortar to exterior brick, stone or block is deteriorated and should be evaluated for repairs by a qualified contractor.

90)   Siding is damaged or deteriorated

- **Description:** Exterior siding is damaged and/or deteriorated and should be evaluated for repairs or replacement by a qualified contractor.

### Driveways

91) Overall serviceable

- **Description:** The overall view of driveway appeared to be in normal condition during the inspection.

### Patios/Sidewalks

92) 🚧 Patio slopes towards foundation or structure

- **Description:** Sidewalk or patios slopes toward the structure, this condition will allow water to accumulate along the structure's foundation. Having a qualified contractor evaluate and correct areas to divert water away from the structure's foundation is recommended.

### Fences

93) Wood

- Overall serviceable
- **Description:** The overall view of the fencing appeared to be in good and serviceable condition at the time of inspection.

### Gates

94) Wood

- Overall serviceable
- **Description:** The overall view of the gates appeared to be in good and serviceable condition at the time of inspection.

### Perimeter drainage

95) ⚠️🚧 Gutter missing end caps

- **Description:** Gutter missing end-caps in one or more areas. It is recommended to have a qualified contractor install end-caps as needed.

96) 🧹🚧 Dirty gutters

- **Description:** Cleaning gutters on a regular basis or as needed is recommended for adequate performance.

97) ⚠️🚧 Improper downspout termination

- **Description:** Termination to one or more downspouts is inadequate and may allow water to run toward the structure's foundation. It is recommended to have a qualified contractor repair or replace sections as needed.

### Vegetation

98) 🧹🚧 Yard maintenance required



- **Description:** It is recommended to have a landscape professional maintain yard as needed. This will prevent rodent and other types of infestations as well as drainage problems.

### Trim



99) Fascia boards

- ⚠️🚧 Fascia board deteriorated
- **Description:** Deterioration was found on one or more areas of the fascia boards. It is



recommended to have a qualified contractor repair or replace wood as necessary.

-   Paint failing
- **Description:** Paint is failing on one or more areas. It is recommended to have a licensed painter prep, prime, and paint wood as necessary to prevent water damage.

100) Eaves

-   Paint failing
- **Description:** Paint is failing in one or more areas. It is recommended to have a qualified painter prep, prime, and paint wood as necessary to prevent water damage.

101) Soffit/gable vents

-   Damaged soffits
- **Description:** Soffit vents are damaged or deteriorated in one or more areas. It is recommended to have a qualified contractor evaluate and repair affected areas as necessary.

102) Crawl space vents

- Overall serviceable
- **Description:** Crawl space vents were found in overall serviceable condition at the time of inspection.

103) Window trim

- At the time of the inspection several areas of the windows (trim, glass, screens) were found to be in deteriorated conditions. It is recommended to have a qualified contractor further evaluate these areas and make repairs

### Exterior electrical

104) Wiring

- Overall serviceable
- **Description:** Wiring appeared to be in overall serviceable condition at the time of inspection.

105) Light fixtures

- Overall serviceable
- **Description:** Fixtures appeared to be in overall serviceable condition at the time of inspection.

### Infestation

106) Evidence of wood-destroying infestation

- **Description:** The inspector noticed evidence of wood-destroying insects or organisms. It is recommended to have a pest control specialist assess conditions and treat the property as needed.

### Exclusions

107) The following items may not be included in this inspection: below-grade foundation

walls and footings, foundation walls and footings obscured by vegetation or building components, exterior building surfaces or components obscured by vegetation, stored items or property configuration.

## **Foundation**

### **General Description**

108) Foundation type

- Raised crawl space
- Post & Pier

109) Foundation material

- Poured concrete
- Wood post
- Wood beam

110) Footing material

- Poured concrete
- Concrete pier

111) Inspection method

- Completely traversed

112) Insulation type

- None

### **Ventilation**

113) Overall serviceable

- **Description:** Ventilation appeared to be in overall normal serviceable condition during the inspection, except as noted.

### **Structure**

114) Overall serviceable

- **Description:** The overall view of the structure appeared to be in normal serviceable condition during the inspection, except as noted.

