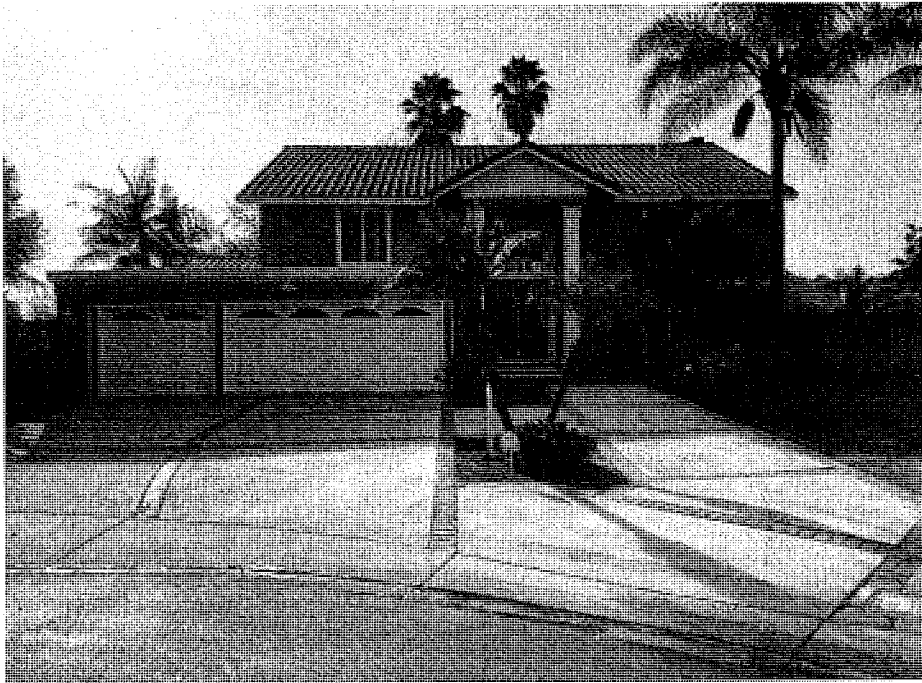


✓ On-Site

**Inspection
Service Inc.**



Exclusive Property Inspection Report Prepared For

Property Address: 12 Arrowhead Ln. Rolling Hills Estates CA.

Inspection Date: 1/6/2024

Inspector: Ron Schloderer

Office: 800-995-5948

onsiteinspection@gmail.com

This document was prepared for the sole use of our client(s) listed on the inspection agreement in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. © 1997-2024 On-Site Inspection Service Inc. ALL RIGHTS RESERVED. This document is not to be used for the purpose of substitute disclosure.

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INTRODUCTION TO THE ON-SITE INSPECTION SERVICE INC. REPORTING SYSTEM

PLEASE READ CAREFULLY

The On-Site Inspection Service Inc. Reporting System lists the structures, systems and components inspected by our company. Structures, systems and components not found in this report are to be considered beyond the scope of this inspection and not inspected. Please read the entire Standard Residential Inspection Agreement and inspection report.

When "Visually inspected" is noted, it means that we inspected only the readily accessible portions of the structure, system or component per the Standard Residential Inspection Agreement. Any structure, system or component that is hidden from view is to be considered not inspected. If the building is furnished in any way, there may be areas that are not readily accessible preventing a full visual inspection. Full access and an opportunity for additional inspection may discover reportable conditions. Please call our office to arrange for inspection of the inaccessible areas after full access is provided. Additional fee will apply.

Material defects as defined in the Standard Residential Inspection Agreement, will be identified in the report as: Safety concerns, Damage, Defects, Outdated by today's standards.

This inspection is not technically exhaustive. The report is a summary of the inspection and is not a repair list. The inspector is a generalist and may make recommendations for corrections and / or further evaluation of reportable material defects. Any recommendation for correction and / or further evaluation should be performed by appropriate specialists who are competent and qualified as further evaluation may identify additional defects. Refer to your purchase agreement regarding any inspection contingencies.

The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials.

Re-inspection's of repairs are beyond the scope of this inspection. Should repairs be necessary, we suggest they be performed by appropriate persons who are competent and qualified, and that work complies with applicable law, including governmental permit, inspection, and approval requirements. Buyer should obtain from seller receipts for repairs performed by others, a written statement indicating the date of repairs performed by seller and provide copies of receipts and statements of seller prior to final verification of condition. Refer to your purchase agreement for information regarding repairs.

Any photographs included in this report are for visual aide only and do not depict each and every instance of a noted condition, nor are they meant to increase or diminish the severity of a noted condition.

This report contains technical information. If you were not present during this inspection please call our office to arrange for a verbal consultation with your inspector.

Important notice to third parties: The inspection report is for the sole benefit and reliance of Client named in the original inspection report and is nontransferable. The report is a summary of the inspection and all consultation between Inspector and Client and is issued subject to the terms, conditions and limitations under which the inspection was performed. The terms, conditions and limitations are a part of this report and are attached hereto and incorporated by reference herein. Inspector assumes no liability for third party interpretation or use of this report. **THIRD PARTIES ARE ENCOURAGED TO OBTAIN A HOME INSPECTION FROM A QUALIFIED INSPECTOR OF THEIR CHOICE.**

CLIENT & SITE INFORMATION

INSPECTION INFORMATION:

- 1.1 Date of inspection:
1/6/2024.
- 1.2 Time of inspection:
2pm.
- 1.3 Weather:
Cloudy.
- 1.4 Approximate outside temperature:
60-70.
- 1.5 Inspector:
Ron Schloderer
On-Site Inspection Service Inc.
18627 Brookhurst St. #290, Fountain Valley CA. 92708
Ph. 800 / 995-5948
E-mail: onsiteinspection@gmail.com
Certified Inspector: American Society of Home Inspectors (ASHI).
Certified CREIA inspector: California Real Estate Inspection Association.
- 1.6 People present during inspection:
Client, Clients wife, Clients real estate agent, Sellers real estate agents.

CLIENT INFORMATION:

- 1.7 Client:
Sam Zeim.
- 1.8 Clients agent:
Esther Ahdoot.

BUILDING INFORMATION:

- 1.9 Property address:
12 Arrowhead Ln. Rolling Hills Estates CA.
- 1.10 Building type:
Single family residence.
- 1.11 Stories:
2
- 1.12 Approximate year built:
1978.
- 1.13 Property direction:
For the ease of identifying certain locations on the building(s), we are facing the building from the street. Locations shall be

listed as front; rear; right side; left side.

1.14 Utility status:

All utilities on.

1.15 Occupancy status:

Vacant. Furnished (staged).

Note:

- If the building is furnished in any way, there may be areas that are not readily accessible preventing a full visual inspection. Full access and an opportunity for additional inspection may discover reportable conditions. Please call our office to arrange for inspection of the inaccessible areas after full access is provided. Additional fee will apply.

1.16 Building modifications:

Note:

- We do not differentiate between original construction and improvements or repairs.
- There is evidence of modifications to a number of the building's systems. Building permits are normally required from the local authority having jurisdiction when a structure and/or its systems is built, enlarged, altered, repaired, improved, removed, or converted. This includes, but is not limited to, adding, moving, modifying or replacing systems and their components related to: foundation / framing / plumbing / electrical / heating / air conditioning / roofing / windows / doors / security bars / stairs / garage door openers / built-in appliances / swimming pools / spas / fireplaces / chimneys / patio covers / attached or detached decks, etc.
- We recommend consulting with the seller to confirm the history of any work done requiring building permits, and that all required permits were procured, inspections were made, and a copy of the permit(s) and final sign-off of the work performed by the local building department be obtained and retained with all other permanent records of purchase. Refer to your purchase agreement, if applicable, for any requirements regarding repairs and permits.
- You can obtain and review zoning regulations, local ordinances and permit records for this property at the local Building and Safety Department. However, when inquiring for permit records, you could be liable to the seller. If work does not comply with current local codes and ordinances the enforcement agency may require removal or correction. If non-permitted work is in compliance with current codes and ordinances, obtaining a permit might be possible. To determine if non-permitted conditions are present, you can obtain further evaluation by a qualified code specialist. A code specialist may advise regarding non-permitted work and local codes.

GROUNDS

Our visual inspection of the grounds is limited in scope per our inspection agreement and includes only the systems and components listed within the Residential Standards Of Practice - Four Or Fewer Units (under section 2-Exterior).

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

DRIVEWAY:

2.1 Description:

Visually inspected.
Surface material: Concrete & brick.

2.2 Surface material:

Damage:

- Randomly oriented cracks are visible at various locations. Determining the cause is beyond the scope of this inspection. Monitoring is recommended as future repair may be needed.

SIDEWALKS & WALKWAYS:

2.3 Description:

Visually inspected.
Surface materials: Concrete. Brick. Concrete paver.

2.4 Surface material:

Damage:

- Randomly oriented cracks are visible at various locations. Determining the cause is beyond the scope of this inspection. Monitoring is recommended as future repair may be needed.

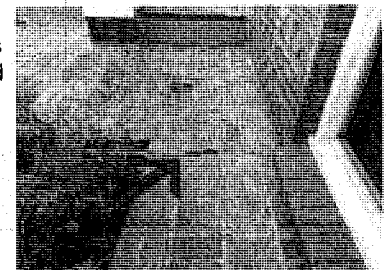
Safety concerns:

- Uneven surface joints are visible at multiple locations along the front and rear walkways. The condition poses a trip hazard. We recommend correction using appropriate methods by a qualified concrete and masonry contractor.



Damage / Safety concerns:

- Significant crack damage is visible to bricks at the front walkway. The condition is causing the surface to be uneven, therefore a trip hazard exists. We recommend correction using appropriate methods by a qualified masonry contractor.



Safety concerns:

- Moss is visible on the surface of the front walkway. The condition poses a slip hazard. Removal of the moss is recommended.



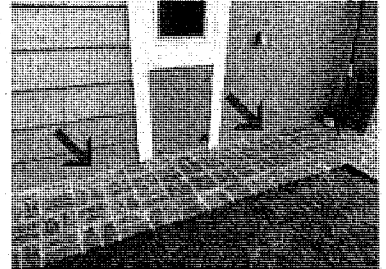
Safety concerns:

- Gaps are visible between the pavers at the left side walkway which is causing the surface to be uneven. The condition poses a trip hazard. We recommend correction using appropriate methods.
- Moss is visible on the surface of the left side walkway. The condition poses a slip hazard. Removal of the moss is recommended.



Defects:

- The surface of the right side walkway is installed above the level of the exterior wall siding and weep screed drainage flashing which is improper. Moisture can become trapped between the surface and the exterior wall resulting in damage to the building. We recommend correction using appropriate methods by a qualified masonry contractor.

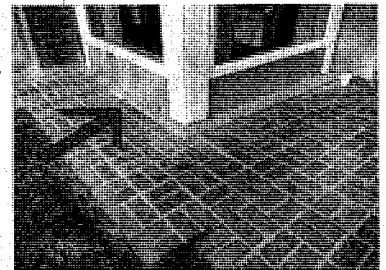


Note:

- Determining if any damage exists as a result is beyond the scope of this inspection due to inaccessibility, therefore we recommend further evaluation by a qualified moisture intrusion specialist.

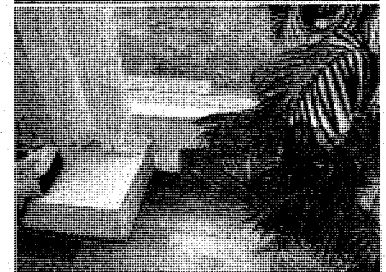
Defects:

- The surface of the rear walkway is installed above the level of the slab foundation which is improper. Moisture can become trapped between the surface and the exterior wall resulting in damage to the building. The existing patching is likely an attempt to correct the condition and may indicate moisture intrusion has occurred. We recommend correction using appropriate methods by a qualified masonry contractor.



