



PROPERTY INSPECTION REPORT
15475 Rochlen St, Hacienda Heights, CA 91745,
01/17/2025



OC World Inspection, Inc.

Inspector: Harry Xing and Leo Wang
Certified Master Inspector
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Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. **Patio: Concrete - Minor cracks were found in one or more patio sections. However, they don't appear to be a structural concern. No immediate action is recommended, but the client(s) may wish to have repairs made or have cracked sections replaced for aesthetic reasons.**



Exterior

2. **Soffits: Wood - Soffits is damaged and/or deteriorated in one or more areas. Service as needed.**



3. **Exterior Lighting: Surface mount - The light cover missing. Service as needed.**



Defective Summary (Continued)

4. **Exterior Electric Outlets: 110 VAC - Loose or missing moisture cover. A licensed electrician is recommended to evaluate and estimate repairs.**



Garage/Carport

5. **Attached Garage Garage Doors: Insulated aluminum - Wood frame rotten. Wood rots around the garage door frame because of excessive moisture, poor ventilation, or pest infestation. Service as needed.**



6. **Attached Garage Service Doors: Fire rated - The service door between an attached garage and a house (living space) should be self closing as a protection against fire . Recommend to add closing mechanism to the service entry door or review by a qualified person.**



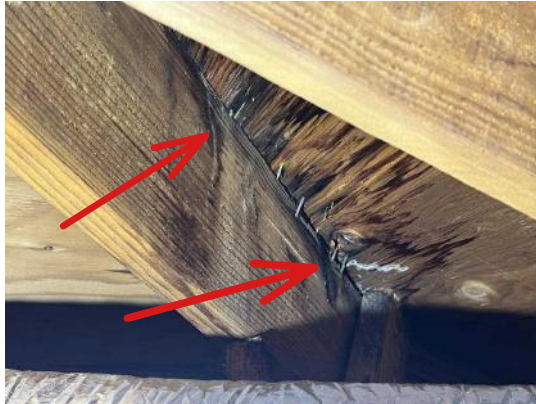
Defective Summary (Continued)

7. **Attached Garage Electrical: 110 VAC - Open or missing ground in one or more outlets. A licensed electrician is recommended to evaluate and estimate repairs.**



Attic

8. **Main Attic Sheathing: OSB - Stains were visible on the roof structure in one or more areas. These areas were dry at the time of the inspection. A past leak may have caused the stains. Recommend asking the property owner(s) about past leaks. The client(s) should monitor these areas in the future, especially after heavy rains, to determine if active leaks exist. If leaks are found, a qualified roofing contractor should evaluate and repair.**



9. **Main Attic Bathroom Fan Venting: Electric fan - Bathroom improperly vents into attic and may cause moisture damage to the insulation. The services of a qualified contractor is recommended to evaluate and estimate repairs.**



Defective Summary (Continued)

Plumbing

10. **Garage Water Heater Sediment trap: Cast - Sediment traps are not installed at gas lines. Sediment traps should be installed and positioned where the gas flow in piping changes direction. A licensed plumber is recommended to evaluate and estimate repairs.**



11. **Garage Water Heater Flue Pipe: Double wall - Metal vents that are too close to wood or combustionable materials may cause the wood to burst into flames. Single wall vents should have a minimum of 6 inches of clearance and double wall, sometimes called a vent, should have 1 inch minimum clearance. A qualified air conditioning contractor is recommended to evaluate and estimate repairs.**



Bathroom

12. **Master Bathroom Electrical: 110 VAC - Suggest installing GFCI (Ground Fault Circuit Interrupter) outlets for safety at all applicable locations. Suggest testing trip buttons on regular basis to ensure proper operation of system. Consult a licensed electrician for locations and installation for safety.**



Defective Summary (Continued)

13. Master Bathroom Faucets/Traps: Delta fixtures with a PVC trap - **Rusty faulty drain stopper. A licensed plumber is recommended to evaluate and estimate repairs.**



Bedroom

14. All rooms Bedroom Ceiling: Paint - **Popcorn ceiling in the living space. Popcorn roofs may contain asbestos, a harmful substance that can cause serious health problems if inhaled. Service as needed.**



Living Space

15. Living Room, Dining Room, Family Room, Hallway Living Space Ceiling: Paint - **Popcorn ceiling in the living space. Popcorn roofs may contain asbestos, a harmful substance that can cause serious health problems if inhaled. Service as needed.**



Defective Summary (Continued)

16. Living Room, Dining Room, Family Room, Hallway Living Space Electrical: 110 VAC - **Reversed polarity in the sunroom. Electrical outlets with reverse polarity can be dangerous. A licensed electrician is recommended to evaluate and estimate repairs.**



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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Inspector Name: Harry Xing
Company Name: OC World Inspection Inc
Address: 4 Lavanda st
City State Zip: Ladera Ranch, CA92694

Client Name:
Address:
City, State Zip: , N/A N/A

Property Address: 15475 Rochlen St
City State Zip: Hacienda Heights, CA 91745

INSPECTION AGREEMENT

Home Inspection. A limited visual inspection and prepare a written report of the apparent condition of the readily accessible installed systems and components of the Premises (the house and one attached or detached garage) existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection. Sheds, outbuildings, and other accessory structures are excluded. Installed components included in the inspection are structural system/foundation, exterior, roof system, plumbing system, electrical system, heating system, cooling system (weather permitting), interior, insulation and ventilation, fireplaces and solid fuel burning appliances (if present).

Scope of Inspection. The scope of the inspection is strictly limited as set forth in this Agreement. The parties understand and agree that this inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies, including but not limited to, basement flooding, basement seepage and roof leakage, are excluded from this inspection. The parties agree that the American Society of Home Inspectors (ASHI) Standards of Practice, most current edition, shall define the standard of duty and the conditions, limitations, and exclusions of the inspection and are incorporated by reference herein. Copies of these standards are available upon request.

General Information (Continued)

Items Not Inspected. The inspection and report exclude and do not cover those items indicated as untested or not inspected or the possible presence of or danger from any potentially harmful substances and environmental hazards including, but not limited to, the following items: asbestos; lead paint; formaldehyde; toxic and flammable materials; soil contamination; water testing; termite and pest infestation; water softener and filter system; sprinkler systems; central vacuum systems; telephone systems; intercom systems; security systems; antennas; cable television; doorbells; appliances; playground equipment; swimming pools and pool equipment; spas; energy efficiency measurements; recreational equipment; recreational facilities (boat docks and tennis courts); landscaping; underground storage tanks; underground drainage; irrigation; outdoor grills; low voltage exterior lighting; remote overhead door transmitters and receivers; concealed or underground electric and plumbing; systems which are shut down or otherwise secured; private sewer systems; water wells; chimney draft; heating system accessories; solar heating systems; zoning or other ordinances; and building code conformity. All items indicated as being excluded in the ASHI Standards of Practice are also excluded herein. CLIENT understands that these systems and conditions and information about them are excluded from this Inspection and Report. Any general comments which may appear about these systems and conditions are provided as a courtesy only and DO NOT represent or form a part of the Inspection.

Third Party Liability. It is understood and agreed that the inspection and report are performed and prepared for the confidential and exclusive use and possession of CLIENT. No other person or entity may rely on the report issued pursuant to this agreement.

Limitation of Liability. It is understood and agreed that in the event of any claim whatsoever against COMPANY, its employees, inspectors, or other agents, whether based on contract, negligence or other tort, statute, or otherwise, in any way directly or indirectly resulting from or relating to the inspection, the report or performance or nonperformance of services by COMPANY, that, any liability of COMPANY, its employees, inspectors or other agents shall be solely and exclusively limited to the amount of the inspection fee actually paid by CLIENT.

Limitation of Actions. No action shall be maintained by CLIENT against COMPANY unless written notice, sent by certified mail return receipt requested, setting forth that an installed system or component of the Premises which was inspected by the Inspector was not in the condition reported by the Inspector, is delivered by CLIENT to COMPANY within ten (10) business days after the discovery of such defect becomes known to CLIENT. CLIENT agrees that, with the exception of emergency conditions, CLIENT or CLIENTS agents, employees or independent contractors will make no alterations, modifications or repairs to the claimed discrepancy prior to a reinspection by the Inspector. Furthermore, any action must be commenced by CLIENT within one (1) year after the date of the Inspection or will be deemed waived and forever barred.

General Information (Continued)

Entire Agreement. This Agreement constitutes the entire Agreement between the parties and supersedes any and all prior agreements between the parties. CLIENT agrees that any representation, promise, condition, or warranty, express or implied, not included in this Agreement shall not be binding on any party.

Interpretations. It is mutually understood and agreed that all provisions herein are severable and that, in the event that any of them shall be held to be invalid, any competent court may modify or reform any such provisions to make it enforceable and that the remaining provisions hereof shall nevertheless be valid and binding.

Assignment. The rights and obligations under this Agreement may not be assigned by any of the parties hereto without the prior written consent of the other party.

Attorneys Fees. The prevailing party in any dispute arising out of this Agreement, the Inspection, or Report(s) shall be awarded reasonable attorneys fees and other costs.

General Information (Continued)

THIS IS A LIMITED VISUAL INSPECTION

To receive the full value of this inspection, please read all of the information we have provided.

