



INSPECTION REPORT
21011 North Hampton Way
Lake Forest CA 92630

INSPECTED BY
Ernest Lefferman
PRO
INSPECTIONS

INSPECTION DATE
📅 6/14/2024
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General Info

Property Address
21011 North Hampton Way
Lake Forest CA 92630

Date of Inspection
6/14/2024

Report ID
061424-02

Customer(s)
Margie Sheehan

Time of Inspection

Real Estate Agent
Jennifer Castaneda
BERKSHIRE HATHAWAY HOME SERVICES
CALIFORNIA PROPERTIES

Inspection Details

In Attendance:
Vacant (inspector only)

Type of building:
Single Family (2 story)

Standards of Practice:
CREIA California

Approximate age of building:
Over 25 Years

Temperature:
Over 80 (F)

Weather:
Clear

Ground/Soil surface condition:
Dry

Rain in last 3 days:
No

Radon Test:
No

Water Test:
Yes
Type : Volume Pressure

Comment Key & Definitions

This home is older than 25 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

1. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

| | | Y | G | F | SC | N | Styles & Materials |
|------|---|---|---|---|----|---|---|
| 1.0 | ROOF COVERINGS | | | | • | | Viewed roof covering from: Walked roof |
| 1.1 | VALLEY | | • | | | | Roof-Type: Slope |
| 1.2 | RIDGE CAPS AND EDGES | | | | • | | Roof Covering: Composition Shingle |
| 1.3 | ROOF CLEAR OF DEBRIS | • | | | | | Chimney (exterior): Brick |
| 1.4 | FLASHINGS/DRIP EDGE | | • | | | | Sky Light(s): None |
| 1.5 | SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS | | | | • | | Roof Ventilation: Passive Eave vents |
| 1.6 | ROOF VENTILATION | | • | | | | Method used to observe attic: From entry |
| 1.7 | SOLAR PANELS | | | | | • | Roof Structure: 2 X 4 Rafters Lateral bracing Plywood |
| 1.8 | ROOF DRAINAGE SYSTEMS (gutters and downspouts) | | | | | • | Ceiling Structure: 2X4 |
| 1.9 | ATTIC ACCESS AND PANEL | | • | | | | Attic info: Pull Down stairs Storage |
| 1.10 | ROOF STRUCTURE AND ATTIC | | • | | | | Attic Insulation: Fiberglass |
| 1.11 | VENTILATION, FANS AND THERMOSTATIC CONTROLS (ATTIC) | | • | | | | |
| 1.12 | INSULATION IN ATTIC | | • | | | | |
| 1.13 | VISIBLE ELECTRIC WIRING IN ATTIC | | • | | | | |
| 1.14 | LIGHT FIXTURE | | | | | • | |
| 1.15 | ANY DEBRIS IN ATTIC | • | | | | | |

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

Comments:

1.0 Missing torn cracked and weathered shingles noted at various areas of the roof.

Nails are extracting at several areas and lifting the shingles. Advise to have a Roofer inspect and repair as needed.



1.0 Item 1 (Picture)



1.0 Item 2 (Picture)



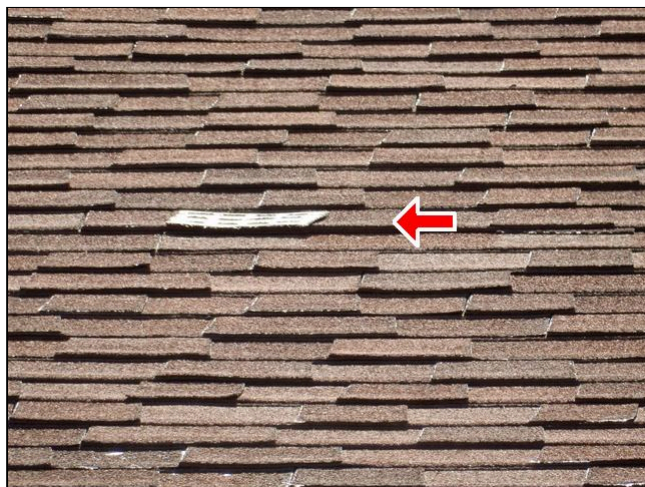
1.0 Item 3 (Picture)



1.0 Item 4 (Picture)



1.0 Item 5 (Picture)



1.0 Item 6 (Picture)



1.0 Item 7 (Picture)



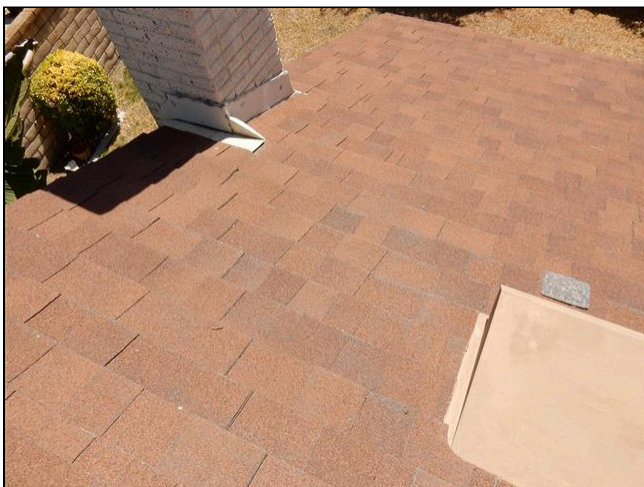
1.0 Item 8 (Picture)



1.0 Item 9 (Picture)



1.0 Item 10 (Picture)



1.0 Item 11 (Picture)



1.0 Item 12 (Picture)



1.0 Item 13 (Picture)



1.0 Item 14 (Picture)



1.0 Item 15 (Picture)



1.0 Item 16 (Picture)



1.0 Item 17 (Picture)



1.0 Item 18 (Picture)

1.2 Cracked and weathered shingles noted at Ridge caps. Advise to have a Roofer inspect and repair as needed.



1.2 Item 1 (Picture)

1.5 The plumbing vent pipes need caulking or sealant around the perimeter of pipe and boot where boot flange has failed. Advise to have a Roofer inspect and repair as needed.

Vent pipe boot has lifted and is not sealed at the front slope. Advise to have a Roofer inspect and repair as needed.

Sealant along the chimney flashing is failing. Advise to have a Roofer inspect and repair as needed.



1.5 Item 1 (Picture)

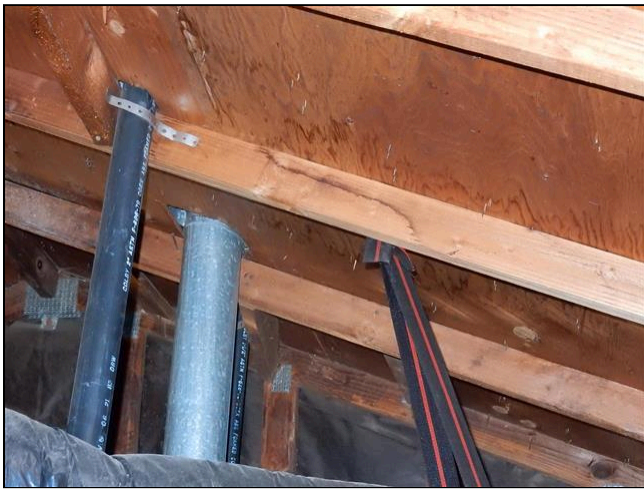


1.5 Item 2 (Picture)



1.5 Item 3 (Picture)

1.10 View of the rafters and supports.



1.10 Item 1 (Picture)



1.10 Item 2 (Picture)



1.10 Item 3 (Picture)



1.10 Item 4 (Picture)

1.12 View of the insulation.



1.12 Item 1 (Picture)



1.12 Item 2 (Picture)



1.12 Item 3 (Picture)



1.12 Item 4 (Picture)

1.15 Personal property remain in the attic.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

| | | Y | G | F | SC | N | Styles & Materials |
|-----|---|----------|----------|----------|-----------|----------|--|
| 2.0 | WALL CLADDING FLASHING AND TRIM | | | | • | | Siding: Cement stucco |
| 2.1 | DOORS (Exterior) | | | | • | | Siding Material: Cement-Fiber |
| 2.2 | WINDOWS | | | | • | | Exterior Entry Doors: Wood Patio Slider |
| 2.3 | DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVER AND APPLICABLE RAILINGS | | | | • | | Appurtenance: Patio |
| 2.4 | VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building) | | • | | | | Driveway: Concrete |
| 2.5 | EAVES, SOFFITS AND FASCIAS | | | | • | | |
| 2.6 | PLUMBING WATER FAUCETS (hose bibs) | | • | | | | |
| 2.7 | OUTLETS SWITCHES (exterior) | | | | • | | |
| 2.8 | EXTERIOR LIGHTS AND ELECTRICAL | | • | | | | |
| 2.9 | OTHER | | | | • | | |
| | | Y | G | F | SC | N | |

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Comments:

2.0 Stucco siding is deteriorated at the left side behind the condenser.

Bio-Organic growth is present at several areas of the stucco siding.

