



**Exclusive Property Inspection Report Prepared For
Gus Guerrero**

Property Address: 5701 E. Walton St. Long Beach CA.

Inspection Date: 11/8/2024

Inspector: Ron Schloderer

Office: 800-995-5948

onsiteinspection@gmail.com

Report Index

Contract	
Introduction	
CLIENT & SITE INFORMATION	4
GROUNDS	6
EXTERIOR WALLS & TRIM	11
FIREPLACE	14
FOUNDATION	16
ROOF & ATTIC	18
PLUMBING	21
HEATING - COOLING	25
ELECTRICAL	29
INTERIOR	35
PRIMARY PARKING STRUCTURE	41
KITCHEN - LAUNDRY	44
BATHROOMS	49



On-Site Inspection Service Inc.

18627 Brookhurst St. #290 Fountain Valley CA. 92708 onsiteinspection@gmail.com 800-995-5948

CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION STANDARD RESIDENTIAL INSPECTION AGREEMENT (PLEASE READ CAREFULLY, THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT)

Client Name: Gus Guerrero
Inspection Address: 5701 E. Walton St. Long Beach CA.

Inspection date: 11/8/2024
Inspection time: 3pm
Report #:

SCOPE OF THE INSPECTION: A home inspection is a noninvasive, visual survey and basic operation of the accessible systems and components of a home, to identify conditions that have a significant negative effect on the value, desirability, habitability or safety of the building(s) and to identify issues that Client should further investigate prior to the release of any contingencies.

Inspector will prepare and provide Client a written report for the sole use and benefit of Client. Except as otherwise provided herein, the written report shall document any material defects discovered in the building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives.

The inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA®), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

CLIENT'S DUTY: Client understands and accepts that an inspection and report in accordance with this Agreement is intended to reduce, but cannot eliminate, the uncertainty regarding the condition of the property. Client is responsible to review the permit history and research any legal actions or insurance claims involving the property. Investigating the property, neighborhood and area are also recommended.

Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector.

Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction.

In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify Inspector and allow inspection is a material breach of this Agreement.

ENVIRONMENTAL CONDITIONS: Client agrees what is being contracted for is a building inspection and not an environmental evaluation. 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, *wood destroying organisms*, fungi, molds, mildew, feces, urine, vermin, pests, or any animal or insect, "Chinese drywall", PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

SEVERABILITY: Should any provision of this Agreement be held by an arbitrator or court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court's holding.

MEDIATION: If a dispute arises out of or relates to this Agreement, or the alleged breach thereof, or any alleged torts, and if the dispute cannot be settled through negotiation, the parties agree to try in good faith to settle the dispute by mediation administered by a mutually agreed upon neutral, third-party mediator and according to the rules and procedures designated by the mediator, before resorting to further litigation.

ARBITRATION OF DISPUTES: Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report, or any other dispute arising out of this relationship, shall be resolved between the parties by **BINDING ARBITRATION** conducted by Construction Dispute Resolution Services LLC utilizing their Rules and Procedures, which can be viewed on its website. The parties hereto shall be entitled to all discovery rights and legal motions as provided in the California Code of Civil Procedure and serving discovery shall not be deemed a waiver of the right to compel arbitration. The decision of the Arbitrator shall be final and binding and judgment on the Award may be entered in any Court of competent jurisdiction. The Parties understand and agree that they are waiving their right to a jury trial.

Initiation of binding arbitration or court action, whether based in tort, contract or equity, must be made no more than one year from the date Client discovers, or through the exercise of reasonable diligence should have discovered, its claim(s) under this Agreement. In no event shall the time for commencement of arbitration or court action, exceed two years from the date of the subject inspection. **THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.**

LIMITATION ON LIABILITY: THE PARTIES UNDERSTAND AND AGREE THAT INSPECTOR'S MAXIMUM CUMULATIVE LIABILITY FOR (A) ACTUAL AND ALLEGED ERRORS OR OMISSIONS IN THE INSPECTION OR THE INSPECTION REPORT, (B) ANY BREACH OF THIS AGREEMENT, AND (C) ALL OTHER LOSSES, CLAIMS, LIABILITIES OR CAUSES OF ACTION, WHETHER SOUNDING IN TORT OR CONTRACT WHICH ARISES FROM OR RELATES TO THIS AGREEMENT, IS LIMITED TO 3 TIMES THE INSPECTION FEE PAID. CLIENT SPECIFICALLY ACKNOWLEDGES THAT INSPECTOR IS NOT AN INSURER, AND IS NOT RESPONSIBLE FOR ANY REPAIRS, WHETHER DISCOVERED OR NOT, THAT MUST BE MADE. CLIENT ASSUMES THE RISK OF ALL LOSSES IN EXCESS OF THIS LIMITATION OF LIABILITY.

