



Detail Property Inspection, Inc.

1125 E Broadway #236

Glendale, CA 91205

818-553-8198, 323-668-1676, 626-622-7802 www.detailinspect.com



Schedule Date : Tuesday, August 20, 2024

Report # : M2408029

Client: Yuri Shfran

Address:

City/State/Zip:

Subject Property

11575 Amanda Dr

Studio City, CA 91604

Buyers

Agent : N/A

Office :

Address :

City/State/Zip :

Work Phone: -

Fax #: -

Sellers

Agent : N/A

Office :

Address :

City/State/Zip :

Work Phone: -

Fax #: -



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Yuri Shfran

Invoice

Subject Property:
11575 Amanda Dr
Studio City, CA 91604

Invoice Date: Aug 20, 2024
Inspection Date: Aug 20, 2024
Invoice #:
Report #: M2408029
Inspector : Mike Owdeh - Chief

INSPECTION FEES

DESCRIPTION	AMOUNT
INSPECTION FEE	\$920.00
SUB TOTAL :	\$920.00
VISA PAYMENT:	\$920.00
TOTAL DUE :	\$0.00

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KEY TO THE INSPECTION REPORT

Report #: M2408029

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

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

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

Please read the entire report for all items, comments, inserts and pictures. As they all constitute the inspection report.

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

KEY TO THE INSPECTION REPORT

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

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

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

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

I have read and understand the Key to the Matrix Inspection Report. Client's Initials Representative/Agent's Initials

I agree to read the special "NOTICES" in each section of the report for further information concerning the limitations of this inspection. Client's Initials Representative/Agent's Initials

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

INSPECTOR : Mike Owdeh - Chief Inspector

Inspection Date: Aug/20/2024, Tuesday Start Time: 9:30 am Completion Time:

The weather condition at the time of inspection was Approximate temperature during inspection

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

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

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

SUMMARY

Report # : M2408029 Part 1

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

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It is recommended that any deficiencies and components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals **PRIOR TO THE CLOSE OF ESCROW**. Further evaluation **PRIOR** to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that might be outside our area of expertise or the scope of our inspection. Please call our office for any clarifications or further questions.

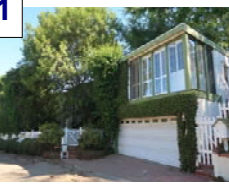





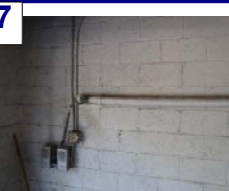
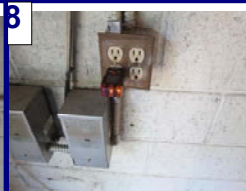



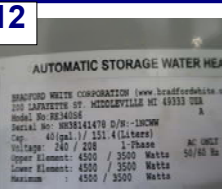

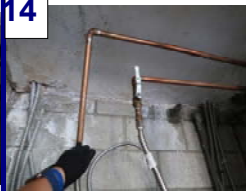








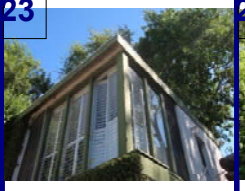
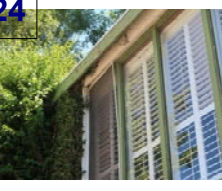

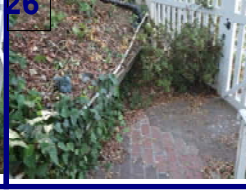




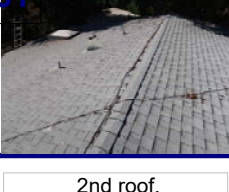
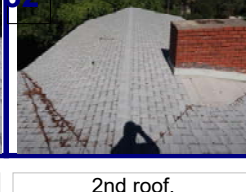

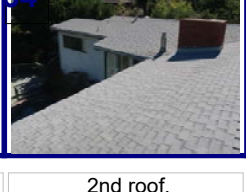

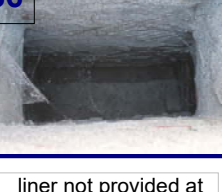
Evidence of water seepage at garage ceiling, Recommend further evaluation and repair. pic 6
Water Heater overflow pipe terminates poorly. Recommend to extend to exterior. pic 11
Copper Plumbing at Garage is not properly Supported. Recommend Repair. pic 14
Holes need repair for safety noted at garage fire ceiling. pic 15
Defective and hazardous garage sub-panel brand Federal Pacific noted, Recommend further evaluation by electric contractor for safety. pic 17
Sewer Ejector noted at garage not In the Scope of this Inspection. Recommend further evaluation and service by plumbing contractor. pic 18
Damaged and missing seal at garage door lower panel. pic 22
Damaged window screen at guest house window. pic 24
Improper wood retaining wall noted at entrance pathway. Recommend repair and evaluation by geotech engineer. pic 25
Recommend rain cap at chimney. pic 35
Liner not provided at chimney flue. Recommend evaluation by chimney inspector. pic 36

Client: Yuri Shfran

Subject Property: 11575 Amanda Dr

Schedule Date : Tuesday, August 20, 2024

Studio City, CA 91604

					
Front View	Front View	Attached Garage Roll-Up Garage Door	Roll-Up Garage Door	Garage Interior	Evidence of Water Seepage at Garage Ceiling, Recommend
					
ABS Sewer Line at Garage	Proper Grounding at Garage Outlet.	Water Pressure 80 PSI.	Electric Water Heater at Garage Strapped.	Water Heater Overflow Pipe Terminates Poorly.	40 Gallon Water Heater. 2014.
					
Copper Plumbing at Water Heater.	Copper Plumbing at Garage is not properly Supported.	Holes Need Repair For Safety Noted At Garage Fire Ceiling.	Sub-Panel At Garage	Defective And Hazardous Garage Sub-Panel Brand	Sewer Ejector Noted At Garage Not In The Scope Of This
					
Sewer Ejector Noted At Garage Not In The Scope Of This	Sewer Ejector Noted At Garage Not In The Scope Of This	Sewer Ejector Noted At Garage Not In The Scope Of This	Damaged and missing seal at garage door lower panel.	Guest room above garage.	Damaged window screen at guest house window.
					
Improper wood retaining wall noted at entrance pathway.	Improper wood retaining wall noted at entrance pathway.	main roof.	main roof.	main roof.	main roof.
					
2nd roof,	2nd roof,	2nd roof,	2nd roof,	Recommend rain cap at chimney.	liner not provided at chimney flue. Recommend

SUMMARY

Report # : M2408029 Part 2

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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Cracked skylight noted. pic 2

Tree in contact with roof structure, recommend tree service. pic 5

Evidence of movement at front wood deck and posts appear on the roof not aligned. Recommend further evaluation by geotech engineer. pic 7

Evidence of movement noted at front exterior stairs. pic 8

Water damage and rotted wood noted at roof soffits. pic 11

Tree planted too close to structure noted at front exterior stairs. Recommend removal. pic 12

Addition noted at family room by kitchen. Check permits. pic 13

Crawl space cover was left open. Recommend proper cover. pic 15

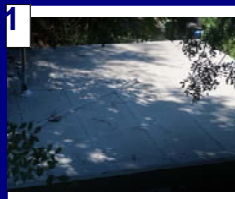
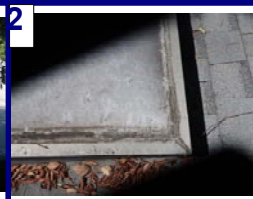

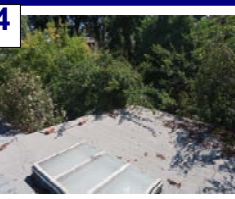
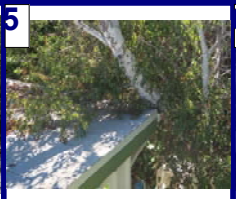

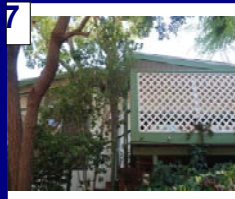
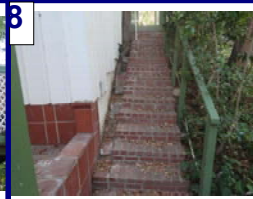
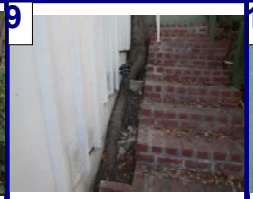
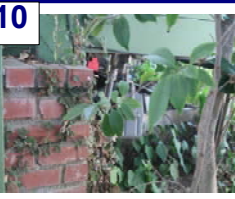









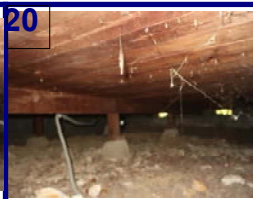



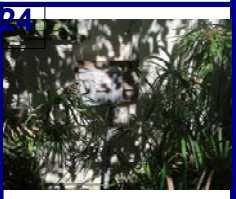
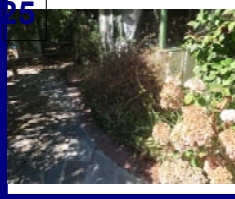











Missing downspout noted at rear gutter. pic 26

Client: Yuri Shfran

Subject Property: 11575 Amanda Dr

Schedule Date : Tuesday, August 20, 2024

Studio City, CA 91604

					
2nd roof	Cracked skylight noted	cracked skylight noted	cracked skylight noted	Tree in contact with roof structure, recommend tree	front wood deck
					
Evidence of movement at front wood deck, and posts appear on the	Evidence of movement noted at front exterior stairs.	Evidence of movement noted at front exterior stairs.	Gas meter at front and earthquake valve installed.	Water damage and rotted wood noted at roof soffits.	Tree planted too close to structure noted at front exterior stairs.
					
