



17.14 Item 1 (Picture)

(2) The gas was turned off to the stove top, suggest review with the seller and the gas company as needed.



17.14 Item 2 (Picture)



17.14 Item 3 (Picture)

17.15 Range Hood (s)

Repair or Replace

(1) Regular duct tape has been used at the vent connections and various connections are not currently sealed, this is a potential fire hazard. Suggest review with a licensed contractor for costs to replace the tape with approved fire rated tape as required.



17.15 Item 1 (Picture)

(2) The range hood is old/deteriorated, suggest review with a licensed contractor to replace it as needed.

18. Hallway Bathroom

18.0 Floors

Repair or Replace

Floor slope, squeaky/noisy and uneven floors noted, suggest repairs as needed.

18.1 Walls

Repair or Replace

Deteriorated wall & trim around the shower door/screen area, this is probably due to water splashing/leaking from shower area. This area tested dry at the time of the inspection. Suggest repair/replace as needed.



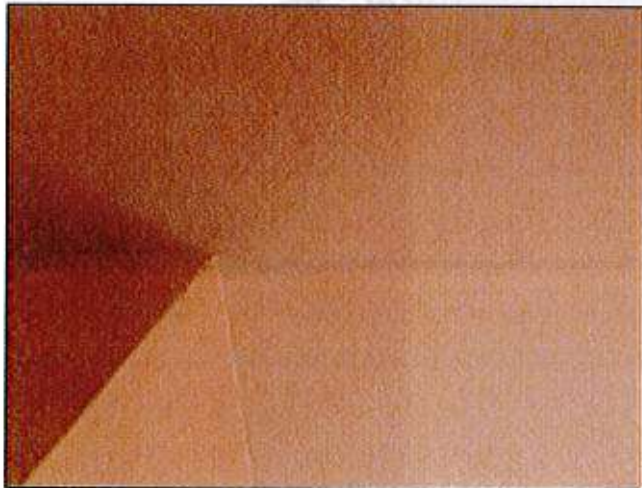
18.1 Item 1 (Picture)

18.2 Ceilings

Repair or Replace

(1) Common cracks, flaking and deterioration noted. Suggest maintenance and repairs as needed.

(2) Settling cracks and patching noted, suggest repair as needed.



18.2 Item 1 (Picture)

18.4 Windows

Repair or Replace

The lock latch(s) are missing/damaged at the window(s), suggest replacing as needed for security.



18.4 Item 1 (Picture)

18.6 Electrical

Repair or Replace

(1) No GFCI outlet or protection installed in this bathroom. GFCI protection has been required in bathrooms since 1975, suggest review by a licensed electrician for installation as required for safety.



18.6 Item 1 (Picture)

(2) The light switch is loose at the wall mount, suggest repairs as needed.



18.6 Item 2 (Picture)

18.7 Exhaust Fan**Repair or Replace**

The exhaust fan system currently vents into attic, suggest review by a licensed contractor to vent to the exterior as required.

18.9 Tub & Surround**Repair or Replace**

Suggest caulking or re-grout as needed. The edges of the tub walls should be caulked to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls, which is not always visible.



18.9 Item 1 (Picture)



18.9 Item 2 (Picture)

18.15 Traps/Drains & Supply**Repair or Replace**

(1) Corrosion noted at the sink drain(s), no leaking noted at the time of the inspection. Suggest review with a licensed plumber and repair/replace as needed.



18.15 Item 1 (Picture)

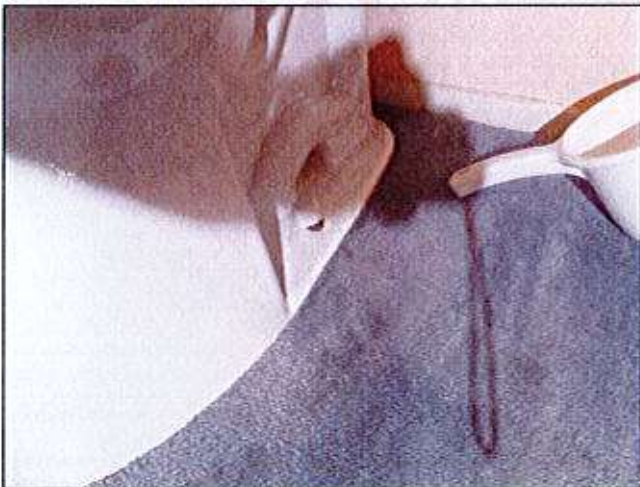
(2) The tub drains slowly, suggest review with a licensed plumber for costs to clear the trap or drain as needed and confirm correct drainage as needed.



18.15 Item 2 (Picture)

18.16 Toilets(s)**Repair or Replace**

The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep it from leaking. Suggest review with a licensed plumber for repair/replacement costs as needed to seal and re-secure this unit to prevent leakage and damage to the surrounding area.



18.16 Item 1 (Picture)

18.17 Counter/Cabinets**Repair or Replace**

The base cabinet under the sink is deteriorated/stained, suggest repair/replace as needed.

19. Bathroom #1**19.1 Walls****Repair or Replace**

(1) Wet and deteriorated wall & trim around the shower door/screen area. This area tested positive for moisture at time of the inspection. Unable to determine the cause of the moisture, suggest review by a licensed contractor to determine the cause of the moisture and for removal/repair/replacement costs as needed.



19.1 Item 1 (Picture)



19.1 Item 2 (Picture)



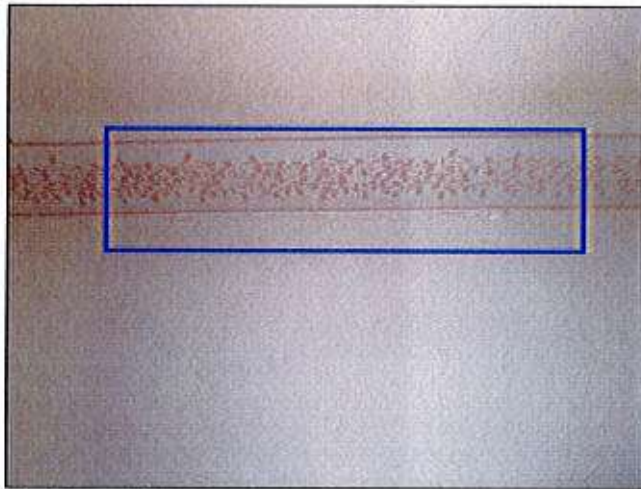
19.1 Item 3 (Picture)

(2) Patched areas of the walls was noted, suggest review with the seller for the cause and any repairs needed. Suggest repair as needed.