It is impossible to inspect every square inch of every area of a home in a limited time frame. A home inspection is designed to reflect, as accurately as possible, the visible condition of the home at the time of the inspection only and does NOT reflect, anticipate, or predict future conditions. Conditions at home for sale can change radically in only a day or two, so a home inspection is not meant to guarantee what condition a home will be in when the transaction closes. It's not uncommon for conditions to change between the time of the inspection and the closing date.

During this inspection, your inspector did not dismantle the equipment, dismantle any structural items, apply stress or destructive testing. Areas that are hidden, painted over, disguised, and/or not readily visible are not covered in this report. Our report is not a guarantee or warranty on the condition of your property or its contents.

This report provides an unbiased visual inspection only. OC World Inspection inspections are performed with consideration given to the age of the structure. Defects will be indicated and marked as such, even though the condition may be normal for the age, and should be inspected by the appropriately licensed contractor. Opinions vary from person to person, and this report is the inspector's opinion and must be considered as such.

Properties being inspected do not Pass or Fail. The following report is based on an inspection of the structure's visible areas; inspection may be limited by vegetation, height restrictions, weather, and possessions. Depending on the structure's age, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current building codes. This report identifies specific non-building code, non-cosmetic concerns that the inspector feels may need further investigation or repair. It is NOT a requirement that the home being sold be brought up to today's building code standards.

We advise you to check all building permits for all areas of the structures present; a home inspection is NOT a building code violation inspection. If the proper building permits have not been obtained and/or do not have final building inspection signatures, then you cannot assume that these areas were installed to applicable building codes. Further investigation beyond the scope of the home inspection may be needed.

Maintenance Items and Repair Recommendation are common phrases used throughout this report and means, in the inspector's opinion, maintenance, repair, or upgrade is needed, and the item should be further evaluated. Often the items

General Information (Continued)

discovered by the inspector are only clues to a potentially larger issue. Further evaluation may uncover other items the inspector did not see or disclose during the inspection. We recommend that licensed contractors further evaluate and repair all concerns and defects noted in the report for your safety and liability purposes.

Every home or structure is different. Therefore it may be inspected in various formats. Inspections typically take anywhere from 1 to 4 hours, depending on the structure's size or the structure's age being inspected. The condition of the home or structure being inspected may also play a role in the time it takes for the inspection; the more defects there are to document, the longer the inspection will take. Inspection methods are generally the same among all inspectors. However, experience and inspectors' personal preferences may differ between Inspectors. This is the same for report writing. While Inspectors are provided with common statements to use in their report, they are also given the freedom to narrate or edit comments as they see fit for each inspection. The Inspector cannot predict or find every defect in a structure being inspected. The time frame for an inspection only allows the Inspector to examine areas in a location by location order. If a defect arises in another area of the structure (including the exterior) for which this defect was not present or visible at the inspection time, the Inspector cannot be liable for notifying you of the defect. For example, the inspector evaluates the exterior of the home first and finds no defects...but later runs the water at the kitchen sink and the water is not visibly leaking under the kitchen sink, but somehow is leaking through the exterior wall to the exterior, the Inspector will not back-track and re-inspect the exterior and will likely not see this or note the defect.

During the inspection, the water is turned on at all visible and/or accessible fixtures at the structure. In most cases, no water fixtures should be left unattended while turned on. There is no set standard time frame for how long each fixture should be operated. The Inspector will operate the water fixtures as long as is needed to determine if both the hot and/or cold water is operating at the designated fixture. Leaks can only be documented if they are visible at the time of operating the designated fixture. Future leaks cannot be predicted. A home inspector cannot determine if there are plumbing leaks inside walls or ceilings unless visible moisture or explicit moisture signs are present and visible at the inspection time. This inspection does not include confirmation of water conservation devices at any fixture.

Note that this report is a snapshot in time and not a prediction of future conditions. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the property's condition, using this report as a guide. Conditions can change at any time during escrow time periods. You are 100% responsible for verifying all conditions before the close of escrow.

The inspector does not determine the age or remaining life of any system or building material during this inspection. Cosmetic items are considered obvious and are often not included in your report. Your report does not include all items covered in the REAL ESTATE TRANSFER DISCLOSURE FORM. We recommend that you read the

General Information (Continued)

Disclaimers page in complete detail to understand. An attorney and/or real estate broker should be consulted on additional items not included in this report.

Houses/structures built between 1965 and 1974 have the possibility of aluminum wiring present throughout the structure. It is recommended that a licensed electrician further evaluate houses built in this era for aluminum wiring.

Houses/structures with galvanized or cast iron plumbing present are highly recommended to be further evaluated by a plumbing contractor regardless of the age of the plumbing.

Houses/structures built before 1978 can contain asbestos materials. It is recommended that a licensed asbestos contractor/inspector further evaluate houses/structures built in this era for asbestos materials. The Home Inspector will not determine or include in the report if asbestos is present at any structure or in any materials at a structure.

Houses/structures built before 1982 can contain lead paint. It is recommended that a licensed lead inspector further evaluate houses/structures built in this era for lead paint materials.

OC World Inspection will not engage in any claims regarding aluminum wiring, asbestos, or lead paint.

ALL ITEMS IN RED PRINT ARE OF CONCERN TO HEALTH AND SAFETY OF THIS STRUCTURE AND SHOULD BE FURTHER EVALUATED BEFORE THE CLOSE IN ESCROW. HOWEVER, THE ENTIRE REPORT MUST BE READ FOR FULL DISCLOSURE, AS OTHER ITEMS WRITTEN IN THE REPORT MAY REQUIRE FURTHER EVALUATION AS DEEMED BY THE OPINION OF THE READER. IF A FURTHER EVALUATION IS NOT PERFORMED AND ADDITIONAL DEFECTS ARE FOUND AFTER THE CONTINGENCY PERIOD HAS EXPIRED, THEN ANY DISPUTES OR CLAIMS AGAINST THE INSPECTION WILL BE DENIED. SIMPLY PUT, IF YOU DO NOT FOLLOW THE ADVICE IN THIS REPORT, THEN YOU CANNOT HOLD THE INSPECTOR OR THE INSPECTION REPORT LIABLE AFTER YOU MOVE INTO THE INSPECTED STRUCTURE OR PROPERTY. THIS REPORT IS NON-TRANSFERABLE TO ANOTHER PARTY, NO EXCEPTIONS.

ENVIRONMENTAL DISCLAIMER

Mold spores, asbestos, formaldehyde, radon, lead paint, Chinese drywall, poria, and all other toxic items of concern cannot be identified as toxic and/or dangerous with this inspection report. Your inspector is not certified to identify any of these toxic or dangerous items and will not include any information on them in this report. It's recommended the client have the property tested by a certified expert in these areas, in all cases. Note that evaluating for the presence of asbestos is beyond the scope of this inspection. Any mention in this report of these materials is made as a courtesy only and refers the client to a specialist.

General Information (Continued)

PHOTO DOCUMENTATION

Your report may include digitally imaged photos of certain problem areas (should they exist). Also included are pictures (General Views) to establish location and identification. It is not a requirement that your Home Inspector photograph every area or defect of the home; additional photos may be taken and included in your report as a courtesy. The Inspector **CANNOT** use photos provided by anyone else for the inspection report. Any photos included in the report must only be taken by the inspector, with the inspector's camera.

DISCLAIMERS

ASBESTOS

The inspector is not licensed by the EPA and cannot determine or test if asbestos materials exist in any area throughout the structure. Any structure built before 1978 may contain asbestos in one or multiple building materials used during that era of construction. If you have concerns about possible asbestos, it is solely up to you to arrange for asbestos testing by an appropriately licensed contractor. OC World Inspection will not engage in any claims regarding asbestos. For more information read Asbestos In the Home.

INTERIOR

Limited inspection on all occupied/staged structures. Personal property, furniture, moving boxes, or other items are not moved and will prevent a complete inspection (this applies to all areas inside and outside the structure being inspected). We recommend checking for permits on all additional construction or alterations, including, but not limited to: window replacements, patio roofs, out structures, garage and attic conversions, roof alterations, etc., performed on the property after the original construction. If multiple people are present at or arrive during this inspection and enter areas or operate appliances or fixtures after they have already been inspected or reported on by the home inspector; the home inspector is not responsible for the condition of these items or areas after they are inspected; the home inspector does not go back and re-inspect the items/areas during this limited-time inspection. The Inspector cannot determine if past or present hidden pet damage exists in any part of the structure. The inspector is not a code violation inspector and will not report on building code requirements in any way. Built-in central vacuum systems are not inspected. Interior window shutters/blinds/coverings are not tested or inspected as part of this home inspection (this includes all windows at the structure). Tint/film over windows is not inspected and often is bubbled/loose/peeling/scratched - tint/film (if present) can prevent an accurate inspection of the window glass areas. Only accessible windows and doors are inspected, personal items are not moved to access or test all doors and windows. Broken double pane seals cannot be determined with this inspection; dirty windows can hide signs of condensation between panes. Vertical operating windows are known to have sash cable/spring problems. However, the problem may not exist at the time of the inspection, and we recommend that you check them often and repair

General Information (Continued)

these windows upon discovering any sash cable or spring problems. Only the visible and accessible switches/outlets are testing during this inspection, and personal items are not moved to access any outlets/switches behind them. A fireplace is visually inspected only, and the fireplace is not lit to test flame color or condition. The internal cavity of the fireplace is not inspected. It is recommended that you have an internal inspection of the chimney and/or a Gas Company evaluation of the fireplace beyond the scope of this inspection. The inspector cannot check ceiling fan mounts. Smoke and carbon monoxide detectors that are out of reach are not tested for functionality, and all battery operated smoke detectors should be within reach for testing and maintenance. We recommend any mold or moisture damaged areas noted in the report be further evaluated for cause and correction by the appropriately licensed contractor.