Addition noted at family room by kitchen. Check permits.	Galvanized main water line and main water valve at north side.	Crawl space cover was left open. Recommend proper cover.	Crawl space	Crawl space	Crawl space
					
Crawl space	Crawl space	Crawl space	Crawl space	Crawl space	sprinkler system noted not in the scope of this inspection.
					
overgrown vegetation noted at various areas, recommend service.	Missing downspout, noted at rear gutter.	Tree in contact with roof structure, recommend tree service.	Bolted foundation, noted.	Crawl space.	Crawl space.
					
Crawl space.	Crawl space.	Crawl space.	Crawl space.	A.C. 5 ton AC unit A, 2007.	3 ton AC unit B, 2007

SUMMARY

Report # : M2408029 Part 3

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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Defective and hazardous main panel brand, Sylvania noted. Recommend further evaluation by electric contractor. pic 2

Rodents evidence noted at main panel enclosure. Recommend repair. pic 7

Old metal windows noted. Recommend upgrades. pic 8

Uneven perio pavers noted. Recommend repair for safety. pic 18

Leaning pool deck handrail noted. Recommend repair. pic 21

Damage noted at west side wood fence. Recommend repair. pic 22

Missing body bond at pool pump, Recommend Repair for Safety. pic 24

Pool Heater Appears Disconnected and Dismantled. pic 25

Active leak noted at pool equipments and filter, Recommend Repair. pic 27

Water damage and rotted boards noted at Pool Deck. pic 28

Cloudy Water noted at Pool, unable to Inspect closely. pic 30

Missing GFCI safety protection at pool light circuit. Recommend to install for safety. pic 32

Gates leading to pool unsafe. Recommend repair for pool safety. pic 33

Client: Yuri Shfran

Subject Property: 11575 Amanda Dr

Schedule Date : Tuesday, August 20, 2024

Studio City, CA 91604

					
7 ton AC unit C, 2007.	Defective and hazardous main panel brand, Sylvania Noted.	Defective and hazardous main panel brand, Sylvania Noted.	Defective and hazardous main panel brand, Sylvania Noted.	Defective and hazardous main panel brand, Sylvania Noted.	Defective and hazardous main panel brand, Sylvania Noted.
					
Rodents evidence noted at main panel enclosure.	Old metal windows noted. Recommend upgrades.	Furnace A at crawlspace.	Furnace A at crawlspace.	ABS waste lines at crawlspace.	Crawlspace.
					
Crawlspace.	Crawlspace.	Crawlspace.	Copper plumbing at crawlspace.	Copper main water line and main water valve at west side.	Uneven perio pavers noted. Recommend repair for safety.
					
Pool deck.	Concrete piles noted at pool deck.	Leaning pool deck handrail noted. Recommend repair.	Damage noted at west side wood fence. Recommend repair.	Pool Equipments	Missing Body Bond at Pool Pump, Recommend Repair for
					
Pool Heater Appears Disconnected and Dismantled.	Pool Heater Appears Disconnected and Dismantled.	Active leak noted at pool equipments and filter, Recommend	Water damage and rotted boards noted at Pool Deck.	Pool	Cloudy Water Noted at Pool, Unable to Inspect Closely.
					
Pool light works.	Missing GFCI safety protection at pool light circuit. Recommend to	Recommend alert system at house exterior doors leading to	Gates leading to pool unsafe. Recommend repair for pool safety.	AC unit B not level. Recommend adjustment.	Rear exterior wood stairs.

SUMMARY

Report # : M2408029 Part 4

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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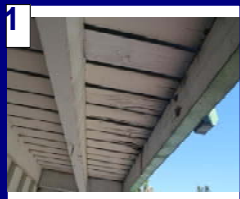
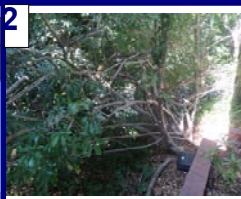
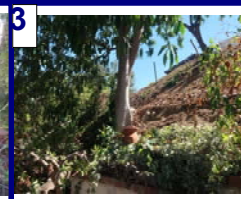

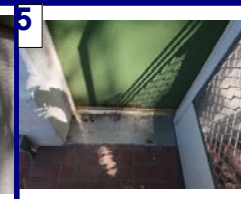


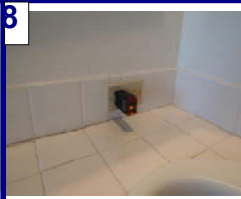
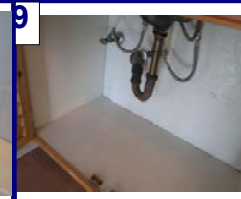



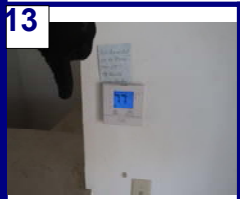


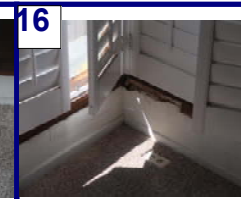

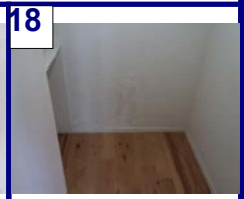





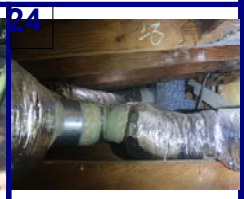


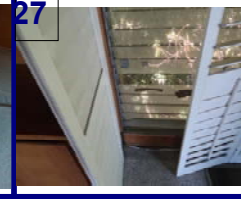

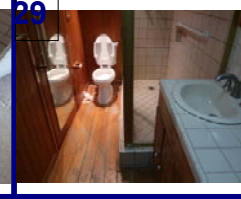
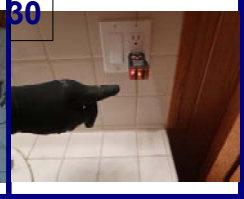






Major water damage at rear wood exterior stairs and handrail appears unsafe. pic 1
Overgrown vegetation noted at various areas, recommend landscape service. pic 2
Missing fence at east side hill. pic 3
Major water damage at guest house entry door, refer to termite report. pic 5
Damage noted at guest house bathroom sink cabinet. pic 9
Missing toilet seat cover at guest house bathroom. pic 11
Wall furnace at guest house not on for inspection. pic 12
Unsafe floor outlet cover plate. Recommend proper cover plate for safety. pic 14
Damage noted at guesthouse window sill. Refer to termite report. pic 16
Water damage and possible water seepage or roof leak noted at guesthouse closet wall. pic 18
Tripping hazard at sidewalk pavers noted, recommend repair. pic 22
Master bathroom toilet not functional. pic 32
Deterioration and water damage noted at master bathroom shower enclosure. pic 33

Client: Yuri Shfran

Subject Property: 11575 Amanda Dr

Schedule Date : Tuesday, August 20, 2024

Studio City, CA 91604

					
Major water damage at rear wood exterior stairs and handrail	Overgrown vegetation noted at various areas recommend. landscape	Missing fence at east side hill.	guest house.	Major water damage at guest house entry door refer to termite	Bathroom
					
Shower pan noted not tested for leaks.	Proper grounding noted at guest house bathroom.	Damage noted at guest house bathroom sink cabinet.	Temperature at hot water 99 degrees.	Missing toilet seat cover at guest house bathroom.	Wall furnace at guest house not on for inspection.
					
Wall furnace at guest house not on for inspection.	Unsafe floor outlet cover plate. Recommend proper cover plate for	Unsafe floor outlet cover plate. Recommend proper cover plate for	Damage noted at guesthouse window sill. Refer to termite report.	Wall AC at guesthouse functional. 58 degrees.	Water damage and possible water seepage or roof leak
					
Water fountain at front appears removed.	Water fountain at front appears removed.	Equipments not in use.	Tripping hazard at sidewalk pavers noted, recommend repair.	Tripping hazard at sidewalk pavers noted, recommend	Attic
					
Attic	Sliding door at rear, bedroom does not close, recommend	Broken glass at louver window.	Damage noted at floor AC register.	master bathroom	Reverse polarity noted at master bathroom outlet recommend
					
shower pan noted not tested for leaks	Master bathroom toilet not functional	Deterioration and water Damage noted at master bathroom	Damage noted at master bathroom shower enclosure sealing	Furnace Unit B at Hallway Enclosure	Furnace Unit B at Hallway Enclosure

SUMMARY

Report # : M2408029 Part 5

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

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It is recommended that any deficiencies and components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals **PRIOR TO THE CLOSE OF ESCROW**. Further evaluation **PRIOR** to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that might be outside our area of expertise or the scope of our inspection. Please call our office for any clarifications or further questions.

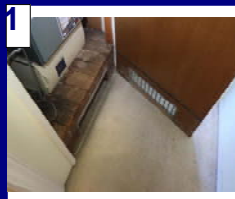
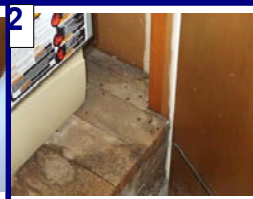
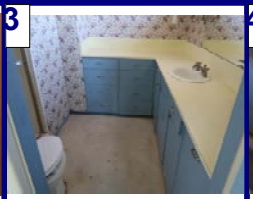
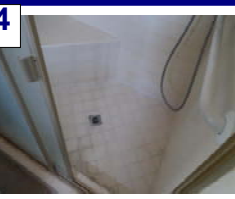


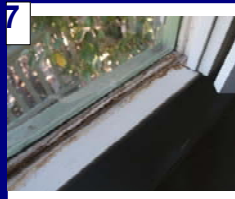
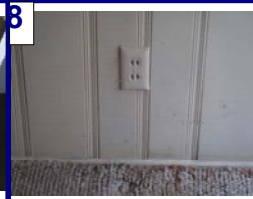


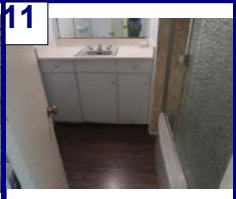



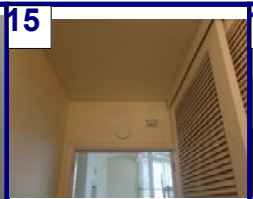



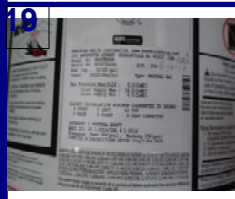

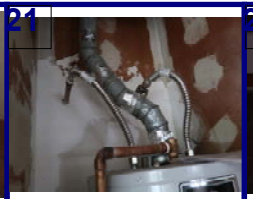
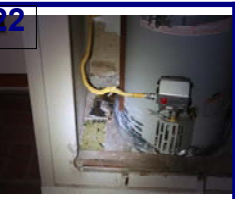