Note:

- Determining if any damage exists as a result is beyond the scope of this inspection due to inaccessibility, therefore we recommend further evaluation by a qualified moisture intrusion specialist.



IRRIGATION:

2.5 Description:

Note:

- Irrigation systems are beyond the scope of this inspection, therefore any existing system is not inspected. Further evaluation by a qualified irrigation specialist is recommended.

GRADING:

2.6 Description:

Visually inspected adjacent to the building only.

Site type: Flat site on a terraced hill.

2.7 General observations / recommendations:

Note:

- Determining the geologic condition of the site and how the building relates to it is beyond the scope of this inspection. Due to the site type, further evaluation by a qualified state licensed geo-technical engineer is recommended.

2.8 Site drainage adjacent the building:

Note:

- A sub surface drainage system is installed at the right side yard adjacent the building. Determining the condition of the underground drains and location of the drain terminations is beyond the scope of this inspection, therefore not inspected. Water testing is beyond the scope of this inspection. Further evaluation by a qualified specialist should be considered. We also recommend consulting with the seller to confirm the location of drain terminations.



MAIN ENTRY PORCH:

2.9 Description:

Visually inspected.

Surface material: Brick.

2.10 Surface material:

Defects:

- The surface is installed over the exterior wall siding. Moisture entrapment and subsequent damage can occur as a result. We recommend correction using appropriate methods by a qualified masonry contractor. Determining if any damage exists within the walls as a result is beyond the scope of this inspection.



REAR PATIO:

2.11 Description:

Visually inspected.

Surface materials: Concrete. Brick.

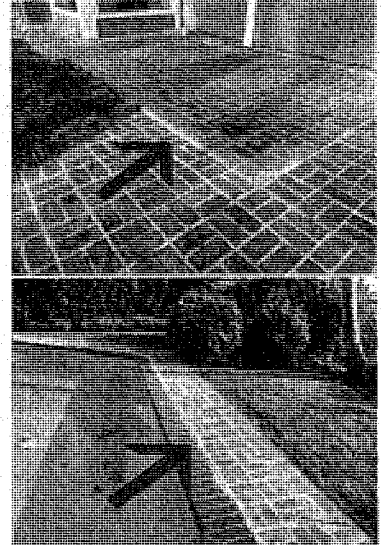
2.12 Surface material:

Damage:

- Randomly oriented cracks are visible at various locations. Determining the cause is beyond the scope of this inspection. We recommend further evaluation by a qualified geo-technical engineer to determine if the damage is caused by any adverse geological conditions.

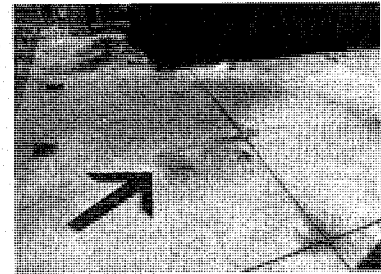
Safety concerns:

- Uneven surface joints are visible at multiple locations. The condition poses a trip hazard. We recommend correction using appropriate methods by a qualified masonry contractor. We also recommend further evaluation by a qualified geo-technical engineer to determine if the damage is caused by any adverse geological conditions.



Safety concerns:

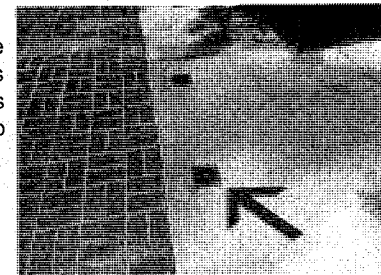
- Moss is visible on the surface. The condition poses a slip hazard. Removal of the moss is recommended.



2.13 Drainage:

Note:

- A sub surface drainage system is installed. Determining the condition of the underground drains and location of the drain terminations is beyond the scope of this inspection, therefore not inspected. Water testing is beyond the scope of this inspection. Further evaluation by a qualified specialist should be considered. We also recommend consulting with the seller to confirm the location of drain terminations.



DECK:

2.14 Description:

Visually inspected.

Location: Primary bedroom.

Type: Attached balcony deck.

Surface material: Elastomeric type coating.
Railing material: Wood.

2.15 Ventilation:

Defects:

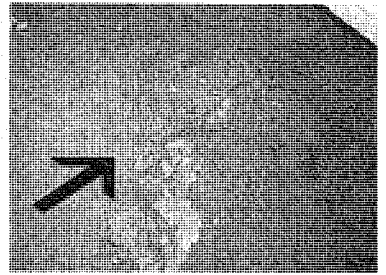
- The underside of the balcony deck is enclosed. A means to ventilate and / or drain the enclosed space is absent. This type of installation is inherently problematic as lack of ventilation can cause adverse moisture related conditions within the concealed space. Current construction standards require the enclosed areas to be ventilated both to prevent condensation and to allow any leakage to drain out. Determining the condition of the concealed areas is beyond the scope of this inspection due to inaccessibility. We recommend correction using appropriate methods. We also recommend further evaluation / cost estimate for corrections by a state licensed contractor who is qualified to perform work on these systems / components.



2.16 Surface material:

Damage:

- Crack damage is visible to the surface. The condition is conducive to moisture intrusion and subsequent damage. We recommend correction using appropriate methods by a qualified waterproofing / elastomeric coating specialist.



FENCES & GATES:

2.17 Description:

Visually inspected.

Fence materials: Wood. Wrought iron. Stucco clad masonry.

Gate materials: Wood.

Note:

- Determining property lines and fence ownership is beyond the scope of this inspection.

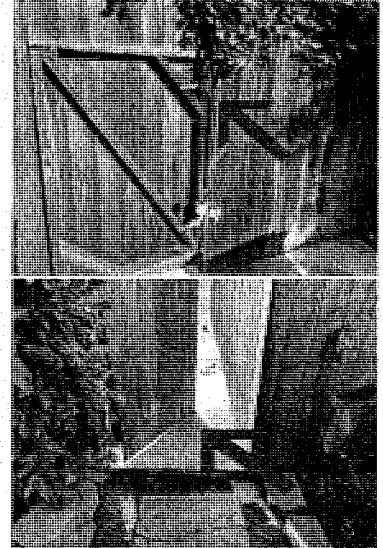
Note:

- There are portions of the system that are not readily accessible for a visual inspection due to vegetation.

2.18 Wood fences & gates:

Damage:

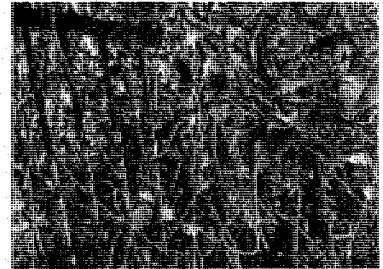
- The hinges are loose on the left side gate which is causing the bottom of the gate to rub on the patio surface. We recommend correction using appropriate methods.



2.19 Wrought iron fences & gates:

Damage:

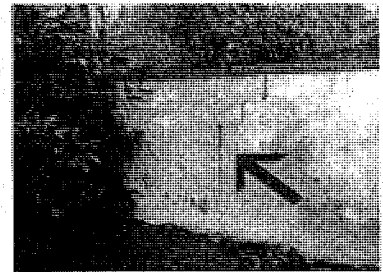
- The left side wrought iron fence is leaning and detached as viewed near the pool equipment area. We recommend correction using appropriate methods by a qualified wrought iron fence contractor.



2.20 Stucco clad masonry fences:

Damage:

- Significant crack damage is visible to the right side fence. Determining the cause is beyond the scope of this inspection. We recommend correction using appropriate methods by a qualified masonry contractor. We also recommend further evaluation by a qualified geo-technical engineer to determine if the damage is caused by any adverse geological conditions.

**SWIMMING POOL SAFETY DEVICES:**

2.21 Description:

As of January 1 2018, the updated version of the Swimming Pool Safety Act enacted into law by SB 442 went into effect in California. This new act increases the requirements for safety devices on residential pools and spas in California, and applies when a permit is issued for a new or remodeled swimming pool and spa, as well as existing pools that are part of the sale of a home.

In connection with the transfer, as defined in subdivision (e), of real property with a swimming pool or spa, an appropriate inspection shall include a noninvasive physical examination of the pool or spa and dwelling for the purpose of identifying which, if any, of the seven drowning prevention safety features listed in subdivision (a) of Section 115922 of the Health and Safety Code the pool or spa is equipped.

2.22 General observations / recommendations:

Safety concerns:

The inspector did not find any of the following drowning prevention safety features. There should be at least 2 of the features installed. We recommend correction using appropriate methods.

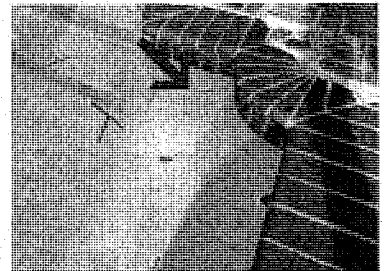
- (1) An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home.
- (2) Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.
- (3) An approved safety pool cover, as defined in subdivision (d) of Section 115921.
- (4) Exit alarms on the private single-family homes doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open."
- (5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family homes doors providing direct access to the swimming pool or spa.
- (6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.
- (7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).

SWIMMING POOL SYSTEM:

2.23 General observations / recommendations:

Note:

- The swimming pool system is beyond the scope of this inspection, therefore not inspected. However, obvious crack damage is visible to the pool plaster. We recommend a complete system evaluation by a qualified swimming pool specialist.



EXTERIOR WALLS & TRIM

Our visual inspection of the exterior walls and trim is limited to the readily accessible portions of the wall cladding, eave trim, wall trim, window trim only.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Structural engineering / geo-technical engineering.
- Determining the installation and condition of any wall moisture barriers.
- Determining the installation and condition of any wall insulation.
- Determining the condition inside the walls.
- Determining the presence of ANY type of wood destroying organism, hazardous material, mold or fungus.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

EXTERIOR WALLS:

3.1 Description:

Visually inspected.

Wall cladding materials: Wood horizontal board siding. Brick veneer.

3.2 Stucco:

Damage:

- Randomly oriented cracks are visible at various locations. Determining the cause is beyond the scope of this inspection. Monitoring is recommended as repair may be needed in the future.

Note:

- Patching is visible to the stucco at multiple locations. We recommend consulting with the seller to confirm the reason. Cracks may reappear at a later date.

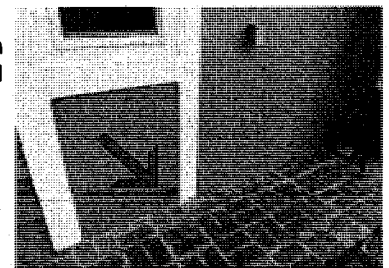
Damage:

- Significant crack damage is visible to the stucco at the upper left side exterior wall. Determining the cause is beyond the scope of this inspection. We recommend further evaluation of this system / cost estimate for corrections by a qualified lathing & plastering contractor.



Defects:

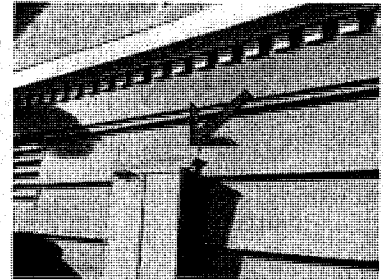
- An opening is visible through the stucco at the right side exterior wall. The condition is conducive to moisture intrusion and subsequent damage. We recommend correction using appropriate methods by a qualified lathing & plastering contractor.



3.3 Flashings:

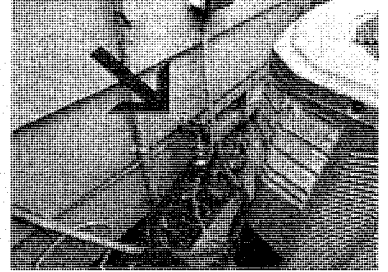
Defects:

- Flashings are absent at the horizontal joints where repairs have been made to the siding at the left side exterior wall. The condition is conducive to moisture intrusion and subsequent damage. We recommend correction using appropriate methods by a qualified siding specialist.