19.2 Ceiling

Repair or Replace

Water damage/deterioration was noted at this area. Unable to determine the cause of the staining/deterioration. Suggest review with a licensed contractor to determine the cause of the staining/deterioration and for removal/repair/replacement costs as needed.



19.2 Item 1 (Picture)

19.4 Electrical

Repair or Replace

No GFCI outlet or protection installed in this bathroom. GFCI protection has been required in bathrooms since 1975, suggest review by a licensed electrician for installation as required for safety.



19.4 Item 1 (Picture)

19.5 Exhaust Fan

Repair or Replace

The exhaust fan is old/original, suggest review with a licensed contractor for repair/replacement costs as needed.



19.5 Item 1 (Picture)

19.6 Shower & Surround

Repair or Replace

Cracked tiles noted at the shower area, suggest review with a licensed contractor for repair/replacement costs as needed.



19.6 Item 1 (Picture)



19.6 Item 2 (Picture)

19.8 Sink(s)

Repair or Replace

The sink stopper is faulty/inoperable, suggest repair/replace as needed.



19.8 Item 1 (Picture)

19.10 Traps/Drains & Supply

Repair or Replace

Excessive corrosion noted at the sink drain, see the main sewer/waste system comments and review with a licensed plumber and repair/replace as needed.



19.10 Item 1 (Picture)



19.10 Item 2 (Picture)

19.11 Toilets(s)

Repair or Replace

The toilet seat was missing at the time of the inspection, suggest installation as needed.

19.12 Counter/Cabinets

Repair or Replace

The base cabinet under the sink is deteriorated/stained from leaks, suggest repair/replace as needed.



19.12 Item 1 (Picture)

20. Master Bathroom

20.0 Floors

Repair or Replace

Soft areas of the flooring were noted, suggest review with a licensed contractor for removal/repair/replacement costs as needed.



20.0 Item 1 (Picture)



20.0 Item 2 (Picture)



20.0 Item 3 (Picture)

20.1 Walls

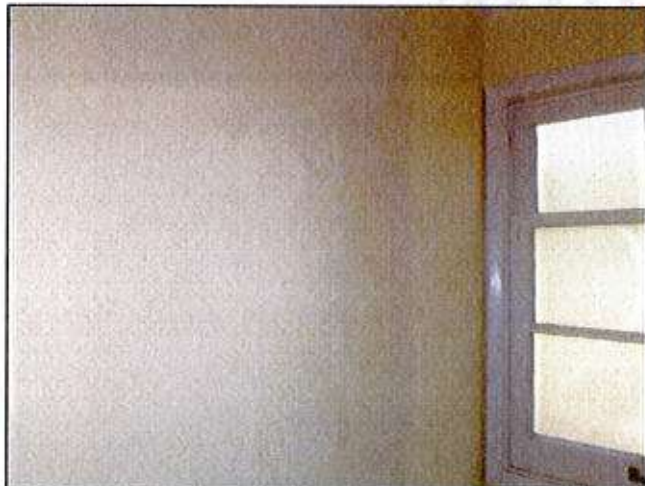
Repair or Replace

(1) Deteriorated wall & trim around the shower door/screen area, this is probably due to water splashing/leaking from shower area. This area tested dry at the time of the inspection. Suggest repair/replace as needed.



20.1 Item 1 (Picture)

(2) Patched areas of the walls was noted, suggest review with the seller for the cause and any repairs needed. Suggest repair as needed.



20.1 Item 2 (Picture)

20.4 Windows

Repair or Replace

The lock latch(s) are missing/damaged at the window(s), suggest replacing as needed for security.



20.4 Item 1 (Picture)

20.5 Electrical

Repair or Replace

No GFCI outlet or protection installed in this bathroom. GFCI protection has been required in bathrooms since 1975, suggest review by a licensed electrician for installation as required for safety.



20.5 Item 1 (Picture)

20.6 Exhaust Fan

Repair or Replace

The exhaust fan system currently vents into attic, suggest review by a licensed contractor to vent to the exterior as required.

20.8 Shower & Surround

Repair or Replace

(1) Worn/missing grout noted at the shower base tiles, suggest maintenance/repair/replace as needed.

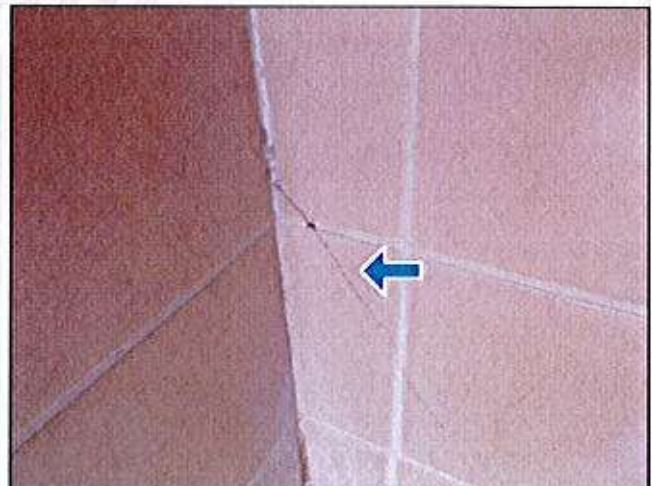


20.8 Item 1 (Picture)

(2) Cracked tiles noted at the shower area, suggest review with a licensed contractor for repair/replacement costs as needed.