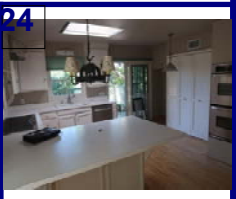












Rodents evidence noted at Furnace B enclosure. Recommend eradication. pic 2
Seepage noted at main bathroom shower enclosure, recommend proper seal. pic 5
Water damage and evidence of water seepage at bedroom window sill, recommend proper seal. pic 7
Two prong outlets at various areas, recommend upgrades. pic 8
Cracks need repair noted at bedroom ceiling and walls. Evidence of roof leak noted at bedroom ceiling, possibly mold. pic 9
Damaged fixtures at hallway bathroom shower. pic 13
Missing CO detector at hallway, recommend to install for safety. pic 15
Water Heater at Kitchen enclosure is not on for inspection, Hot Water not obtained, Contact the Gas Company. pic 20
Dead rodent at water heater B enclosure. Recommend removal. pic 22
Alteration noted at patio and family room noted. Check permits. pic 23
Kitchen cabinet lights not functional. pic 26
Water damage and evidence of roof leak noted at kitchen ceiling around skylight. pic 27
Garbage disposal not functional. pic 28
Dryer vents at crawl space, recommend to extend to exterior. pic 33
AC unit B at bedrooms not cold at 66 degrees. Recommend repair. pic 34
Furnace B at hallway enclosure not functional, recommend further evaluation by HVAC contractor. pic 35

Client: Yuri Shfran

Subject Property: 11575 Amanda Dr

Schedule Date : Tuesday, August 20, 2024

Studio City, CA 91604

					
Furnace Unit B at Hallway Enclosure	Rodents evidence noted at Furnace B enclosure. Recommend	Main Bathroom	Shower Pan Noted at Main Bathroom, Not Tested for Leaks.	Seepage noted at main bathroom shower enclosure,	Temperature at hot water.
					
Water damage and evidence of water seepage at bedroom	Two prong outlets at various areas, recommend upgrades.	Cracks need repair noted at bedroom ceiling and walls. Evidence of	Cracks need repair noted at bedroom ceiling and walls. Evidence of	Hallway bathroom	copper plumbing at hallway bathroom.
					
Damaged fixtures at hallway bathroom shower.	proper grounding at hallway bathroom outlet.	Missing CO detector at hallway, recommend to install for safety.	Fireplace	Water Heater.	Water Heater at Kitchen Enclosure Strapped.
					
50 Gallon Water Heater 2017	Water Heater at Kitchen Enclosure is not on for inspection, Hot	Copper Plumbing at Water Heater.	Dead rodent at water heater B enclosure. Recommend removal.	Alteration noted at patio and family room noted. Check permits.	Kitchen
					
Electric cooktop functional.	Kitchen cabinet lights not functional.	Water damage and evidence of roof leak noted at kitchen ceiling	Garbage disposal not functional.	Oven is functional	Oven is functional.
					
Electric dryer option noted	220 volt at laundry functional.	Dryer vents at crawl space, recommend to extend to exterior.	AC unit B at bedrooms not cold at 66 degrees. Recommend repair.	Furnace B at hallway enclosure not functional, recommend	Furnace B at hallway enclosure not functional, recommend

SUMMARY

Report # : M2408029 Part 6

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

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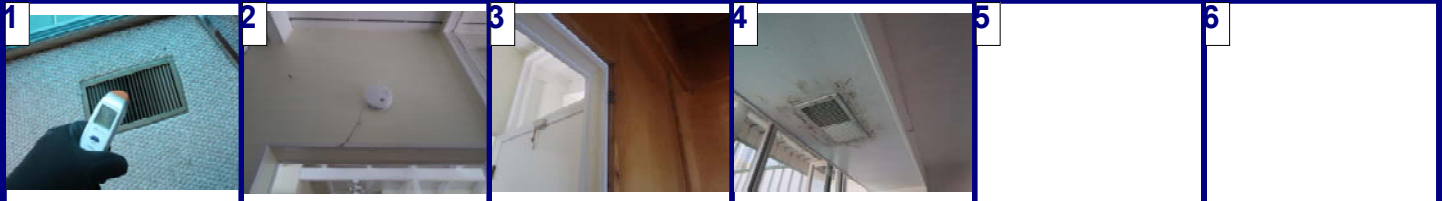
Missing door at master bedroom. pic 3
Recommend paint at ceilings and walls. pic 4

Client: Yuri Shfran

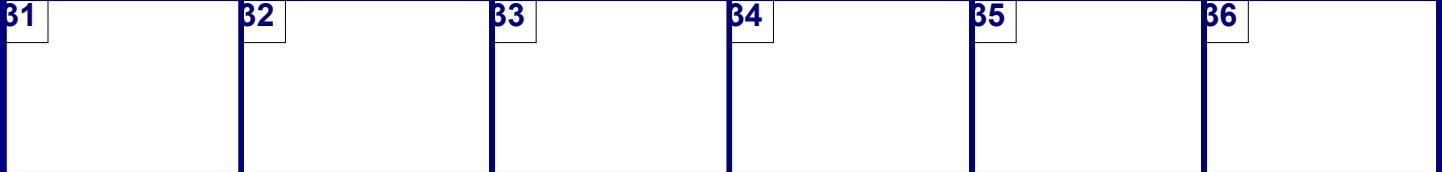
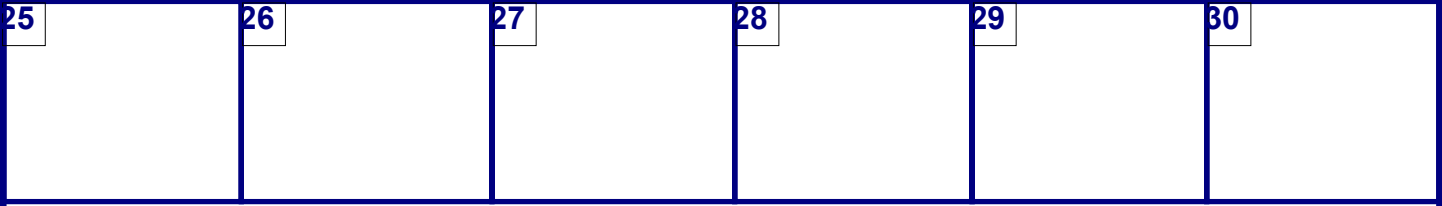
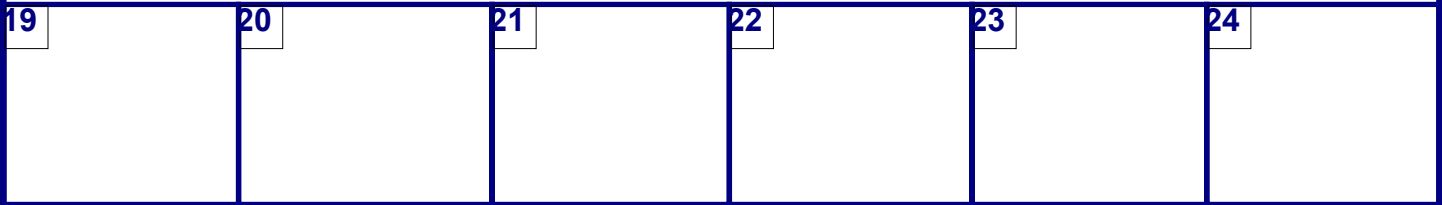
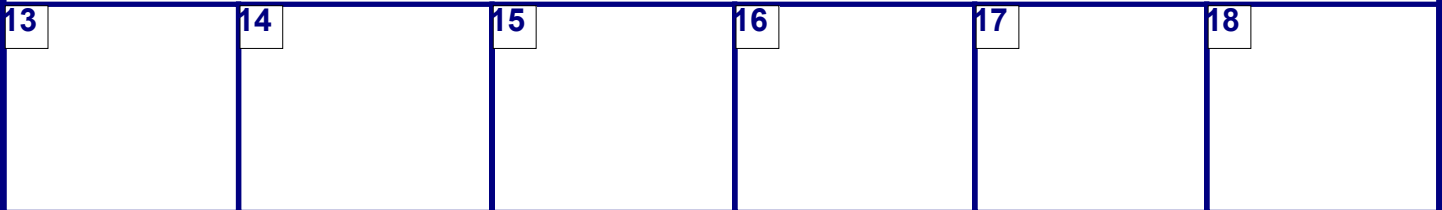
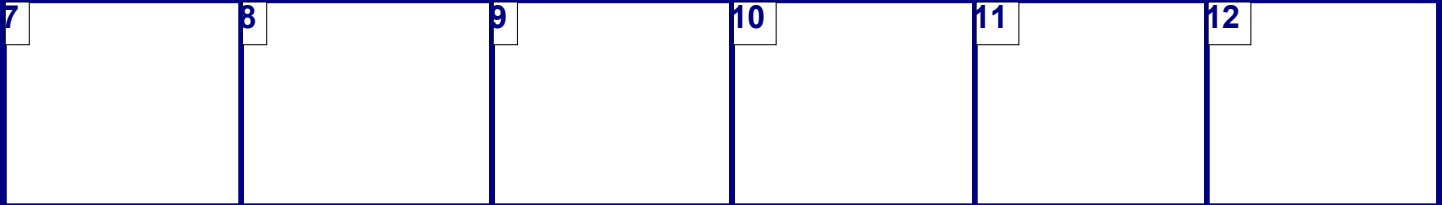
Subject Property: 11575 Amanda Dr