Defects:

- Flashings are absent where each of the cooling system refrigerant line sets transition into the exterior wall. The condition is conducive to moisture intrusion and subsequent damage. We recommend correction using appropriate methods by a qualified siding specialist.



EXTERIOR TRIM:

3.4 Description:

Visually inspected.
Trim material: Wood.

3.5 Trim:

Damage:

- Damage is visible to the wood at multiple locations. We recommend correction using appropriate methods. We also recommend further evaluation by a qualified state licensed Structural Pest Control Operator to determine if any wood destroying organism conditions exist.

Damage:

- Warped wall trim at the rear exterior wall. The trim is likely not an appropriate material for exterior location. Replacement with an appropriate installation is recommended.



FIREPLACES

Our visual inspection of the fireplace(s) is limited to the readily accessible portions of the chimney exterior, spark arrester, firebox, damper, hearth extension.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Video scope inspection.
- Smoke testing.
- Seismic damage assessments to the fireplace(s) / chimney(s).
- Determining the thickness and heat transfer rating of the fireplace, hearth extension and chimney material.
- Determining whether any factory built fireplace and chimney are installed to the manufacturers specifications.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

FIREPLACES:

4.1 Description:

Visually inspected.

3 installed.

Locations: Living room. Family room. Primary bedroom.

Chimney exterior material: Brick.

Fireplace type: Masonry.

Flue dampers: Installed.

Fuel gas piping: Installed.

Gas log sets: Installed.

Hearth extensions: Installed.

4.2 General observations / recommendations:

Note:

- There are portions of each system that are not readily accessible for visual inspection. Upon sale or transfer of a property, it is recommend that a National Fire Protection Association (NFPA) 211 Standard, Level II inspection be performed by a qualified fireplace & chimney specialist. The Scope and Access Required: Level II inspections shall include all accessible portions of the fireplace and chimney exterior and interior, including accessible attics, crawl spaces, and basements. These inspections shall include all accessible portions of the appliance and chimney connection, all areas covered in a Level I inspection, all areas of the fireplaces & chimney and its surroundings that can be accessed without the removal or destruction of permanently attached portions of the fireplace, chimney or building structure, all chimney flues and the internal surfaces of all flue liners incorporated within the chimney, and verification of proper clearances, proper use of material, flue sizing and much more. Video scanning equipment or other means shall be used as necessary to observe these areas.

4.3 Spark arrester / rain caps:

Note:

- Not readily accessible for visual inspection due to the height of the chimneys. The condition / installation is not determined. Further evaluation by a qualified chimney specialist is recommended.

4.4 Chimney caps:

Note:

- The chimney caps are not readily accessible for visual inspection due to the height of the chimneys. The condition is not determined. Further evaluation by a qualified chimney specialist is recommended.

4.5 Flues:

Note:

- The flues are not readily accessible for a full visual inspection, therefore the condition is not determined. We recommend that a National Fire Protection Association (NFPA) 211 Standard, Level II inspection using video scanning equipment be performed by a qualified chimney specialist.

4.6 Chimney exterior:

Defects:

- Separation is visible between the chimney and exterior wall at the living room fireplace. The condition may indicate movement of the chimney has occurred. Further evaluation by a qualified chimney specialist is recommended. We also recommend further evaluation by a qualified geo-technical engineer to determine if the damage is caused by any adverse geological conditions.



4.7 Chimney support strapping:

Note:

- Installation of chimney strapping to the building to prevent lateral movement is not determined due to restricted access. Further evaluation by a qualified chimney specialist is recommended.

4.8 Flue dampers:

Safety concerns:

- Damper block devices are absent at each fireplace. The function of a damper block device is to keep the flue damper in an open position as using the gas with the damper in the closed position poses a carbon monoxide poisoning hazard from spillage of hazardous exhaust gases into the living area. Installation of appropriate damper block devices is recommended.



4.9 Fuel gas piping:

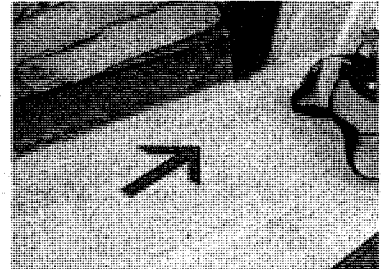
Note:

- Gas flow was detected from the log lighters using the gas shut off valves at each fireplace. Igniting the gas log lighters is beyond the scope of this inspection.

4.10 Hearth extensions:

Damage:

- Crack damage is visible to the extension material at the living room fireplace. Determining the cause is beyond the scope of this inspection.



FOUNDATION

Our visual inspection of the foundation is limited to the readily accessible portions of the foundation system, floor framing system, underfloor ventilation, foundation anchoring and cripple wall bracing, wood separation from soil, insulation.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Structural engineering / geo-technical engineering analysis of the structure.
- Determining the size, spacing and adequacy of foundation bolting / bracing components or reinforcing systems.
- Determining the size, spacing and adequacy of any ventilation system.
- Determining the presence of ANY type of wood destroying organism, hazardous material, mold or fungus or the damage or health risks arising there from.
- Determining the composition and energy rating of insulation materials.
- Determining water proofing of foundation / basement walls and slabs.
- Inspection of any system installed to control or remove suspected hazardous substances.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

SLAB FOUNDATION:

5.1 Description:

Visually inspected at the perimeter only.

5.2 General observations / recommendations:

Note:

- Due to the floor coverings, the surface of the slab is not readily accessible for a visual inspection, therefore NOT INSPECTED. The condition is NOT determined. Determining the presence of anchor bolting in slab type foundations is beyond the scope of this inspection due to inaccessibility.

Note:

- The living room and downstairs bedroom slabs are located below the exterior grade, therefore subject to moisture intrusion and subsequent damage. We recommend further evaluation by a qualified state licensed geo-technical engineer to determine if any correction is needed.

ROOF & ATTIC

Our visual inspection of the roof system is limited to the readily accessible portions of the Roof covering; Drainage; Flashings; Penetrations; Skylights.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Determining if the roof systems, coverings, components are free from leakage.
- Testing roofs, skylights, flashings and gutters for leaks or drainage.
- Determining the installation or current condition of any underlayment, moisture proof membranes or number of plies (layers) installed.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

ROOF:

6.1 Description:

Visually inspected.

Roofing materials: Modified bitumen. High profile clay tile.

Exposed flashing material: Metal.

6.2 General observations / recommendations:

Note:

- For the safety of the inspector, and to prevent damaging the roof material, the inspector did not walk on the tile roof. Therefore, inspection is limited to view from the ground and garage roof. There are portions of the system that are not readily accessible for visual inspection. Further evaluation by a qualified roofing contractor is recommended as our limited inspection may not identify hidden damage or defects.

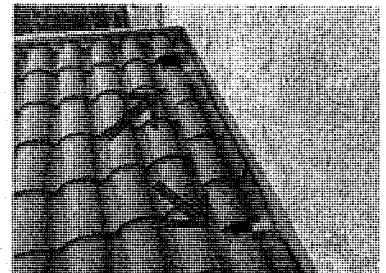
6.3 Shingle roofing:

-

6.4 Tile:

Defects:

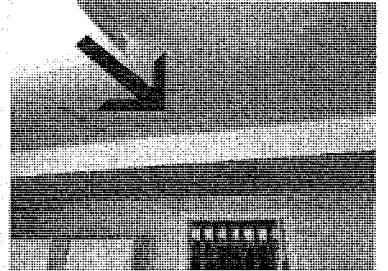
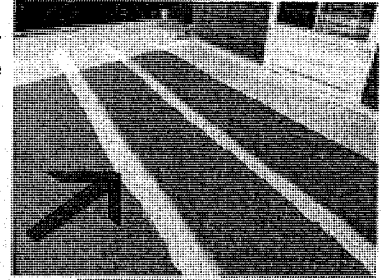
- Loose tiles that have slid are visible at multiple locations. The condition is conducive to moisture intrusion and subsequent damage. We recommend correction using appropriate methods by a qualified roofing contractor.



6.5 Modified bitumen roofing:

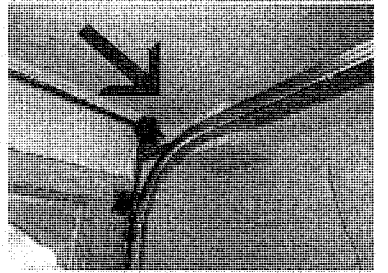
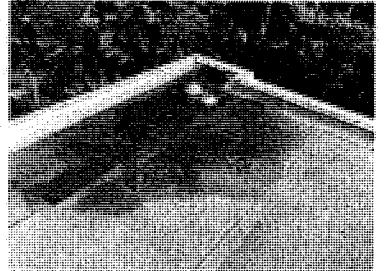
Defects:

- Patching is visible to the garage roof material which is likely an attempt to repair leakage as moisture related damage is visible to the ceiling cladding below. We recommend further evaluation / correction using appropriate methods by a qualified roofing contractor.



Defects:

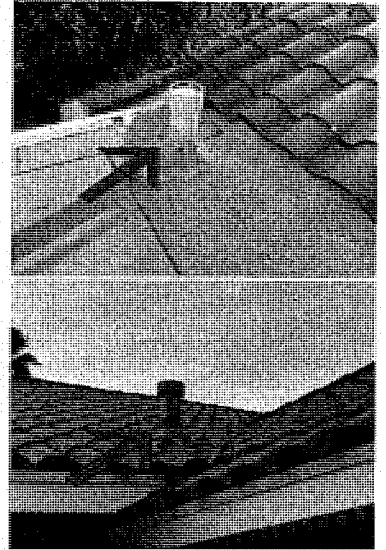
- Standing water is visible on the garage roof adjacent the roof drain. Moisture related damage is visible to the ceiling cladding below which likely indicates a leakage condition exists. We recommend further evaluation / correction using appropriate methods by a qualified roofing contractor.



6.6 Flashings:

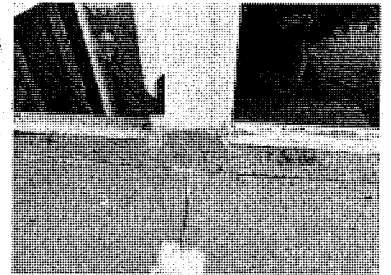
Defects:

- Storm collars are absent where the furnace and water heater vent pipes transition through their flashings. The condition is conducive to moisture intrusion and subsequent damage. We recommend correction using appropriate methods by a qualified roofing contractor.



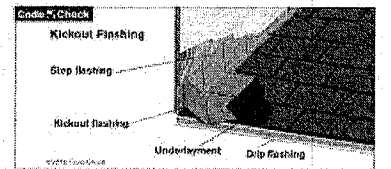
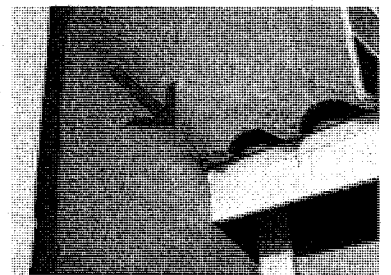
Defects:

- Flashing is absent at the garage roof to exterior post interface. The condition is conducive to moisture intrusion and subsequent damage. We recommend correction using appropriate methods by a qualified roofing contractor.



Defects:

- Kickout flashings are absent at the roof eave to sidewall interfaces. The condition is conducive to moisture intrusion and subsequent damage. We recommend correction using appropriate methods by a qualified roofing contractor.



GUTTERS & DOWNSPOUTS:

6.7 Description:

Note:

- Not provided.

6.8 General observations / recommendations:

Note:

- Installation of gutters and downspouts should be considered to help with site drainage and to help protect the exterior wall cladding from moisture related damage.

ATTIC AREAS & ROOF FRAMING:

6.9 Description:

Visually inspected.

Access location: Hallway.

Framing type: Wood truss framing.

Ventilation types: Under eave wall. Gable end wall,

Insulation material: Fiberglass batt.