BATHROOMS

Bathtub and sink overflow drains and spa tub jet hoses are not inspected, and leaks in these areas cannot be detected with this inspection. Shower pans are not leak tested and cannot be determined if properly water-proofed by the inspector. Consult the termite report for any shower pan tests. Exterior or interior access panels are only inspected if readily accessible and operable (not sealed or painted or screwed shut); second-story access panels are not opened. The home inspector cannot determine if shower pans or tubs are properly pitched for drainage. We recommend upgrading all electrical outlets to GFCI protection within 6 feet of all potential wet locations; however, this may not be a requirement for the sale of a home-based on the age of the home (this also applies to kitchen sinks, wet bar sinks, and laundry sinks).

KITCHEN

Appliances receive a limited inspection for basic functionality only, and additional features are not tested. Appliances are NOT disassembled to evaluate the internal working parts of each appliance. The inspection cannot determine how well the dishwasher cleans the dishes. Disposal blades are not inspected. It cannot determine how well the oven, range/cook-top, or microwave cook food. Age, remaining life, BTUs, CFMs, and other forms of efficiency or effectiveness are not determined with this inspection. Water purifying systems, instant hot systems, and water softeners are not inspected. Non-built-in appliances and built-in refrigerators are excluded from this report.

LAUNDRY

Supply valves, laundry drain, gas valve, and dryer vent cannot be tested whether a washing machine is present or not. Washer and dryer units are not inspected or turned on for testing during this inspection and are excluded from this report. Washer and dryers are not moved to inspect the walls/floors/other components behind them. Water supply valves left in the on position for a long time tend to leak when turned off or do not shut off completely. Drains are not pressure tested.

ATTIC

The inspector cannot determine, report on, or test if asbestos materials exist in any

General Information (Continued)

area throughout the structure. When attic insulation covers ceiling joists, we cannot completely inspect some areas due to inspector safety concerns. Most attics are not completely accessible due to limited space. Attic insulation and limited space will prevent the inspector from performing a complete inspection of the attic area. Not all areas are accessible and will be determined at the inspector's discretion. The Inspector does not determine the R-value of insulation present or the efficiency or effectiveness of HVAC duct layout or design. Attic insulation is not touched, moved, or otherwise disturbed during the inspection. Temperature sensors and fans for attic exhaust systems are not tested. Rodents: If there is visible evidence of rodents or other pests, it will be noted as such. Most rodent/pest infestation exists under attic insulation, walls, or areas not visible to the inspector and cannot be identified with this inspection. It recommended a pest inspection be performed beyond the scope of a home inspection whether or not evidence exists.

GARAGE

The garage is often the location where most storage occurs and receives a limited inspection when items are present. Personal items or other materials/possessions are not moved in any way to provide access to areas for inspection - areas of rafters, ceilings, firewall(s), or other walls should not be considered fully inspected if personal items or storage is present - defects may be present behind these items and not visible to the inspector at the time of inspection. Doors, windows, cabinets, counters, closets, slab areas, electrical areas, ventilation, plumbing areas, or soffit(s) not fully accessible are not inspected, tested, or evaluated. Firewall: fire rating labels are often not visible on finished drywall and cannot be determined with this inspection. Garage doors, hardware, openers, and associated safety devices can only be inspected if these areas are clear of stored items and can be safely operated without disturbing other items in the garage. Garage doors, hardware, and openers require periodic maintenance and servicing. Remote controls for openers are not tested. The door opener activator button should be a minimum of 54-inches above the floor for safety. Pressure sensors/systems are generally not tested due to the risk of damage if they are not properly operating - we recommend having a general service completed before regular use. We recommend checking permits for any converted garage areas or additional walls/ceilings, or other alterations made to the garage.

HEATING & AIR CONDITIONING

This report does not indicate if the heater is on recall. A follow up with RecallChek.com is recommended. Electronic or Ultraviolet air filters are not inspected. Inspector cannot determine if there is a crack in the firebox or if carbon monoxide is leaking in any part of the system. Not all registers can be tested for pressure flow due to location, condition, and operation of the heating & air conditioning system. The Inspector does not open adjustable registers that are closed. Missing manufacturer labels prevent RecallChek (this is true for all appliances/systems at the structure). The Inspector cannot determine age, remaining life, size, or efficiency. The air conditioning system freon or other refrigerant levels are not checked or determined if leaking by the Inspector. Heaters, coil boxes, condensers, and air compressors are NOT disassembled to evaluate the internal

General Information (Continued)

working parts. This inspection does not determine if the evaporator coil BTU size is the same as the condensing unit size or any other mechanical efficiency.

WATER HEATER

The water heater is visually inspected only. The combustion/pilot doors are not removed for flame or burner condition inspection due to the draft's potential to burn out the pilot flame. Circulation pumps, TPR Valves, and pressure tanks cannot be tested with an inspection. Solar water heaters are not inspected. A qualified tankless technician should further evaluate tankless units that are not original to the structure. There are many aspects beyond the scope of a general home inspection. The Inspector cannot determine age, remaining life, size, or efficiency. Gas lines are not measured or sized for water heater needs. The Inspector cannot light the pilot flame on the water heater or any other appliance where a pilot flame is not already on.

ROOF

The inspector cannot determine if a roof (or any part of the roof system) leaks at any time or under any weather conditions; no water or hose testing is performed during this inspection. If there are concerns or signs of possible roof leaks, please contact a licensed roofer to perform an additional inspection. A licensed roofer can only determine the remaining roof life. This applies to all roof areas evaluated during this inspection. Tile roofs, metal roofs, second-story roofs, or roof areas not accessible with a 12-foot ladder will only receive a limited inspection from the ground or eaves. The Inspector will not walk on tile, metal, or other materials that can be damaged. Chimney cavities are excluded from this inspection; recommend an internal chimney inspection be performed beyond the scope of the home inspection. Solar panels and tube globes are excluded from this report. Solar panels will prevent inspection of roof areas beneath them.

ELECTRICAL/GAS

Electrical panels are visually inspected only. The inspector does not perform a load calculation to determine service capacity adequacy. Some wire types cannot be determined due to wire casings cover wires entering the breakers. Panels with excess wiring are not completely visible due to the number of wires inside a panel. Breakers are visually inspected only - the inspector does not perform any electrical stress tests on the system to determine if a breaker trips properly - including AFCI and GFCI breakers (consult an electrician for further evaluation, if this is a concern). The inspector cannot determine electrical and gas fires due to poor installation of wiring and faulty gas pipes. Only accessible GFCIs with test and reset buttons are tested. The inspector does not determine which GFCI outlets may be linked to other areas of the structure. Ungrounded outlets may be present in older structures (pre-1965) even if the main or sub-panels have been upgraded. The inspector cannot determine if all wiring has been updated. Expect to find ungrounded outlets in older homes (pre-1965) - this is not a defect. We recommend the gas supplier be contacted to safety check all fuel gas systems/appliances before purchase and occupancy. The Inspector cannot determine if a gas leak is present in any area of the home or underground at any time during the inspection. Carbon monoxide poisoning cannot

General Information (Continued)

be detected with this inspection, including all gas and propane systems interior and exterior of the structure. Gas supply valves are not turned or operated during this inspection. The internal condition of gas appliance ventilation exhaust pipes cannot be detected. Pilot lights and fireplaces are not lit by the inspector at any time, for any reason. The client's responsibility is to ensure that the main gas and electrical systems are on before the inspection. The inspector does not determine the requirement of gas line sediment traps.

EXTERIOR

For all wood areas or damaged wooden areas and moisture problems (mold/mildew), consult the termite inspection report. See the interior section of the report for additional window and door information. In no way, shape or form can the inspector determine if the exterior of the home is watertight or is built to prevent moisture intrusion. No hose or water testing is performed at this inspection. Stucco and siding require periodic seasonal maintenance. Consult an exterior finish contractor for maintenance tips/schedules/suggestions. Fire pits, exterior fireplaces, and exterior BBQs are excluded from this inspection. We recommend adding anti-siphon/backflow preventers (if not already present) on all exterior hose bibs for optimum potable water protection. Property boundary lines and encroachment determinations are beyond the scope of a home inspection. They are not inspected or included in this report - Consult with another qualified professional as needed for evaluation if concerns exist in this area. Zero lot lines prevent a complete inspection of areas on other properties. Common areas controlled by Home Owners Associations are not included in this inspection. Areas not visible or accessible due to height/ angle/vegetation/other forms of limited access are not included in this inspection. Inspector does not use specialized instruments to detect moisture, if any, under stucco or siding surfaces. Generators, security gates, sports courts, and solar power systems are not included in this inspection.