Schedule Date : Tuesday, August 20, 2024

Studio City, CA 91604



Master Bedroom AC Unit A functional, 61 degrees.	CO detector provided at master bedroom hallway.	Missing door at master bedroom.	Recommend paint at ceilings and walls.		
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1 Driveway N/A Asphalt Concrete N/A

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

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

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

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

Comments: Common cracks up to 1/4" were noted in the sidewalk at the time of the inspection. Tripping hazard at sidewalk pavers noted, recommend repair. pic 22

3 Retaining Walls N/A LOCATION(S): Front Side Concrete Stucco Wood

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

Comments: Major damage was found in the retaining walls, recommend evaluation by a structural/geo-technical engineer. Improper wood retaining wall at entrance pathway. Recommend repair and evaluation by geotech engineer. pic 25

4 Patio N/A LOCATION(S): Rear side Concrete Brick N/A

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

Comments: Uneven perio pavers noted. Recommend repair for safety. pic 18

5 Patio Cover N/A LOCATION(S): Earth contact (3)

Open Design Covered Roof (refer to Roof Page)*

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Attachment to house * Patio cover lacks Wood appears
 Moisture at Wood appears

Comments:

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

LOCATION(S): A Front Side B West Side C

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

Comments: Evidence of movement at front wood deck and posts appear on the roof not aligned. Recommend further evaluation by geotech engineer. pic 7 Water damage and rotted boards noted at Pool Deck. pic 28

7 Fences & Gates N/A NOT INSPECTED Wood Chain Link Masonry & Wrought Iron

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

Comments: Damage noted at west side wood fence. Recommend repair. pic 22 Gates leading to pool unsafe. Recommend repair for pool safety. pic 33 Missing fence at east side hill. pic 3

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8 Exterior Stairs

N/A

Type: **Concrete**
 Location: **A Front** B C

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

Comments: Evidence of movement noted at front exterior stairs. pic 8 Major water damage at rear wood exterior stairs and handrail appears unsafe. pic 1

9 Exterior Walls

N/A

Structure: **WOOD FRAME**
 Wall Covering is: **Stucco Wood**

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

Comments: Common cracks up to 1/8" were found in the exterior walls at the time of the inspection.

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

10 Trim / Eaves,Fascia,Soffits

N/A

WOOD METAL VINYL N/A

- Eaves, soffits, fascia & trim appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan*
- Moisture stains at soffits & fascia (2)(3) Not fully visible* N/A
- Flashings / Trim : Not visible at:

Comments: Refer to termite inspection report for further evaluation. Water damage and rotted wood noted at roof soffits. pic 11

11 Chimney(s)

N/A

Location: A **Living Room** B C D

- Material: A **Brick** B C D METAL FLUE WOOD FRAME
- Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
- Chimney / brick / mortar is: Settlement (2) Flashing is
- Spark screen present Spark screen: Raincap / screen recommended *
- Cracks/separations/sealing needed at Unlined flue (2) at A Cracks in chimney cap *
- Ash dump / door is: Damage / deterioration / defect *

Comments: Recommend rain cap at chimney. pic 35 Liner not provided at chimney flue. Recommend evaluation by chimney inspector. pic 36

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

12 Sprinklers

N/A

Not inspected* Non operational (2) Control box location

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

Comments: The sprinkler system is not in the scope of this inspection. the system needs to be adjusted so spray does not hit structures,sidewalks,fences.

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

13 Hose Faucets

N/A

Faucets are not anti-siphon type valve (5)

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

Comments:

14 Gutters & Downspouts

N/A

Full Partial None Installed

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

Comments: Recommend adding gutters and down spouts for proper drainage. Missing downspout noted at rear gutter. pic 26

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

Page 4 FOUNDATION

Report # : M2408029

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

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

Comments: **Tree planted too close to structure noted at front exterior stairs. Recommend removal. pic 12**
Addition noted at family room by kitchen. Check permits. pic 13 **Overgrown vegetation noted at various areas, recommend landscape service. pic 2** **Alteration noted at patio and family room noted. Check permits. pic 23**

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

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

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

Ventilation: Serviceable N/A Vents are inadequate (2)

Comments: **Crawl space cover was left open. Recommend proper cover. pic 15**

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

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

Comments:

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

Comments:

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

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

19 Main Roof N/A **Roof Covering is:** **Asphalt Composition Shingle** # of layers: 1
 Appears serviceable within useful life Not Functional* Unsafe* Worn* Near end of lifespan*(2) Not fully visible*
 Typical maintenance recommended. This usually consists of repair/replacement of damaged/missing ridge and other shakes/shingles. This maintenance should help ensure the water tightness of the building and be performed on a regular basis.*
 General condition favorable with signs of weathering and aging-regular maintenance and inspection advised.*
 Roof covering has Moisture stained / damage*
 Weathering* Aging* Burnt through (2) Cracking* Holes/opening(2) Exposed (2) Deteriorated membrane (2)
 Loose Displaced Damaged Missing: Pitch appears insufficient (2) Moss covered*
 Roof material appears to be improperly installed (2) Fasteners are (2)
 Roof appears to be Evidence of prior patching / repairs (2)
Comments: **The general condition of the roof appears to be in serviceable condition with signs of weathering and aging. We recommend regular maintenance and inspection.**

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

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

21 Second Roof N/A **Roof Covering is:** **Roll Composition Sheets** # of layers: 1
 Appears serviceable within useful life Not Functional* Unsafe* Worn* Near end of lifespan*(2) Not fully visible*
 Typical maintenance recommended. This usually consists of covering exposed/bare with additional coating/aggregate material. Repair of open seams, cracks in flashings, deteriorated roof coverings, etc. *
 Excessive damage (2) Excessive deterioration (2) Roof material appears to be improperly installed (2)
 Blistering* Cracking* Alligating* Open seams (2) Moss covered (2) Deteriorated surface (2)
 Evidence of Bare areas exposed to the sun (2) Fasteners
 Roof appears to be Evidence of prior patching / repairs (2)
Comments: **The general condition of the roof appears to be in serviceable condition with signs of weathering and aging. We recommend regular maintenance and inspection.**

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

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

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

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23 Main Line N/A **Main pipe is Copper** **Size: 1"** **Pressure: 80 PSI** AM PM
 Pressure is above 80 psi - recommend:
 Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Main valve location: **West Side** Not located* Operational Not operational (2) Not inspected*
 Handle is Excessive corrosion on valve (2) Copper pipe not protected from concrete*
 Water softener installed (water condition/quality is not tested*) Leaks at main valve (2) Leaks at water conditioner (2)
Comments:

24 Supply Lines N/A **Supply lines are Copper & Galvanized***
 Appear serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Supply pipes show Leaking noted at:
 Water flow appears Noise in pipes (2)
 Pipes lack support at: garage (2) Cross connection(s) present at: Evidence of
 Copper and galvanized pipe contact visible (2) Insulated : N/A Yes No
Comments: **Galvanized pipes have limited life, further evaluation is recommended.*(2) Copper Plumbing at Garage is not properly Supported. Recommend Repair. pic 14**

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

25 Waste Lines N/A **Waste lines are Cast Iron and ABS**
 Appear serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Waste pipes show Pipes lack proper support at:
 Plumbing All vents/traps not fully visible* Leaking noted at:
 Insufficient fall for adequate drainage (2) Open waste line (2) Trap
Comments: **Sewer Ejector noted at garage not In the Scope of this Inspection. Recommend further evaluation and service by plumbing contractor. pic 18**

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

26 Fuel System N/A **Shut Valve Location: South Side** **Fuel type is Gas Meter**
 Fuel system is not on for inspection-suggest utilities company light and test all fuel appliances*
 Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Pipes not Pipe is corroded (2) Pipe is under strain (2)
 Improper piping at: Exposed plastic pipe (2) Pipe is not 6" above ground (2)
 No shutoff valve at: Improper union at: Pipes lack proper support (2)
Comments: **Recommend evaluation and repairs by a licensed contractor**

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

27 Water Heaters N/A **Location A Garage** **Type Electric** **Capacity 40 Gallons**
Location B Interior Enclosure **Type Gas** **Capacity 50 Gallons**
 Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Rust flakes in burner chamber* Burner flame appears improper (2) Heater leaks
 Water shutoff valve Corrosion on pipes* Heater in garage is not on 18" raised platform* (5)
 Temperature Pressure Relief Valve overflow pipe terminates poorly (2) Combustion air
 Insufficient clearance to combustible material (2) Pilot / system off -- could not inspect*
 Vent flue piping Vent flue piping
 Seismic straps appear serviceable Seismic straps Thermal blanket
 Unit needs a catch pan with an exterior routed drain line* Recommend protecting heater from physical damage*
 Enclosure Firewall
Comments: **Recommend evaluation and repairs by a licensed contractor. Water Heater overflow pipe terminates poorly. Recommend to extend to exterior. pic 11 Water Heater at Kitchen enclosure is not on for inspection, Hot Water not obtained, Contact the Gas Company. pic 20 Dead rodent at water heater B enclosure. Recommend removal. pic 22**

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

Page 7 HEATING

Report # : M2408029

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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28 Description	<input type="checkbox"/> N/A	Approximate BTU's	Unit A	N/A	Unit B	Unit C
Location A	Crawl Space	Location B	Hallway Enclosure		Location C	
Heating Type:	Forced air	Heating Type:	Forced air		Heating Type:	
Fuel Type:	Natural gas	Fuel Type:	Natural gas		Fuel Type:	
<u>Comments:</u>						

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

29 Condition	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Not inspected* due to utilities off* Unit AB
<input type="checkbox"/> System(s) appear serviceable <input type="checkbox"/> Did not respond to normal controls (2) <input type="checkbox"/> Not Functional <input type="checkbox"/> Unsafe <input type="checkbox"/> Worn <input type="checkbox"/> Near end of lifespan <input type="checkbox"/> Damage <input type="checkbox"/> Deterioration <input checked="" type="checkbox"/> System(s) Unit AB do not appear to have been serviced per manufacturer's instructions within the last year		
<u>Comments:</u> Recommend evaluation and repairs by a licensed contractor. Wall furnace at guest house not on for inspection. pic 12 Furnace B at hallway enclosure not functional, recommend further evaluation by HVAC contractor. pic 35		