Cracks and or chips noted to the stucco siding at several areas.

Patchwork noted to the stucco siding around the window rear of the house.

Doggy door is not water proof. Advise to repair as needed.

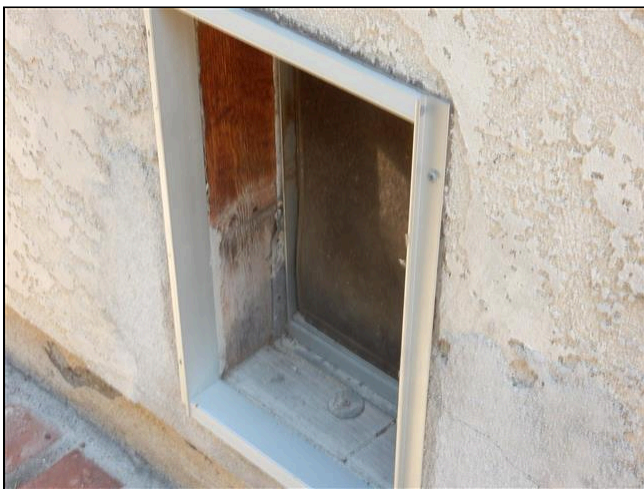
Stucco siding is not sealed properly at the side of the planter box.



2.0 Item 1 (Picture)



2.0 Item 2 (Picture)



2.0 Item 3 (Picture)



2.0 Item 4 (Picture)



2.0 Item 5 (Picture)



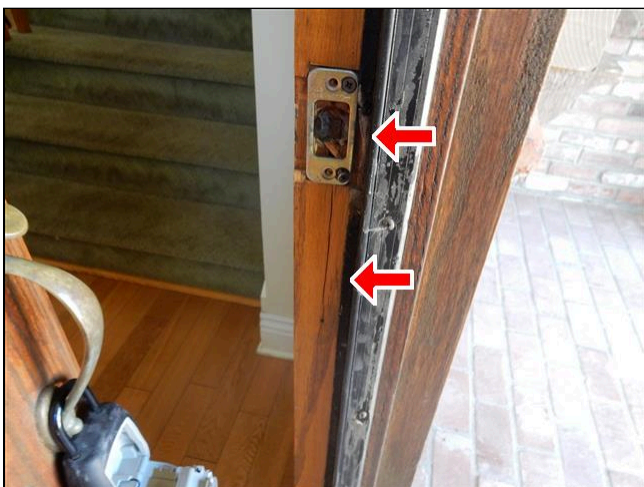
2.0 Item 6 (Picture)



2.0 Item 7 (Picture)

2.1 Entry door is weathered.

Entry door frame is cracked and strike plates are loose. Advise to repair as needed.



2.1 Item 1 (Picture)

2.2 One window is not sealed properly at the right side of the house. Advise to have a Contractor inspect and repair as needed.



2.2 Item 1 (Picture)

2.3 Bio-Organic growth is present on the patio awning. Advise to have a Contractor inspect and repair as needed.



2.3 Item 1 (Picture)

2.5 Paint is peeling at the fascia boards and eaves.



2.5 Item 1 (Picture)



2.5 Item 2 (Picture)



2.5 Item 3 (Picture)

2.7 Exterior outlets are three prong grounded outlets. Advise to have a Electrician inspect and upgrade to GFCI with weather covers.

Three prong outlet at the rear yard is not grounded or a GFCI. Advise to have a Electrician inspect and repair as needed.

Junction box and conduit are loose at the rear of the house. Advise to repair as needed.



2.7 Item 1 (Picture)



2.7 Item 2 (Picture)



2.7 Item 3 (Picture)

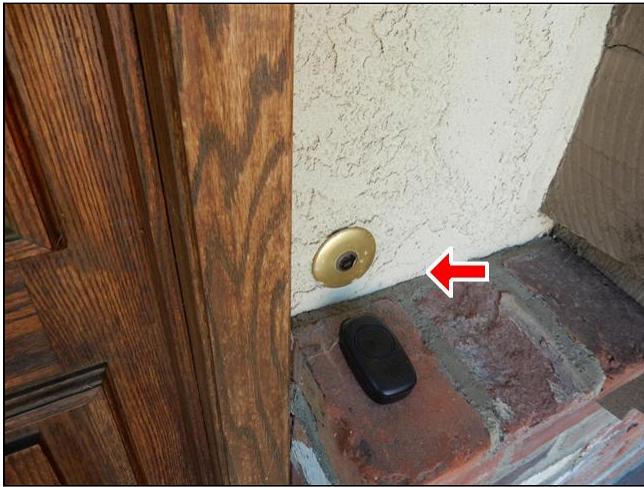


2.7 Item 4 (Picture)

2.9 Iron gate post is loose. Advise to repair or replace as needed.

Set back is not proper at the rear of the house. Advise to have a Contractor inspect further.

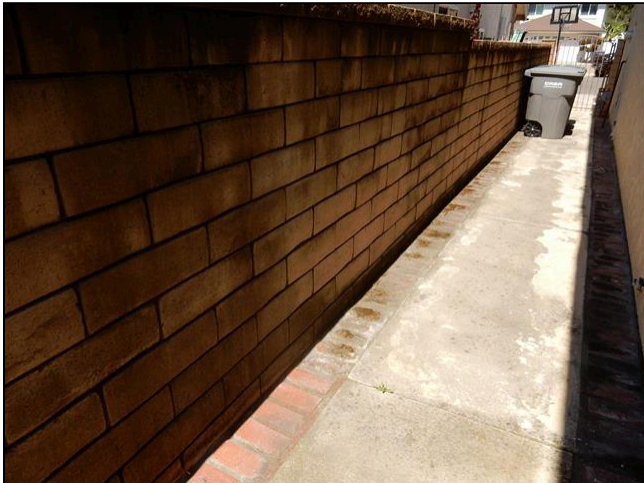
Bricks at the planter are loose damaged and missing. Advise to repair and replace as needed.



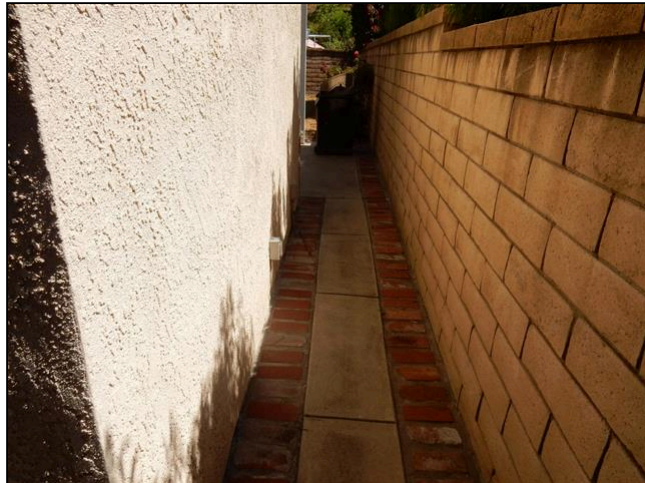
2.9 Item 1 (Picture)



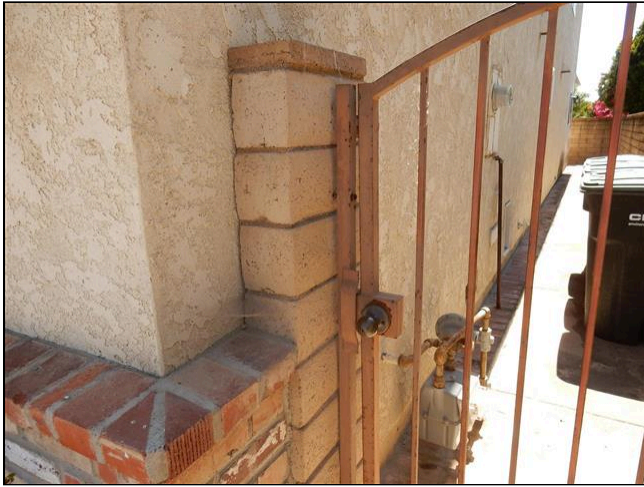
2.9 Item 2 (Picture)