GROUNDS

This inspection cannot determine if patio and porch roofs, balconies, or patio enclosures are watertight. No water/hose testing is performed. The Inspector does not perform any stress or destructive testing of the electrical system; Yard area electrical that is not readily visible and accessible may not be seen or inspected; Low voltage lighting/electrical systems, motion detectors, intercom, video/audio/security systems, and electric outdoor heating systems are not inspected. Generally, it is typical for older homes not to have exterior outlets or switches. This is not a defect. Sprinklers on timers are not inspected; consult seller/HOA. Above ground pools, ponds, fountains, waterfalls, birdbaths, and associated equipment or pumps used for these items, are excluded from this report. Steep hillsides and inaccessible areas on the grounds are excluded from this report. It is highly recommended that all structures built on hillsides and slopes have a geological inspection performed to determine if the hillside/grading is stable. This inspection cannot determine ground movement or drainage issues. The addition of drains may be needed in areas. Fences, walls, or gates are not evaluated for security or design. The Inspector cannot determine if planter areas are leaking into the structure, consult seller disclosures, or

General Information (Continued)

obtain a further evaluation of these areas for any moisture intrusion issues. Landscape lighting systems and timer boxes are excluded from this inspection.

FOUNDATION

Sump pumps, septic tanks, and sewer drainpipes from the structure to the street are excluded from this inspection. The Inspector does not perform calculations to determine the exact square-feet of ventilation required at the construction time (this is also true for attic spaces). Some areas of a raised foundation may not be accessible due to limited space, plumbing piping, ductwork obstructions, insulation, soil levels, and stem walls. The inspector will not traverse any area deemed unsafe or where damage may be caused. As a result, this is up to the Inspector's sole discretion (this is also true for attic spaces). It is not always possible for the inspector to view every side/angle/ connection of all plumbing pipes due to plumbing design/layout/approach angle/etc. Underground plumbing/pipes cannot be visually inspected. Pressure testing is not performed during this limited inspection. Drain scope inspections are recommended whether a defect is detected or not. Slab foundations are often covered and not visible; therefore, the inspection is limited. The home inspector cannot determine slab foundation leaks.

POOL

Solar panels/heating systems, diving boards, and water slides are excluded from the report. Valves that are not labeled for the pool and/or spa jets are excluded from this report and may prevent proper testing and inspection. Underground plumbing cannot be inspected. Automatic pool fill float valves and electronic chlorine dispensers are excluded from this report. Ultraviolet light and/or salt chlorine generator type water treatment systems not included in this inspection. Water chemistry is not tested. Control panels/fixtures on the pool or spa side and any remote controls are not included in this inspection. Portable spas have a limited inspection - no internal parts are inspected. The inspector cannot determine if a pool or spa leaks. The inspector cannot determine the remaining life of any of the pool equipment. Safety pressure relief valves (if present) are not operated and are excluded from inspection; an internal evaluation of the heater parts is beyond the scope of this inspection. The buyers' full responsibility is to ensure the pool area is in full compliance with the safety laws and codes. If there is no self-containing fence around the pool, all doors from the structure leading to the pool and spa must be equipped with safety alarms and secondary latches above children's reach. All gates leading to the pool must self-close and be equipped with a latch five feet or higher from the ground. The fencing in all cases must be five feet tall.

PLUMBING

Plumbing supply valves are visually inspected only and are not tested for functionality. The potential for leakage - valves that are not used often will seize or freeze and are likely to leak when operated (opened/closed). Corrosion or rust is often a sign of slow leaking and should be further evaluated by a plumber if detected in the inspection or photos. If galvanized or cast iron plumbing is present in any part of the structure, it is recommended that the plumber further evaluate the plumbing system

General Information (Continued)

due to the materials' age. Underground piping is not visible to the inspector. Therefore it cannot be evaluated by the inspector. The home inspector cannot determine slab foundation leaks. The plumbing type section of the report includes a percentage of approximation of the plumbing type. It is not a guarantee of the plumbing type in all areas. The inspector cannot see plumbing type or pinhole leaks inside walls, floors, slabs, or other areas that may be covered. Leaks can occur after the inspection and are not the responsibility of the Inspector. Existing leaks, hidden leaks, or other leaks that occur from normal testing/inspection and subsequent damage from plumbing leaks are not the Inspector's responsibility. This inspection also does not determine or identify geographic areas prone to defective materials or pinhole leaking issues. Consult sellers' disclosures and qualified professionals/contractors if concerns exist in this area. Septic tanks, water softeners, water filters, wells, pumps, and associated equipment, water supply quantity, and quality are not included in this inspection.

CONTRACTOR REFERENCES

This report may contain a contractor reference and contractor contact information. Choosing a contractor is done solely at the risk of the client. OC World Inspection cannot control the events between contractors and customers and, therefore, cannot be held liable for any problems that may occur. According to contractors, their products and services are provided without warranty of any kind, either expressed or implied. In no event shall OC World Inspection be held liable for any incidental, indirect, or consequential damages of any kind resulting from the information provided by each company and any business conducted as a result of such information. It is highly recommended that you check with your local licensing or business board for up to date and accurate information. When you contact a contractor, you should:

1. Ask for and contact at least two customer references.
2. Find out how long they have worked in your area (familiarity with local building codes is important).
3. Ask if they are bonded (insured for damages and injuries on the job). Get a signed estimate for all parts and labor/installation.
4. You may wish to contact more than one contractor to ensure you are getting the best service and materials for your money.

This disclaimer applies to all references found on any of our report pages. SEE CONTRACT FOR ADDITIONAL INFORMATION AND DESCRIPTION OF ITEMS

General Information (Continued)

Property Information

Property Address 15475 Rochlen St
City Hacienda Heights State CA Zip 91745

Client Information

Client Name Patty Zhou
Client Address
City State N/A Zip N/A
Phone
Email

Inspection Company

Inspector Name Guangyu Xing
Company Name OC World Inspection Inc.
Address 4 Lavanda st
City Rancho Mission Viejo State CA Zip 92694
Phone 6266424321
Email harryxing@hotmail.com

Conditions

Others Present Buyer's Agent and Buyer Property Occupied Occupied
Estimated Age 38 years Entrance Faces Southwest
Inspection Date 01/17/2025
Start Time 9:00 End Time 11:00
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 67
Weather Sunny Soil Conditions Dry
Space Below Grade None
Building Type Single family Garage Attached
Water Source City How Verified Visual Inspection
Sewage Disposal City How Verified Visual Inspection
Additions/Modifications N/A

Lots and Grounds

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ANPNI M D

- 1. Driveway: Concrete
- 2. Walks: Concrete
- 3. Steps/Stoops: Concrete
- 4. Porch: Concrete



- 5. **Patio: Concrete - Minor cracks were found in one or more patio sections. However, they don't appear to be a structural concern. No immediate action is recommended, but the client(s) may wish to have repairs made or have cracked sections replaced for aesthetic reasons.**



- 6. Grading: Minor slope
- 7. Vegetation: Shrubs/Weeds, Trees
- 8. Retaining Walls: Block
- 9. Exterior Surface Drain: Covered drain

Lots and Grounds (Continued)

10. Fences: Vinyl



11. Lawn Sprinklers: Front and back yard

Exterior

Exterior Inspection Overview

A visual inspection of the exterior surfaces was performed around the home to include the exterior surface material, soffit/fascia surfaces, doors and windows, and other exterior surface areas. The exterior wall covering, trim, and flashing were visually inspected for installation, paint/stain condition, damage, and general maintenance issues. The home's entry doors were tested and inspected by operating the doors, checking the lock and latch, inspecting the weather-stripping, inspecting any screens present, and checking for any physical damage. The windows' exterior was visually inspected for signs of cracked glass, damaged screens, caulking around edges and seams, paint or finish deterioration, and general concerns. The driveway and exterior concrete surfaces around the home were walked and inspected for surface deterioration, trip hazards, poor slope or drainage, and general areas of concern. The surface grading and drainage were inspected to determine if areas exist that will adversely affect the home.

General Maintenance Recommendations

The outside of the home should be routinely checked. Exteriors need regular maintenance to stay sealed against the weather. There can be hidden damage when the exterior is not sealed or is poorly finished, damaged, or decayed. Heavy vegetation should be kept trimmed since it can cause or hide the damage.

Limitations

EXTERIOR

Except for townhomes, condominiums, and residences that are part of planned urban development, PUD, or in progress inspections, we visually evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables. We do not water test or evaluate subterranean drainage systems or mechanical or remotely controlled components, such as driveway gates. We do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Also, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but a geological evaluation of the soil could only confirm this.

Limitations

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, some soils can expand to twice their volume with the influx of water and move structures with relative

Exterior (Continued)

ease, raising and lowering them, fracturing slabs, and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform and conform to the year's structural standard in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or common settling, including some wide ones called cold-joint separations that typically contour the footings. Still, others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists. In the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Limitations

GENERAL LIMITATIONS

This inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection also covers such things as dry rot and wood damage and deterioration, as well as wood-destroying organisms. All of these items need to be examined, and any repairs completed by the "termite" company in a timely manner, and they usually have a guarantee on their work. Please refer to the structural pest control report for any information concerning them. This is not a mold or fungus inspection. Therefore, it is advised to have a mold specialist examine the property and structure and do a complete inspection to determine the presence or not of any mold that may affect the health or safety of the occupants. Low-voltage systems such as phone, cable, internet, or grounds lighting on the site are not part of the real estate inspection. This report does not include the identification of property boundaries. If this information is desired, it is advised to consult with a qualified professional. California usually has seasonal rains, which typically occur near the end of each calendar year. Occasionally, the rainfall is exceptionally high. In recent years Southern California has been going through a drought. During drought periods, many conditions visible following rains do not appear. The duty of a building inspector is to disclose visible conditions present at the time of the inspection. If a condition is not visible, it cannot be reported.