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

30 Venting	<input type="checkbox"/> N/A	<input type="checkbox"/> Backventing (2)	<input type="checkbox"/> Unable to fully inspect vent pipe*
<input checked="" type="checkbox"/> Appears serviceable <input type="checkbox"/> Damage (2) <input type="checkbox"/> Not accessible* <input type="checkbox"/> Vent lacks clearance from combustibles (2)(4) <input type="checkbox"/> Improper vent rise <input type="checkbox"/> Improper materials used for vent pipe <input type="checkbox"/> Improper elbow angle <input type="checkbox"/> Soot/Rust on <input type="checkbox"/> Defective <input type="checkbox"/> Vent terminates near window/opening (2)			
<u>Comments:</u>			

31 Combustion Air	<input type="checkbox"/> N/A	<input type="checkbox"/> Air supply
<input checked="" type="checkbox"/> Appears serviceable <input type="checkbox"/> Damage* <input type="checkbox"/> Deteriorated* <input type="checkbox"/> Defects* <input type="checkbox"/> Combustion and return air sources are too close or mixing (2) <input type="checkbox"/> Recommend sealing platform at:		
<u>Comments:</u>		

32 Burners	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Closed system / unable to inspect*
<input type="checkbox"/> Burner flame appears typical <input type="checkbox"/> Unusual flame pattern (2) <input type="checkbox"/> Rust flakes in burn chamber (2) <input type="checkbox"/> Damaged <input type="checkbox"/> Chamber		
<u>Comments:</u>		

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

33 Distribution	<input type="checkbox"/> N/A	Type: Ducts & Registers
<input checked="" type="checkbox"/> Appears serviceable Unit A&B * <input type="checkbox"/> Ducts: <input type="checkbox"/> Register(s) <input checked="" type="checkbox"/> Not fully visible* Unit A&B * <input type="checkbox"/> Low air volume (2) <input type="checkbox"/> Zone valve did not operate <input type="checkbox"/> Asbestos-like materials (4) <input type="checkbox"/> Insulation <input type="checkbox"/> Radiator inoperative (2) <input type="checkbox"/> Circulating pump <input type="checkbox"/> Leaks on radiator (2) <input type="checkbox"/> Radiator cold (2) <input type="checkbox"/> Convactor inoperative (2) <input type="checkbox"/> Convactor cold (2) <input type="checkbox"/> Leaks on convactor (2) <input type="checkbox"/> Leaks on fitting (2)		
<u>Comments:</u>		

Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed[®] I.T.A Copyright 1993/2000 by laboratory testing and is beyond the scope of this inspection.*

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34 Normal Controls N/A

Appears serviceable **Unit AB***

Controls need
 Leaks at:

Unable to inspect* Utilities off*
 Thermostat
 Damage* Deterioration* Defects*
 Gauges need Switch is
 Corrosion at: Expansion tank

Comments:

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

35 Air Filter N/A

Appears serviceable

Suggest changing Cleaning filter* No filter hold-down*

Comments:

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

36 Heating Notes N/A

Suggest cleaning & servicing entire heating systems (2)

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

High Low

Condensate lines:

Air leaks at:

Fuel tank leak (2) (4)

Undercut doors off carpet*

Leakage at:

Termination location:

Comments: **Suggest cleaning and servicing the entire furnace. (2) Rodents evidence noted at Furnace B enclosure. Recommend eradication. pic 2**

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

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

37 Cooler & 38 Air N/A

Location(s) Unit A **Exterior** B **Exterior** C

Type: **Central air conditioning**

Power: 120volt 240volt One speed fan only*

Appears operational Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*

Unit makes unusual noise during operation (2)

Unit is not level*

Pads

Unit

Float valve Pump

Leaking noted*

Comments: **Recommend evaluation and repairs by a licensed contractor. AC unit B at bedrooms not cold at 66 degrees. Recommend repair. pic 34**

No power - unable to test*

Warm air only (2)

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

Not level(2) Makes unusual noise(2)

Air temperature differential is incorrect (2) **Unit B***

Coil is damaged (2)

Recommend servicing system and checking refrigerant level **Unit AB***

POWER: N/A 120 Volts

240 Volts

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

No electrical disconnect provided (2)

Improper conduit (2)

Proper grounding not provided (2)

No conduit (2)

Junction box Cover

Heat pump auxiliary heat not functional(2)

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

Line not fully visible*

Termination location:

No trap in line*

Condensate lines:

REFRIGERANT LINES:

N/A

Insulation installed on-lines

Ice on unit (2)

Insulation damaged*

Insulation deteriorated*

Ice on lines (2)

Lines not fully visible

Leaks at:

Line(s) appear damaged (2)

Comments N/A

DATA PLATE: **5 ton AC unit A, 3.5 ton AC unit B**

Comments:

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39 Service N/A Overhead Underground Number of conductors **3**
 120V* 240V 120V AMPS 200 AMPS NOT DETERMINED

Appears serviceable Defects* Deterioration* Unsafe* Near end of lifespan*
 Loose connections at Damaged connections at
 Frayed wires (2) Improper splices on main wires (2) Improper tap on main wires (2)
 Conductors too close to Wires touch trees* Contact utility company(4)
 Ground present Ground loose at: Ground
 Ground clamp not visible* Ground system not visible* More than six breakers with no main shutoff (2)
 Main disconnect inspected at: No drip loop on service wires (2)

Comments: **Rodents evidence noted at main panel enclosure. Recommend repair. pic 7**

40 Main Panel N/A **#A - Location Exterior** Panel rating **200** Not verified
 Power is off at main.No inspection performed* Recommend further evaluation*
 Appears serviceable Defects* Deterioration* Unsafe* Near end of lifespan* Not accessible*

Comments: **Recommend evaluation and repairs by a licensed contractor. Defective and hazardous main panel brand, Sylvania noted. Recommend further evaluation by electric contractor. pic 2**

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

41 Conductors N/A Service Wire: **Copper** Branch Wire: **Copper**
 Wiring Methods: **Metal Conduit**

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

43 Panel Notes N/A Wiring Methods: Breakers Fuses **Operational**
 Panel(s) appear(s) serviceable Not Functional* Unsafe* Worn* Near end of lifespan*
 Improper wiring at panel# (2): Breaker is off at panel #*:
 Two wires connected to one breaker at panel # (2): Signs of
 Overfusing fuse/breaker size too large for wire panel #(2): Aluminum wiring noted at the general 120volt circuits(2)
 Neutral and ground wires connected at sub-panel #(2): (Aluminum connections should be checked by a licensed electrician) *
 Direct tap Antioxidant not visible on aluminum wire connections*
 Panel bond is not provided for safety at panel #(2): Unprotected opening(s) in panel # (2):
 Missing 240 volt - split branch coupler(s) at panel #*: N/A
 Fused neutral wire(s) at panel # (2): Breakers Fuses
 Electrical system appears outdated by today's standards (2) Opening(s) dead front cover(s) at panel #*(2)(4):

Comments: **Recommend evaluation and repairs by a licensed contractor. Defective And Hazardous Garage Sub-Panel Brand Federal Pacific Noted, Recommend Further Evaluation By Electric Contractor For Safety. pic 17**

44 Wiring Notes N/A Sample of switches and outlets tested appear to be serviceable
 Grounding and polarity of receptacles within 6' of plumbing fixtures
 Appears serviceable (tested) Furnishings prevent testing of all outlets and switches*
 Three prong outlets did not test properly grounded (2)(4) at:
 Reverse polarity (2)(4) at: master bathroom Evidence of arcing (2)(4) at:
 Outlet not operational (2)(4) at: Light not operational *(2)(4) at: Kitchen
 Outlets Switches two prong Various areas Open neutral (2)(4) at:
 Not exterior rated Missing cover plates *(2)(4) at:
 Exposed wiring needs protection (2)(4) at: Damaged cover plates *(2)(4) at:
 Box cover missing *(4) at: Exposed splices (2)(4) at:
 Improper wiring (2)(4) at: Extension cord used as wiring (2)(4) at:
 'GFCI(s) responded to test 'GFCI' not operational (2)(4) at:
 'GFCI', (a safety device for outlets near water) recommended at: (5) **All wet areas**
 Closet light is subject to damage at:* Closet light is subject to hazard at:*
 Doorbell Fixture missing* loose at

Comments: **Recommend evaluation and repairs by a licensed contractor. Unsafe floor outlet cover plate. Recommend proper cover plate for safety. pic 14 Two prong outlets at various areas, recommend upgrades. pic 8 Kitchen cabinet lights not functional. pic 26**

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

Hardware not operational* Doorbell Door jamb not operational* Weather stripping damaged*

Comments:

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

Appears serviceable Damaged jamb* Needs adjustment at:
 Hardware is operational Missing* Loose* Not operational* various areas
 Door(s) rub at: various areas Door stick at: various areas
 Damaged at: guest house Difficult to operate at:
 Tempered glass Not tempered (5) Unable to determine tempered glass*
 Tracks serviceable Deteriorated track(s) at: bedrooms Door won't latch at: various areas
 Screen doors not checked* Screens missing* at rear sliding door

Comments: Major water damage at guest house entry door, refer to termite report. pic 5 Missing door at master bedroom. pic 3

48 Windows N/A **Type: Metal** Security bars present (not tested)

Sample tested appears serviceable Window was difficult to operate at: various areas
 Window sills damaged few areas Broken *
 Window Stains* Damage*
 Screens few damaged*

Comments: Damaged window screen at guest house window. pic 24 Old metal windows noted. Recommend upgrades. pic 8
 Damage noted at guesthouse window sill. Refer to termite report. pic 16

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

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

General condition serviceable Wall had common cracks at: various areas
 Wall damage at: guest house Wall
 Furnishings prevent full inspection-do a careful check on your final walk-through Recommend evaluation by engineer (1)

Comments: Water damage and possible water seepage or roof leak noted at guesthouse closet wall. pic 18 Recommend paint at ceilings and walls. pic 4