### **Plumbing lines**

115) Overall serviceable

- **Description:** The overall evaluation of plumbing supply lines running under the home appeared to be in overall normal serviceable condition at the time of inspection, except as noted.

### **Insulation**

116) No floor insulation

- **Description:** No floor insulation was found under the structure. This reduces the energy efficiency of the home. It is recommended to have a qualified contractor install R-19 or higher R rating insulation for better energy efficiency.

### Ground perimeter

117) Overall serviceable

- **Description:** The overall evaluation of the ground perimeter under the structure was found in normal serviceable condition at the time of inspection, except as noted.

## **HVAC**

### General Description

118) Heating Ventilation Air Condition

- Wall furnace

119) Furnace estimated age

- 1-5 yrs

120) Heating energy source

- Electric

121) Distributing material

- Wall unit

### Heating unit

122) ⚠️❌ Other

- **Comment:** Wall heater was installed within range of a power outlet. recommend having condition repaired to allow for use of the wall heater

## **Interior rooms**

### General Description

123) Number of bedrooms

- 1

124) Number of family rooms

- 1



125) Number of smoke detectors

- 2

126) Number of CO alarms

- zero

### Carbon monoxide alarms

127)   No CO alarm found

- **Description:** At the time of inspection inspector was unable to locate carbon monoxide (CO) alarm(s) in any area of the home. Standard building practices require, at the minimum, one carbon monoxide (CO) alarm to be installed on every floor of a home, including the basement and near or over any attached garage. Conditions pose a safety hazard. It is recommended to have a qualified contractor evaluate and install carbon monoxide (CO) alarms as needed.




### Smoke detectors

128) Overall serviceable

- **Description:** The overall evaluation of the smoke detectors appeared to be in normal working condition at the time of inspection.

129) Recommend replacing batteries to all units upon taking occupancy as needed and testing regularly

### Electrical

130)    Open ground receptacle

- **Description:** One or more open ground, three pronged electric receptacles were found at the time of inspection. Conditions pose a safety concern due to the risk of shock. A qualified electrical contractor should repair conditions or replace receptacles as necessary.

### Ceilings

131) Overall serviceable

- **Description:** The overall evaluation of the interior ceilings appeared to be in normal and serviceable condition at the time of inspection.

132) Possible Pre-1980 asbestos popcorn ceiling

- **Description:** This property was built prior to 1979 and some ceiling area have "popcorn" textured surfaces which may have been installed prior to 1979> This material may contain asbestos, which is a known carcinogen and poses a health hazard. The client may have a qualified lab test a sample of the ceiling material and determine if it does contain asbestos.

### Walls

133) Overall serviceable

- **Description:** The overall evaluation of the interior walls appeared to be in normal serviceable condition at the time of inspection.



134) One or more hairline cracks on walls

- **Description:** One or more hairline cracks were observed in one or more interior wall areas. Conditions do not appear to pose a structural concern, but the client may have a qualified contractor patch cracks as needed for aesthetic reasons.

### Floors



135) Overall serviceable

- **Description:** The overall evaluation of the interior floors appeared to be in normal serviceable condition at the time of inspection.

136)   Vinyl/laminate is deteriorated or damaged

- **Description:** At the time of inspection, vinyl flooring material was missing, deteriorated or damaged in one or more areas of the interior rooms. It is recommended to have a qualified contractor evaluate conditions and make repairs to flooring as necessary.

## Windows

137)   Window(s) won't open/difficult to open

- **Description:** One or more windows that were built to open did not open or were difficult to operate at the time of inspection. Conditions may pose a safety concern if this window(s) is the only access of escape in the event of fire or other emergencies. It is recommended to have a qualified contractor repair conditions as necessary.

## Doors

138) Overall serviceable

- **Description:** The overall evaluation of interior and entry doors appeared to be in normal working condition at the time of inspection.

## Trim

139) Overall serviceable

- **Description:** The overall evaluation of the interior trim appeared to be in normal working condition at the time of inspection.

# Water Heater

## General Description

140) Water heater manufacturing brand

- Kenmore

141) Water heater estimated age

- MFD 2006

142) Water heater type

- Tank

143) Capacity in gallons

- 30 gal.