Limitations

HILLSIDES, SOIL AND/OR SOIL CONDITIONS

The inspection of hillsides, soil, and/or soil conditions is outside this inspection scope. If information about the soil or local geology is wanted or needed, a licensed civil or geological engineer's advice and services are recommended.

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ANPNIM D

Exterior (Continued)

Main Exterior Surface

1. Type: Stucco



2. Trim: Wood

3. Fascia: Wood



Exterior (Continued)

Fascia: (continued)



4. **Soffits: Wood - Soffits is damaged and/or deteriorated in one or more areas. Service as needed.**



Exterior (Continued)

Soffits: (continued)



- 5. Door Bell: Hard wired
- 6. Entry Doors: Wood



- 7. Patio Door: Wood Casement



- 8. Windows: Vinyl slider, Vinyl double hung
- 9. Window Screens: Vinyl mesh

Exterior (Continued)

10. Exterior Lighting: Surface mount -
The light cover missing. Service as needed.



11. Exterior Electric Outlets: 110 VAC
- Loose or missing moisture cover. A licensed electrician is recommended to evaluate and estimate repairs.



12. Hose Bibs: Rotary
13. Gas Meter: Recessed in wall



14. Main Gas Valve: Located at main line

Roof

Roofing Inspection Overview

The roof system, gutters-downspouts, attic, and attic ventilation were inspected where components were fully accessible.

The roofing material was inspected for concerns with wear and age, potential hail damage or other damage, and any flashing or roof penetration concerns.

Gutters and downspouts were inspected to ensure proper drainage away from the home and foundation.

Metal flue pipes and chimneys were visually inspected for physical condition and flashing concerns. The condition of the underlayment is concealed and not visible during the roof inspection.

The attic was inspected to determine if moisture concerns are present, assess insulation concerns, ventilation adequacy, and review any visible structural issues.

The roof inspection is not intended to predict how long the roof will last or if it will leak and is not a warranty. All roofs should be inspected annually to detect and address concerns to ensure the roof will perform for the typical life span. Expect to make minor repairs to any roof.

The inspector cannot determine if a roof (or any part of the roof system) leaks at any time or under any weather conditions; no water or hose testing is performed during this inspection. If there are concerns or signs of possible roof leaks, please contact a licensed roofer to perform an additional inspection. A licensed roofer can only determine the remaining roof life. This applies to all roof areas evaluated during this inspection.

Limitations

ROOFING

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, concealed, and cannot be examined without removing the roof material, which is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof, only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, no one can detect a leak except as it occurs or by specific water tests, which are beyond our service scope. Even water stains on ceilings or the framing within attics could be old. They will not necessarily confirm an active leak without corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously and even attempt to approximate its age, but we will not predict its remaining life expectancy or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and its history. Therefore, we recommend that you ask the sellers about it and that you either include comprehensive roof coverage in your home insurance policy or that you obtain a roof certification from an established local roofing company.

COULDN'T TRAVERSE

Because of the roof covering type, Home Owners Association (HOA), and/or the roof configuration, the inspector was unable to traverse the roof and wasn't able to fully evaluate the entire roof. Tile roofs, metal roofs, second-story roofs, or roof areas not accessible with a 12-foot ladder will only receive a limited inspection from the ground, eaves, and attic.

ROOF MOUNTED INSTALLATIONS

A roof inspection does not include an opinion as to the roof area's condition beneath a solar system, nor does this include the solar equipment, including but not limited to the solar panels, penetrations, and/or any other roof-mounted equipment, either mechanical or electrical. Contact a licensed solar contractor for diagnosis, evaluation, and/or guarantees against roof leaks or other failures resulting from the solar installation.

DISCLAIMERS

We inspect the roof surfaces and attic interiors for evidence of active leaks. Most inspections are conducted during periods when there are no rains or storms. As such, we cannot with certainty determine if moisture stains are due to an active leak in a given area. Also, even when there is no

Roof (Continued)

evidence of active leakage during the inspection, this does not guarantee that the roof does not or will not have the potential to leak. Some leaks only occur during periods of severe rain and/or wind conditions. During or just after periods of rain, wet or damp areas in the building's interior will indicate identifiable leakage during an inspection. In most circumstances, we cannot determine the condition of the felt paper (the moisture barrier) underneath whatever roofing material was installed. For a detailed review of the roofing surface, only a licensed roofing professional with C-39 Certification can warrantee the roof will be free of leaks for a limited period of time, usually 2 years. Our service does not include any guarantee against leaks. For a guarantee, a roofing company would have to perform a water-test and issue a roof certification.

Shingle Installation

Many different types and models of asphalt shingles have been produced and installed over the years. Shingles vary in material design and quality, installation quality, installation requirements, and performance characteristics. For optimum performance and for shingle manufacturer's warranties to remain in effect, asphalt shingles must be installed according to the manufacturer's recommendations, which often vary from one manufacturer to another, and even between different shingle models produced by the same manufacturer. Because of the many different installation requirements for the different types of shingles, confirmation of proper installation requires inspection by a qualified specialist, often requires research and exceeds the General Home Inspection scope.

No destructive testing or research

Although the Inspector inspects the roof to the best of his ability, the general home inspection does not include destructive testing or research. We disclaim responsibility for confirming installation according to the manufacturer's installation recommendations of roofing components, including, but not limited to, shingles, underlayment, flashing, and fasteners. Inspection of these components is limited to compliance with widely accepted general best practices.

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ANPNI M D

Main Roof Surface

1. Method of Inspection: On roof



Roof (Continued)

- 2. **Unable to Inspect: 10%**
- 3. **Material: Asphalt shingle**



Roof (Continued)

Material: (continued)



4. Approximate Age: 7 years

Roof (Continued)

5. Type: Hip



6. Flashing: Aluminum

7. Valleys: Asphalt shingle



8. Plumbing Vents: Cast Iron



9. Gutters: Aluminum

Roof (Continued)

Gutters: (continued)



10. Downspouts: Aluminum



South Chimney

- 11. Chimney: Brick
- 12. Flue/Flue Cap: Metal
- 13. Chimney Flashing: Aluminum

Garage/Carport

Garage Inspection Overview

The garage was inspected to include the interior surfaces, garage doors, electrical systems present, and overall general condition, including:

Garage ceiling, walls, floors, doors, and windows, including the house's door for fire safety.

The main garage doors were tested and operated, including testing any automatic openers.

Electrical outlets and components are inspected and tested.

The garage door is the largest moving object in the home. It can cause severe injury if it malfunctions and should be checked monthly. As part of our inspection process, we will test the garage door opener's auto-reverse sensors. We do not test the down pressure setting on the door to determine if the door will reverse when met with resistance, as this can cause damage the door if the down pressure setting is not properly set. However, this is a safety feature that should also be checked periodically. It is recommended that you test the down pressure setting on the garage door upon move-in, following the door opener manufacturer's specific testing procedure.

Limitations

GARAGE/PARKING STRUCTURE

It is not uncommon for moisture to penetrate garages because their slabs are on-grade. This is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is common with garages below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them and promote drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel. Still, in many residences, these components are made of wood and include some structural accessories, such as post-straps and hold downs, and plywood sheer paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. Also, and since garage door openings are not standard, you may wish to measure the opening to ensure sufficient clearance to accommodate your vehicles.

GARAGE VEHICLE DOOR RESISTANCE

The "Resistance" test of the garage door(s) was not conducted due to the possibility of damaging the door and/or the opener, should the resistance feature not function properly, and this functionality is excluded from this inspection. Garage doors contain two safety measures to prevent someone from being injured or pinned by a closing garage door. Photoelectric eyes, and the ability to auto-reverse, if the door meets resistance or a solid object. We recommend testing this feature for functionality once taking ownership of the home. The test can be conducted by placing a 2" X 4" laid on the ground, underneath the door. When the door is closed, it should contact the 2" X 4", and auto-reverse. If it does not, adjustments to the "force close" setting on the opener may need to be made, and/or a garage door contractor should evaluate.

GARAGE DOORS (CALIFORNIA SB 969)

This bill, beginning July 1, 2019, requires an automatic garage door opener that is manufactured for sale, sold, offered for sale, or installed in residence to have a battery backup function designed to operate when activated because of an electrical outage.