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

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

General condition serviceable Ceiling(s) had common cracks at: various areas
 Ceiling(s) damaged at: few areas
 Ceiling(s)

Comments: Cracks need repair noted at bedroom ceiling and walls. Evidence of roof leak noted at bedroom ceiling, possibly mold. pic 9 Water damage and evidence of roof leak noted at kitchen ceiling around skylight. pic 27

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

51 Floors N/A **Carpet** **Vinyl** **Wood** **Tile** N/A

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

Comments:

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

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

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

Comments:

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

Page 11 INTERIOR Continued

Report # : M2408029

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53 Interior Features N/A

<input type="checkbox"/> Interior stairs appear serviceable	<input type="checkbox"/> Ceiling fan(s) operational	<input type="checkbox"/> Fan (s)
<input type="checkbox"/> Stair handrails appear serviceable	<input type="checkbox"/> Uneven	<input type="checkbox"/> Stairway is
<input type="checkbox"/> Wet bar faucet appears serviceable	<input type="checkbox"/> Railing is	<input type="checkbox"/> Openings in rails too wide* (5)
<input type="checkbox"/> Counter appears serviceable	<input type="checkbox"/> Faucet is not operational (2)	<input type="checkbox"/> Faucet leaks (2) <input type="checkbox"/> Hot/Cold reversed(4)
<input type="checkbox"/> Plumbing under sink serviceable	<input type="checkbox"/> Damage to	<input type="checkbox"/> Deterioration to
Items installed but not inspected:	<input type="checkbox"/> Leaks (2)	<input type="checkbox"/> Improper piping <input type="checkbox"/> Icemaker not on
	<input type="checkbox"/> Central vacuum <input type="checkbox"/> Security system	<input type="checkbox"/> Intercom <input type="checkbox"/> N/A

Comments: **Water damage and evidence of water seepage at bedroom window sill, recommend proper seal. pic 7**

54 Smoke Detector N/A

Locations: **A: Hall** **B: Master Bedroom**
C: Bedrooms **D:**

<input checked="" type="checkbox"/> Smoke detector test button responds	<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D	<input type="checkbox"/> Not tested*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D
<input type="checkbox"/> Did not respond to test button*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D	<input type="checkbox"/> None found (5)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D
<input type="checkbox"/> Couldn't test / no test button*	<input type="checkbox"/> Indicator light on	<input checked="" type="checkbox"/> Suggest additional detectors in appropriate locations* (5)	

Comments: **Missing CO detector at hallway, recommend to install for safety. pic 15**

55 Laundry N/A

Garage Basement Service Area Other

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

Comments: **Dryer vents at crawl space, recommend to extend to exterior. pic 33**

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

56 Attic N/A

Full Partial

Roof Frame: Truss Rafter Framing **X**

Ceiling Frame: Truss Joist Framing **X**

How Inspected: Entered Access

Location: **Hall** Inspection limited to view from access*

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

Comments:

Ventilation N/A

Appears serviceable at:

Exhaust fan Exhaust fan

Comments:

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GARAGE / CARPORT: N/A Attached Detached Carport Other

57 Floor N/A Appears serviceable Damage* Deterioration* Defects*
 No cracks found Not fully visible* Major cracks (1) Possible flammable material on floor*(4)
 Floor raised* Floor settled* Poor drainage* N/A
Comments: Common cracks up to 1/8" were found on the garage floor.

58 Firewall / Ceiling N/A Not fully visible* Does not appear fire rated (4) N/A
 Appears serviceable Moisture stains* Damage* N/A
 Framing: Exterior: Holes* Damage* Missing wall covering*
Comments: Holes need repair for safety noted at garage fire ceiling. pic 15

59 Ventilation N/A Appears serviceable Blocked* None*
 Screens Window
Comments:

60 Door To Interior N/A Solid Rated Door Hollow Core (Non-Fire Resistive)
 Appears serviceable Damaged* Deterioration* Pet door interrupts integrity of fire door (2)(4)
 Bad seal*(4) Enters in a Bedroom*(4) Door does not latch*(4) Door lacks threshold* Door lacks weatherstrip*
 Self closer operational N/A Closer non-operational* Closer missing* Closer needs adjustment*
Comments:

61 Exterior Door N/A Appears serviceable Damaged* Delaminated* Needs adjustment*
 Lock inoperative* Door jamb* Damaged door jamb* Door threshold* Damaged*
 Not inspected* Locked* Blocked* Rubs jamb*
Comments:

62 Vehicle Door(s) N/A Roll Up Tilt-Up Sliding N/A
 Appears serviceable Damage* Deterioration* Defects* Door / jambs* Moisture stained* Damaged*
 Tension rods loose* Door warped* Needs adjustment* Needs balancing* Hinges loose* Damaged*
 Safety springs installed Not safety type springs* (4)(5) Broken springs (2)(4) Broken safety wire(2)(4)
 Vehicle door(s) are locked - could not test* Rollers damaged(2) Tracks damaged(2)
Comments: Damaged and missing seal at garage door lower panel. pic 22

63 Automatic Opener N/A Non-operational* Opener / auto-reverse was not tested*
 Appears serviceable # of Units 1 Unit Electronic sensor:
 Automatic reverse operated Automatic reverse did not operate (2)(4)(5) Not inspected*
Comments:

64 Electrical N/A Appears serviceable Damage / deterioration / defects* Not fully visible*
 Improper wiring (2)(4) Exposed wiring subject to damage *(4) Extension cords used as permanent wiring (2)(4)
 Outlets serviceable Open ground (2)(4) Reverse polarity (2)(4) Improper light fixture wiring (2)(4)
 Open splices (2)(4) Junction boxes missing covers*(4) 'GFCI' recommended(5) 'GFCI' defective(2)(4)
 Some outlet(s) are inaccessible* Outlet(s) not functional (2) Loose/damaged outlet(2) Loose/damaged cover*
Comments:

65 Comments N/A Moisture stains on garage ceiling* Moisture stains on garage wall*
 Occupants' belongings block view of entire garage-unable to fully inspect.* Do a careful check on your final walk-through.*
Comments: Evidence of water seepage at garage ceiling, Recommend further evaluation and repair. pic 6

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

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

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

Counters Floor Lights Appear serviceable Grout* Caulking* Handles*
 Doors Drawers Counter Other Minor* Moderate* Heavy wear* Cracks* Damage*
 Minor cracked tile(s)* Moderate damage* Heavy damage* Missing *
 Cabinets appear serviceable Minor wear Moderate damage* Heavy wear* Heavy damage*
[Comments:](#)

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

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Non operational (2)
 Blades appear to be Unit makes unusual noise: Splash guard damaged* Not inspected*
 Wiring serviceable Improper wiring noted (2)(4) Loose wire clamp at disposal* Missing wire clamp at disposal*
 Switch is in a hazardous location (2)(4) Exposed wire splices (2)(4) Missing junction box cover(s)* Power off*
[Comments:](#) **Garbage disposal not functional. pic 28**

69 Range / Cooktop N/A **# of ovens: 1** Gas Electric Combination Electric Ignition

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

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

70 Dishwasher N/A This Company Does Not Test Dishwashers No test (power/water off)*

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

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

71 Special Features N/A Special features not inspected*

Trash compactor appears serviceable Non operational (2) No Key* Not inspected*
 Microwave appears serviceable Non operational (2) Not inspected*
 Other features/appliances present but not inspected include fridge
[Comments:](#)

Notice: Refrigerators, freezers and built-in ice maker are not part of this inspection*

Page14 BATHROOMS

Report # : M2408029

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

LOCATION: Bath A **Guest Bathroom** B Master Bathroom C Main Bathroom D Hallway Bathroom E

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

Toilet loose at floor*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Loose toilet tank*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Recommend new wax seal (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Toilet is not functional	<input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Water runs continually in tank*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Rust in Tank *	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Does not flush properly*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Moisture around toilet (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E

Comments: **Missing toilet seat cover at guest house bathroom. pic 11 Master bathroom toilet not functional. pic 32**

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

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

Comments: **Damage noted at guest house bathroom sink cabinet. pic 9**

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

Comments:

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

Damage to tub*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Not applicable to this bathroom	<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Faucet appears serviceable	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Whirlpool not functional (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Hot & Cold water reversed(4)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Whirlpool not tested(2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Damage at faucet*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Drain stopper missing*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Drain appears serviceable	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Caulking needed tub to floor*1	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Slow draining at bathtub*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		

Comments:

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

Damage to shower walls*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Not applicable to this bathroom	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Caulking needed at shower walls*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Cracked tile(s)*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Shower fixture damaged	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/> E	Caulking needed at floor*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Slow draining at shower	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Floor needs caulking*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Leaking at water valve(s) (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Low water volume at shower(2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Shower head drip(2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Shower diverter non-functional(2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Enclosure appears serviceable	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Unable to determine if glass is tempered*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Glass does not appear to be tempered*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Not applicable to this bathroom	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Broken glass*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Corroded fixtures*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Caulking needed at enclosure*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Doors difficulty to operate*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
		Damaged enclosure*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E

Comments: **Shower pan noted at bathrooms, not inspected for leaks, seller to disclose/check termite report. Deterioration and water damage noted at master bathroom shower enclosure. pic 33 See page noted at main bathroom shower enclosure, recommend proper seal. pic 5 Damaged fixtures at hallway bathroom shower. pic 13**

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

77 Pool / Spa Type N/A Above Ground Below Ground N/A
 Plaster / Gunite Vinyl Fiberglass Unable to determine

Notice: Pool and spa bodies are beyond the scope of this inspection. * The information regarding the type of pool/spa is given as a courtesy only.