2.9 Item 3 (Picture)



2.9 Item 4 (Picture)



2.9 Item 5 (Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

| | | Y | G | F | SC | N | Styles & Materials |
|-----|---|---|---|---|----|---|---|
| 3.0 | GARAGE CEILINGS | | | | • | | Garage Door Type: One automatic |
| 3.1 | GARAGE WALLS (INCLUDING FIREWALL SEPARATION) | | • | | | | Garage Door Material: Aluminum |
| 3.2 | GARAGE FLOOR | | • | | | | |
| 3.3 | GARAGE WIRING | | • | | | | |
| 3.4 | GARAGE DOOR (S) | | • | | | | |
| 3.5 | OCCUPANT DOOR FROM GARAGE TO INSIDE HOME | | • | | | | |
| 3.6 | GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance) | | • | | | | |
| 3.7 | OUTLET AND SWITCHES | | • | | | | |
| 3.8 | LIGHTS | | | | • | | |

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

Comments:

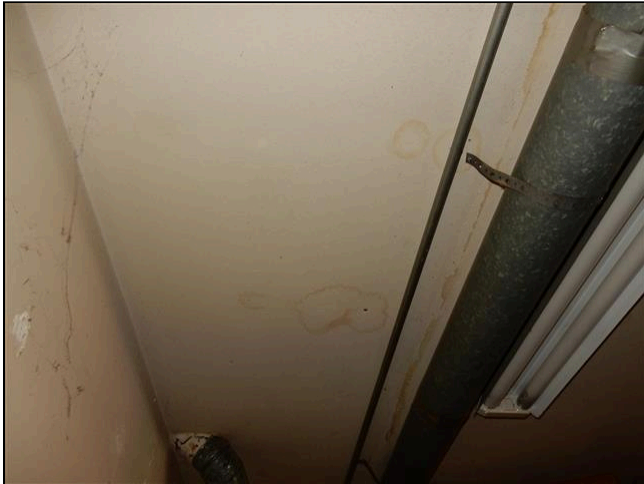
3.0 Water stains noted to the ceiling at several areas.



3.0 Item 1 (Picture)



3.0 Item 2 (Picture)



3.0 Item 3 (Picture)

3.8 Lights in the garage are not working. Advise to repair as needed.

4. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

| | | Y | G | F | SC | N | Styles & Materials |
|------|--|---|---|---|----|---|--|
| 4.0 | CEILINGS | | • | | | | Dishwasher: GENERAL ELECTRIC |
| 4.1 | WALLS | | • | | | | Disposer Brand: BADGER |
| 4.2 | FLOORS | | • | | | | Exhaust/Range hood: VENTED GENERAL ELECTRIC |
| 4.3 | COUNTERS AND CABINETS | | | | • | | Range/Oven: GENERAL ELECTRIC |
| 4.4 | PLUMBING DRAIN AND VENT SYSTEMS | | • | | | | Microwave: GENERAL ELECTRIC |
| 4.5 | PLUMBING WATER SUPPLY FAUCETS AND FIXTURES | | • | | | | Trash Compactors: NONE |
| 4.6 | OUTLETS WALL SWITCHES and FIXTURES | | | | • | | Cabinetry: Wood |
| 4.7 | DISHWASHER | | • | | | | Countertop: Laminate Tile |
| 4.8 | RANGES/OVENS/COOKTOPS | | • | | | | Clothes Dryer Vent |
| 4.9 | RANGE HOOD | | | | • | | Material: Flexible Metal |
| 4.10 | FOOD WASTE DISPOSER | | | | • | | Dryer Power Source: Gas Connection |
| 4.11 | MICROWAVE COOKING EQUIPMENT | | | | • | | |
| 4.12 | CLOTHES DRYER VENT PIPING | | • | | | | |
| 4.13 | WASHER CONNECTIONS | | • | | | | |

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

Comments:

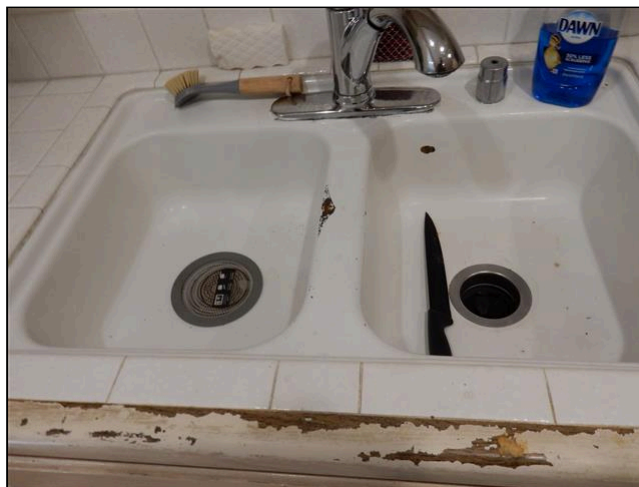
4.3 Cracks noted to the tiled countertop at several areas.

Chips noted to the sink at several areas.

Laminate countertop edge is weathered.



4.3 Item 1 (Picture)



4.3 Item 2 (Picture)



4.3 Item 3 (Picture)

4.6 "Three-prong" outlet is outdated and not a three-prong GFCI (Ground Fault Circuit Interrupt) at the kitchen. . A qualified licensed electrical contractor should correct as needed.

4.9 Improper type of tubing tape used for vent pipe. Advise to replace with Aluminum tape.



4.9 Item 1 (Picture)

4.10 Disposer is not working. Advise to repair or replace as needed.

4.11 Microwave door handle is missing. Advise to repair or replace as needed.



4.11 Item 1 (Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(A) . Dining Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

| | | Y | G | F | SC | N | Styles & Materials |
|-------|------------------|---|---|---|----|---|---|
| 5.0.A | SMOKE DETECTORS | | | | | • | Ceiling Materials: Drywall |
| 5.1.A | CEILINGS | | • | | | | Wall Material: Drywall |
| 5.2.A | WALLS | | | | • | | Floor Covering(s): Wood |
| 5.3.A | FLOORS | | • | | | | Window Types: Sliders Vinyl Frame Dual Pane |
| 5.4.A | WINDOWS | | • | | | | Window |
| 5.5.A | LIGHT FIXTURE | | • | | | | Manufacturer: MILLGARD |
| 5.6.A | OUTLETS/SWITCHES | | • | | | | |

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

Comments:

5.2.A Wall has been cut open and improperly repaired or unfinished.



5.2.A Item 1 (Picture)



5.2.A Item 2 (Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(B) . Living Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

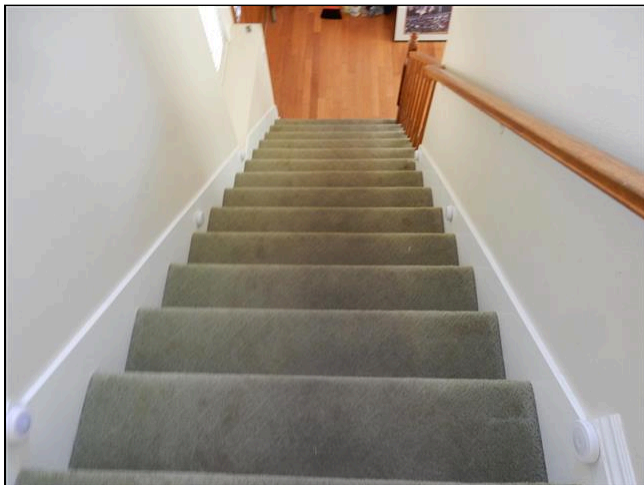
| | | Y | G | F | SC | N | Styles & Materials |
|-------|------------------|---|---|---|----|---|---|
| 5.0.B | SMOKE DETECTORS | • | | | | | Ceiling Materials: Drywall |
| 5.1.B | CEILINGS | | • | | | | Wall Material: Drywall |
| 5.2.B | WALLS | | • | | | | Floor Covering(s): Wood |
| 5.3.B | FLOORS | | | | • | | Closet Door: Hollow core |
| 5.4.B | DOORS | | | | • | | Window Types: Sliders Vinyl Frame Dual Pane |
| 5.5.B | WINDOWS | | • | | | | Window |
| 5.6.B | LIGHT FIXTURE | | • | | | | Manufacturer: MILLGARD |
| 5.7.B | OUTLETS/SWITCHES | | • | | | | |
| 5.8.B | CLOSET/RAILS | | • | | | | |

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

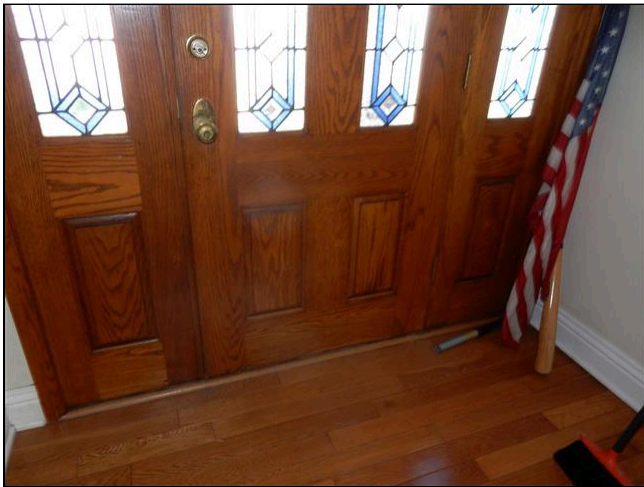
5.3.B Sub floor squeaks in areas (nuisance only) at the stairs . A qualified person should repair or replace as needed.