20.8 Item 2 (Picture)

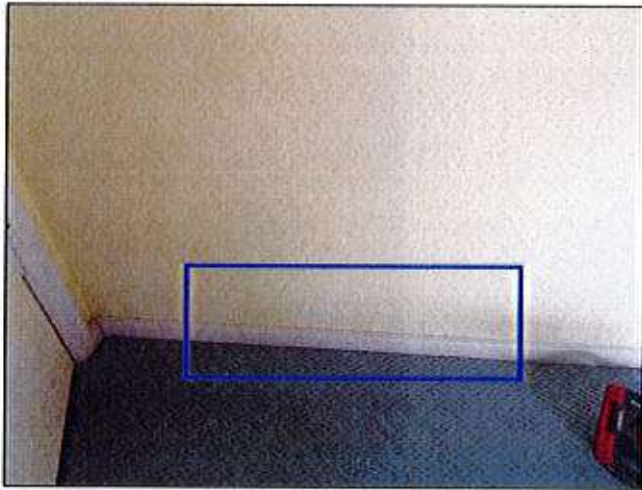


20.8 Item 3 (Picture)



20.8 Item 4 (Picture)

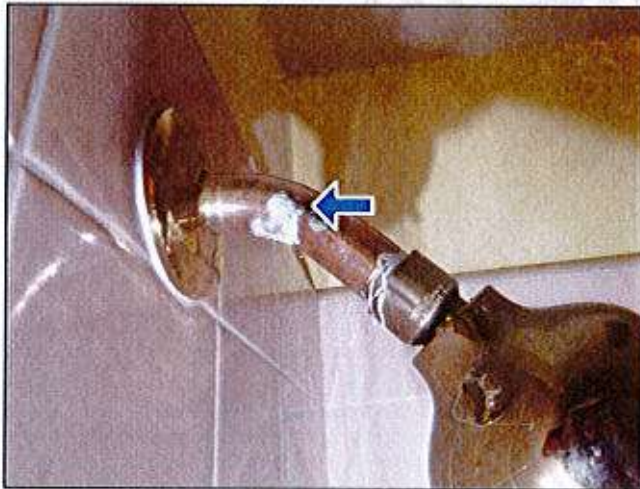
(3) Staining and deterioration with noted in the master bedroom adjacent/opposite to the shower pan indicating that the shower pan may be leaking into the master bedroom. Suggest review with the licensed contractor for removal/repair/replacement cost as needed.



20.8 Item 5 (Picture)

20.9 Shower Faucet**Repair or Replace**

The shower head is deteriorated, suggest repair/replace as needed.



20.9 Item 1 (Picture)

20.13 Toilets(s)**Repair or Replace**

(1) The existing toilet is not a low-flow system as required. Suggest review with a licensed plumber for costs to replace the existing toilet with a low flow toilet (1.6 GPF Maximum) as required by the State of California as of January 1st, 2017.

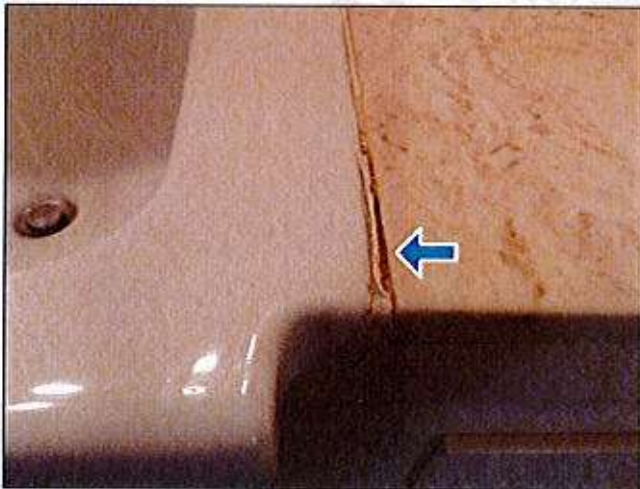
(2) The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep it from leaking. Suggest review with a licensed plumber for repair/replacement costs as needed to seal and re-secure this unit to prevent leakage and damage to the surrounding area.



20.13 Item 1 (Picture)

20.14 Counter/Cabinets**Repair or Replace**

- (1) The base cabinet under the sink is deteriorated/stained from previous leaks, suggest repair/replace as needed.
- (2) Suggest caulking/grouting at the sink to prevent any future water intrusion.



20.14 Item 1 (Picture)

21. Entry**21.2 Ceilings****Repair or Replace**

Excessively patched and uneven areas of the ceiling noted, suggest review with the seller on the cause and any repairs needed. Suggest repair as needed.



21.2 Item 1 (Picture)

21.3 Doors

Repair or Replace

- (1) The door is weathered and deteriorated, suggest maintenance and repairs as needed.
- (2) The door will not close correctly as the door impacts/strikes the frame, suggest repair/replace as needed.



21.3 Item 1 (Picture)

21.4 Electrical

Repair or Replace

No power to the left side wall outlet(s) at the time of the inspection. Suggest review with a licensed electrician for repair/replacement costs as needed and confirm correct operation as needed.



21.4 Item 1 (Picture)

22. Living Room

22.0 Floors

Repair or Replace

Floor slope and uneven flooring noted.

22.1 Walls

Repair or Replace

Settling cracks and patching was noted, suggest repair as needed.



22.1 Item 1 (Picture)

22.2 Ceilings

Repair or Replace

Patched and uneven areas of the ceiling noted, suggest review with the seller on the cause and any repairs needed. Suggest repair as needed.

22.3 Windows

Repair or Replace

The wood trim/frames are peeling paint at various windows, further deterioration may occur if not repaired. Suggest review by a licensed contractor and repair/replace as needed.

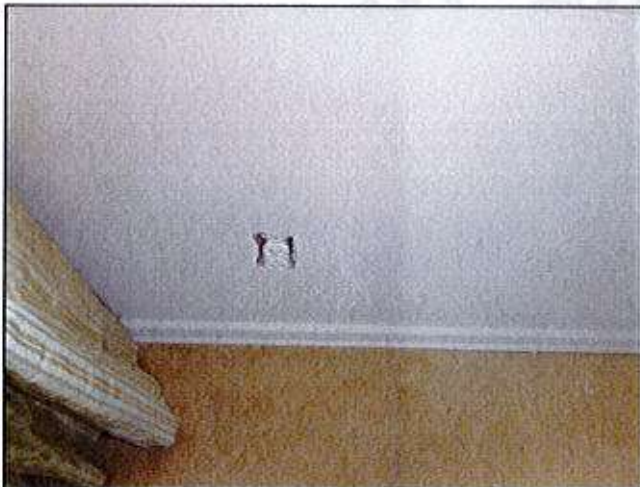


22.3 Item 1 (Picture)

22.5 Electrical

Repair or Replace

Various outlet cover(s) are missing, suggest installation for safety.



22.5 Item 1 (Picture)

22.6 Fireplace

Repair or Replace

(1) The fireplace damper was operational at the time of the inspection. Suggest securing the damper to a fixed open position due to the gas installation per current requirements.