144) Model Number

- Info label obstructed



145) Energy type

- Natural gas

146) Water temperature

- 101 degrees



### Water heater

147) Overall serviceable

- **Description:** The overall evaluation of the water heater appeared to be in normal, serviceable condition at the time of inspection.

148) Water heater appears to be over 10 years

- **Description:** The water heater appears to be over 10 years old. Water heaters have a 8-12 years life expectancy. It is recommended to consult with a qualified contractor about replacement if necessary or budgeting for a replacement soon.

149)   Fittings are rusted or corroded

- **Description:** Corrosion was found in one or multiple areas of the plumbing lines and/or fittings. It is recommended to have a qualified contractor evaluate and repair condition as needed.

### Natural gas

150) Overall serviceable

- **Description:** The overall evaluation of the water heater appeared to be in normal, serviceable condition at the time of inspection.

151)   Drip leg/Sediment trap missing or inadequate

- **Description:** Not drip leg was observed on the water heater gas supply line. The purpose of drip legs is to trap oil, scale, water condensation and/or debris from the gas supply lines before they reach and damage the water heater components. It is recommended to have a qualified contractor evaluate and repair conditions as necessary.

## Roof

### General Description

152) Roof structure:

- A-frame
- Flat

153) Inspection method

- Completely traversed

154) Estimated ages

- 10-15 years





155)  Note

- **Comment:** Recommend clearing leaves and debris from roof and continued maintenance . to prevent accelerated deterioration of roofing material



156) Please note that Eagle Eye does not guarantee that the roof is free of any active leaks, all guarantees should be made by a licensed roofing contractor.

## Roof covering

157) Composition

- Composition roof in serviceable condition
- **Description:** The overall view of the composition roof appeared to be in good serviceable condition at the time of inspection.
-   Shingles are missing
- **Description:** Composition shingles are missing ins one or more areas of the roof. Conditions will lead to further deterioration and leaks if left unattended. It is recommended to have a qualified roofing contractor repair shingles as necessary.
-   Shingles are damaged
- **Description:** Composition shingles are damaged in one or more areas of the roof. Conditions will lead to further deterioration and possibly leaks if not attended. It is recommended to have a qualified roofing contractor repair affected areas as necessary

158) Torch down

-   Gaps found at seams
- **Description:** Roof surface gaps were found at seams in one or more areas. These may result in leaks now or in the near future. A qualified roofing contractor should evaluate and repair affected areas as needed.

## Ventilation

159) Ventilation appears to be adequate

- **Description:** Roof ventilation appeared to be in overall adequate condition during the inspection.

## Flashing(s)

160) Overall serviceable

- At the time of inspection the roof flashing was found to be in overall serviceable condition

## Plumbing

### General Description

161) Main water meter

- Front sidewalk

162) Main shut off location

- Front of house

163) Water pressure

- 100 PSI

164) Service type

- Public

165) Main service pipe

- Copper

166) Supply pipe material

- Copper

167) Drain pipe material

- ABS pipe
- Cast iron

168) Disclosure

- High water supply pressure over 80 psi

169) Please note that Eagle Eye does not guarantee that the property is free of any leaks or clogging. The inspector did perform a water flow test and all indications that were noted appeared to show that the water flow in the majority of the drain lines were in normal condition during the inspection. If the client wishes for some guarantee to be made in respects to the plumbing it is recommended to have a licensed plumbing contractor provide such guarantee.

### Main service pipe

170) Overall serviceable

- **Description:** The overall evaluation of the main service water line appeared to be in overall normal serviceable condition at the time of inspection.

### Supply pipes

171) Copper

- Overall serviceable
- **Description:** The overall evaluation of the of the copper supply lines appeared to be in nor and serviceable condition at the time of inspection.

### Drain and waste pipes

172) Overall serviceable



- **Description:** The overall evaluation of drain and waste pipes appeared to be in normal serviceable condition at the time of inspection

### Gas pipes

173) Overall serviceable

- **Description:** The overall evaluation of gas pipes, meter and other components appeared to be in normal serviceable condition at the time of inspection.