Carpet is worn and stained.



5.3.B Item 1 (Picture)

5.4.B Entry door is difficult to lock. Advise to repair as needed.



5.4.B Item 1 (Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(C) . Family Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

| | | Y | G | F | SC | N | Styles & Materials |
|-------|------------------|---|---|---|----|---|--|
| 5.0.C | SMOKE DETECTORS | | | | | • | Ceiling Materials: Drywall |
| 5.1.C | CEILINGS | | | | • | | Wall Material: Drywall |
| 5.2.C | WALLS | | | | • | | Floor Covering(s): Tile |
| 5.3.C | FLOORS | | • | | | | Window Types: Sliders Aluminum Dual Pane |
| 5.4.C | DOORS | | • | | | | Window |
| 5.5.C | WINDOWS | | | | • | | Manufacturer: UNKNOWN |
| 5.6.C | LIGHT FIXTURE | | • | | | | |
| 5.7.C | OUTLETS/SWITCHES | | • | | | | |

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

5.1.C Wall is damaged at several areas.



5.1.C Item 1 (Picture)

5.2.C Water damage noted to the wall base trim at the right side of the slider door. Advise to have a Contractor inspect and repair as needed.



5.2.C Item 1 (Picture)

5.5.C Window lock is damaged. Advise to replace as needed.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(D) . Primary Bedroom

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

| | | Y | G | F | SC | N | Styles & Materials |
|-------|------------------|---|---|---|----|---|---|
| 5.0.D | SMOKE DETECTORS | | | | • | • | Ceiling Materials: Drywall |
| 5.1.D | CEILINGS | | • | | | | Wall Material: Drywall |
| 5.2.D | WALLS | | | | • | | Floor Covering(s): Carpet |
| 5.3.D | FLOORS | | | | • | | Closet Door: Sliders Mirrored |
| 5.4.D | DOORS | | • | | | | Window Types: Sliders Vinyl Frame Dual Pane |
| 5.5.D | WINDOWS | | | | • | | |
| 5.6.D | LIGHT FIXTURE | | | | • | | |
| 5.7.D | OUTLETS/SWITCHES | | • | | | | Window |
| 5.8.D | CLOSET/RAILS | | | | • | | Manufacturer: MILLGARD |

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

5.0.D Smoke detector is missing.

5.2.D Wall has been cut open in the closet and improperly repaired or unfinished.



5.2.D Item 1 (Picture)

5.3.D Carpet is stained and worn.



5.3.D Item 1 (Picture)

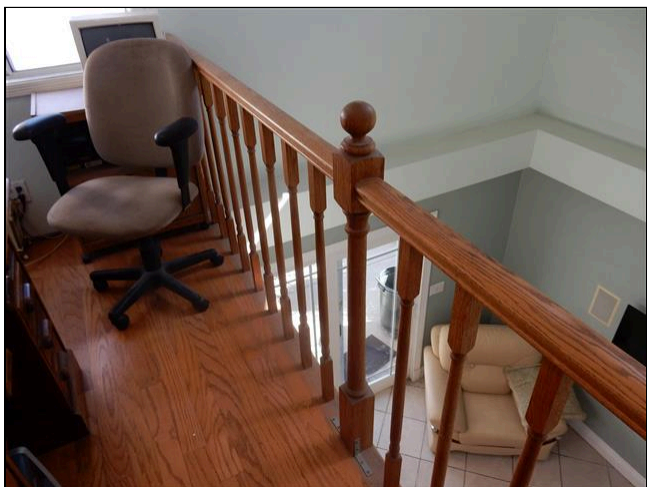
5.5.D Window trim is damaged. Advise to repair or replace as needed.



5.5.D Item 1 (Picture)

5.6.D Could not test the ceiling fan, remote is not working.

5.8.D Balusters and guardrails is loose and unstable at the loft. Advise to repair as needed.



5.8.D Item 1 (Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(E) . Right Front Bedroom

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

| | | Y | G | F | SC | N | Styles & Materials |
|-------|------------------|----------|----------|----------|-----------|----------|---|
| 5.0.E | SMOKE DETECTORS | | | | • | • | Ceiling Materials: Drywall Acoustic Wall Material: Drywall Floor Covering(s): Carpet Closet Door: Sliders Mirrored Window Types: Sliders Vinyl Frame Dual Pane Window Manufacturer: MILLGARD |
| 5.1.E | CEILINGS | | | | • | | |
| 5.2.E | WALLS | | • | | | | |
| 5.3.E | FLOORS | | | | • | | |
| 5.4.E | DOORS | | • | | | | |
| 5.5.E | WINDOWS | | | | • | | |
| 5.6.E | LIGHT FIXTURE | | • | | | | |
| 5.7.E | OUTLETS/SWITCHES | | • | | | | |
| 5.8.E | CLOSET/RAILS | | • | | | | |
| | | Y | G | F | SC | N | |

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

5.0.E Smoke detector is missing.

5.1.E The Texture on the ceiling may be Asbestos material at the bedroom closet. . A qualified contractor should inspect and remove as needed.



5.1.E Item 1 (Picture)

5.3.E Carpet is worn and stained.

5.5.E Decay noted to the window ledge. Refer to the termite report.



5.5.E Item 1 (Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(F) . Left Front Bedroom

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

| | | Y | G | F | SC | N | Styles & Materials |
|-------|------------------|----------|----------|----------|-----------|----------|---|
| 5.0.F | SMOKE DETECTORS | | | | • | • | Ceiling Materials: Drywall Acoustic Wall Material: Drywall Floor Covering(s): Wood Closet Door: Sliders Mirrored Window Types: Sliders Vinyl Frame Dual Pane Window Manufacturer: MILLGARD |
| 5.1.F | CEILINGS | | | | • | | |
| 5.2.F | WALLS | | • | | | | |
| 5.3.F | FLOORS | | | | • | | |
| 5.4.F | DOORS | | • | | | | |
| 5.5.F | WINDOWS | | | | • | | |
| 5.6.F | LIGHT FIXTURE | | • | | | | |
| 5.7.F | OUTLETS/SWITCHES | | • | | | | |
| 5.8.F | CLOSET/RAILS | | • | | | | |
| | | Y | G | F | SC | N | |

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

5.0.F Smoke detector is missing.

5.1.F The Texture on the ceiling may be Asbestos material at the bedroom closet. . A qualified contractor should inspect and remove as needed.



5.1.F Item 1 (Picture)

5.3.F Wood flooring is scratched and blemished.

5.5.F One window is cloudy (lost seal) at the Bedroom. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.



5.5.F Item 1 (Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6(A) . Primary Bath

| | | Y | G | F | SC | N | Styles & Materials |
|-------|---|---|---|---|----|---|------------------------------|
| 6.0.A | CEILING | | • | | | | Exhaust Fans: None |
| 6.1.A | WALLS | | • | | | | |
| 6.2.A | FLOOR | | • | | | | |
| 6.3.A | COUNTERS CABINETS AND FIXTURES | | | | • | | |
| 6.4.A | SHOWER STALL/BATHTUB | | • | | | | |
| 6.5.A | DOORS | | • | | | | |
| 6.6.A | WINDOWS | | • | | | | |
| 6.7.A | PLUMBING DRAIN, WASTE AND VENT SYSTEMS | | | | • | | |
| 6.8.A | PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES | | | | • | | |
| 6.9.A | OUTLETS SWITCHES AND FIXTURES | | • | | | | |

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

Comments:

6.3.A Sink is corroded rusted and deteriorated and will leak. Advise to replace as needed.



6.3.A Item 1 (Picture)



6.3.A Item 2 (Picture)

6.7.A The toilet is loose at floor at the bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.



6.7.A Item 1 (Picture)

6.8.A Bathtub spout diverter is no working. Advise to have a Plumber inspect and repair or replace as needed.