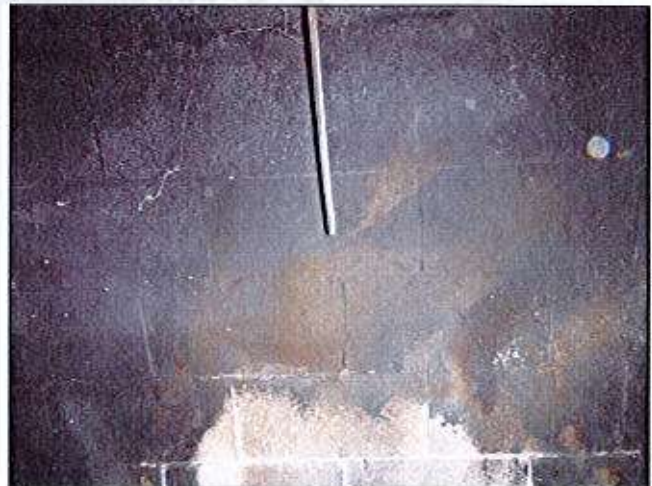


22.6 Item 1 (Picture)

(2) Excessive creosote noted within the firebox, smoke chamber or chimney areas. Creosote build-up can cause chimney fires if not removed from voids, open seams or open mortar joints within the fireplace and chimney. This inspection is a 'Level 1' inspection and is limited to visible and accessible areas only. 'Level 2' and 'Level 3' inspections are invasive inspections performed by qualified personnel only with equipment designed for fireplace/chimney inspections, cleaning or repairs. Suggest periodic cleaning of the fireplace/chimney and remove the creosote and debris within the fireplace and chimney. Suggest review by a professional chimney sweep for estimates, repairs or cleaning.



22.6 Item 2 (Picture)



22.6 Item 3 (Picture)

22.7 Comments

Repair or Replace

Fresh paint and patching was noted throughout this area, water damage and other damage such as settling cracks, if present, may not be observable.

23. Dining Room

23.0 Floors

Repair or Replace

Damaged/cut areas of the carpet were noted, suggest repairs as needed.



23.0 Item 1 (Picture)

23.1 Walls

Repair or Replace

Patched areas of the walls was noted, suggest review with the seller for the cause and any repairs needed. Suggest repair as needed.



23.1 Item 1 (Picture)

23.3 Windows

Repair or Replace

The wood trim/frames are peeling paint at various windows, further deterioration may occur if not repaired. Suggest review by a licensed contractor and repair/replace as needed.



23.3 Item 1 (Picture)

24. Family Room

24.0 Floors

Repair or Replace

(1) Stains and deterioration noted at the floor, suggest repair as needed.



24.0 Item 1 (Picture)

(2) Uneven/sloping flooring noted throughout this area, suggest review by licensed contractor and repair as needed.

24.1 Walls

Repair or Replace

Water damage/deterioration was noted at this area. Unable to determine the cause of the staining/deterioration. Suggest review with a licensed contractor to determine the cause of the staining/deterioration and for removal/repair/replacement costs as needed.

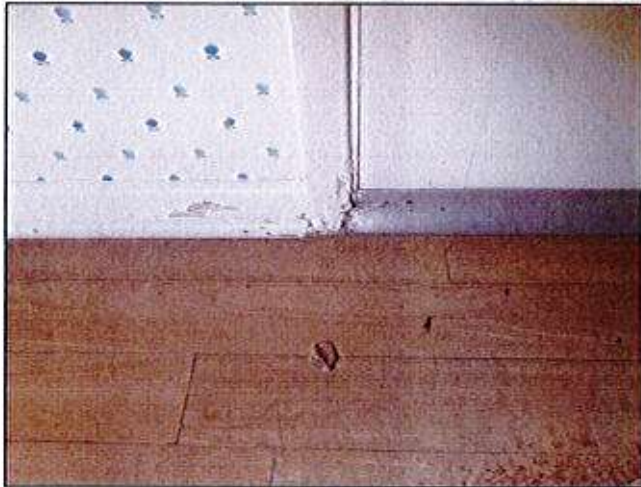


24.1 Item 1 (Picture)

24.3 Doors

Repair or Replace

(1) Evidence of previous and possible on-going water intrusion was noted at the door(s) to the exterior. Suggest review with a licensed contractor for repair/replacement costs as needed.



24.3 Item 1 (Picture)

(2) The doors will not close easily as they impact onto each other, suggest repair/replace as needed.



24.3 Item 2 (Picture)

24.4 Windows**Repair or Replace**

The wood trim/frames are peeling paint at various windows, further deterioration may occur if not repaired. Suggest review by a licensed contractor and repair/replace as needed.



24.4 Item 1 (Picture)

24.7 Closets/Cabinets**Repair or Replace**

Excessive wood deterioration was noted at the wood cabinetry, suggest review with a licensed termite contractor as needed.



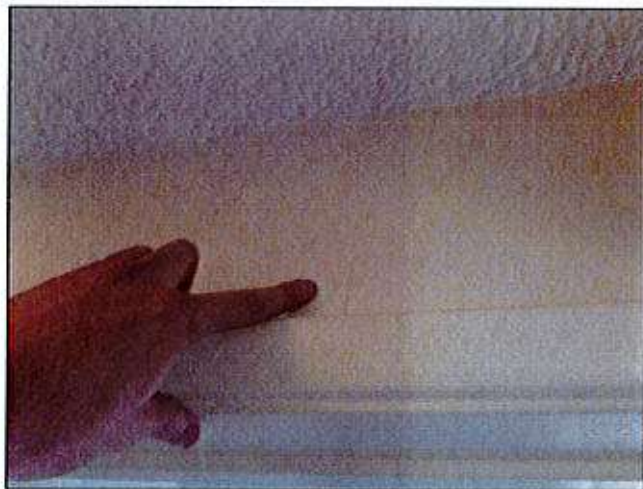
24.7 Item 1 (Picture)

25. Hallway**25.0 Floors****Repair or Replace**

Floor slope, squeaky/noisy and uneven floors noted, suggest repairs as needed.

25.1 Walls**Repair or Replace**

(1) Settling cracks and patching was noted, suggest repair as needed.



25.1 Item 1 (Picture)

(2) Patched areas of the walls was noted, suggest review with the seller for the cause and any repairs needed. Suggest repair as needed.

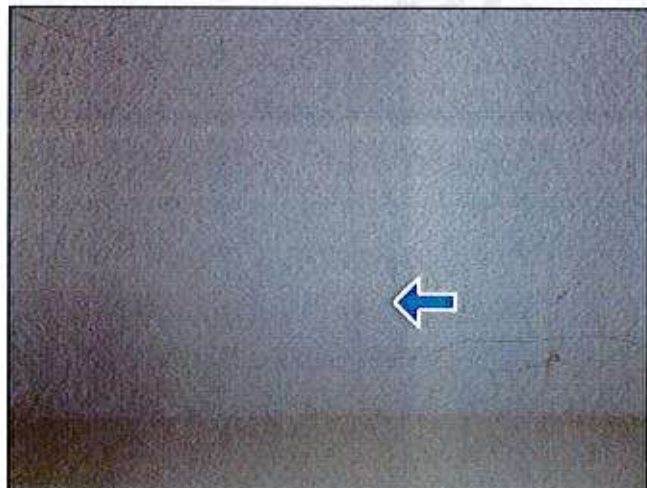


25.1 Item 2 (Picture)

25.2 Ceilings

Repair or Replace

Settling cracks and patching noted, suggest repair as needed.