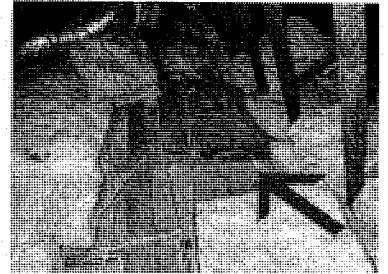
Note:

- Due to restricted access and insulation, there are portions of the system that are not readily accessible for visual inspection.

6.10 Insulation:

Defects:

- Insulation has been moved away at multiple locations. The condition is conducive to thermal loss from the interior living space. We recommend moving the insulation back into place.



PLUMBING

Our visual inspection of the plumbing system is limited to the readily accessible portions of the water supply piping; Drain, waste, and vent piping; Faucets and fixtures; Fuel gas piping; Water heaters; Functional flow and functional drainage.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Filling any fixture with water to inspect overflow drains or drain stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts.
- Inspection or evaluation of water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components.
- Inspection of whirlpool baths, steam showers, or sauna systems or components.
- Inspection of fuel tanks or determining if the fuel gas system is free of leaks.
- Inspection of wells or water treatment systems.
- Determining the water quality and condition or testing for hazardous substances.
- Determining the condition of any buried piping or piping concealed in walls or floors.
- Testing water supply shut off valves.
- Pipe sizing.
- Inspection of recirculation pumps, water filter or treatment systems, water conditioning systems.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

WATER SUPPLY SYSTEM:

7.1 Description:

Visually inspected.

Meter location: Front parkway vault.

Main shut off valve location: Right side exterior wall (testing is beyond the scope of this inspection).

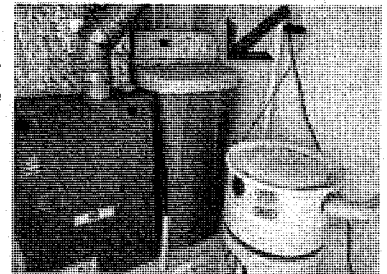
Main line piping material: Copper where readily accessible. Determining the material type of buried piping is beyond the scope of this inspection.

Branch piping material: Copper where readily accessible.

7.2 Water softener:

Note:

- A water softener system is installed which is beyond the scope of this inspection, therefore not inspected. Water quality and condition is not determined. Further evaluation by a qualified state licensed plumbing contractor who is familiar with these types of systems is recommended.



7.3 Pressure regulator:

Installed (testing is beyond the scope of this inspection).

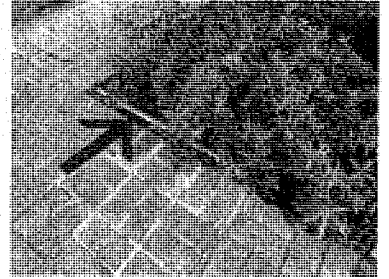
7.4 Functional flow at fixtures:

Note:

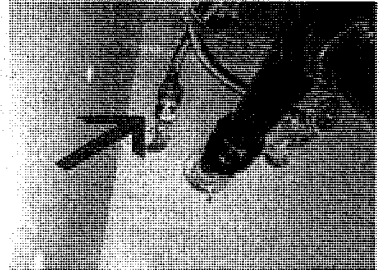
- The functional flow was tested at the furthest bathroom away from the main supply shut off. There was little flow restriction while using multiple fixtures in the bathroom.

7.5 Main line:**Defects:**

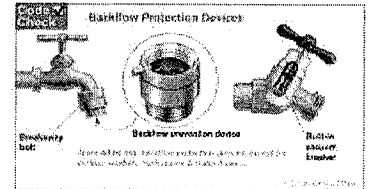
- The main line is exposed therefore such to damage as viewed at the front planter. We recommend correction using appropriate methods by a qualified plumbing contractor.

**7.6 Branch supply piping:****Damage:**

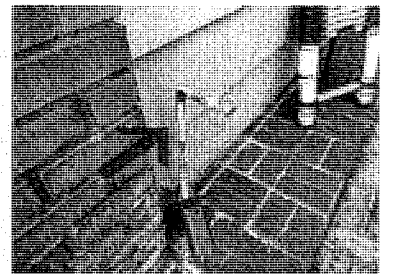
- Corrosion related damage caused by leakage is visible to multiple angle stop valves which are located below the sinks. We recommend replacing any damaged angle stop valves by a qualified plumbing contractor.

**7.7 Exterior hose faucets:****Safety concerns:**

- Backflow prevention devices are not installed on the hose faucets. The function of a backflow prevention device is to prevent contamination of the potable water system from a cross connection. We recommend correction using appropriate methods.

**Defects:**

- Pipe support is absent from a hose faucet at the front exterior wall, therefore the pipe is subject to damage and subsequent leakage. We recommend correction using appropriate methods.

**DRAIN, WASTE & VENT SYSTEM:****7.8 Description:**

Visually inspected.

Pipe material: ABS where readily accessible.

7.9 General observations / recommendations:**Note:**

- Sewer laterals and underground piping are beyond the scope of this inspection, therefore not inspected. We recommend retaining a qualified specialist to perform a camera inspection.

7.10 Functional drainage at fixtures:

Note:

- Functional drainage at the fixtures was operational at the time of the inspection. Determining future drainage performance is beyond the scope of this inspection.

WATER HEATER:

7.11 Description:

Visually inspected.

Location: Garage interior.

Fuel type: Natural gas.

Tank size: 75 gallons.

Water shut off valve: Installed (testing is beyond the scope of this inspection).

Recirculation pump: Installed (testing is beyond the scope of this inspection).

Expansion tank: Installed (testing is beyond the scope of this inspection).

Temperature & pressure relief valve: Installed (testing is beyond the scope of this inspection).

Gas shut off valve: Installed (testing is beyond the scope of this inspection).

Air for combustion & ventilation: Provided.

Vent piping: Installed. Not readily accessible for a full visual inspection.

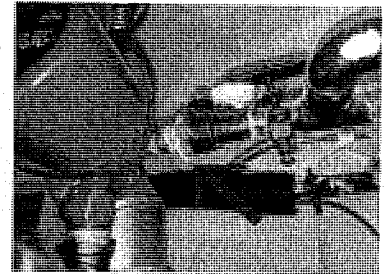
Earthquake strapping: Installed.

Drain pan: Installed (testing is beyond the scope of this inspection).

7.12 Water supply piping:

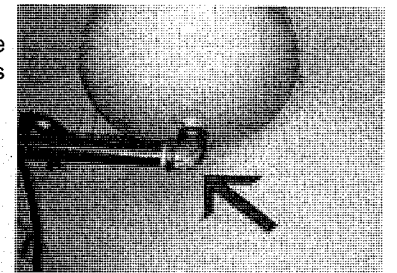
Damage:

- Corrosion related damage caused by leakage is visible on the water shut off valve. Replacement of the valve by a qualified plumbing contractor is recommended.



Damage:

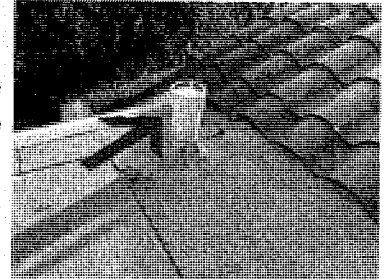
- Corrosion related damage caused by leakage is visible to a pipe fitting at the expansion tank. Replacement of the fitting by a qualified plumbing contractor is recommended.



7.13 Vent piping:

Safety concerns:

- The vent pipe was not replaced when this water heater was installed. The existing transite pipe may not heat fast enough to establish a draft. A vent pipe that does not draft properly poses a carbon monoxide poisoning hazard from potential spillage of hazardous exhaust gases into the building. Condensation can also form inside the transite pipe which could cause damage to the vent system. Replacement with an appropriate installation by a qualified plumbing contractor is recommended. Refer to the water heater manufacturers installation manual for vent piping installation instructions.



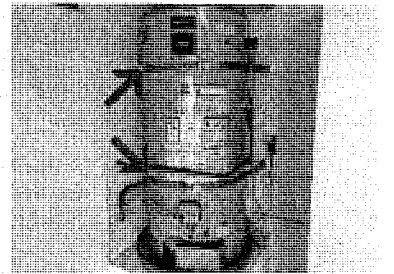
Note:

- Please be aware that the transite pipe may contain asbestos. In certain conditions, asbestos is known to be a health hazard to people. Any replacement and disposal should be performed by a qualified specialist using appropriate methods as asbestos is known to be a health hazard to people. To determine if asbestos is present, we recommend retaining a Cal/OSHA-Certified Asbestos Consultant. Only a Cal/OSHA-Certified Asbestos Consultant (CAC) can provide asbestos consulting (as defined by the Business and Professions Code, 7180-7189.7, and triggered by the same size and concentration triggers as for registered contractors). These services include building inspection, abatement project design, contract administration, supervision of site surveillance technicians, sample collection, preparation of asbestos management plans, and clearance air monitoring.

7.14 Earthquake bracing:

Safety concerns:

- There are only two seismic straps installed. Three seismic straps are required for 75 gallon tanks. Approved seismic restraints should be installed in the upper 1/3 and lower 1/3 of the tank with a 4" clearance to the gas control with an additional mid height strap to prevent lateral movement of the tank. We recommend correction using appropriate methods by a qualified plumbing contractor.

**FUEL GAS SYSTEM:**

7.15 Description:

Visually inspected.

Gas meter location: Left side.

Main service shut off valve location: Meter (testing is beyond the scope of this inspection).

7.16 General observations / recommendations:

Note:

- Gas leak testing is beyond the scope of this inspection. We recommend contacting the gas utility provider to service the meter and all of the gas appliances, perform leak detection service, and provide written documentation of the service.

7.17 Automatic gas shut off valve:

Note:

- An automatic gas shut off valve is not provided. Installation should be considered for safety enhancement.

HEATING - COOLING

Our visual inspection of the heating and cooling system is limited to the readily accessible portions of the Heating equipment; Central cooling equipment; Energy source and connections; Combustion air and exhaust vent systems; Condensate drainage; Conditioned air distribution systems.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Thermostats are not evaluated for calibration or timed functions.
- Inspection of heat exchangers or electric heating elements.
- Inspection of non-central air conditioning units or evaporative coolers.
- Inspection of radiant, solar, hydronic, or geothermal systems or components.
- Determining volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system.
- Inspection of electronic air filtering or humidity control systems or components.
- Testing high efficiency vent or central air conditioning condensate pumps.
- Pressure testing or determining if air conditioning refrigerant lines are free of leaks.
- Heating and cooling system capacity calculations.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

HEATING:

8.1 Description:

Visually inspected.

Two separate systems installed.

Air handler locations: Garage for the downstairs system. Attic for the upstairs system.

Equipment type: Forced air heating systems. The central cooling systems are interconnected.

Fuel type: Natural gas.

Gas shut off valves: Installed (testing is beyond the scope of this inspection).

Air for combustion & ventilation: Provided.

Vent piping: Installed.

Air distribution: Not readily accessible for a full visual inspection.

Air filters: Installed.

8.2 General observations / recommendations:

Note:

- Normal service and maintenance is recommended on a yearly basis by a qualified state licensed Warm-Air Heating, Ventilating and Air-Conditioning contractor. We recommend servicing each system at this time.

8.3 Normal user controls:

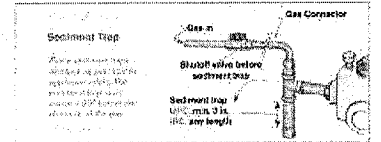
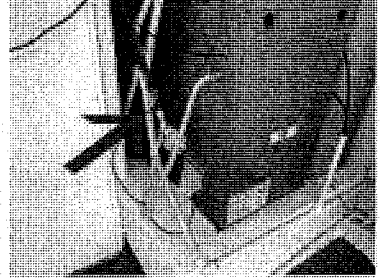
Note:

- Each heating system responded to the normal user controls. User controls were operated by increasing and decreasing the temperature settings only. All other control features such as clocks, timers, phone apps, etc. are beyond the scope of this inspection, therefore not tested.