6.8.A Item 1 (Picture)

6(B) . Hall Bath

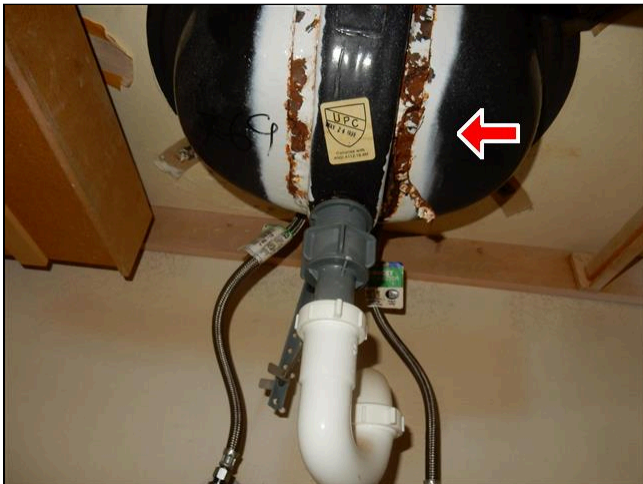
| | | Y | G | F | SC | N | Styles & Materials |
|-------|---|---|---|---|----|---|------------------------------|
| 6.0.B | CEILING | | • | | | | Exhaust Fans: None |
| 6.1.B | WALLS | | • | | | | |
| 6.2.B | FLOOR | | • | | | | |
| 6.3.B | COUNTERS CABINETS AND FIXTURES | | | | • | | |
| 6.4.B | SHOWER STALL/BATHTUB | | • | | | | |
| 6.5.B | DOORS | | • | | | | |
| 6.6.B | WINDOWS | | • | | | | |
| 6.7.B | PLUMBING DRAIN, WASTE AND VENT SYSTEMS | | | | • | | |
| 6.8.B | PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES | | | | • | | |
| 6.9.B | OUTLETS SWITCHES AND FIXTURES | | • | | | | |

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

6.3.B Sink is corroded rusted and deteriorated underneath and will leak. Advise to have a Contractor inspect and replace as needed.

Cabinet baseboard is stained and blemished.



6.3.B Item 1 (Picture)



6.3.B Item 2 (Picture)

6.7.B Sink stopper linkage is missing. Advise to replace as needed.

Toilet is clogged. Advise to have a Plumber inspect and repair as needed.

6.8.B Bathtub spout diverter is missing. Advise to replace as needed.



6.8.B Item 1 (Picture)

6(C) . 1/2 Bath

| | | Y | G | F | SC | N | Styles & Materials |
|-------|---|---|---|---|----|---|------------------------------|
| 6.0.C | CEILING | | • | | | | Exhaust Fans: None |
| 6.1.C | WALLS | | • | | | | |
| 6.2.C | FLOOR | | • | | | | |
| 6.3.C | COUNTERS CABINETS AND FIXTURES | | | | • | | |
| 6.4.C | DOORS | | • | | | | |
| 6.5.C | WINDOWS | | • | | | | |
| 6.6.C | PLUMBING DRAIN, WASTE AND VENT SYSTEMS | | • | | | | |
| 6.7.C | PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES | | • | | | | |
| 6.8.C | OUTLETS SWITCHES AND FIXTURES | | • | | | | |

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

6.3.C Sink is corroded rusted and deteriorated and will leak. Advise to have a Contractor inspect and replace as needed.

Countertop is cracked. Advise to repair or replace as needed.



6.3.C Item 1 (Picture)



6.3.C Item 2 (Picture)



6.3.C Item 3 (Picture)

7. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

| | | Y | G | F | SC | N | Styles & Materials |
|-----|-----------------------|---|---|---|----|---|---------------------------------------|
| 7.0 | CONCRETE SLAB | | • | | | | Foundation: Poured concrete |
| 7.1 | WALLS (Structural) | | • | | | | Floor Structure: Slab |
| 7.2 | FLOORS (Structural) | | • | | | | Wall Structure: Wood |
| 7.3 | CEILINGS (structural) | | • | | | | |
| 7.4 | HOUSE ANCHORED | • | | | | | |

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

| | | Y | G | F | SC | N | Styles & Materials |
|------|---|---|---|---|----|---|---|
| 8.0 | PLUMBING DRAIN, WASTE AND VENT SYSTEMS | | • | | | | Water Source: Public |
| 8.1 | PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES | | • | | | | Water Filters: None |
| 8.2 | WATER CONSERVATION EQUIPPED | • | | | | | Plumbing Water Supply (into home): Copper |
| 8.3 | VOLUME PRESSURE | | • | | | | Plumbing Water Distribution (inside home): Copper |
| 8.4 | HOT WATER SYSTEMS, EXPANSION TANK, CONTROLS, CHIMNEYS, FLUES VENTS AND LOCATION | | • | | | | Washer Drain Size: 2" Diameter |
| 8.5 | WATER HEATER STRAPPED | • | | | | | Plumbing Waste Line: Cast iron ABS |
| 8.6 | EXPANSION TANK INSTALLED | | | | • | • | Water Heater Power Source: Gas (quick recovery) |
| 8.7 | TPI PRESSURE VALVE PIPE INSTALLED | • | | | | | Water Heater Capacity: 40 Gallon (1-2 people) |
| 8.8 | WATER HEATER DRAIN PAN INSTALLED | • | | | | | Manufacture: BRADFORD-WHITE |
| 8.9 | WATER HEATER RAISED FROM GROUND | • | | | | | Water Heater Location: Garage |
| 8.10 | WATER HEATER SHUT-OFF VALVE/DRAIN VALVE | | • | | | | |
| 8.11 | MAIN WATER & FUEL SHUT OFF | | • | | | | |
| 8.12 | FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks) | | • | | | | |
| 8.13 | SEDIMENT TRAP INSTALLED | • | | | | | |
| 8.14 | EARTHQUAKE SHUT OFF VALVE AND OR WRENCH INSTALLED AT THE GAS METER | | | | | • | |

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

Comments:

8.3 Volume pressure is good, 80 PSI.



8.3 Item 1 (Picture)

8.4 View of the water heater.



8.4 Item 1 (Picture)



8.4 Item 2 (Picture)

8.6 No expansion tank installed. Advise to have a Plumber install a expansion tank.

8.12 View of the gas meter.



8.12 Item 1 (Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

| | | Y | G | F | SC | N | Styles & Materials |
|-----|--|---|---|---|----|---|--|
| 9.0 | SERVICE ENTRANCE CONDUCTORS | | • | | | | Electrical Service |
| 9.1 | SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS | | • | | | | Conductors: Overhead service |
| 9.2 | BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE | | • | | | | Panel capacity: 100 AMP |
| 9.3 | CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls) | | • | | | | Panel Type: Circuit breakers |
| 9.4 | POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE | | • | | | | Electric Panel |
| 9.5 | LOCATION OF MAIN AND DISTRIBUTION PANELS | | • | | | | Manufacturer: SYLVANIA |
| 9.6 | CIRCUIT BREAKERS LABELED | • | | | | | Branch wire 15 and 20 |
| 9.7 | SMOKE DETECTORS | • | | | • | | AMP: Copper |
| 9.8 | CARBON MONOXIDE DETECTORS | | | | • | • | Wiring Methods: Romex |

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

Comments:

9.2 View of the wiring inside the panel.



9.2 Item 1 (Picture)

9.6 View of the labeled panel.



9.6 Item 1 (Picture)

9.7 Smoke detectors should be tested and replaced with 10 year lithium and or hard wired smoke detectors in the bedrooms and common hallway.

9.8 There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

| | | Y | G | F | SC | N | Styles & Materials |
|-------|---|---|---|---|----|---|--|
| 10.0 | HEATING EQUIPMENT | | • | | | | Heat Type: Forced Air |
| 10.1 | GAS LINE/VALVE | | • | | | | Energy Source: Gas |
| 10.2 | NORMAL OPERATING CONTROLS | | • | | | | Number of Heat Systems (excluding wood): One |
| 10.3 | AUTOMATIC SAFETY CONTROLS | | • | | | | Ductwork: Insulated |
| 10.4 | DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors) | | • | | | | Filter Type: Disposable |
| 10.5 | PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM | • | | | | | Filter Size: 14x25 |
| 10.6 | CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems) | | • | | | | Types of Fireplaces: Vented gas logs |
| 10.7 | SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove) | | | | • | | Operable Fireplaces: One |
| 10.8 | DOORS AND SCREENS | | • | | | | Number of Woodstoves: None |
| 10.9 | COOLING AND AIR HANDLER EQUIPMENT | | • | | | | Cooling Equipment Type: Air conditioner unit |
| 10.10 | NORMAL OPERATING CONTROLS | | • | | | | Cooling Equipment Energy Source: Electricity |
| 10.11 | PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM | • | | | | | Number of AC Only Units: One |

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

Comments:

10.0 View of the heater.



10.0 Item 1 (Picture)

10.7 The damper for fireplace at the family room is missing a clamp or lock that forces lid to stay open (required for Vented Gas/LP logs). . .



10.7 Item 1 (Picture)



10.7 Item 2 (Picture)

10.9 The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 60 degrees, and the return air temperature was 77 degrees. This indicates the range in temperature drop is normal.