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Garage/Carport (Continued)

ANPNI M D

Attached Garage

- 1. Type of Structure: Attached Car Spaces: 2
- 2. Garage Doors: Insulated aluminum - **Wood frame rotten. Wood rots around the garage door frame because of excessive moisture, poor ventilation, or pest infestation. Service as needed.**



- 3. Door Operation: Mechanized



Garage/Carport (Continued)

4. Door Opener: CHAMBERLAIN



5. Exterior Surface: Stucco

6. Roof: Asphalt shingle

7. Roof Structure: 2x6 Rafter

8. Service Doors: Fire rated - **The service door between an attached garage and a house (living space) should be self closing as a protection against fire . Recommend to add closing mechanism to the service entry door or review by a qualified person.**



9. Ceiling: Paint

Garage/Carport (Continued)

10. Walls: Paint



11. Floor/Foundation: Poured concrete



12. Hose Bibs: Rotary

Garage/Carport (Continued)

13. **Electrical: 110 VAC - Open or missing ground in one or more outlets. A licensed electrician is recommended to evaluate and estimate repairs.**



14. **Windows: Vinyl slider**

Electrical

Electrical System Inspection Overview:

The electrical system and components in the home were inspected to include the following:
The services entrance wiring and main electrical disconnect, including noting the location of the main shutoff.

Inspection of the main electrical panel and wiring.

Testing a representative number of switches and outlets throughout the home.

Review of GFCI outlets and if present in proper locations for safety.

Inspection of smoke detectors and CO detectors in the home to ensure enough are present and in the proper recommended locations.

We do our best to test items that operate via remote control when the remote is readily accessible.

Low voltage wiring systems, built-in audio systems, and alarm systems present are outside the home inspection scope and are not tested.

GFCI General Guidelines (and effective date)

General guidelines for GFCI-protected receptacles include the following locations:

Underwater pool lighting (since 1968)

Outdoors (since 1973)

Bathrooms (since 1975)

Garages (since 1978)

Kitchens (since 1987)

Crawl spaces and unfinished basements (since 1990)

Wet bar sinks (since 1993)

Laundry and utility sinks (since 2005)

For more information, visit: https://www.cpsc.gov/s3fs-public/099_0.pdf

Limitations

ELECTRICAL

There are various electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. However, what is most significant about electrical systems is that the national electrical code [NEC] is not retroactive. Therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians, and in compliance with our standards of practice, we only test a representative number of switches and outlets. We do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible and that the entire system is evaluated and certified as safe by an electrician. Therefore, any recommendations that we may make for service or upgrades must be completed before the close of

Electrical (Continued)

escrow because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971. The list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boathouses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets except for refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters represent the latest circuit breaker technology and have been required in all bedroom circuits since 2002. However, since arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

INTERIOR/EXTERIOR LOW VOLTAGE LIGHTING

Low voltage exterior/interior lighting was found during the inspection. This is considered to be a specialty system. Only a cursory evaluation of this lighting was performed during the inspection. For a full evaluation, the client(s) should hire a qualified electrician.

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ANPNI M D

1. **Service Size Amps: 200 Volts: 110 VAC, 220 VAC**
2. **Service: Copper**
3. **120 VAC Branch Circuits: Copper**
4. **240 VAC Branch Circuits: Copper**
5. **Conductor Type: Armored cable**
6. **Ground: Rod in ground only**
7. **Smoke Detectors: Hard wired with battery back up**
8. **Carbon Monoxide Detectors: Battery operated**

Front of house Electric Panel _____

Electrical (Continued)

9. **Manufacturer: Challenger**



10. **Maximum Capacity: 200 Amps**

11. **Main Breaker Size: 200 Amps**



12. **Breakers: Copper**

13. **Fuses: Blade type**

14. **GFCI: Garage, kitchen, bathrooms**

15. **Is the panel bonded? Yes No**

Structure

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

- | | |
|--|--|
| <p>A Acceptable</p> <p>NP Not Present</p> <p>NI Not Inspected</p>
<p>M Marginal</p> <p>D Defective</p> | <p>Functional with no obvious signs of defect.</p> <p>Item not present or not found.</p> <p>Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.</p> <p>Item is not fully functional and requires repair or servicing.</p> <p>Item needs immediate repair or replacement. It is unable to perform its intended function.</p> |
|--|--|

ANPNI M D

Structure (Continued)

1. Structure Type: Wood frame



2. Foundation: Poured slab

3. Differential Movement: No movement or displacement noted

4. Beams: Solid wood

5. Bearing Walls: Frame

6. Joists/Trusses: 2x6, 2x4



7. Piers/Posts: Poured piers and wood posts

8. Floor/Slab: Poured slab

Attic

Limitations ASBESTOS

The inspector is not licensed by the EPA and cannot determine or test if asbestos materials exist in any area throughout the structure. Any structure built before 1978 may contain asbestos in one or multiple building materials used during that era of construction. If you have concerns about possible asbestos, it is solely up to you to arrange for asbestos testing by an appropriately licensed contractor. OC World Inspection will not engage in any claims regarding asbestos.

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- | | | |
|----|---------------|--|
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A N P N I M D

Main Attic

1. Method of Inspection: In the attic



2. Unable to Inspect: 10%



Attic (Continued)

3. Roof Framing: 2x6 Rafter



4. Sheathing: OSB - **Stains were visible on the roof structure in one or more areas. These areas were dry at the time of the inspection. A past leak may have caused the stains. Recommend asking the property owner(s) about past leaks. The client(s) should monitor these areas in the future, especially after heavy rains, to determine if active leaks exist. If leaks are found, a qualified roofing contractor should evaluate and repair.**



Attic (Continued)

Sheathing: (continued)



5. **Ventilation: Gable, roof and soffit vents**



6. **Insulation: Fiberglass**



Attic (Continued)

Insulation: (continued)



7. Insulation Depth: 10"



8. Wiring/Lighting: 110 VAC lighting circuit

9. Moisture Penetration: Previous water penetration noted

Attic (Continued)

10. **Bathroom Fan Venting: Electric fan - Bathroom improperly vents into attic and may cause moisture damage to the insulation. The services of a qualified contractor is recommended to evaluate and estimate repairs.**



Air Conditioning

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- M** **Marginal** Item is not fully functional and requires repair or servicing.
- D** **Defective** Item needs immediate repair or replacement. It is unable to perform its intended function.

ANPNI M D

BACKYARD AND Utility Room AC System _____

Air Conditioning (Continued)

1. A/C System Operation: Inoperative



2. Condensate Removal: PVC



3. Exterior Unit: Pad mounted



Air Conditioning (Continued)

- 4. **Manufacturer: American Standard**
- 5. **Model Number: 4A6H7036B1000DB Serial Number: 2238158B5F**
- 6. **Area Served: Whole building Approximate Age: 2 YEARS**
- 7. **Fuel Type: 220-240 VAC Temperature Differential: 19**
- 8. **Type: Central A/C Capacity: 3 Ton**
- 9. **Visible Coil: Aluminum**



- 10. **Refrigerant Lines: Low pressure and high pressure**



- 11. **Exposed Ductwork: Insulated flex**



Air Conditioning (Continued)

Exposed Ductwork: (continued)



- 12. Blower Fan/Filters: Direct drive with disposable filter
- 13. Thermostats: Individual
- 14. Electrical Disconnect: Breaker disconnect



Heating System

Heating System Inspection Overview:

The heating system for the home was visually inspected and tested, including the following:
 Turning on the operating control system and ensuring the system operated and the heat was delivered from the system.

Opening readily accessible panels to inspect the system visually.

Inspecting the venting system, flues, and chimneys, where present.

The HVAC system's regular service is important for efficient operation and achieving maximum life from equipment; equipment can fail without warning; most manufacturers recommend annual service.

Limitations

HEATING AND COOLING

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years. Still, they can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them following the standards of practice, which means that we do not dismantle and inspect the concealed portions of the evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air cleaners, humidifiers, ducts, and in-line duct motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which can result in sickness, debilitating injury, and even death in a sealed or poorly ventilated room. Therefore, in accordance with the terms of our contract, any recommendations that we make for service or a second opinion be scheduled before the close of escrow because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the

Heating System (Continued)

property and our service mustn't include any form of warranty or guarantee.

WALL/WINDOW MOUNTED UNITS NOT INSPECTED

Wall and window mounted A/C's were not operated or evaluated. They are excluded from this inspection.

ASBESTOS

The inspector is not licensed by the EPA and cannot determine or test if asbestos materials exist in any area throughout the structure. Any structure built before 1978 may contain asbestos in one or multiple building materials used during that era of construction. If you have concerns about possible asbestos, it is solely up to you to arrange for asbestos testing by an appropriately licensed contractor. OC World Inspection will not engage in any claims regarding asbestos.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

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ANPNI M D

Utility Room Heating System

1. Heating System Operation: Adequate



Heating System (Continued)

Heating System Operation: (continued)



2. Manufacturer: American Standard



- 3. Type: Forced air Capacity: 50,000 BTUHR
- 4. Area Served: Whole building Approximate Age: 2 YEARS
- 5. Fuel Type: Electric
- 6. Unable to Inspect: 10%
- 7. Blower Fan/Filter: Direct drive with disposable filter



Heating System (Continued)

8. Distribution: Insulflex duct



9. Circulator: Pump

10. Thermostats: Individual

Fireplace

Limitations CHIMNEY

The Chimney Safety Institute of America has published industry standards for the inspection of chimneys. On January 13, 2000, the National Fire Protection Association adopted these standards for code, known as NFPA 211. Our inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys.