8.4 Fuel gas shut off valve & connector piping:

Safety concerns:

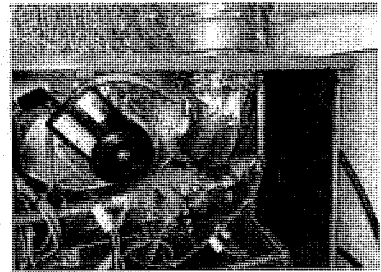
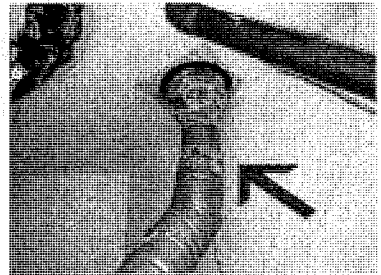
- There are no sediment traps at the gas lines supplying each heater. The purpose of a sediment trap is to catch potential debris that could clog and block an automatic gas valve in the open position, preventing the appliance from shutting off. A gas valve blocked in the open position poses a risk of fire hazard. We recommend correction using appropriate methods by a qualified Warm-Air Heating, Ventilating and Air-Conditioning contractor. Refer to the heater manufacturers installation manual for gas piping installation instructions.



8.5 Vent piping:

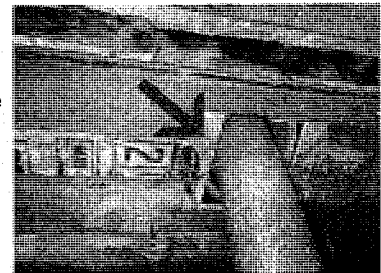
Safety concerns:

- Single wall vent piping is installed between sections of type B vent piping which is improper as viewed at the downstairs heater. Spillage of hazardous exhaust gases can occur as a result, therefore a carbon monoxide poisoning hazard exists. We recommend correction using appropriate methods by a qualified Warm-Air Heating, Ventilating and Air-Conditioning contractor.



Safety concerns:

- Insufficient clearance (less than 1") is visible between the upstairs heater vent pipe and combustible wood roof sheathing. The condition poses a risk of fire hazard from heat transfer. We recommend correction using appropriate methods. Refer to the instructions stamped on the vent pipe for clearance requirements.



Safety concerns:

- Type B vent piping is cut to make a joint which is improper as viewed at the upstairs heater. Spillage of hazardous exhaust gases can occur as a result, therefore a carbon monoxide poisoning hazard exists. Type B vent piping should utilize factory made snap lock joints. We recommend correction using appropriate methods by a qualified Warm-Air Heating, Ventilating and Air-Conditioning contractor.



8.6 Air distribution system:

Note:

- Air leak testing of the air distribution system is beyond the scope of this inspection. Testing by a qualified Warm-Air Heating, Ventilating and Air-Conditioning contractor should be considered.

COOLING:

8.7 Description:

Visually inspected.

Two separate systems installed.

Equipment type: Central cooling interconnected with the heating systems.

Electrical circuit type: 240v. Disconnect present at the condenser unit.

Refrigerant lines: Installed (pressure testing is beyond the scope of this inspection). Not readily accessible for a full visual inspection.

Condenser units: Installed.

Evaporator units: Installed.

Condensate drains: Installed (testing is beyond the scope of this inspection). Not readily accessible for a full visual inspection.

8.8 General observations / recommendations:

Note:

- Normal service and maintenance is recommended on a yearly basis by a qualified Warm-Air Heating, Ventilating and Air-Conditioning contractor. We recommend servicing each system at this time.

8.9 Normal user controls:

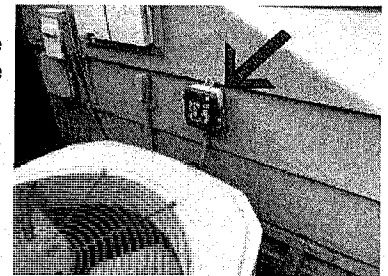
Defects:

- Each system did not respond to the normal user controls. We recommend further evaluation / correction using appropriate methods by a qualified Warm-Air Heating, Ventilating and Air-Conditioning contractor.

8.10 Electrical:

Note:

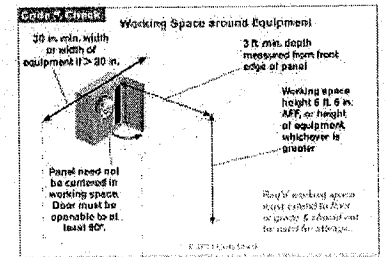
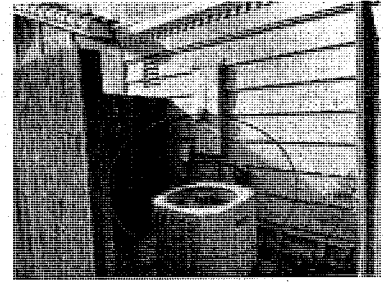
- Edison Co. metering devices are installed at each condenser unit which is beyond the scope of this inspection, therefore not inspected. We recommend contacting the Edison Co. for information regarding the devices.



8.11 Condenser units:

Safety concerns:

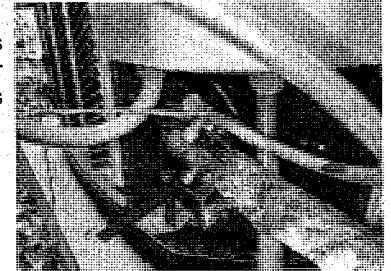
- A condenser unit encroaches within the 30"x36" dedicated equipment space which blocks proper access to the main electrical panel. We recommend correction using appropriate methods by a qualified Warm-Air Heating, Ventilating and Air-Conditioning contractor.



8.12 Refrigerant line sets:

Safety concerns:

- Locking-type tamper-resistant caps are absent from the refrigerant circuit access ports. We recommend correction using appropriate methods by a qualified Warm-Air Heating, Ventilating and Air-Conditioning contractor to prevent unauthorized access resulting in injury.



Defects:

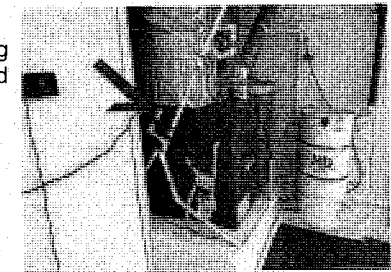
- Damaged pipe insulation is visible on a portion of the line set in the attic. The condition could reduce the efficiency of the system. Moisture caused by condensation can also drip onto the ceiling from the exposed pipe. Replacement of any damaged insulation is recommended.



8.13 Condensate drains:

Defects:

- An unused open pipe is visible on the condensate drain at the downstairs cooling system. We recommend correction using appropriate methods by a qualified Warm-Air Heating, Ventilating and Air-Conditioning contractor.



ELECTRICAL

Our visual inspection of the electrical system is limited to the readily accessible portions of the Service equipment; Electrical panels; Circuit wiring; Switches; Receptacle outlets; Lighting fixtures.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Operating circuit breakers or circuit interrupters.
- Removing cover plates.
- Inspection of de-icing systems or components.
- Inspection of private or emergency electrical supply systems or components.
- Wattage calculations of the electrical system.
- Performance testing on any circuit wiring.
- Inspection of low voltage systems.
- Determining the condition of any conductor insulation.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

SERVICE:

9.1 Description:

Visually inspected.

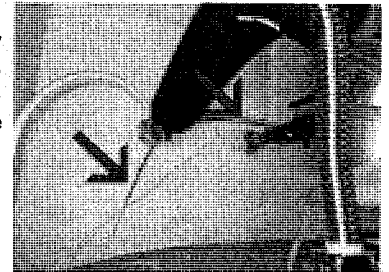
Service type: Underground 120/240 volt.

Grounding electrode type: Concrete encased electrode with bonding to the water supply piping and fuel gas piping.

9.2 Grounding electrode system:

Safety concerns:

- The gauge of the bonding jumper wire is too small at the water heater, therefore may not function as intended. The bonding jumper wire should be of the same gauge as the service grounding electrode conductor. The function of the bonding jumper is to prevent electrical shock hazards in the event the water and gas pipes become energized. We recommend correction using appropriate methods by a qualified electrical contractor.



BRANCH CIRCUIT WIRING TYPE:

9.3 Description:

Branch conductor type: Copper, as viewed from the main and sub panels.

Wiring method: Wiring method: Non-metallic sheathed cable, metal clad cable, and conduit where readily accessible.

MAIN SERVICE PANEL:

9.4 Description:

Visually inspected.

Location: Meter. Left side exterior wall.

Overcurrent protection device type: Circuit breakers.

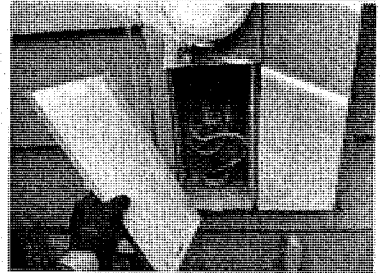
Service disconnect amperage: 200 Amp.

Panel rating: as the listing tag is not legible.

9.5 Panel components:

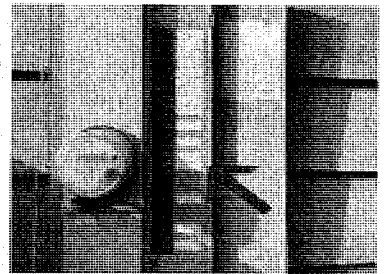
Safety concerns:

- A utility company locking device is absent from the underground service weather cover. The purpose of a locking device is to prevent unauthorized access to the high voltage service wiring. The condition poses an electrical shock hazard. We recommend contacting the electric utility company that serves power to the building for further evaluation and correction.



Safety concerns:

- The circuit breakers lack complete location labeling. We recommend that each breaker be properly labeled to allow persons to identify them for safe operation when and if necessary. We recommend further evaluation / correction using appropriate methods by a qualified electrical contractor.

**SUB PANEL:**

9.6 Description:

Visually inspected.

Location: Laundry area.

Overcurrent protection device type: Circuit breakers.

Line amperage: 100 Amp.

Panel rating: 125 Amp.

9.7 Panel components:

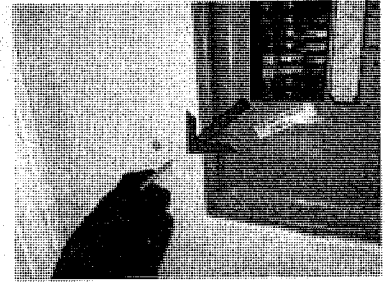
Safety concerns:

- The panel is manufactured by Sylvania. The clip to bus style of circuit breaker is conducive to failure at the point of contact. Hazards may be present in the electrical panel which could result in overheating, fire, or inability to turn off the electrical power in the home. The inspector does not remove the circuit breakers and does not perform any other disassembly of the electrical panel components, therefore visual inspection may not identify significant damage or other failures that may be present. Also, the panel components may be near / at the end of their service life due to age. Replacement with a panel meeting current construction standards should be considered for safety enhancement. We recommend further evaluation of this system / cost estimate for replacement by a qualified electrical contractor.



Safety concerns:

- Sharp pointed screws are used to secure the dead front cover which is an improper installation. The screws can potentially pierce the wiring within the panel. We recommend correction using appropriate methods by a qualified electrical contractor.

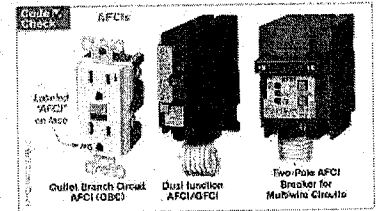


BRANCH CIRCUIT COMPONENTS:

9.8 Arc fault circuit interrupter (AFCI) protection:

Outdated by today's standards / Safety concerns:

- Arc Fault Circuit Interrupter (AFCI) protection is not provided on the branch circuits that serve the kitchen, laundry, and living area rooms. Arc Fault Circuit Interrupter (AFCI) protection detects electrical arcs on the circuits and shuts off power to the circuits before the arcing leads to a fire. Upgrades to current construction standards by a qualified electrical contractor should be considered for safety enhancement.