10.9 Item 1 (Picture)



10.9 Item 2 (Picture)



10.9 Item 3 (Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Lawn Sprinklers

| | | Y | G | F | SC | N |
|------|---------------------|---|---|---|----|---|
| 11.0 | SPRINKLER OPERATION | | | | • | |

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

Comments:

11.0 Several sprinkler heads and piping are damaged and leaking.



11.0 Item 1 (Picture)



11.0 Item 2 (Picture)

General Summary

PRO INSPECTIONS

2476 Mandarin Drive
Corona CA 92879
714) 267-5579
951) 734-7381
714) 343-6903

Customer
Margie Sheehan

Address
21011 North Hampton Way
Lake Forest CA 92630

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing / Chimneys / Roof Structure and Attic

1.0 ROOF COVERINGS

See Comments

Missing torn cracked and weathered shingles noted at various areas of the roof.

Nails are extracting at several areas and lifting the shingles. Advise to have a Roofer inspect and repair as needed.



1.0 Item 1 (Picture)



1.0 Item 2 (Picture)



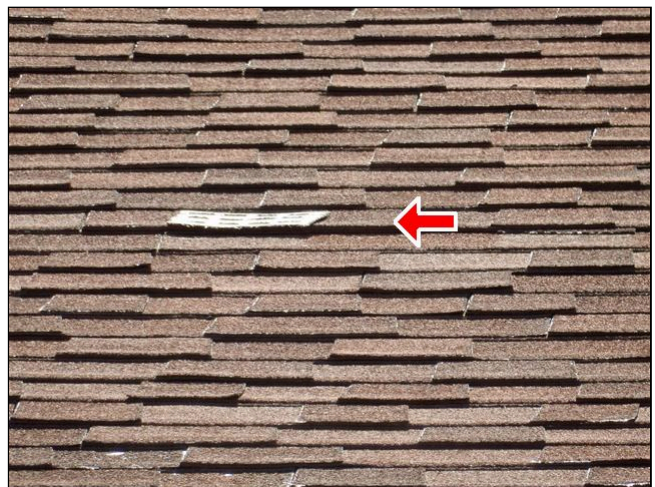
1.0 Item 3 (Picture)



1.0 Item 4 (Picture)



1.0 Item 5 (Picture)



1.0 Item 6 (Picture)



1.0 Item 7 (Picture)



1.0 Item 8 (Picture)



1.0 Item 9 (Picture)



1.0 Item 10 (Picture)



1.0 Item 11 (Picture)



1.0 Item 12 (Picture)



1.0 Item 13 (Picture)



1.0 Item 14 (Picture)



1.0 Item 15 (Picture)



1.0 Item 16 (Picture)



1.0 Item 17 (Picture)

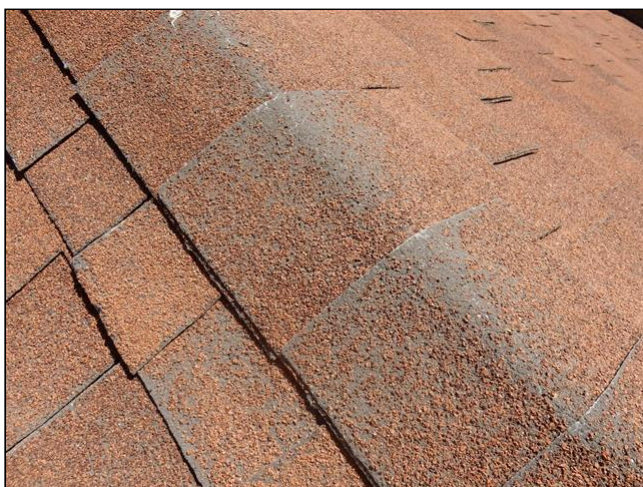


1.0 Item 18 (Picture)

1.2 RIDGE CAPS AND EDGES

See Comments

Cracked and weathered shingles noted at Ridge caps. Advise to have a Roofer inspect and repair as needed.



1.2 Item 1 (Picture)

1.5 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

See Comments

The plumbing vent pipes need caulking or sealant around the perimeter of pipe and boot where boot flange has failed. Advise to have a Roofer inspect and repair as needed.

Vent pipe boot has lifted and is not sealed at the front slope. Advise to have a Roofer inspect and repair as needed.

Sealant along the chimney flashing is failing. Advise to have a Roofer inspect and repair as needed.



1.5 Item 1 (Picture)



1.5 Item 2 (Picture)



1.5 Item 3 (Picture)

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

See Comments

Stucco siding is deteriorated at the left side behind the condenser.

Bio-Organic growth is present at several areas of the stucco siding.

Cracks and or chips noted to the stucco siding at several areas.

Patchwork noted to the stucco siding around the window rear of the house.

Doggy door is not water proof. Advise to repair as needed.

Stucco siding is not sealed properly at the side of the planter box.



2.0 Item 1 (Picture)



2.0 Item 2 (Picture)



2.0 Item 3 (Picture)



2.0 Item 4 (Picture)



2.0 Item 5 (Picture)



2.0 Item 6 (Picture)



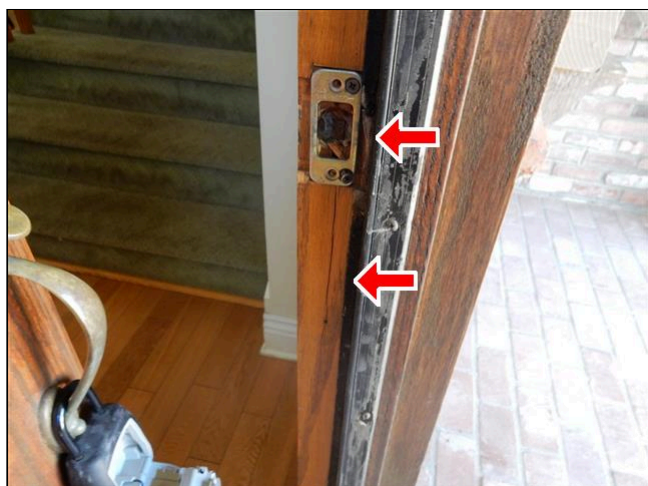
2.0 Item 7 (Picture)

2.1 DOORS (Exterior)

See Comments

Entry door is weathered.

Entry door frame is cracked and strike plates are loose. Advise to repair as needed.



2.1 Item 1 (Picture)

2.2 WINDOWS

See Comments

One window is not sealed properly at the right side of the house. Advise to have a Contractor inspect and repair as needed.



2.2 Item 1 (Picture)

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

See Comments

Bio-Organic growth is present on the patio awning. Advise to have a Contractor inspect and repair as needed.



2.3 Item 1 (Picture)

2.5 EAVES, SOFFITS AND FASCIAS

See Comments

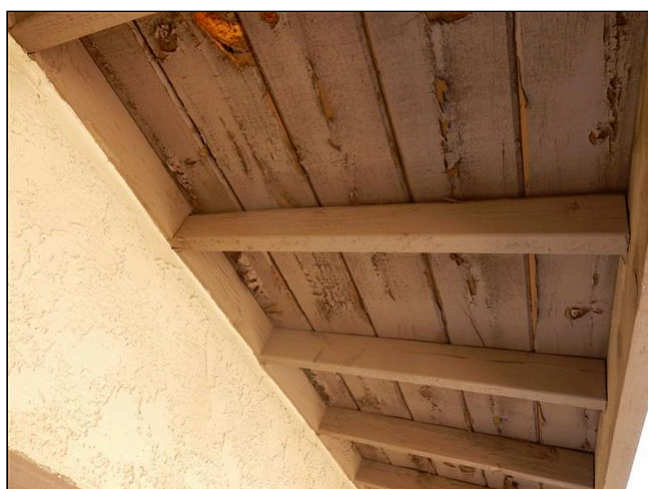
Paint is peeling at the fascia boards and eaves.



2.5 Item 1 (Picture)



2.5 Item 2 (Picture)



2.5 Item 3 (Picture)

2.7 OUTLETS SWITCHES (exterior)

See Comments

Exterior outlets are three prong grounded outlets. Advise to have a Electrician inspect and upgrade to GFCI with weather covers.

Three prong outlet at the rear yard is not grounded or a GFCI. Advise to have a Electrician inspect and repair as needed.

Junction box and conduit are loose at the rear of the house. Advise to repair as needed.



2.7 Item 1 (Picture)



2.7 Item 2 (Picture)



2.7 Item 3 (Picture)



2.7 Item 4 (Picture)

2.9 OTHER

See Comments

Iron gate post is loose. Advise to repair or replace as needed.

Set back is not proper at the rear of the house. Advise to have a Contractor inspect further.