25.2 Item 1 (Picture)

25.4 Electrical

Repair or Replace

A minimum number of light fixtures were installed at this area at the time of the inspection, this is common for the original age of dwelling. Suggest review by a licensed electrician for installation costs for additional light fixtures if desired as an upgrade.

25.6 Smoke & Carbon Monoxide Alarms

Repair or Replace

There is no Carbon Monoxide alarm at this area. Suggest installing Carbon Monoxide alarms outside each sleeping area and on every level of the home, including any basement areas, as required by the State of California.

26. Hallway

26.0 Floors

Repair or Replace

Deteriorated and loose sections noted at the flooring in the closet, suggest repair/replace as needed.



26.0 Item 1 (Picture)

26.6 Smoke & Carbon Monoxide Alarms

Repair or Replace

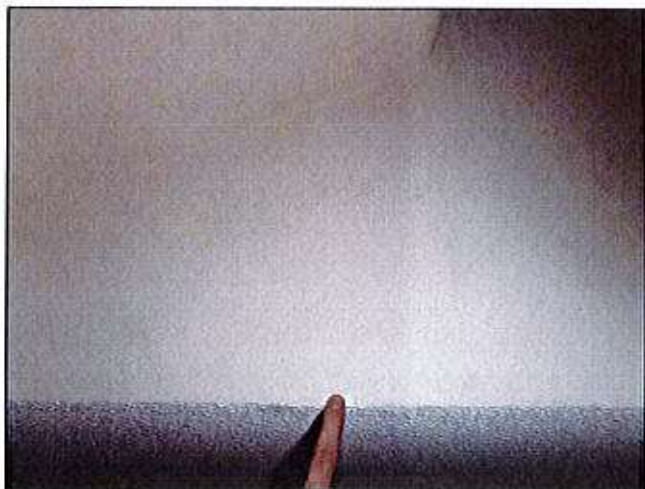
There is no Carbon Monoxide alarm at this area. Suggest installing Carbon Monoxide alarms outside each sleeping area and on every level of the home, including any basement areas, as required by the State of California.

27. Stairs

27.1 Walls

Repair or Replace

Settling cracks and patching was noted, suggest repair as needed.



27.1 Item 1 (Picture)

27.4 Stairs/Railings

Repair or Replace

The spacing between the guardrails/newel posts are larger than current requirements, this is a potential safety hazard for a young/small child or animal. Suggest review with a licensed contractor for costs to reduce the spacing at the railings/newel post to enhance safety and as per current requirements as an upgrade (currently a 4" inch spacing).



27.4 Item 1 (Picture)

28. Bedroom #1

28.0 Floors

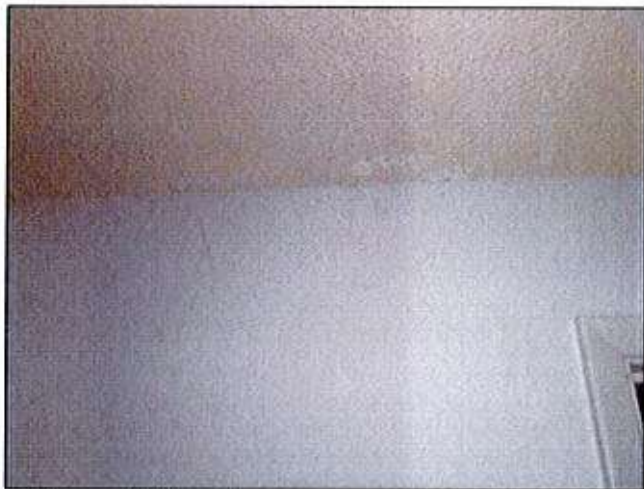
Repair or Replace

Floor slope, squeaky/noisy and uneven floors noted, suggest repairs as needed.

28.1 Walls

Repair or Replace

(1) Water damage/deterioration was noted at this area. Unable to determine the cause of the staining/deterioration. Suggest review with a licensed contractor to determine the cause of the staining/deterioration and for removal/repair/replacement costs as needed.

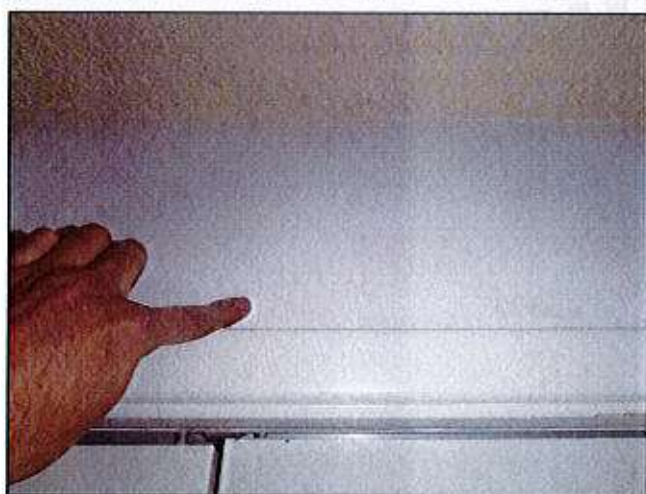


28.1 Item 1 (Picture)



28.1 Item 2 (Picture)

(2) Settling cracks and patching was noted, suggest repair as needed.

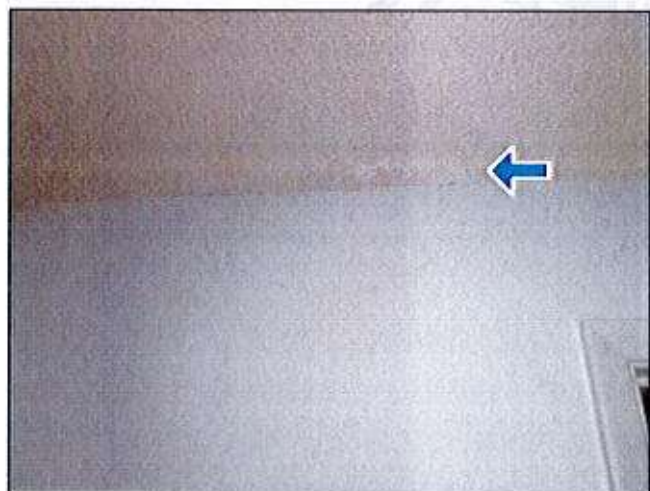


28.1 Item 3 (Picture)

28.2 Ceilings

Repair or Replace

Water stains and deterioration noted at the ceiling, suggest review with a licensed contractor for repairs as needed.