9.9 Receptacle outlets:

Note:

- Furnishings & stored items prevents full access to the receptacle outlets. Any attached electrical cords were not removed to test the receptacles. A representative number of the receptacles were tested with a polarity tester to give the inspector a general opinion as to whether they are functional. This type of testing is not technically exhaustive and does not identify false grounds.

Outdated by today's standards:

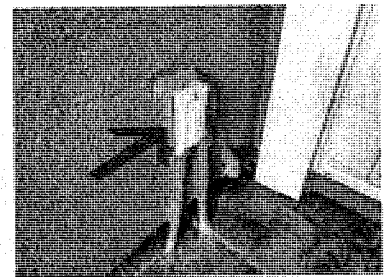
- Outlets are not provided at the front exterior wall. Installation of additional outlets at appropriate locations should be considered for safety enhancement to prevent the use of extension cords as permanent wiring.

Outdated by today's standards / Safety concerns:

- Receptacles are not the tamper resistant type for child safety which is not acceptable by today's construction standards. Replacement with tamper resistant type by a qualified electrical contractor should be considered for safety enhancement.

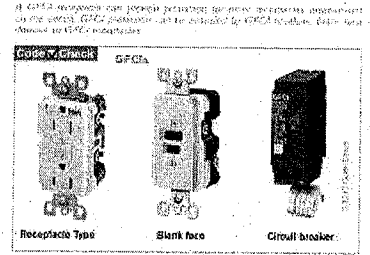
Safety concerns:

- Receptacle and weather cover are loose from the outlet box at the rear exterior wall. The condition poses an electrical shock hazard. We recommend correction using appropriate methods.



Safety concerns:

- Receptacles are not protected by a Ground Fault Circuit Interrupter (GFCI) at the laundry area, dishwasher, kitchen island counter, wet bar counter, and multiple at the garage interior. The function of a Ground Fault Circuit Interrupter is to protect people from electrical shock hazards. We recommend correction using appropriate methods by a qualified electrical contractor.



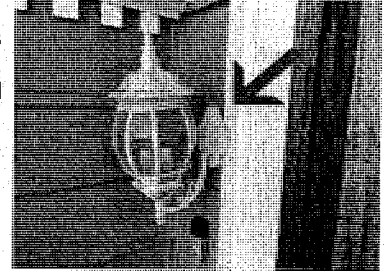
9.10 Lighting:

Note:

- There are undetermined switches at the dining area and kitchen right of the sink. We recommend consulting with the seller to confirm the reason for their installation.

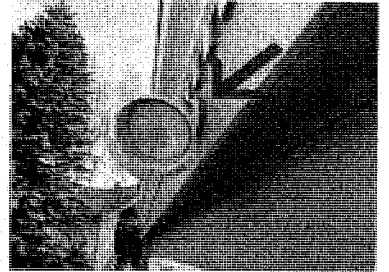
Safety concerns:

- Plinth blocks are improperly installed, therefore gaps exist between the exterior walls and light fixtures at the main entry porch. Moisture can seep into the outlets as a result, therefore an electrical shock and risk of fire hazard exists. We recommend correction using appropriate methods by a qualified electrical contractor.



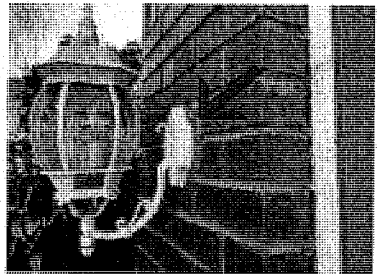
Safety concerns:

- Outlet box is not an appropriate type for installation outdoors as viewed at the garage front exterior wall. Moisture can seep into the box as a result, therefore an electrical shock and risk of fire hazard exists. Replacement with an appropriate installation by a qualified electrical contractor is recommended.



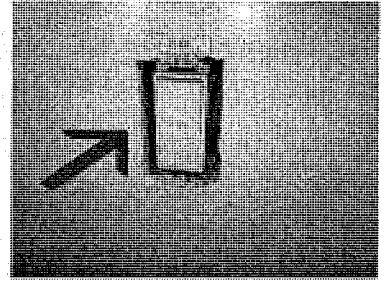
Safety concerns:

- Weather gaskets are absent from multiple exterior wall fixtures. Moisture can seep into the outlets as a result, therefore an electrical shock and risk of fire hazard exists. We recommend correction using appropriate methods by a qualified electrical contractor.



Safety concerns:

- Protection cover is absent from a switch at the kitchen. The condition exposes the energized switch components, therefore an electrical shock hazard exists. Replacement of any absent protection covers is recommended.



Safety concerns:

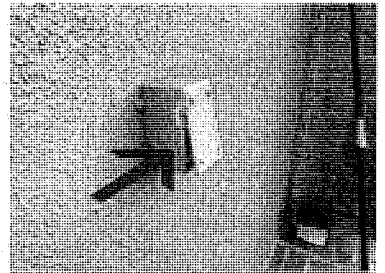
- The outlet box for the main entryway hanging fixture is supported by wires wrapped around wood boards. The condition is an improper installation that can make the fixture support unstable. We recommend correction using appropriate methods by a qualified electrical contractor.



9.11 Junction boxes:

Safety concerns:

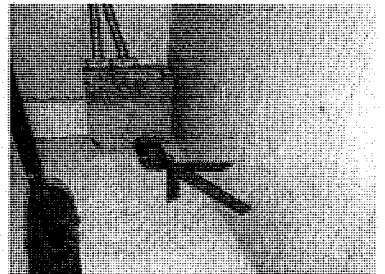
- Protection cover is separated from a junction box at the right side exterior wall. The condition poses an electrical shock hazard due to exposure of the wiring within. We recommend correction using appropriate methods by a qualified electrician. Calculating the wire fill in the boxes is beyond the scope of this inspection.



9.12 Conduit:

Safety concerns:

- Conduit is cut short of the outlet box which exposes the wiring to damage as viewed within the kitchen sink base cabinet. We recommend correction using appropriate methods by a qualified electrical contractor.



INTERIOR

Our visual inspection of the building interior is limited to the readily accessible portions of the walls, ceilings, and floors; doors and windows; stairways, handrails and guardrails; permanently installed cabinets; absence of smoke alarms; vehicle doors and openers.

NOTICE:

- If the building is furnished in any way, there may be areas that are not readily accessible preventing a full visual inspection. Full access and an opportunity for additional inspection may discover reportable conditions. Please call our office to arrange for inspection of the inaccessible areas after full access is provided. Additional fee will apply.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Inspection of window, door, or floor coverings.
- Determining whether a building is secure from unauthorized entry.
- Operation or testing of Smoke alarms; Fire alarms; Carbon monoxide detectors; Fire or heat detectors.
- Inspection of Security systems; Intercom systems; Fire sprinkler systems; Central vacuum systems; Pool alarms; Built in entertainment systems or components; Elevators; Dumbwaiters.
- Using a ladder to inspect systems or components.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

MAIN ENTRY DOOR:

10.1 Description:

Visually inspected.

10.2 Primary door:

Open & closing function tested as operational.

10.3 Doorbell:

Note:

- The existing video doorbell system is beyond the scope of this inspection, therefore not inspected. We recommend consulting with the seller to demonstrate how the system operates.

EXTERIOR DOORS:

10.4 Description:

Visually inspected.

Type: Vinyl dual pane sliding.

Screen doors: Installed.

10.5 Primary doors:

Open & closing function tested as operational.

10.6 Screen doors:

Defects:

- The latch on the kitchen screen door is not functional as there is no receiver. We recommend correction using appropriate methods.



Damage:

- The screen is torn away from the frame on the kitchen door. Replacement of any torn screens is recommended.



INTERIOR DOORS:

10.7 Description:

Visually inspected.

10.8 Doors:

Open & closing function tested as operational.

WINDOWS:

10.9 Description:

Visually inspected.

Type: Vinyl dual pane sliding. Vinyl dual pane single hung. Vinyl dual pane fixed.

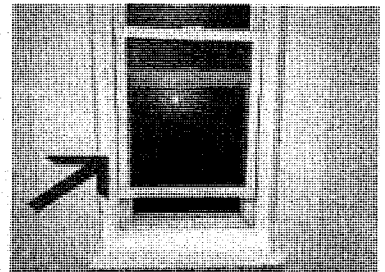
10.10 Windows:

Defects:

- The dining area window is difficult to latch. We recommend correction using appropriate methods by a qualified window specialist.

Defects / Safety concerns:

- Sash balance is disengaged from a window at the primary bedroom. The condition prevents the window from functioning as intended. We recommend correction using appropriate methods by a qualified window specialist.



Damage:

- The frame is separated from the glass on a window at the downstairs bedroom. We recommend correction using appropriate methods by a qualified window specialist.

**WALLS:**

10.11 Description:

Visually inspected.

Note:

- The walls are not fully accessible due to furnishings and / or personal belongings, storage, which prevents a full visual inspection.

10.12 Wall cladding:

Note:

- The wall cladding appears to have been recently painted, therefore defects such as moisture related damage, crack damage, etc. may be hidden from view and may not become noticeable until a later date.

Note:

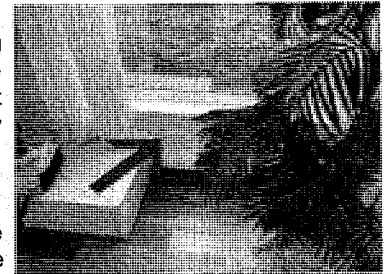
- Randomly oriented cracks are visible at various locations. Determining the cause is beyond the scope of this inspection. Monitoring is recommended as repair may be needed in the future.

Note:

- Patching is visible to the wall cladding at multiple locations. We recommend consulting with the seller to confirm the reason. Cracks may reappear at a later date.

Damage:

- Moisture related damage is visible to the wall cladding at the living room. Determining the origination of the moisture or if any active leakage conditions exist is beyond the scope of this inspection. Further evaluation by a qualified moisture intrusion specialist is recommended. We also recommend inquiring with the seller to confirm the history of any moisture intrusion.

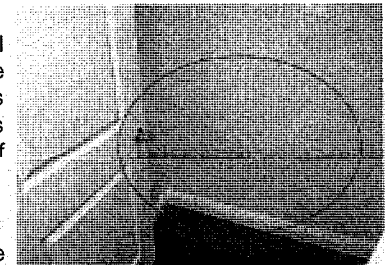


Note:

- Moisture is conducive to adverse mold / microbial growth. Determining the presence of any type of mold / microbial growth is beyond the scope of this inspection. We recommend further evaluation by a qualified specialist to determine if such conditions exist.

Damage:

- Patching and what appears to be moisture related damage is visible to the wall cladding within the downstairs hallway closet. Determining the origination of the moisture or if any active leakage conditions exist is beyond the scope of this inspection. Further evaluation by a qualified moisture intrusion specialist is recommended. We also recommend inquiring with the seller to confirm the history of any moisture intrusion.



Note:

- Moisture is conducive to adverse mold / microbial growth. Determining the presence

of any type of mold / microbial growth is beyond the scope of this inspection. We recommend further evaluation by a qualified specialist to determine if such conditions exist.

CEILINGS:

10.13 Description:
Visually inspected.

10.14 Ceiling cladding:

Note:

- The ceiling cladding appears to have been recently painted, therefore defects such as moisture related damage, crack damage, etc. may be hidden from view and may not become noticeable until a later date.

Note:

- Randomly oriented cracks are visible at various locations. Determining the cause is beyond the scope of this inspection. Monitoring is recommended as repair may be needed in the future.

Note:

- Patching is visible to the ceiling cladding at multiple locations. We recommend consulting with the seller to confirm the reason. Cracks may reappear at a later date.