174) Earthquake protection valve missing

-   At the time of inspection the gas meter was found to be missing an earthquake protection valve. This valve is designed to shutoff the gas service in the event of the an earthquake with a magnitude greater than 5.5. It is recommended to have a qualified professional install the valve as needed for insurance purposes.

175)   Gas line loose

- **Comment:** The gas line for the former wall heater was out in the open and not capped recommend capping or if no longer in use removal by qualified contractor.

### Valves

176) Overall serviceable

- **Comment:** The overall evaluation of the plumbing shut-off valves appeared to be in working condition at the time of inspection.

## General Disclosures

### Limited Warranty and Standard of Practice

- General Company Disclosure Dear Customer: Thank you for choosing EAGLE EYE PROPERTY INSPECTIONS to perform the following inspection on the property you wish to purchase. This report is the exclusive property of EAGLE EYE PROPERTY INSPECTIONS and the individual/s paying for the inspection fee and report. Use of this report by any unauthorized persons is prohibited. All findings should be made to EAGLE EYE PROPERTY INSPECTIONS. This report represents our professional opinion of the condition of the inspected elements of the subject property, determine during a limited time inspection. This inspection was performed, where applicable, in a manner consistent with the standards of the home inspection industry, terms and conditions of the inspection agreement and limitations noted in the inspection agreement. Information contained herein was prepared exclusively for the named client and their authorized representatives. We have inspected the subject property and must report to you exactly what we found. Because of the age, design and location of the home, we might find some hairline cracks on driveways or walls, see paint peeling off Walls, cracks on tiles, chipped bathtubs or some cracks over windows and doors. These are normal and cosmetic conditions. While due care was exercised in the performance of this inspection, the company makes no representations or guarantees with respect to latent deficiencies or future conditions as part of the inspection or this report. This report is valid only for a period of thirty (30) days from the date of the inspection. This report, including any attachments, should be reviewed in its entirety. Any questions about the inspection or report should be resolved prior to title transfer. This inspection report was prepared in a format specifically for the individual/s paying for the inspections fee and report and such transfer does not cover all potential areas of concern a third party may have. This report is transferable only with the consent of the individual/s paying for inspections fee and report and such transfer does not imply any warranty or guarantee regarding the report by inspection firm. We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your emailed report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. 1.1. A general inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process. The general inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions. The general inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection. 1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to

people. The fact that a system or component is near, at or beyond the end of its normal useful life is not, in itself, a material defect. 1.3. A general inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations. From International Standards of Practice for Performing a General Home Inspection - InterNACHI <http://www.nachi.org/sop.htm#ixzz3589FAHda>

### **Modern Standards**

- The building was older and may not meet many generally-accepted current building standards. Older properties are inspected within the context of the time period in which they were built, taking into account the generally-accepted building practices of that time period. The Inspection Report will comment on unsafe conditions, but problems will be described as defects at the Inspector's discretion. Properties are not required to be constantly upgraded to comply with newly-enacted building codes but are only required to comply with building codes or generally-accepted standards which existed at the time of original construction. An exception may exist when a home is remodeled, depending on the scope of work. New work must usually comply with building codes in effect at the time in which the remodel work is performed. The General Building Inspection is not a building code-compliance inspection, but an inspection for safety and system defects. The Inspection Report may comment on and identify as problems systems, components and/or conditions which may violate building codes, but confirmation of compliance with any building code or identification of any building code violation is not the goal of this Inspection Report and lies beyond the scope of the General Home Inspection. If you wish to ascertain the degree to which the home complies with any applicable building codes, you should schedule a code-compliance inspection.

### **What Really Matters**

- Buying a home? The process can be stressful. A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, a checklist, photographs, environmental reports, and what the inspector himself says during the inspection. All this, combined with the seller's disclosure and what you notice yourself, makes the experience even more overwhelming. What should you do? Relax. Most of your inspection will be maintenance recommendations, life expectancies for various systems and components, and minor imperfections. These are useful to know about. However, the issues that really matter will fall into four categories: -Major defects. An example of this would be a structural failure; -Things that lead to major defects, such as a small roof-flashing leak, for example; - Things that may hinder your ability to finance, legally occupy, or insure the home; and -] Safety hazards, such as an exposed, live buss bar at the electrical panel. Anything in these categories should be addressed. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4). Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect. Keep things in perspective. Do not kill your deal over things that do not matter. It is inappropriate to demand that a seller address deferred maintenance, conditions already listed on the

seller's disclosure, or nit-picky items.