28.2 Item 1 (Picture)

28.3 Doors

Repair or Replace

The door will not close and latch correctly, suggest repair as needed.



28.3 Item 1 (Picture)

28.4 Windows**Repair or Replace**

The wood trim/frames are peeling paint at various windows, further deterioration may occur if not repaired. Suggest review by a licensed contractor and repair/replace as needed.



28.4 Item 1 (Picture)

28.6 Electrical**Repair or Replace**

A minimum number of outlets were installed at this area at the time of the inspection, this is common for the original age of dwelling. Suggest review by a licensed electrician for installation costs for additional outlets if desired as an upgrade.

28.8 Smoke Alarms**Repair or Replace**

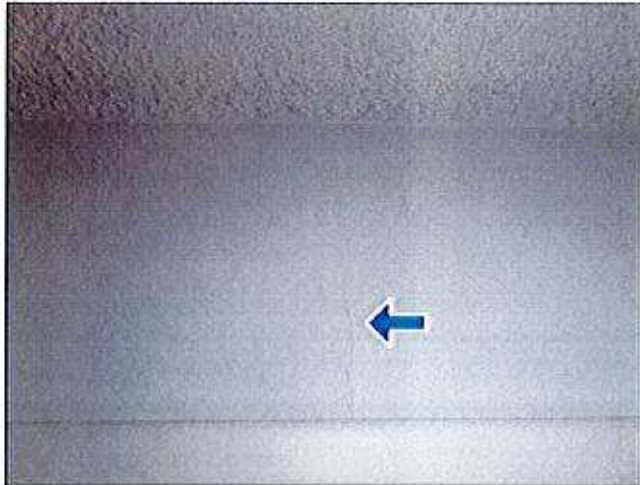
No smoke alarm, suggest installation to enhance safety and as required by the State of California.

29. Bedroom #2**29.0 Floors****Repair or Replace**

Floor slope, squeaky/noisy and uneven floors noted, suggest repairs as needed.

29.1 Walls**Repair or Replace**

- (1) See the door comments and repair as needed.
- (2) Settling cracks and patching was noted, suggest repair as needed.



29.1 Item 1 (Picture)

29.3 Doors**Repair or Replace**

- (1) Evidence of previous and possible on-going water intrusion was noted at the door(s) and walls to the exterior. Suggest review with a licensed contractor for repair/replacement costs as needed.



29.3 Item 1 (Picture)

- (2) The wood doors are weathered and deteriorated, suggest repair/replace as needed.
- (3) Unable to determine if tempered glass is installed at the window/door glass at this area (no labelling/etching is visible). Windows and doors with glass 18 inches off the floor area or windows within doors should have safety glass. Suggest review of these areas for possible costs to upgrade for safety.
- (4) The door won't close and latch correctly due to the latch being taped, suggest repair as needed.



29.3 Item 2 (Picture)

29.4 Windows

Repair or Replace

The wood trim/frames are peeling paint at various windows, further deterioration may occur if not repaired. Suggest review by a licensed contractor and repair/replace as needed.



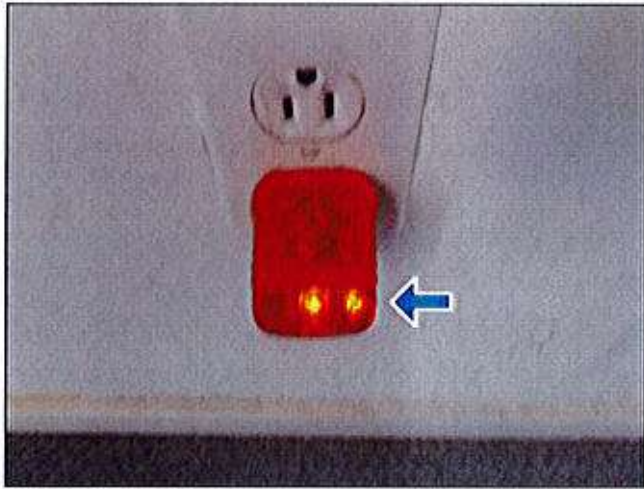
29.4 Item 1 (Picture)

29.6 Electrical

Repair or Replace

(1) A minimum number of outlets were installed at this area at the time of the inspection, this is common for the original age of dwelling. Suggest review by a licensed electrician for installation costs for additional outlets if desired as an upgrade.

(2) Reversed polarity noted at various outlets. Reversed polarity, hot and neutral are reversed, is usually easily corrected by minor wiring adjustments at the specified item. Suggest review with a licensed electrician for repair/ replacement costs and confirm correct operation as needed.



29.6 Item 1 (Picture)

(3) The cover globe(s) are missing at light fixture(s) in the closet at the time of the inspection. Suggest replacing the missing cover globe(s) for safety.



29.6 Item 2 (Picture)

29.8 Smoke Alarms

Repair or Replace

No smoke alarm, suggest installation to enhance safety and as required by the State of California.

30. Bedroom #3

30.0 Floors

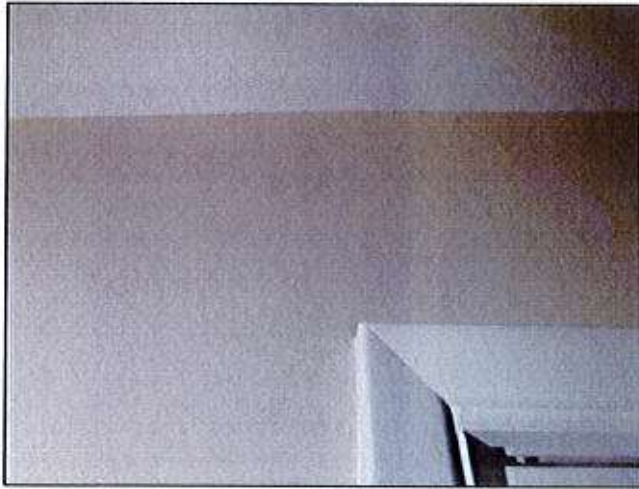
Repair or Replace

Floor slope and uneven flooring noted.

30.1 Walls

Repair or Replace

Settling cracks and patching was noted, suggest repair as needed.



30.1 Item 1 (Picture)

30.2 Ceilings

Repair or Replace

Minor patching was noted, suggest repair as needed.