78 Heater N/A Gas Electric Solar Panels (not tested)
 Appears serviceable Inoperative* Unable to determine operation* Pilot is not lit* Gas/breakers off*
 May not be adequate for pool heating* Improper material used in gas line (2) Gas shut-off not provided (2)
 Burners serviceable Corrosion Deterioration Rust noted in burner area (2) Not all burners are operating (2)
 Venting serviceable Improper vent location (2) Improper vent clearance (2) Obstructed* Debris in/on vent*
 Pressure limit switch appears operational Inoperative (2) Delayed response* Unable to determine operation*
Comments: **Pool Heater Appears Disconnected and Dismantled. pic 25**

79 Water Filter N/A Cartridge Filter Diatomaceous Earth Filter Sand Filter
 Pressure gauge appears serviceable: Inoperative* Broken glass* None provided*
 Bleeder valve appears serviceable: Inoperative* Leaking* None provided*
Comments: **Active leak noted at pool equipments and filter, Recommend Repair. pic 27**

80 Pumps N/A **Pumps Installed:** Circulation Spa Jet Pool Sweep
 Circulation pump operated when tested Pump did not operate (2) Leaking pump (2) Excessive noise (2)
 Body bond present No body bond (2) Loose body bond (2) Pump has loose attachment* Pump has no attachment*
 Separate jet pump operated when tested Pump did not operate (2) Leaking pump (2) Excessive noise (2)
 Body bond present No body bond (2) Loose body bond (2) Pump has loose attachment* Pump has no attachment*
 Sweep pump operated when tested Pump did not operate (2) Leaking pump (2) Excessive noise (2)
 Body bond present No body bond (2) Loose body bond (2) Pump has loose attachment* Pump has no attachment*
Comments: **Missing body bond at pool pump, Recommend Repair for Safety. pic 24**

81 Blowers N/A Air Bubbler Supplemental to Jet Pump
 Blower operated when tested Blower did not operate (2) Not tested due to:*
Comments:

82 Electrical N/A **Breaker Location:** Main Panel At Equipment
Wiring: Liquid Tite Flex Rigid Conduit NM Cable (Romex) (2)
 Wiring appears serviceable Improper wiring noted (2)(4) Improper conduit (2) Deteriorated conduit (2)
 Pool lights operated when tested Inoperative (2) Unable to determine operation*
 GFCI responded to test button Inoperative (2) Unable to determine operation*
 Spa light operated when tested Inoperative (2) Unable to determine operation*
 GFCI responded to test button Inoperative (2) Unable to determine operation*
 Timers: Equipment On Off at time of inspection Power is off - could not verify operation*
 Circulation pump timer appears operational Inoperative (2) Unable to determine operation*
 No wire protector* Rusted Damaged
 Sweep pump timer appears operational Inoperative (2) Unable to determine operation*
 No wire protector* Rusted Damaged
 Remote switches appear operational Inoperative (2) Unable to determine operation* None
Comments: **Missing GFCI safety protection at pool light circuit. Recommend to install for safety. pic 32**

83 General N/A **Fencing Enclosing Pool/Spa:** Yes No* (Caution) (5)
Self-closing/latching Gate: Yes No* (Caution) (5) Inoperative* (5)
 Coping appears serviceable Lifting* Settling* Cracked* Missing* Caulking
 Surrounding deck/concrete appears serviceable Common cracks Major cracks (1)
 Diving board/slide is not part of this inspection* Damaged
 Pool water fill valve Spa water fill valve
 Pool is cloudy/bottom not visible (2) Gutters / downspouts:
Comments: **Swimming pool is not inspected for leaks, seller to disclose if any.* Leaning pool deck handrail noted. Recommend repair. pic 21 Cloudy Water noted at Pool, unable to inspect closely. pic 30**



Detail Property Inspection, Inc.

1125 E. Broadway #236
Glendale, CA 91205

818-553-8198 323-668-1676, 626-622-7802 www.detailinspect.com

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

Client:/Print: Yuri Shfran

E-mail:

Telephone Number:

Report #: M2408029

Subject Property

11575 Amanda Dr
Studio City, CA 91604

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

Initial Here _____

SCOPE OF INSPECTION

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

OUTSIDE SCOPE OF INSPECTION

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

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

Specific components noted as being excluded on the individual systems inspection forms

Private water or private sewage systems

Mold, Mildew, odors or noise

Proximity to railroad tracks or airplane routes

Saunas, steam baths, or fixtures and equipment

Boundaries, easements or lights of way

Seismic safety, security or security bars and or safety equipment

Sprinklers related systems, timer and components

Radio-controlled devices, automatic gates, elevators, lifts, dumbwaiters and thermostatic or time clock controls

Water softener / purifier systems or solar heating systems

Furnace heat exchangers, freestanding appliances, security alarms or personal property

Adequacy or efficiency of any system or component

Prediction of life expectancy of any item

Permits, building code or zoning ordinance violations

Geological stability or soils condition, wave action or hydrological stability, survey or testing

Structural stability or engineering analysis

Termites, pests or other wood destroying organisms, dry-rot or fungus, latent or concealed defects

Gas appliances such as fire pits, barbecues, heaters and lamps. Main gas shut-off valve and any gas leaks

Unique/technically complex systems or components

Any adverse condition that may affect the desirability of the property

Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or any environmental hazards

Building value appraisal or cost estimates

Condition of detached buildings

Pool or spas bodies and underground piping

Inspection will not and is not intended to detect, identify, disclose, or report on the presence of Chinese Drywall products or the actual or potential environmental concerns or hazards arising out of the existence of these products.

Items specifically noted as excluded in the inspection report

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

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

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

Page 1 of 2 Initial Here _____

Detail Property Inspection, Inc.

Contract continued

Client: _____

Report #: _____

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

ARBITRATION: Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud, or misinterpretation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted first to a Non-Binding Mediation conference and absent a voluntary settlement through Non-Binding Mediation to be followed by final and Binding Arbitration, if necessary, as conducted by Construction Dispute Resolution Services, LLC or Resolute Systems, Inc. utilizing their respective Rules and Procedures. If you would like to utilize the Mediation or Arbitration services of another dispute resolution provider other than one of those so stated please submit your recommendation to us for our consideration. If the dispute is submitted to Binding Arbitration, the decision of the Arbitrator appointed there under shall be final and binding and the enforcement of the Arbitration Award may be entered in any Court or administrative tribunal having jurisdiction thereof.

NOTICE: YOU AND WE WOULD HAVE A RIGHT OR OPPORTUNITY TO LITIGATE DISPUTES THROUGH A COURT AND HAVE A JUDGE OR JURY DECIDE THE DISPUTES BUT HAVE AGREED INSTEAD TO RESOLVE DISPUTES THROUGH MEDIATION AND BINDING ARBITRATION.

CONFIDENTIAL REPORT: The inspection report to be prepared for Client is solely and exclusively for Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Client may distribute copies of the inspection report to the seller and the real estate agents directly involved in this transaction, but Client and Inspector do not in any way intend to benefit said seller or the real estate agents directly or indirectly through this Agreement or the inspection report. **CLIENT AGREES TO INDEMNIFY, DEFEND AND HOLD INSPECTOR HARMLESS FROM ANY THIRD PARTY CLAIMS ARISING OUT OF CLIENT'S UNAUTHORIZED DISTRIBUTION OF THE INSPECTION REPORT**

ATTORNEY'S FEES: The prevailing party in any dispute arising out of this agreement, the inspection, or report(s) shall be awarded all attorney's fees, arbitrator fees and other related costs.

SEVERABILITY: Client and Inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

DISPUTES: Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property, as limited herein above, shall be made in writing and reported to the Inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions, Client or Client's agents, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a reinspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

LIQUIDATED DAMAGES

It is understood and agreed by and between the parties hereto that the INSPECTOR/INSPECTION COMPANY is not an insurer, that the payment for the subject inspection is based solely on the value of the service provided by the INSPECTOR/INSPECTION Company in the performance of the limited visual inspection and production of a written inspection report as described herein, that it is impracticable and extremely difficult to fix the actual damages, if any, which may result from a failure to perform such services and in case of failure to perform such services, and a resulting loss the INSPECTOR/INSPECTION COMPANY'S liability hereunder shall be limited and fixed in an amount equal to the inspection fee paid multiplied by two (2), or to the sum of five hundred dollars (\$500.00), whichever sum shall be less, as liquidated damages, and not as a penalty, and this liability shall be exclusive.

No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against the Inspector/Inspection Company, or its officers, agents or employees more than one year after the date of the subject inspection. Time is expressly of the essence herein.

The written report to be prepared by Inspector shall be considered the final and exclusive findings of the Inspector regarding the inspection of the property. Client shall not rely on any oral statements made by the Inspector prior to issuance of the written report.

This agreement shall be binding upon and inure to the benefit of the parties hereto, their heirs, successors, assigns, agents, and representatives of any kind whatsoever. This agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof, and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this agreement.

PERMITS

I/We have read understand and agree to all of the terms and conditions of this contract and agree to pay the fees listed below.

Signed: _____ Date: _____

ADDITIONAL SERVICES:

Signed: _____ Date: _____

INSPECTION FEE:

DocuSigned by:
Mike Owdeh
199207EBD62748 Inspector

TOTAL INSPECTION FEES:

Signed: _____ Date: _____

PAYMENT:



RESIDENTIAL HOME INSPECTION STANDARDS OF PRACTICE - Four or Fewer Units

Part I. Definitions and Scope

These Standards of Practice provide guidelines for a home inspection and define certain terms relating to these inspections. Italicized words in these Standards are defined in Part IV, Glossary of Terms.

- A. A home inspection is a noninvasive, visual survey and basic operation of the *systems* and *components* of a home which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the *building(s)* to assist client in determining what *corrections* or *further evaluations* the Client should have *corrected*, evaluated or obtained estimates for repair prior to the release of contingencies.
- B. A home inspection report provides written documentation of material defects discovered in the inspected *building's systems* and *components* which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives. The report will include the Inspector's recommendations for *correction* or *further evaluation*.
- C. All *corrections* or *further evaluations* need to be provided by an appropriate, competent, licensed and/or certified professional as stated in the CA Business and Professions Code 7195(c).
- D. Client should consider all available information when negotiating regarding the Property.
- E. Inspections performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the primary *building* and its associated *primary parking structure*.
- F. Cosmetic and aesthetic conditions shall not be considered.