### **Exclusions**

- Please note some areas were inaccessible or covered by furniture or stored items or configuration to access hatch. Such areas or components are excluded from this report. Client should also not ADU/guest unit behind the garage was not included in the inspection per client request.

### **Pre-1980**

- Structures built prior to the mid 1980 may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation.

# Agreements

EPEI

## EAGLE EYE PROPERTY INSPECTIONS

### InterNACHI Home Inspection Agreement

Rev 2-1-1

The address of the property is 14826 Plover Lane, Leawood, CA

Fee for the inspection is \$ 299 INSPECTOR acknowledges receiving a deposit of \$ 299 from CLIENT

THIS AGREEMENT made this 27 day of October, 2020, by and between  
Robert J. Clark (hereinafter "INSPECTOR") and the undersigned ("CLIENT"), collectively

referred to herein as "the parties." The Parties understand and voluntarily agree as follows:

- INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargain of the report. The report is only supplied to the client's disclosure.
- Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance with the current Standards of Practice of the International Association of Certified Home Inspectors ("InterNACHI") posted at <http://www.nachi.org/ehp.htm>. Although INSPECTOR agrees to follow InterNACHI's Standards of Practice, CLIENT understands that these standards contain limitations, exceptions, and exclusions. CLIENT understands that InterNACHI is not a party to this Agreement and has no control over INSPECTOR or representations made by INSPECTOR and does not supervise INSPECTOR. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for the presence of radon—a colorless, odorless, radioactive gas that may be harmful to humans. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for compliance with applicable building codes or for the presence of potential dangers arising from asbestos, lead paint, formaldehyde, mold, and environmental hazards or violations.
- The inspection and report are for the use of CLIENT only, who gives INSPECTOR permission to discuss observations with real estate agents, owners, representatives, and other interested parties. INSPECTOR shall be the sole owner of the report and all rights to it. INSPECTOR accepts no responsibility for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release INSPECTOR (including employees and business entities) from any liability whatsoever. Any third parties who rely on the report in any way also agree to all provisions in this Agreement. INSPECTOR'S inspection of the property and the report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability, or suitability of the home/building, or its components. All warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded to the fullest extent allowed by law. If any structure or portion of any structure that is to be inspected is a log home, log structure or includes similar log construction, CLIENT understands that such structures have unique characteristics that make it impossible for an inspector to inspect and evaluate them by an exterior visual inspection. Therefore, the scope of the inspection to be performed pursuant to this Agreement does not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects.
- INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents and/or employees, for claims or damages, costs of defense or suit, attorney's fees and expenses arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult to ascertain, (ii) to allocate risk among the INSPECTOR and CLIENT, and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.
- INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, and as the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing.
- In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) written notification of adverse condition within 14 days of discovery; and (2) access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.
- The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has his principal place of business. In the event that CLIENT fails to prove any claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims. CLIENT further understands that any legal action against InterNACHI itself allegedly arising out of this Agreement or INSPECTOR'S relationship with InterNACHI must be brought only in the District Court of Boulder County, Colorado. No such action may be filed unless the plaintiff has first notified InterNACHI with 30 days' written notice of the nature of the claim. In any action against INSPECTOR (and/or InterNACHI), CLIENT waives trial by jury.
- If any court declares any provision of this Agreement invalid, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change shall be enforceable against any party unless it is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assigns. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.
- Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and title expenses incurred in collecting the payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guarantee payment of the fee by the entity.
- If CLIENT requests a re-inspection, the re-inspection is also subject to all the terms and conditions set forth in this agreement.
- This Agreement is not transferable or assignable.
- Should any provision of this Agreement require judicial interpretation, the Court shall not apply a presumption that the term shall be more strictly construed against one party or the other by reason of the rule of construction that a document is to be construed more strictly against the party who prepared it.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

FOR INSPECTOR

CLIENT OR REPRESENTATIVE