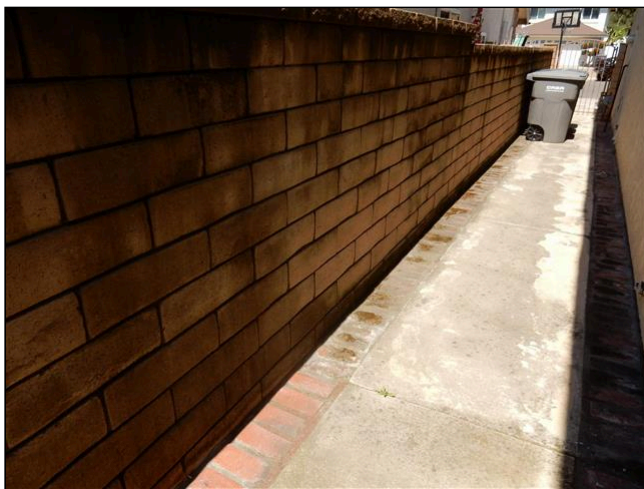
Bricks at the planter are loose damaged and missing. Advise to repair and replace as needed.



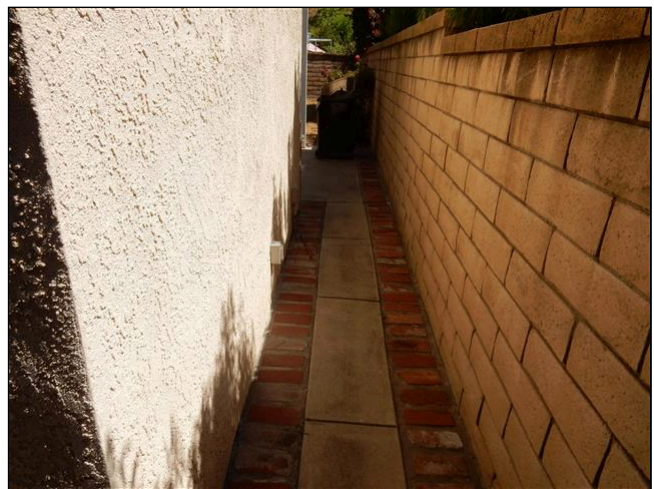
2.9 Item 1 (Picture)



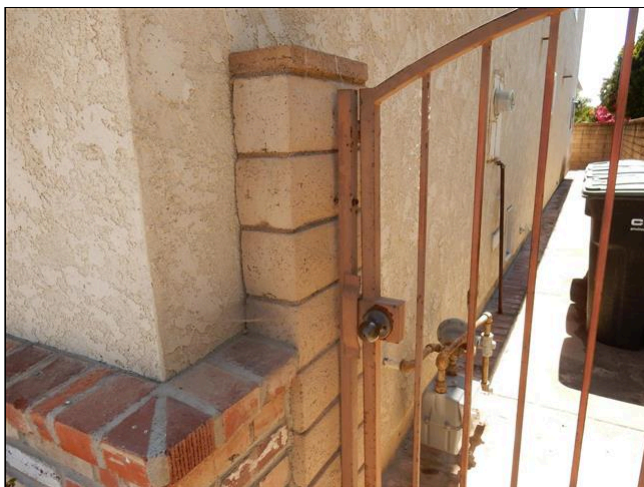
2.9 Item 2 (Picture)



2.9 Item 3 (Picture)



2.9 Item 4 (Picture)



2.9 Item 5 (Picture)

3. Garage

3.0 GARAGE CEILINGS

See Comments

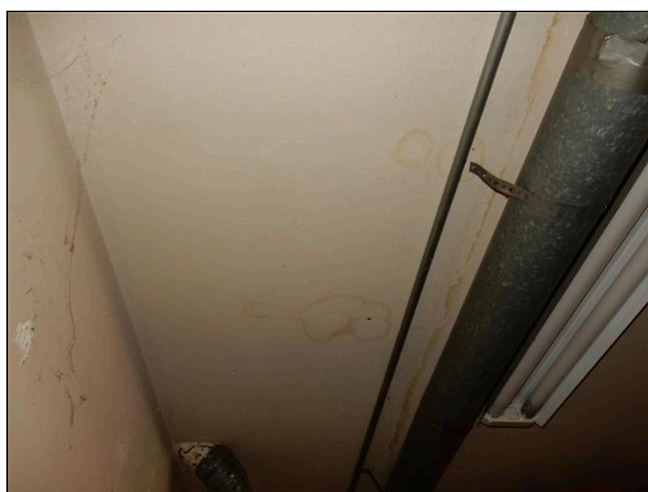
Water stains noted to the ceiling at several areas.



3.0 Item 1 (Picture)



3.0 Item 2 (Picture)



3.0 Item 3 (Picture)

3.8 LIGHTS

See Comments

Lights in the garage are not working. Advise to repair as needed.

4. Kitchen Components and Appliances

4.3 COUNTERS AND CABINETS

See Comments

Cracks noted to the tiled countertop at several areas.

Chips noted to the sink at several areas.

Laminate countertop edge is weathered.



4.3 Item 1 (Picture)



4.3 Item 2 (Picture)



4.3 Item 3 (Picture)

4.6 OUTLETS WALL SWITCHES and FIXTURES

See Comments

"Three-prong" outlet is outdated and not a three-prong GFCI (Ground Fault Circuit Interrupt) at the kitchen. . A qualified licensed electrical contractor should correct as needed.

4.9 RANGE HOOD

See Comments

Improper type of tubing tape used for vent pipe. Advise to replace with Aluminum tape.



4.9 Item 1 (Picture)

4.10 FOOD WASTE DISPOSER

See Comments

Disposer is not working. Advise to repair or replace as needed.

4.11 MICROWAVE COOKING EQUIPMENT

See Comments

Microwave door handle is missing. Advise to repair or replace as needed.



4.11 Item 1 (Picture)

5(A) . Dining Room

5.2.A WALLS

See Comments

Wall has been cut open and improperly repaired or unfinished.



5.2.A Item 1 (Picture)



5.2.A Item 2 (Picture)

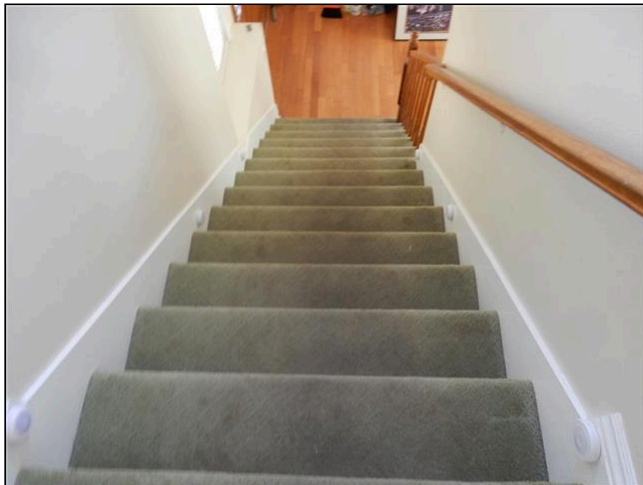
5(B) . Living Room

5.3.B FLOORS

See Comments

Sub floor squeaks in areas (nuisance only) at the stairs . A qualified person should repair or replace as needed.

Carpet is worn and stained.

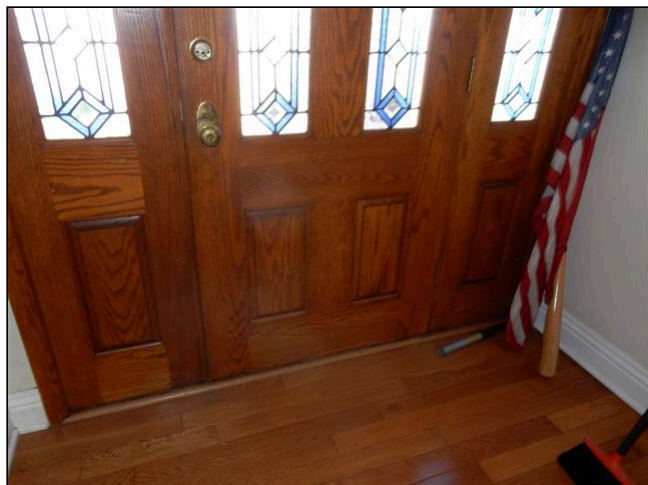


5.3.B Item 1 (Picture)

5.4.B DOORS

See Comments

Entry door is difficult to lock. Advise to repair as needed.



5.4.B Item 1 (Picture)

5(C) . Family Room

5.1.C CEILINGS

See Comments

Wall is damaged at several areas.



5.1.C Item 1 (Picture)

5.2.C WALLS

See Comments

Water damage noted to the wall base trim at the right side of the slider door. Advise to have a Contractor inspect and repair as needed.