PILOT LIGHT NOT LIT

The pilot lights for gas logs and or replaces are not lit at the time of inspection. Gas replaces are not tested for functionality if the pilot is not lit, as there are specific igniting instructions that must be closely followed for safety. These ignition steps vary from manufacturer to manufacturer. Gas log manufacturers highly recommend that the instruction manual be given to the new owners so that the ignition steps are known and safety precautions are followed. We recommend confirming the proper operation of the logs before the end of your inspection contingency period.

CHIMNEY FLUE

A complete view of the chimney uses was not possible, and you may wish to have it video scanned by a licensed chimney professional. However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of the inspection contingency, as recommended by NAPA standards "upon the sale or transfer of a property."

PRE-FABRICATED CHIMNEYS

There are a wide variety of pre-fabricated chimneys, which are constructed on-site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be

Fireplace (Continued)

viewed without dismantling any portion of them. We cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer and can inhibit drafting and convectional cooling. However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NAPA standards "upon the sale or transfer of a property."

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ANPNI M D

Living Room Fireplace

1. Freestanding Stove: Gas burning



2. Fireplace Construction: Prefab

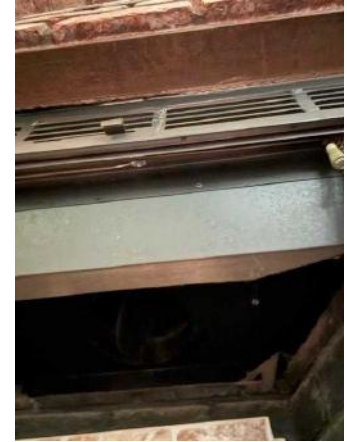


3. Type: Gas log

4. Fireplace Insert: Standard

Fireplace (Continued)

- 5. Smoke Chamber: Metal
- 6. Flue: Metal
- 7. Damper: Metal



Plumbing

Plumbing System Inspection Overview

The plumbing system and components in the home were tested and inspected, including the following items:

Determining the main water and gas location shut off valves if visible and inspecting any visual concerns.

General visual inspection of exposed supply and drain piping material.

Testing all fixtures at sinks, showers, tubs and visually inspecting for leaks and conditions.

Testing of toilets for proper operation, general condition, and properly secured.

Inspection of the hot water system, age, and general condition.

Limitations

PLUMBING

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain, and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper because they are not subject to the build-up of minerals that bond within galvanized pipes and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch, a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, particularly in one with older galvanized pipes or when the regulator fails. High pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipe pipes are equally varied and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage. However, some rare batches have been alleged to be defective. However, since significant portions of drainpipes are concealed, we can only infer their condition by observing the drains' draw. Nonetheless, blockages will occur in the life of any system. Still, blockages in drainpipes, particularly in main drainpipes, can be expensive to repair, and for this reason, we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because specialists must evaluate all

Plumbing (Continued)

private systems.

MAIN SEWER LINE

Unless ordered as an add on inspection, the main sewer lateral line is not inspected. If the client did not order a sewer scope lateral inspection, we recommend having it evaluated by performing a sewer scope lateral inspection before closing.

FIRE SUPPRESSION SYSTEM

If a fire suppression system was installed on the premises. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to substitute for a qualified specialist's full evaluation. These systems normally require periodic inspection by a specialist to ensure correct operation. For example, checking for possible backflow contamination of the potable water system or correct valves' operation and gauges. Recommend that a qualified specialist inspect this system following the National Fire Prevention Association (NFPA) 25 standards.

WATER SOFTENER

Water softeners are excluded from the inspection. If the home has a water softener installed, you should contact the manufacturer to determine the operation and maintenance required.

WATER FILTER(S)

Water filtration systems are excluded from the inspection. If the home had a water filtration system installed, it would be best to ask the seller or contact the manufacturer about its purpose and maintenance requirements. The Inspector is unable to determine the condition it is designed to treat.

GAS METER WRENCH

A meter wrench should be located in the gas meter vicinity as recommended in areas subject to seismic activity. A proper wrench should be chained to the meter to provide a convenient means for shutoff in an emergency. The valve can be turned 90 degrees in either direction to shut the gas supply off.

SEPTIC TANK

If the property has a septic system, we recommend that you have the tank inspected by a qualified contractor before the expiration of your inspection contingency period. At that time, you can discuss scheduling and costs for pumping.

PROPANE TANK - BEYOND THE SCOPE

Evaluation of propane tanks lies beyond the scope of the general home inspection. If the home has a propane tank, the contractor can be evaluated supplying the home with propane.

PRE-1986 LEAD SOLDER WARNING

Copper water supply pipes in homes built before 1986 may be joined with solder that contains lead. Lead is a known health hazard, especially for children. Laws were passed in 1985 prohibiting the use of lead in solder, but before that, solder normally contained about 50 percent lead. The client(s) should be aware of this, especially if children live in this structure. Evaluating for the presence of lead in this structure is not included in this inspection. The client(s) should consider having a qualified lab test for lead, and if necessary, take steps to reduce or remove lead from the water supply. Various solutions such as these may be advised:

Flush water taps or faucets. Do not drink water that has been sitting in the plumbing lines for more than six hours.

Install appropriate filters at points of use.

Use only cold water for cooking and drinking.

Hot water dissolves lead more quickly than cold water.

Use bottled or distilled water.

Treat well water to make it less corrosive.

Have a qualified plumbing contractor replace supply pipes and/or plumbing components as necessary.

CORRUGATED STAINLESS-STEEL TUBING (CSST)

SB-998, known as the Proper Bonding and Grounding of Corrugated Stainless Steel Tubing Act, states if a home inspector notices CSST in a home, the inspector shall note the presence of the CSST in the home inspection report and put this comment in the report:

Plumbing (Continued)

"Manufacturers believe the product is safer if properly bonded and grounded as required by the manufacturer's installation instructions. A licensed electrical contractor can only determine the proper bonding and grounding of the product."

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ANPNI M D

1. **Service Line: Copper**



- 2. **Main Water Shutoff: Garage**
- 3. **Water Lines: Copper**
- 4. **Drain Pipes: ABS**
- 5. **Service Caps: Accessible**
- 6. **Vent Pipes: ABS**
- 7. **Gas Service Lines: Cast iron**

Garage Water Heater

- 8. **Water Heater Operation: Adequate**
- 9. **Sediment trap: Cast - Sediment traps are not installed at gas lines. Sediment traps should be installed and positioned where the gas flow in piping changes direction. A licensed plumber is recommended to evaluate and estimate repairs.**



Plumbing (Continued)

10. Manufacturer: Rheem



11. Model Number: XG40T06EN38U0 Serial Number: M071817031

12. Type: Natural gas Capacity: 40 Gal.

13. Approximate Age: 7 YEARS Area Served: Whole building

14. Flue Pipe: Double wall - **Metal vents that are too close to wood or combustionable materials may cause the wood to burst into flames. Single wall vents should have a minimum of 6 inches of clearance and double wall, sometimes called a vent, should have 1 inch minimum clearance. A qualified air conditioning contractor is recommended to evaluate and estimate repairs.**



Plumbing (Continued)

15. TPRV and Drain Tube: Copper

Bathroom

Limitations

BATHROOMS

Following industry standards, we do not comment on common cosmetic deficiencies and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, most termite inspectors will not leak test second-floor shower pans without the owner's or occupants' written consent because of the possibility of water damage.

WATER CONSERVING PLUMBING FIXTURES

As of January 2017 in California, all Homes built before January 1, 1994, must be equipped with or retrofitted with water-conserving plumbing fixtures. Toilets are required to be no more than 1.6 gallons per minute (GPM), Shower fixtures no more than 2.5 GPM, and interior faucets no more than 2.2GPM. Unless a fixture is specifically labeled in a readily observable area, we will not report if they are installed. We recommend that you contact the seller for any documentation they have that confirms that they have complied with the Law.

STEAM SHOWER

Operation and evaluation of steam shower(s) are outside of the scope of a home inspection. For this reason, these systems are not inspected if present. We recommend consultation with the present owners, occupants, or caretakers regarding the layout, maintenance, and steam shower operation (s).

TUB AND SINK OVERFLOW

Tub and sink overflows are not tested for functionality due to the very high likelihood the gaskets will leak. Care should be exercised in filling tubs not to allow water into the overflow. While they will likely drain away from the bulk of water, some leaking should be anticipated. As an improvement, a licensed plumber could check the gaskets and make repairs deemed necessary. Again, it should be assumed these overflows will not be watertight.