FLOORING:

10.15 Description:
Visually inspected.
Flooring materials: Carpet. Tile. Undetermined type plank.

Note:

- The flooring is not fully accessible due to furnishings, and / or rugs, personal belongings, storage, which prevents a full visual inspection.

SMOKE ALARMS & CARBON MONOXIDE ALARMS:

10.16 Description:
Visually inspected.

10.17 Smoke alarms:

Installed at each upstairs bedroom and each hallway outside the bedrooms.

Note:

- Testing is beyond the scope of this inspection. Testing is recommended at regular intervals.
- Age and listing is not determined. Replacement is recommended if over 10 years old.
- Replacement with tamper resistant type is recommended where not installed.

Safety concerns:

- A smoke alarm is absent at the downstairs bedroom. Operational smoke alarms of approved type that meet today's state safety standards should be installed in each bedroom, immediate vicinity outside the bedrooms, and at each floor level including basements. We recommend correction using appropriate methods.

10.18 Carbon monoxide alarms:

Installed at the upstairs & downstairs hallways.

Note:

- Testing is beyond the scope of this inspection. Testing is recommended at regular intervals.
- Age and listing is not determined. Replacement is recommended if over 10 years old.
- Replacement with tamper resistant type is recommended where not installed.

STAIRS & RAILINGS:

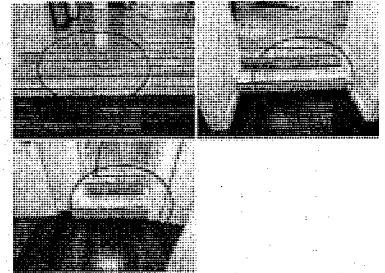
10.19 Description:

Visually inspected.

10.20 Steps:

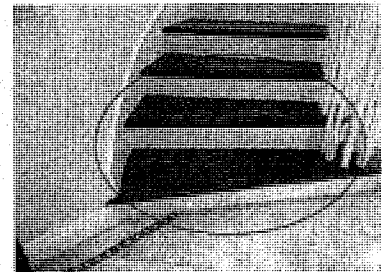
Safety concerns:

- There are step risers that are uneven in relation to each other at the steps to the living room, kitchen, and downstairs bedroom. The condition poses a trip hazard. We recommend correction using appropriate methods by a qualified stair specialist.



Safety concerns:

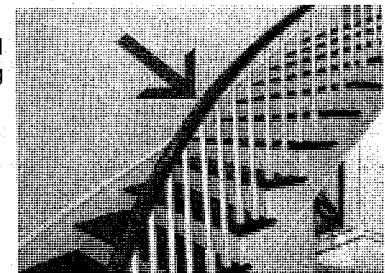
- The height of the step riser(s) is greater than 7-3/4". The step risers are also uneven in relation to each other. The condition poses a trip hazard. We recommend correction using appropriate methods by a qualified stair specialist.



10.21 Railings:

Safety concerns:

- The hand grip railing is installed too low (the railing should be no lower than 34" and no higher than 38" from the nose of the step tread). We recommend correction using appropriate methods by a qualified stair specialist.



Outdated by today's standards / Safety concerns:

- Caution, the openings between the guard rail balusters are too wide by today's construction standards (opening width should prevent a 4" sphere from passing through). Upgrading the railing system to current construction standards should be considered for safety enhancement.



WET BAR:

10.22 Description:

Visually inspected.
Location: Family room.
Counter / cabinet: Installed.
Sink: Installed.

Note:

- The refrigerator is beyond the scope of this inspection, therefore not inspected.

10.23 Sink:

Basin: Functional.
Faucet: Operational.
Functional drainage: Operational.

INTERIOR SPECIAL FEATURES:

10.24 General observations / recommendations:

Note:

The following systems are beyond the scope of this inspection, therefore not inspected. Further evaluation by appropriate specialists should be considered.

- Central vacuum.

PRIMARY PARKING STRUCTURE

NOTICE:

- If the building is furnished in any way, there may be areas that are not readily accessible preventing a full visual inspection. Full access and an opportunity for additional inspection may discover reportable conditions. Please call our office to arrange for inspection of the inaccessible areas after full access is provided. Additional fee will apply.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Workbenches, shelving and storage units.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

GARAGE:

11.1 Description:

Type: Attached.

11.2 Concrete slab floor:

Visually inspected.

Note:

- Epoxy coating is visible on the garage slab, therefore defects such as moisture related damage, crack damage, etc. may be hidden from view and may not appear until a later date.

Damage:

- Significant crack damage is visible to the concrete slab. Determining the cause is beyond the scope of this inspection. We recommend further evaluation by a qualified geo-technical engineer to determine if the damage is caused by any adverse geological conditions.

11.3 Ventilation:

Visually inspected.

Type: Static wall vents.

11.4 Interior walls & ceilings:

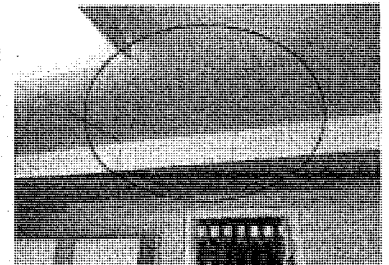
Visually inspected.

Note:

- The wall and ceiling cladding appears to have been recently painted, therefore defects such as moisture related damage, crack damage, etc. may be hidden from view and may not become noticeable until a later date.

Note:

- Patching is visible to the ceiling cladding at multiple locations. We recommend consulting with the seller to confirm the reason. Cracks may reappear at a later date.

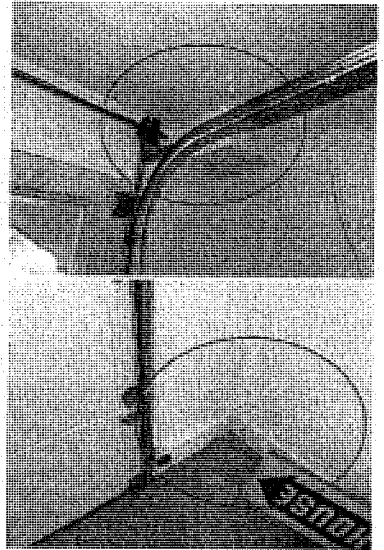


Damage:

- Moisture related damage is visible at the walls and ceiling. Determining if active roof leakage exists is beyond the scope of this inspection. Further evaluation by a qualified roofing contractor is recommended.

Note:

- Moisture is conducive to adverse mold / microbial growth. Determining the presence of any type of mold / microbial growth is beyond the scope of this inspection. We recommend further evaluation by a qualified specialist to determine if such conditions exist.

**Damage:**

- Significant crack damage to the wall and ceiling clings at the left side of the garage. The condition may indicate structural movement has occurred. We recommend further evaluation by a qualified geo-technical engineer to determine if the damage is caused by any adverse geological conditions.

**11.5 Garage door:**

Visually inspected.

Type: 2 separate sectional doors w/auto opener.

Note:

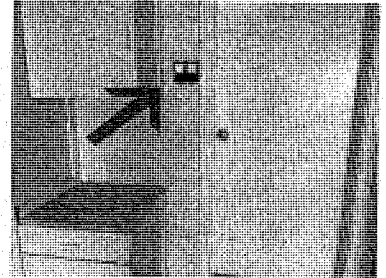
- Auto openers: The auto openers responded to normal user controls. The auto reverse function was tested by crossing the beam of the electronic reversing device only. The device responded to the test. Pressure testing of the automatic reverse system is beyond the scope of this inspection as damage to the door and / or opener can occur.

Note:

- Auto openers: Emergency battery backups are not installed on the auto openers. As of July 1, 2019, all garage door openers sold or installed in residential garages in the state of California require an emergency battery backup for the opener to operate in the event of electrical power outage. Replacement of the automatic openers with a type that meets current state safety standards for garage door openers should be considered for safety enhancement.

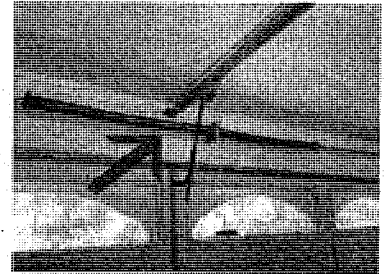
Safety concerns:

- Auto openers: Anti entrapment safety labeling is absent adjacent the automatic opener controls. We recommend correction using appropriate methods by a garage door specialist.



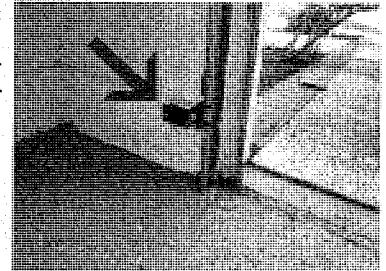
Safety concerns:

- Auto openers: Spring warning labeling is absent at the torsion bar. We recommend correction using appropriate methods by a garage door specialist.



Safety concerns:

- Auto openers: The auto-reverse edge sensors are not within 6" of the floor for safety. We recommend correction using appropriate methods by a qualified garage door specialist. Refer to the auto opener manufacturers installation manual for instructions.



11.6 Interior passage door:

Visually inspected.

Type: Fire rated door per the listing label attached to the door.

Open & closing function tested as operational.

KITCHEN - LAUNDRY

NOTICE:

- If the building is furnished in any way, there may be areas that are not readily accessible preventing a full visual inspection. Full access and an opportunity for additional inspection may discover reportable conditions. Please call our office to arrange for inspection of the inaccessible areas after full access is provided. Additional fee will apply.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Testing oven self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy.
- Determining the adequacy of any dishwasher operation.
- Testing of microwave ovens.
- Water purification systems.
- Hot water dispensers.
- Built in food processors.
- Built in can openers.
- Built in toasters.
- Built in blenders.
- Oven warming drawers.
- Cost estimates, methods & extent of corrections.

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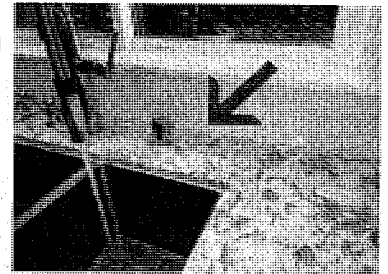
KITCHEN:

12.1 Counter:

Visually inspected.

Deterioration:

- Deteriorated sealant is visible at the splash seam. We recommend correction using appropriate methods to prevent moisture intrusion into the base cabinet.



12.2 Cabinets:

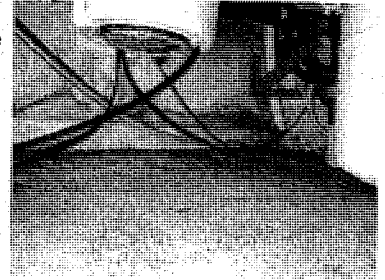
Visually inspected.

Damage:

- Moisture related damage is visible to the floor of the sink base cabinet. We recommend correction using appropriate methods.

Safety concerns:

- An undetermined black substance is visible on the wall cladding within the sink base cabinet. Determining the presence of any type of mold / microbial growth is beyond the scope of this inspection. We recommend further evaluation by a qualified specialist to determine if such conditions exist.



12.3 Sink:

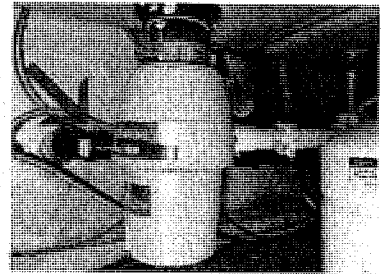
Visually inspected.

Basin: Functional.

Faucet fixture: Operational.