Part II. Standards of Practice

A home inspection includes the *readily accessible systems* and *components*, or a *representative number* of multiple similar components listed in Sections 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

Section 1 - Foundation and Under-floor Areas - Items to be inspected/reported:

1. Foundation
2. Floor framing
3. Under-floor ventilation
4. Foundation anchoring
5. Cripple wall bracing
6. Wood separation from soil
7. Insulation

Section 2 - Exterior - Items to be inspected/reported:

1. Surface grade directly adjacent to the *building*
2. Doors and windows
3. Attached decks, porch, and balconies
4. Stairways that are attached to the *building*, attached decks or porch
5. Wall cladding and trim
6. Portions of patios, walkways and driveways that are adjacent to the *buildings*
7. *Pool/spa drowning prevention safety features*, for the sole purpose of identifying which, if any, are present
8. *Pool/spa drowning prevention safety features*, for the sole purpose of identifying if less than two are present

Section 3 - Roof - Items to be inspected/reported:

1. Covering
2. Drainage
3. Flashings
4. Penetrations

5. Skylights

Section 4 - Attic Areas and Roof Framing - Items to be inspected/reported:

1. Framing
2. Ventilation
3. Insulation

Section 5 - Plumbing - Items to be inspected/reported:

1. Water supply piping
2. Drain, waste, and vent piping
3. Faucets, toilets, sinks, tubs, and showers
4. Fuel gas piping
5. Water heaters

Section 6 - Electrical - Items to be inspected/reported:

1. *Service equipment*
2. Electrical panels
3. Circuit wiring
4. Switches, receptacles, outlets, and lighting *fixtures*

Section 7 - HVAC - Items to be inspected/reported:

1. *Heating equipment*
2. *Central cooling equipment*
3. Energy source and connections
4. Combustion air
5. Exhaust vents
6. Condensate drainage
7. *Conditioned air distribution systems*

Section 8 - Interior - Items to be inspected/reported:

1. Walls, ceilings, and floors
2. Doors and windows
3. Stairways
4. *Permanently installed* cabinets
5. *Permanently installed* cook-tops
6. Ovens
7. Cooktop exhaust vents
8. Dishwashers
9. Food waste disposals
10. Absence of smoke and carbon monoxide alarms
11. Vehicle doors and openers

Section 9 - Fireplaces and Chimneys - Items to be inspected/reported:

1. Chimney exterior
2. Spark arrestor
3. Firebox
4. Damper
5. Hearth extension

Part III. Limitations, Exceptions, and Exclusions

A. The following are excluded from a home inspection:

1. *Determine* size, spacing, location, or adequacy of foundation bolting or bracing components or reinforcing systems
2. *Determine* the composition or energy rating of insulation materials.
3. *Inspect* door or window screens, shutters, awnings, or security bars
4. *Inspect* fences or gates or automated door or gate openers or their safety devices, except as required by applicable law
5. Use a ladder to inspect *systems* or *components*
6. Walk on the roof if in the opinion of the Inspector there is risk of damage or a hazard to the Inspector
7. Warrant or certify that roof *systems*, coverings, or *components* are free from leakage
8. *Inspect* mechanical attic ventilation *systems* or *components*

9. Fill any fixture with water, inspect overflow drains or drain stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts
10. *Inspect* or *evaluate* water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating *systems* or *components*
11. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*
12. *Inspect* fuel tanks or *determine* if the fuel gas system is free of leaks
13. *Inspect* wells, private water supply or water treatment *systems*
14. *Operate* circuit breakers
15. *Inspect* de-icing *systems* or *components*
16. *Inspect* onsite electrical generation or storage or emergency electrical supply *systems* or *components*
17. *Inspect* heat exchangers or electric heating elements
18. *Inspect* non-central air conditioning units or evaporative coolers
19. *Inspect* radiant, solar, hydronic, or geothermal *systems* or *components*
20. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution *system*
21. *Inspect* electronic air filtering or humidity control *systems* or *components*
22. *Determine* whether a *building* is secure from unauthorized entry
23. *Operate*, test or determine the type of smoke or carbon monoxide alarms
24. *Inspect* chimney interiors, fireplace inserts, seals, or gaskets. *Operate* any fireplace or *determine* if a fireplace can be safely used
25. Test vehicle door safety impact reversing devices
26. *Inspect* *systems* or *components* of a *building*, or portions thereof, which are not *readily accessible*, not *permanently installed*, or not inspected due to circumstances beyond the control of the Inspector or which the Client has agreed are not to be inspected
27. *Inspect* site improvements or amenities (i.e., accessory buildings, fences, planters, landscaping, irrigation, swimming *pools*, *spas*, ponds, waterfalls, fountains, landscape stairs...)
28. *Inspect* auxiliary features of appliances beyond the *appliance's* basic *function*
29. *Inspect* *systems* or *components*, or portions thereof, which are under ground, under water, or where the Inspector must come into contact with water
30. *Inspect* common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems* or *components* located in common areas
31. *Determine* compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, easements, setbacks, covenants, or other restrictions
32. *Determine* adequacy, efficiency, suitability, quality, age, marketability or advisability of purchase or remaining life of any *building*, *system*, or *component*.
33. Conduct structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
34. *Evaluate* acoustical or other nuisance characteristics of any system or component of a building, complex, adjoining property, or neighborhood
35. Report Wood Destroying Organisms (WDO) including termites or any insect, as well as rot or any fungus, that damage wood.
36. *Inspect* or identification for the presence of animals or animal activity
37. *Evaluate* risks associated with events or conditions of nature including (i.e., geological, seismic, wildfire, flood...)
38. *Conduct* any water testing or *determine* leakage in any body of water (i.e., shower pans, water features...)
39. *Determine* the integrity of hermetic seals or reflective coatings at multi-pane glazing
40. Differentiate between original construction or subsequent additions or modifications
41. Review or interpret information or reports from any third-party (i.e., permits, disclosures, product defects, construction documents, litigation concerning the Property, recalls, insurance requirements...)
42. Specify *correction* procedures or estimating cost to correct
43. *Inspect* communication, computer, security, or low-voltage, timer, sensor, or similarly controlled *systems* or *components*
44. *Evaluate* fire extinguishing and suppression systems and components or *determine* fire resistive qualities of materials or assemblies
45. *Inspect* elevators, lifts, and dumbwaiters
46. Lighting pilot lights or activating or *operate* any *system*, *component*, or *appliance* that is *shut down*, unsafe to operate, or does not respond to *normal user controls*
47. *Operate* shutoff valves or shutting down any *system* or *component*
48. Dismantle any *system*, structure or *component* or removing cover plates or access panels other than those provided for homeowner maintenance
49. Test, *operate* or *determine* if any *drowning prevention safety feature* is installed properly or is adequate, effective or meets ASTM standards

B. The Inspector may, at his or her discretion:

1. *Inspect any building, system, component, appliance, or improvement not included or otherwise excluded by these Standards of Practice, as a courtesy to the Client, which may include an additional fee. Any such inspection shall comply with all other provisions of these Standards, as applicable.*
2. *Include photographs in the written report or take photographs for Inspector's reference without inclusion in the written report. Photographs may not be used in lieu of written documentation of conditions found in the report.*

IV. Home Glossary of Terms

Note: All definitions apply to derivatives of these terms when italicized in the text.

Appears: When the *Inspector* observes an item or defect but, cannot determine the state or cause of the item or defect, when analysis or procedures are out of the scope of the Standard of Practice, or it is beyond the *Inspectors'* expertise

Appliance: An item such as an oven, dishwasher, heater, etc. which performs a specific *function*

Building: The subject of the *inspection* and its primary parking structure

Component: A part of a *system, appliance, fixture, or device*

Condition: Conspicuous state of being

Correction: The appropriate corrective action taken by the appropriate, competent, licensed and/or certified person (i.e., repair, replace, remove...)

Determine: Arrive at an opinion or conclusion

Device: A *component* designed to perform a particular task or *function*

Drowning Prevention Safety Features (as per CA Health and Safety Code 115992):

- 1 - *Isolation barrier*
- 2 - *Mesh barrier*
- 3 - *Pool/spa cover*
- 4 - Home exit alarms
- 5 - Self-closing and self-latching home doors
- 6 - *Pool/spa alarm*

Equipment: An *appliance, fixture, or device*

Evaluate: form an idea of the amount, number, or value of; assess

Fixture: A plumbing or electrical *component* with a fixed position and *function*

Function: The normal and characteristic purpose or action of a *system, component, or device*

Further Evaluation: a recommendation when the *Inspector* can not determine the state or cause, when analysis or procedures are out of the scope of the Standard of Practice, or it is beyond the *Inspectors'* expertise

Home Inspection: Refer to Part I, 'Definitions and Scope', Paragraph A

Inspect: Refer to Part I, 'Definition and Scope', Paragraph A

Inspector: One who performs a home inspection

Isolation Barrier: The *barrier* around the *pool* area that isolates the *pool* area from the house

Mesh Barrier: The *barrier* around the *pool* area that isolates the *pool* area from the house of which any portion is made of mesh

Natural Barrier: A portion of the *barrier* that is not man-made (cliff, lake, boulder...)

Normal User Control: Switch or other *device* that activates a *system or component* and is provided for use by an occupant of a *building*

Operate: Cause a *system, appliance, fixture, or device* to *function* using *normal user controls*

Permanently Installed: Fixed in place, e.g. screwed, bolted, nailed, or glued

Primary Building: A *building* that an *Inspector* has agreed to *inspect*

Primary Parking Structure: A *building* for the purpose of vehicle storage associated with the primary *building*, which may be attached or detached. Only one *primary parking structure* may be designated as primary.

Readily Accessible: Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property

Representative Number: Example, an average of one *component* per area for multiple similar *components* such as windows, doors, and electrical outlets

Safety Hazard: A condition that could result in significant physical injury

Shut Down: Disconnected or turned off in a way so as not to respond to *normal user controls*

System: An assemblage of various *components* designed to function as a whole

Technically Exhaustive: Examination beyond the scope of a home *inspection*, which may require disassembly, specialized knowledge, specialized *equipment*, measuring, calculating, quantifying, specialized testing, exploratory probing, research, or analysis.