5.2.C Item 1 (Picture)

5.5.C WINDOWS

See Comments

Window lock is damaged. Advise to replace as needed.

5(D) . Primary Bedroom

5.0.D SMOKE DETECTORS

See Comments, No

Smoke detector is missing.

5.2.D WALLS

See Comments

Wall has been cut open in the closet and improperly repaired or unfinished.



5.2.D Item 1 (Picture)

5.3.D FLOORS

See Comments

Carpet is stained and worn.



5.3.D Item 1 (Picture)

5.5.D WINDOWS

See Comments

Window trim is damaged. Advise to repair or replace as needed.



5.5.D Item 1 (Picture)

5.6.D LIGHT FIXTURE

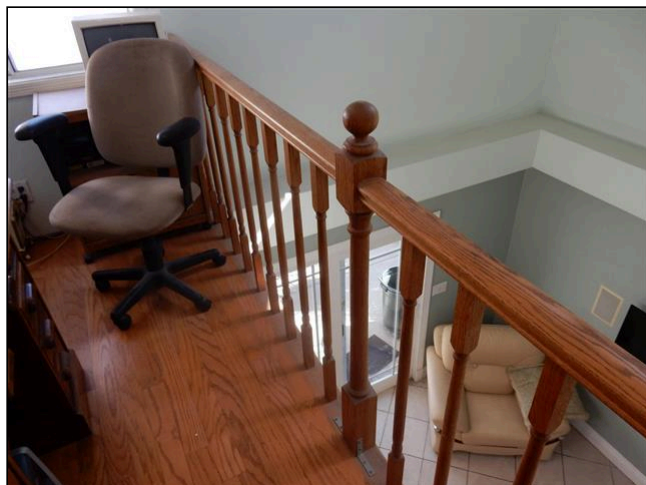
See Comments

Could not test the ceiling fan, remote is not working.

5.8.D CLOSET/RAILS

See Comments

Balusters and guardrails is loose and unstable at the loft. Advise to repair as needed.



5.8.D Item 1 (Picture)

5(E) . Right Front Bedroom

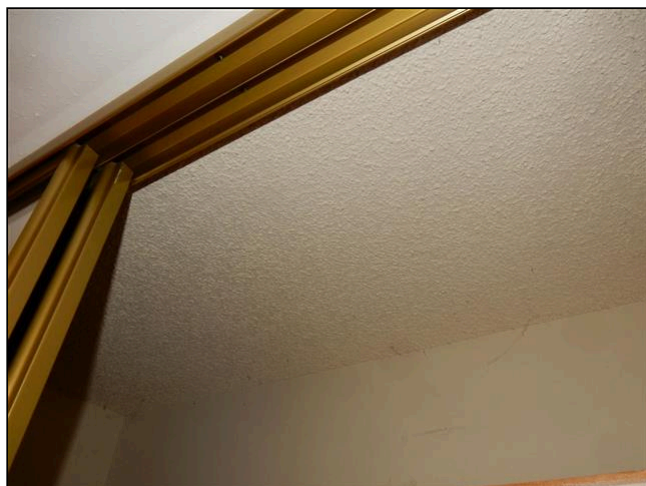
5.0.E SMOKE DETECTORS

See Comments, No
Smoke detector is missing.

5.1.E CEILINGS

See Comments

The Texture on the ceiling may be Asbestos material at the bedroom closet. . A qualified contractor should inspect and remove as needed.



5.1.E Item 1 (Picture)

5.3.E FLOORS

See Comments
Carpet is worn and stained.

5.5.E WINDOWS

See Comments
Decay noted to the window ledge. Refer to the termite report.



5.5.E Item 1 (Picture)

5(F) . Left Front Bedroom

5.0.F SMOKE DETECTORS

See Comments, No
Smoke detector is missing.

5.1.F CEILINGS

See Comments

The Texture on the ceiling may be Asbestos material at the bedroom closet. . A qualified contractor should inspect and remove as needed.



5.1.F Item 1 (Picture)

5.3.F FLOORS

See Comments
Wood flooring is scratched and blemished.

5.5.F WINDOWS

See Comments

One window is cloudy (lost seal) at the Bedroom. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.



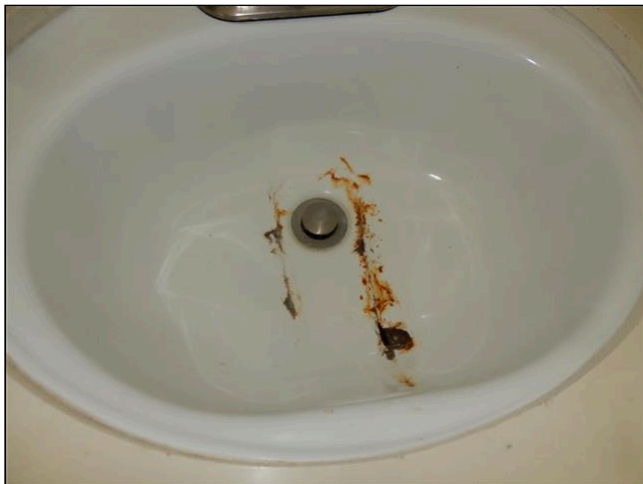
5.5.F Item 1 (Picture)

6(A) . Primary Bath

6.3.A COUNTERS CABINETS AND FIXTURES

See Comments

Sink is corroded rusted and deteriorated and will leak. Advise to replace as needed.



6.3.A Item 1 (Picture)



6.3.A Item 2 (Picture)

6.7.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS

See Comments

The toilet is loose at floor at the bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.



6.7.A Item 1 (Picture)

6.8.A PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

See Comments

Bathtub spout diverter is no working. Advise to have a Plumber inspect and repair or replace as needed.



6.8.A Item 1 (Picture)

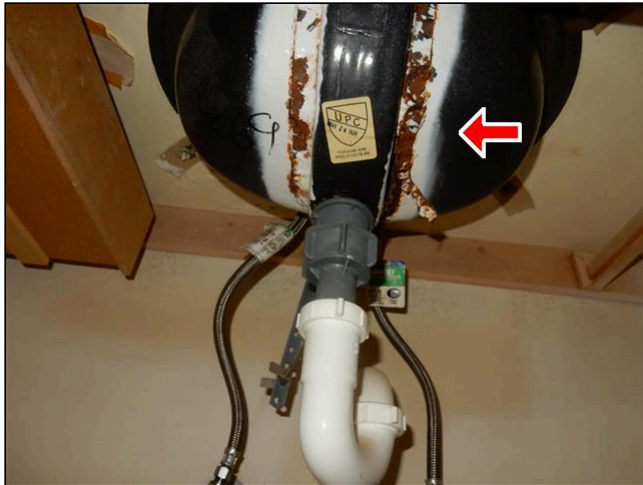
6(B) . Hall Bath

6.3.B COUNTERS CABINETS AND FIXTURES

See Comments

Sink is corroded rusted and deteriorated underneath and will leak. Advise to have a Contractor inspect and replace as needed.

Cabinet baseboard is stained and blemished.



6.3.B Item 1 (Picture)



6.3.B Item 2 (Picture)

6.7.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS

See Comments

Sink stopper linkage is missing. Advise to replace as needed.

Toilet is clogged. Advise to have a Plumber inspect and repair as needed.

6.8.B PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

See Comments

Bathtub spout diverter is missing. Advise to replace as needed.



6.8.B Item 1 (Picture)

6(C) . 1/2 Bath

6.3.C COUNTERS CABINETS AND FIXTURES

See Comments

Sink is corroded rusted and deteriorated and will leak. Advise to have a Contractor inspect and replace as needed.

Countertop is cracked. Advise to repair or replace as needed.



6.3.C Item 1 (Picture)



6.3.C Item 2 (Picture)



6.3.C Item 3 (Picture)

8. Plumbing System

8.6 EXPANSION TANK INSTALLED

See Comments, No

No expansion tank installed. Advise to have a Plumber install a expansion tank.

9. Electrical System

9.7 SMOKE DETECTORS

Yes, See Comments

Smoke detectors should be tested and replaced with 10 year lithium and or hard wired smoke detectors in the bedrooms and common hallway.

9.8 CARBON MONOXIDE DETECTORS

See Comments, No

There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

10. Heating / Central Air Conditioning

10.7 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

See Comments

The damper for fireplace at the family room is missing a clamp or lock that forces lid to stay open (required for Vented Gas/LP logs). . .



10.7 Item 1 (Picture)



10.7 Item 2 (Picture)

11. Lawn Sprinklers

11.0 SPRINKLER OPERATION

See Comments

Several sprinkler heads and piping are damaged and leaking.



11.0 Item 1 (Picture)



11.0 Item 2 (Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or

guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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