GENERAL PROVISIONS: The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever.


This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns.

This Agreement, including the attached CREIA Standards of Practice, constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

Client acknowledges having read and understand all the terms, conditions, and limitations of this Agreement, and voluntarily agree to be bound thereby and to pay the fee listed herein. I understand that the inspection fee stated is for the initial inspection and report. Client agrees to pay for the inspector's time for any re-inspection or meetings with third parties at the hourly rate of \$100.00 per hour, including travel time. Client also agrees to pay for the inspector's time to participate in any legal or administrative proceeding at the hourly rate of \$250.00 per hour. This includes time for depositions, research, and court or other appearances.

Ron Schloderer  11/8/2024
 Inspector for Company Date

DocuSigned by:
 11/8/2024
 Client (One signature binds all) Date

Total Fee \$ 595.00 Paid by: Check # _____

Payment acknowledged: Venmo _____

CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION Residential Standards of Practice

Part I. Definitions and Scope

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

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

- 1. Determine size, spacing, location, or adequacy of foundation bolting/bracing *components* or reinforcing *systems*
- 2. Determine the composition or energy rating of insulation materials.

SECTION 2 - Exterior

- A. Items to be *inspected*:
 - 1. Surface grade directly adjacent to the buildings
 - 2. Doors and windows
 - 3. Attached decks, porches, patios, balconies, stairways and their enclosures, handrails and guardrails
 - 4. Wall cladding and trim
 - 5. Portions of walkways and driveways that are adjacent to the buildings
 - 6. Pool or spa drowning prevention features, for the sole purpose of identifying which, if any, are present.
- B. The *Inspector* is not required to:
 - 1. Inspect door or window screens, shutters, awnings, or security bars
 - 2. Inspect fences or gates or *operate* automated door or gate openers or their safety devices
 - 3. Use a ladder to *inspect systems* or *components*
 - 4. Determine if ASTM standards are met or any drowning prevention feature of a pool or spa is installed properly or is adequate or effective.
 - 5. Test or *operate* any drowning prevention feature.

Part II. Standards of Practice

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

SECTION 1 - Foundation, Basement, and Under-floor Areas

- A. Items to be *inspected*:
 - 1. Foundation *system*
 - 2. Floor framing *system*
 - 3. Under-floor ventilation
 - 4. Foundation anchoring and cripple wall bracing
 - 5. Wood separation from soil
 - 6. Insulation
- B. The *Inspector* is not required to:

SECTION 3 - Roof Covering

- A. Items to be *inspected*:
 - 1. Covering
 - 2. Drainage
 - 3. Flashings
 - 4. Penetrations
 - 5. Skylights
- B. The *Inspector* is not required to:
 - 1. Walk on the roof surface if in the opinion of the *Inspector* there is risk of damage or a *hazard* to the *Inspector*
 - 2. Warrant or certify that roof *systems*, coverings, or *components* are free from leakage

SECTION 4 - Attic Areas and Roof Framing

- A. Items to be *inspected*:
 - 1. Framing
 - 2. Ventilation
 - 3. Insulation
- B. The *Inspector* is not required to:
 - 1. Inspect mechanical attic ventilation *systems* or *components*
 - 2. *Determine* the composition or energy rating of insulation materials

SECTION 5 - Plumbing

- A. Items to be *inspected*:
 - 1. Water supply piping
 - 2. Drain, waste, and vent piping
 - 3. Faucets, toilets, sinks, tubs, showers
 - 4. Fuel gas piping
 - 5. Water heaters
- B. The *Inspector* is not required to:
 - 1. Fill any *fixture* with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts
 - 2. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation, or solar heating *systems* or *components*
 - 3. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*
 - 4. *Inspect* fuel tanks or *determine* if the fuel gas system is free of leaks
 - 5. *Inspect* wells, private water supply or water treatment *systems*

SECTION 6 - Electrical

- A. Items to be *inspected*:
 - 1. Service equipment
 - 2. Electrical panels
 - 3. Circuit wiring
 - 4. Switches, receptacles, outlets, and lighting fixtures
- B. The *Inspector* is not required to:
 - 1. *Operate* circuit breakers or circuit interrupters
 - 2. Remove cover plates
 - 3. *Inspect* de-icing *systems* or *components*
 - 4. *Inspect* onsite electrical generation or storage or emergency electrical supply *systems* or *components*