30.8 Comments

Repair or Replace

Fresh paint and patching was noted throughout this area, water damage and other damage such as settling cracks, if present, may not be observable.

31. Master Bedroom

31.0 Floors

Repair or Replace

Floor slope and uneven flooring noted.

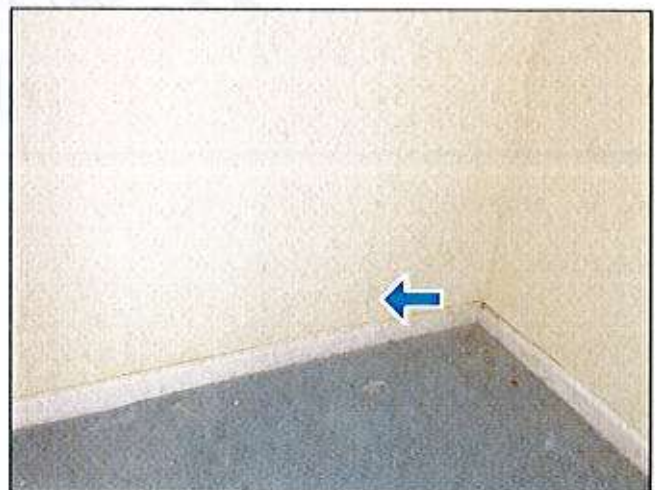
31.1 Walls

Repair or Replace

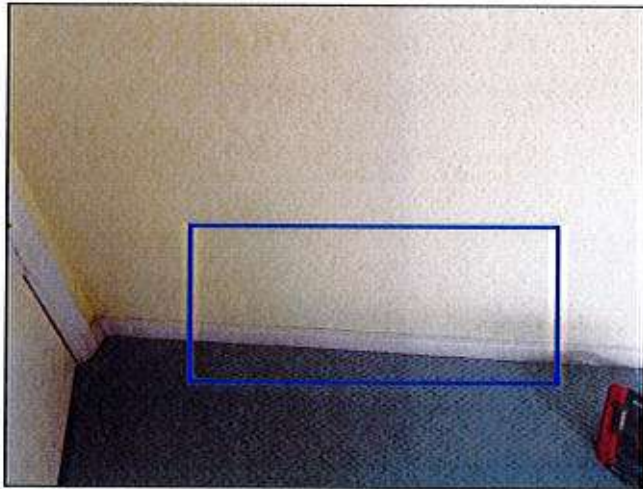
(1) Excessive stains, deterioration and water damage noted at various walls/areas. Suggest review with the seller and/or a licensed contractor to determine/verify the source of the leaks and any repairs needed. Suggest review with a licensed contractor for repair/removal/replacement costs as needed.



31.1 Item 1 (Picture)



31.1 Item 2 (Picture)

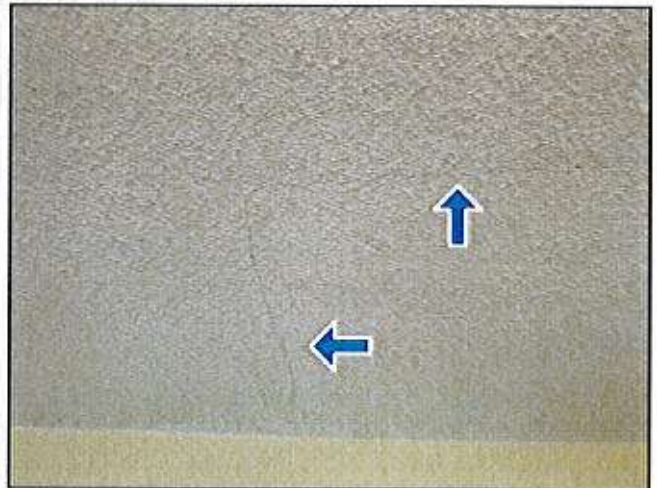


31.1 Item 3 (Picture)

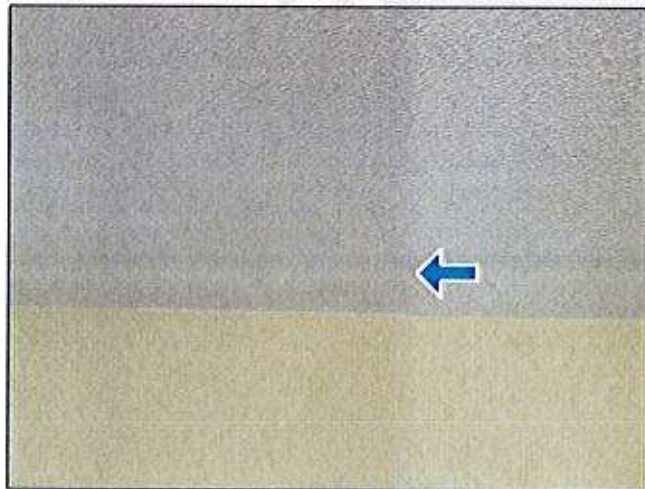
(2) Excessive settling cracks noted, see the foundation and Lot/Drainage comments. Suggest review with a licensed contractor for repair/replacement costs as needed.



31.1 Item 4 (Picture)



31.1 Item 5 (Picture)



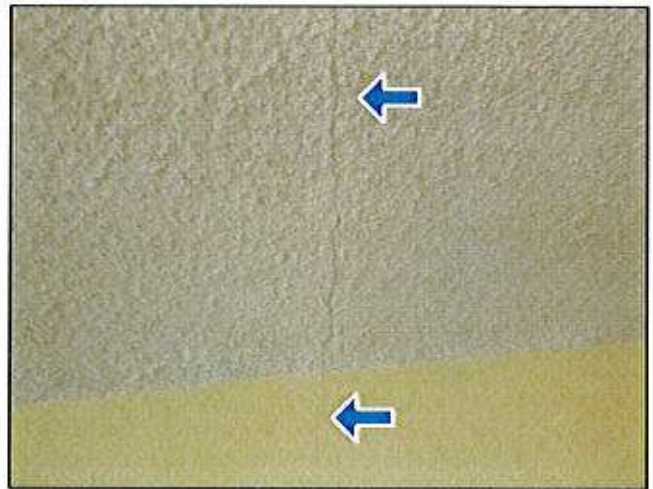
31.1 Item 6 (Picture)