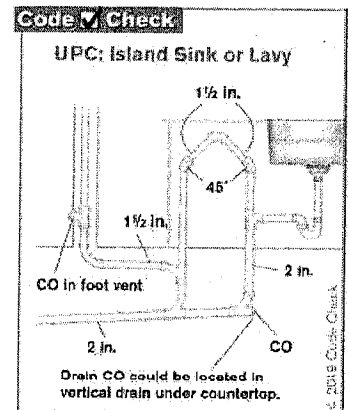
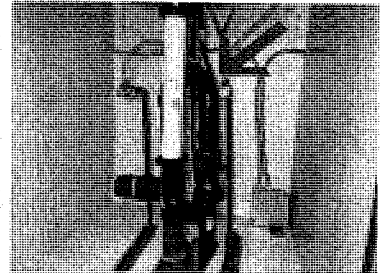
Defects:

- Drain: Pipe slope for drainage is insufficient. The condition is conducive to poor drainage and sludge accumulation. Slow drainage occurred at the right sink. We recommend correction using appropriate methods by a qualified plumbing contractor.



Defects:

- Drain: The island sink drain installation is improper as the vent loop is located below the drain opening in the sink. Installation of a foot vent is not determined. The condition is conducive to poor drainage. We recommend correction using appropriate methods by a qualified plumbing contractor.



12.4 Food waste disposer:

Visually inspected.
Responded to the normal user controls.

12.5 Cooking appliances:

Visually inspected.

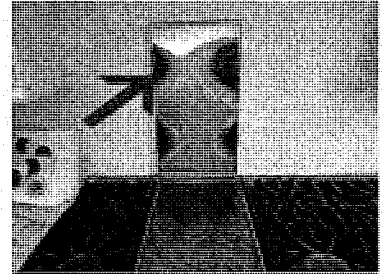
Type: Gas range.

Cooktop: Responded to the normal user controls.

Oven: Responded to the normal user controls (tested using bake mode set at 350 & broil mode set at high only).

Defects:

- Cooktop: Burnt protective film is visible on the underside of the griddle cover.
Removal of the film is recommended.



12.6 Cooktop ventilation:

Visually inspected.

Type: External venting hood.

Fan: Responded to the normal user controls.

Note:

- Exhaust duct: There are portions of the duct that are not readily accessible for visual inspection.

12.7 Dishwasher:

Visually inspected.

Defects:

- The appliance did not respond to the normal user controls. The digital readout is not functional. We recommend correction using appropriate methods by a qualified appliance technician.



12.8 Kitchen special features:

Note:

The following built in appliances are beyond the scope of this inspection, therefore not inspected. Further evaluation by appropriate specialists should be considered.

- Refrigerator.
- Water filtration system.
- Coffee maker.

LAUNDRY:

12.9 Description:

Visually inspected.

Location: Downstairs interior laundry room.

Water shut off valves: Installed (testing is beyond the scope of this inspection. Subject to leakage if turned).
Drain: Installed (testing is beyond the scope of this inspection).
240v dryer receptacle outlet: Installed.
Fuel gas shut off valve: Installed (testing is beyond the scope of this inspection).
Dryer vent: Installed (testing is beyond the scope of this inspection). Not readily accessible for full visual inspection.
Counter / cabinets: Installed.
Sink: Installed.
Exhaust fan: Installed.

12.10 Dryer exhaust vent:

Note:

- The exhaust duct is installed under the slab foundation, therefore not readily accessible for visual inspection. The condition is not determined.

Note:

- We recommend cleaning the exhaust duct prior to use and at regular intervals to prevent a fire ignition hazard from any lint blockage that might occur.

12.11 Sink:

Basin: Functional.
Faucet: Operational.
Functional drainage: Operational.

12.12 Exhaust fan:

Fan: Responded to normal user controls.

Note:

- Exhaust duct: The duct is not readily accessible for visual inspection.

12.13 Combustion air:

Safety concerns:

- Makeup air ventilation is absent. The purpose of makeup air ventilation is to provide a constant supply of oxygen to the laundry room as a gas dryer appliance depletes combustion air while operating with the laundry room doors closed. Lack of combustion air poses a carbon monoxide poisoning hazard. We recommend correction using appropriate methods. Refer to the dryer appliance manufacturers installation manual for instructions.

BATHROOMS

NOTICE:

If the building is furnished in any way, there may be areas that are not readily accessible preventing a full visual inspection. Full access and an opportunity for additional inspection may discover reportable conditions. Please call our office to arrange for inspection of the inaccessible areas after full access is provided. Additional fee will apply.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Steam showers; Sauna systems or components.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

DOWNSTAIRS HALLWAY BATHROOM:

13.1 Description:

1/2 bathroom.

13.2 Toilet:

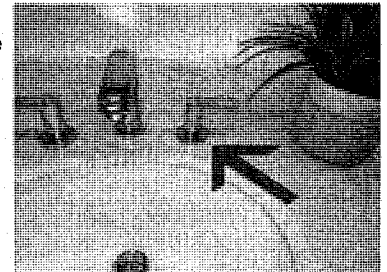
Visually inspected.
Flush function tested operational.

13.3 Sink:

Visually inspected.
Basin: Functional.
Functional drainage: Operational.

Defects:

- Faucet fixture: The cold water faucet valve is stuck, therefore not functional. We recommend correction using appropriate methods by a qualified plumbing contractor.



13.4 Counter / cabinet / mirror / towel holder / medicine cabinet:

Visually inspected.
Counter / cabinet: Installed.
Mirror: Hanging type installed.
Towel holder: Installed.

13.5 Ventilation:

Visually inspected.
Type: Exhaust fan appliance.
Fan: Responded to the normal user controls.

Note:

- Exhaust duct: The duct is not readily accessible for visual inspection. The condition is not determined.

DOWNSTAIRS BEDROOM BATHROOM:

13.6 Description:

Full bathroom.

13.7 Toilet:

Visually inspected.

Flush function tested operational.

13.8 Sink:

Visually inspected.

Basin: Functional.

Faucet: Operational.

Functional drainage: Operational.

13.9 Counter / cabinet / mirror / towel holder / medicine cabinet:

Visually inspected.

Counter / cabinet: Installed.

Mirror: Installed on medicine cabinet only.

Towel holder: Installed.

13.10 Ventilation:

Visually inspected.

Type: Window. Exhaust fan appliance.

Fan: Responded to the normal user controls.

Note:

- Exhaust duct: The duct is not readily accessible for visual inspection. The condition is not determined.

13.11 Combo bathtub & shower:

Visually inspected.

Shower wall surface material: Tile (determining the type of backing and waterproofing method used for the shower wall material is beyond the scope of this inspection).

Basin: Functional.

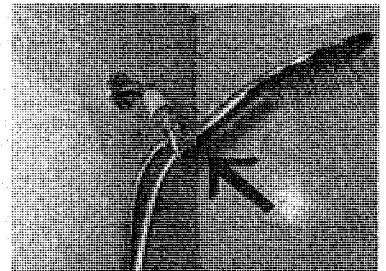
Faucet fixture: Operational.

Shower diverter: Operational.

Functional drainage: Operational.

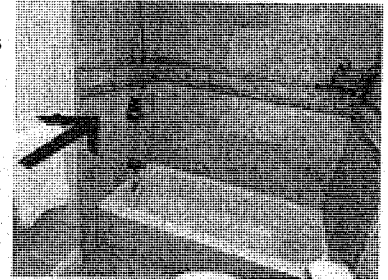
Defects:

- Shower head: Leakage occurred from the hose fitting on the hand held shower head. We recommend correction using appropriate methods.



Defects:

- Enclosure: An enclosure is not provided. Installation of an appropriate enclosure is recommended.



PRIMARY BEDROOM BATHROOM:

13.12 Description:

Full bathroom.

13.13 Toilet:

Visually inspected.

Flush function tested operational.

Note:

- The mechanical toilet seat features are beyond the scope of this inspection, therefore not inspected.

13.14 Sinks:

Visually inspected.

2 installed.

Basins: Functional.

Defects:

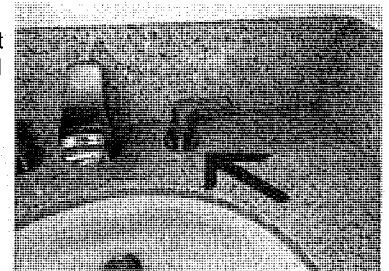
- Drains: Slow drainage occurred at the right sink. We recommend correction using appropriate methods by a qualified plumbing contractor.

Defects:

Faucet fixtures: The faucet valves are difficult to turn at the left sink. We recommend correction using appropriate methods by a qualified plumbing contractor.

Defects:

- Faucet fixture: The cold water faucet valve is stuck at the right sink, therefore not functional. We recommend correction using appropriate methods by a qualified plumbing contractor.



13.15 Counter / cabinet / mirror / towel holder / medicine cabinet:

Visually inspected.

Counter / cabinet: Installed.

Mirror: Installed on medicine cabinet only.

Towel holder: Installed.

13.16 Ventilation:

Visually inspected.

Type: Window. Exhaust fan appliance.
Fan: Responded to the normal user controls.

Note:

- Exhaust duct: The duct is not readily accessible for visual inspection. The condition is not determined.

13.17 Bathtub:

Visually inspected.
Basin: Functional.
Faucet: Operational
Functional drainage: Operational.

13.18 Shower:

Visually inspected.
Shower wall surface material: Tile (determining the type of backing and waterproofing method used for the shower wall material is beyond the scope of this inspection).
Shower base type: Tile.
Enclosure type: Glass enclosure installed.
Faucet fixture: Operational.
Shower head: Operational.
Functional drainage: Operational.

Note:

- Shower pan leak testing is beyond the scope of this inspection. Testing using appropriate methods is recommended.

UPSTAIRS HALLWAY BATHROOM:

13.19 Description:

Full bathroom.

13.20 Toilet:

Visually inspected.
Flush function tested operational.

Note:

- The mechanical toilet seat features are beyond the scope of this inspection, therefore not inspected.

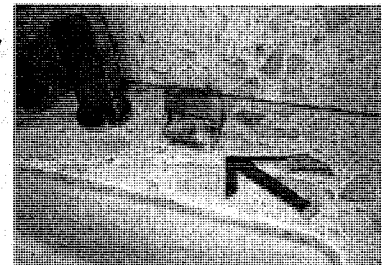
13.21 Sinks:

Visually inspected.
2 installed.
Basins: Functional.
Faucets: Operational.
Functional drainage: Operational.

13.22 Sink:

Damage:

- Faucet fixtures: Corrosion related damage is visible to the fixtures. Replacement may be needed.



13.23 Counter / cabinet / mirror / towel holder / medicine cabinet:

Visually inspected.
Counter / cabinet: Installed.
Mirror: Installed on medicine cabinet only.
Towel holder: Installed.

13.24 Ventilation:

Visually inspected.
Type: Window. Exhaust fan appliance.
Fan: Responded to the normal user controls.

Note:

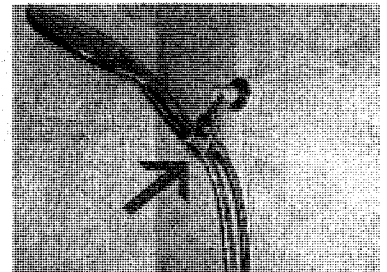
- Exhaust duct: The duct is not readily accessible for visual inspection. The condition is not determined.

13.25 Combo bathtub & shower:

Visually inspected.
Shower wall surface material: Tile (determining the type of backing and waterproofing method used for the shower wall material is beyond the scope of this inspection).
Enclosure type: Glass shower door enclosure installed.
Basin: Functional.
Faucet fixture: Operational.
Shower diverter: Operational.
Functional drainage: Operational.

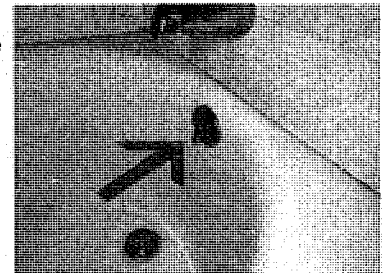
Defects:

- Shower head: Leakage occurred from the hose fitting on the hand held shower head. We recommend correction using appropriate methods.



Defects:

- Drain: The stopper is not functional. We recommend correction using appropriate methods by a qualified plumbing contractor.



SUMMARY

SUMMARY

14.1