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ANPNI M D

Master Bathroom _____

1. Closet: None
2. Ceiling: Paint
3. Walls: Paint

Bathroom (Continued)

4. Floor: Tile



5. Doors: Hollow wood

6. Windows: Vinyl slider



7. Electrical: 110 VAC - **Suggest installing GFCI (Ground Fault Circuit Interrupter) outlets for safety at all applicable locations. Suggest testing trip buttons on regular basis to ensure proper operation of system. Consult a licensed electrician for locations and installation for safety.**



8. Lighting: 110 VAC

Bathroom (Continued)

9. Counter/Cabinet: Polyester and wood



10. Sink/Basin: Molded single bowl



11. Faucets/Traps: Delta fixtures with a PVC trap - **Rusty faulty drain stopper. A licensed plumber is recommended to evaluate and estimate repairs.**



12. Tub/Surround: Fiberglass tub and ceramic tile surround



Bathroom (Continued)

Tub/Surround: (continued)



13. Toilets: 1 1/2 Gallon Tank



14. HVAC Source: Heating and cooling system register

15. Ventilation: Electric ventilation fan

Main Bathroom

16. Closet: None

17. Ceiling: Paint

18. Walls: Paint

19. Floor: Tile

20. Doors: Hollow wood

21. Windows: Vinyl slider

22. Electrical: 110 VAC



23. Lighting: 110 VAC

Bathroom (Continued)

24. Counter/Cabinet: Polyester and wood



25. Sink/Basin: Molded single bowl



26. Faucets/Traps: Delta fixtures with a PVC trap



Bathroom (Continued)

27. **Tub/Surround: Fiberglass tub and ceramic tile surround**



28. **Toilets: 1 1/2 Gallon Tank**



Bathroom (Continued)

Toilets: (continued)



- 29. HVAC Source: Heating and cooling system register
- 30. Ventilation: Electric ventilation fan



Kitchen

General Appliance Inspection/Testing Note

The appliances we noted as being inspected are all turned on and run, to ensure that they operate. The testing done is general in nature, and not exhaustive. We do not verify appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, ice-maker production, and other specialized features of the appliances. Note that if the occupant has dishes in the dishwasher or clothes in the washer or dryer, we do not operate them and will note the limitation in our ability to completely inspect and test these units. Appliances present and are not moved for inspection - limited inspection of walls, floors, cabinet areas covered by appliances.

Limitations

APPLIANCE TESTING DISCLAIMER

Inspecting the appliances is outside the scope of a home inspection. A thorough inspection was not performed to determine every function and component was working. However, as a courtesy, we perform a simple test of function and note any observations. Appliance failure is one of the most common repairs needed in homes, as appliance lifespans have shortened, and many have been difficult to repair.

KITCHEN

We test kitchen appliances for their functionality and cannot evaluate them for their performance nor the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Much older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door. All such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-

Kitchen (Continued)

water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

APPLIANCES THAT APPEAR OLDER THAN 10 OR 15 YEARS

Recommend budgeting for replacements on any kitchen appliances that appear to be near, at, or beyond their intended service life of 10 to 15 years.

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A N P N I M D

MAIN Kitchen

1. **Cooking Appliances: General Electric**



2. **Ventilator: Pacific**



Kitchen (Continued)

3. Disposal: In-Sinkerator



4. Dishwasher: General Electric



5. Air Gap Present? Yes No

6. Refrigerator: General Electric



7. Sink: Porcelain Coated



Kitchen (Continued)

- 8. **Electrical: 110 VAC**
- 9. **Plumbing/Fixtures: ABS**
- 10. **Counter Tops: Polyester**



- 11. **Cabinets: Laminate and composite materials**



- 12. **Pantry: Small & Walk-in**
- 13. **Ceiling: Paint**
- 14. **Walls: Paint**

Kitchen (Continued)

15. Floor: Tile



16. Doors: None

17. Windows: Vinyl slider



18. HVAC Source: Heating and cooling system register

Bedroom

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ANPNI M D

All rooms Bedroom _____

Bedroom (Continued)

1. Closet: Walk In



2. Ceiling: Paint - **Popcorn ceiling in the living space. Popcorn roofs may contain asbestos, a harmful substance that can cause serious health problems if inhaled. Service as needed.**



Bedroom (Continued)

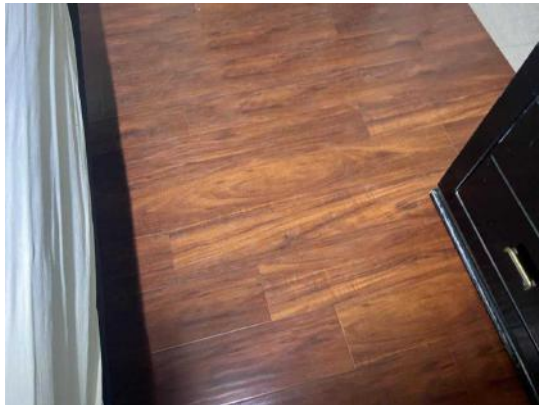
Ceiling: (continued)



3. Walls: Paint



4. Floor: Laminate/Hardwood



Bedroom (Continued)

Floor: (continued)



- 5. **Doors: Hollow wood**
- 6. **Windows: Vinyl slider**



- 7. **Electrical: 110 VAC**
- 8. **Lighting: 110 VAC**
- 9. **HVAC Source: Heating and cooling system register**
- 10. **Smoke Detector: Battery operated**

Living Space

Limitations

INTERIOR

Our living space inspection includes the visually accessible areas of walls, floors, cabinets, and closets. It includes the testing of a representative number of windows and doors, switches, and outlets. However, we do not evaluate window treatments or move furniture, lift carpets or rugs, empty closets or cabinets, and do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors or follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movements, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes and are therefore best evaluated by a specialist. Similarly, there are several environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. Besides, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, since the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

GLASS SEAL FAILURE

Reporting on double pane glass seal failure is not required by the NACHI Standards of Practice, and lies beyond the scope of a home inspection, as glass may not show signs of seal failure at the time of inspection, but may become visible later due to changes in conditions. Desiccant material in the glass spacer can absorb moisture in between the panes, essentially masking seal failure. Also, changes in weather conditions (high humidity, etc.) may reveal seal failure that was not visible at the time of inspection. Seal failure is where the double pane glass loses its adhesion with the inner spacer, allowing moisture and debris in between the panes of glass. We will report on any insulated glass units that were showing signs of seal failure at the time of inspection, but this should not be relied upon as a complete listing of affected units. If glass seal failure is a concern, you are advised to seek the services of a window or glass repair contractor.

SAUNA

Operation and evaluation of sauna(s) are outside of the scope of a home inspection. For this reason, these systems are not inspected. We recommend consultation with the present owners, occupants, or caretaker regarding the layout, maintenance, and operation of the sauna(s).

SKYLIGHT(S)

If the roof includes one or more skylights, which are notoriously problematic and a common point of leaks. There are different methods of installing them and, although opinions will vary, some methods are better than others. Therefore, it will be important to keep the area around them clean and to monitor them for evidence of leaks.

ASBESTOS

The inspector is not licensed by the EPA and cannot determine or test if asbestos materials exist in any area throughout the structure. Any structure built before 1978 may contain asbestos in one or multiple building materials used during that era of construction. If you have concerns about possible asbestos, it is solely up to you to arrange for asbestos testing by an appropriately licensed contractor. OC World Inspection will not engage in any claims regarding asbestos.

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D	Defective	Item needs immediate repair or replacement. It is unable to perform its

Living Space (Continued)

intended function.

ANPNI M D

Living Room, Dining Room, Family Room, Hallway Living Space _____

- 1. **Closet: Small & Walk-in**
- 2. **Ceiling: Paint - Popcorn ceiling in the living space. Popcorn roofs may contain asbestos, a harmful substance that can cause serious health problems if inhaled. Service as needed.**



- 3. **Walls: Paint**
- 4. **Floor: Laminate/Hardwood**



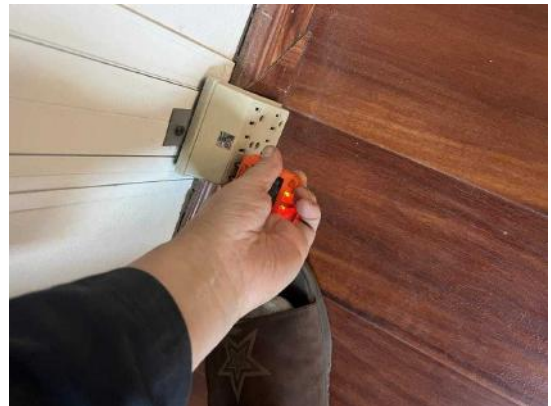
- 5. **Doors: None**

Living Space (Continued)

6. **Windows: Vinyl slider, Vinyl double hung**



7. **Electrical: 110 VAC - Reversed polarity in the sunroom. Electrical outlets with reverse polarity can be dangerous. A licensed electrician is recommended to evaluate and estimate repairs.**



8. **Lighting: 110 VAC**
 9. **HVAC Source: Heating and cooling system register**
 10. **Smoke Detector: Battery operated**
 11. **Carbon Monoxide Detector: Battery operated**

Laundry Room/Area

Limitations LAUNDRY

Following industry standards, we do not test clothes dryers, washing machines, water connections, and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater water volume than many of the older drainpipes can handle, which causes the water to back up and overflow. The only remedy would be to replace the standpipe and trap with one that is a size larger.

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Laundry Room/Area (Continued)

intended function.

ANPNI M D

Utility Room Laundry Room/Area _____

- 1. Closet: None
- 2. Ceiling: Paint
- 3. Walls: Paint
- 4. Floor: Tile
- 5. Doors: Hollow wood
- 6. Windows: None
- 7. Electrical: 110 VAC



- 8. Lighting: 110 VAC
- 9. Washer Hose Bib: Rotary



- 10. Washer and Dryer Electrical: 110 VAC
- 11. Dryer Vent: Metal flex
- 12. Dryer Gas Line: Insulflex

Laundry Room/Area (Continued)

13. Washer Drain: Wall mounted drain



14. Floor Drain: Not visible