31.1 Item 7 (Picture)



31.1 Item 8 (Picture)

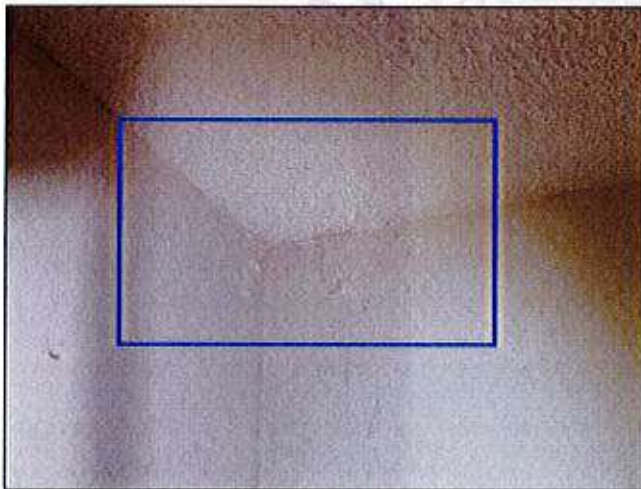


31.1 Item 9 (Picture)

31.2 Ceilings

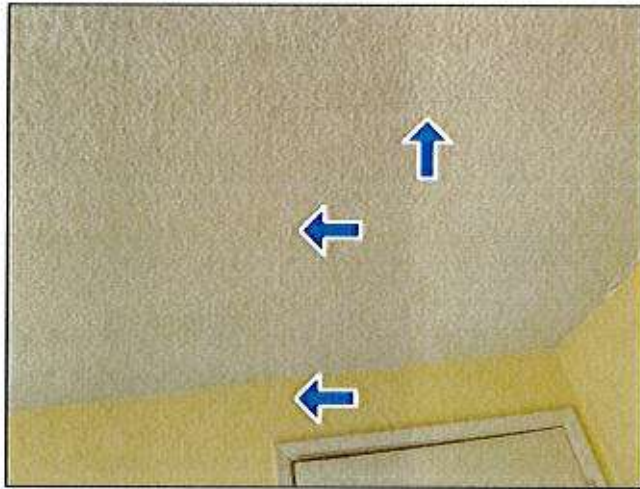
Repair or Replace

(1) Water stains and deterioration noted at the ceiling, suggest review with the sellers on the cause and any repairs needed. This area tested dry at the time of the inspection. Suggest review with a licensed contractor for repair costs as needed.



31.2 Item 1 (Picture)

(2) Excessive settling cracks noted, see the foundation and Lot/Drainage comments. Suggest review with a licensed contractor for repair/replacement costs as needed.



31.2 Item 2 (Picture)

31.3 Doors

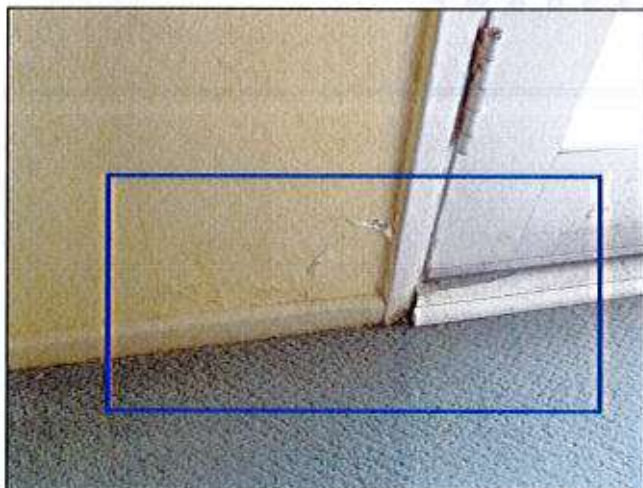
Repair or Replace

(1) The doors will not open/close easily, suggest repair as needed.



31.3 Item 1 (Picture)

(2) Evidence of previous and ongoing water intrusion noted at the door(s) to the interior. Black staining/growth was noted at the door panels. Suggest review with a licensed contractor/licensed mold contractor for removal/repair/replacement costs as needed and to prevent further and future water intrusion at this area.



31.3 Item 2 (Picture)



31.3 Item 3 (Picture)



31.3 Item 4 (Picture)

(3) The door will not close and latch correctly, suggest repair as needed.



31.3 Item 5 (Picture)

(4) Unable to determine if tempered glass is installed at the window/door glass at this area (no labelling/etching is visible). Windows and doors with glass 18 inches off the floor area or windows within doors should have safety glass. Suggest review of these areas for possible costs to upgrade for safety.

31.4 Windows

Repair or Replace

The wood trim/frames are excessively peeling paint at various windows, further deterioration may occur if not repaired. Suggest review by a licensed contractor and repair/replace as needed.



31.4 Item 1 (Picture)

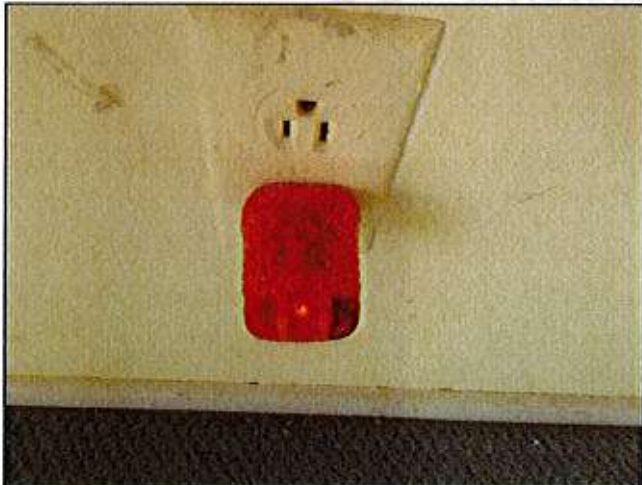


31.4 Item 2 (Picture)

31.6 Electrical

Repair or Replace

(1) Ungrounded three prong outlets noted at this area. Suggest review with a licensed electrician for costs to ground the outlets as needed as an upgrade and/or protect the outlet(s) on a GFCI circuit where recommended.



31.6 Item 1 (Picture)

(2) Various light fixtures were inoperable, possible bulbs out. Suggest replacing the bulbs as needed.



31.6 Item 2 (Picture)

(3) A minimum number of outlets were installed at this area at the time of the inspection, this is common for the

original age of dwelling. Suggest review by a licensed electrician for installation costs for additional outlets if desired as an upgrade.

(4) The light fixture(s) in the closet area are missing the diffuser covers and are loose on the mount(s). Suggest installing the missing diffuser cover(s) and re-securing for safety.



31.6 Item 3 (Picture)



31.6 Item 4 (Picture)

31.8 Smoke Alarms

Repair or Replace

No smoke alarm, suggest installation to enhance safety and as required by the State of California.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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