SECTION 7 - Heating and Cooling

- A. Items to be *inspected*:
 - 1. Heating equipment
 - 2. Central cooling equipment
 - 3. Energy source and connections
 - 4. Combustion air and exhaust vent *systems*
 - 5. Condensate drainage
 - 6. Conditioned air distribution *systems*
- B. The *Inspector* is not required to:
 - 1. *Inspect* heat exchangers or electric heating elements
 - 2. *Inspect* non-central air conditioning units or evaporative coolers

- 3. *Inspect* radiant, solar, hydronic, or geothermal *systems* or *components*
- 4. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution *system*
- 5. *Inspect* electronic air filtering or humidity control *systems* or *components*

SECTION 8 - Building Interior

- A. Items to be *inspected*:
 - 1. Walls, ceilings, and floors
 - 2. Doors and windows
 - 3. Stairways, handrails, and guardrails
 - 4. *Permanently installed* cabinets
 - 5. *Permanently installed* cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposals
 - 6. Absence of smoke and carbon monoxide alarms
 - 7. Vehicle doors and openers
- B. The *Inspector* is not required to:
 - 1. *Inspect* window, door, or floor coverings
 - 2. *Determine* whether a building is secure from unauthorized entry
 - 3. *Operate*, test or *determine* the type of smoke or carbon monoxide alarms or test vehicle door safety devices
 - 4. Use a ladder to *inspect* *systems* or *components*

SECTION 9 - Fireplaces and Chimneys

- A. Items to be *inspected*:
 - 1. Chimney exterior
 - 2. Spark arrestor
 - 3. Firebox
 - 4. Damper
 - 5. Hearth extension
- B. The *Inspector* is not required to:
 - 1. *Inspect* chimney interiors
 - 2. *Inspect* fireplace inserts, seals, or gaskets
 - 3. *Operate* any fireplace or *determine* if a fireplace can be safely used

Part III. Limitations, Exceptions, and Exclusions

- A. The following are *excluded* from a home *inspection*:
 - 1. *Systems* or *components* of a *building*, or portions thereof, which are not readily accessible, not *permanently installed*, or not inspected due to circumstances beyond the control of the *Inspector* or which the Client has agreed or specified are not to be *inspected*
 - 2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their components or accessories
 - 3. Auxiliary features of *appliances* beyond the *appliance's* basic *function*
 - 4. *Systems* or *components*, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water
 - 5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems* or *components* located in common areas
 - 6. *Determining* compliance with manufacturers' installation guidelines or specifications, *building* codes, accessibility standards, conservation or energy standards, regulations, ordinances, easements, setbacks, covenants, or other restrictions
 - 7. *Determining* adequacy, efficiency, suitability, quality, age, or remaining life of any *building*, *system*, or *component*, or marketability or advisability of purchase
 - 8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
 - 9. Acoustical or other nuisance characteristics of any *system* or *component* of a *building*, complex, adjoining property, or neighborhood
 - 10. Wood Destroying Organisms (WDO) including termites or any insect, as well as rot or any fungus, that damage wood. Under California law, only an inspector licensed by the Structural Pest Control Board is qualified or authorized to inspect for any rot or termite activity or damage. You are advised to obtain a current WDO report and must rely on that report for any potential rot or termite activity and recommendations for repair.
 - 11. Risks associated with events or *conditions* of nature including, but not limited to; geological, seismic, wildfire, and flood
 - 12. Water testing any *building*, *system*, or *component* or *determine* leakage in shower pans, pools, spas, or any body of water
 - 13. *Determining* the integrity of hermetic seals or reflective coatings at multi-pane glazing
 - 14. Differentiating between original construction or subsequent additions or modifications
 - 15. Reviewing or interpreting information or reports from any third-party, including but not limited to; permits, disclosures, product defects, construction documents, litigation concerning the Property, recalls, or similar notices
 - 16. Specifying repairs/replacement procedures or estimating cost to correct
 - 17. Communication, computer, security, or low-voltage systems and remote, timer, sensor, or similarly controlled *systems* or *components*
 - 18. Fire extinguishing and suppression *systems* and *components* or determining fire resistive qualities of materials or assemblies
 - 19. Elevators, lifts, and dumbwaiters
 - 20. Lighting pilot lights or activating or *operating* any *system*, *component*, or *appliance* that is *shut down*, unsafe to *operate*, or does not respond to *normal user controls*
 - 21. *Operating* shutoff valves or shutting down any *system* or *component*

- 22. Dismantling any *system*, structure or *component* or removing access panels other than those provided for homeowner maintenance
- B. The *Inspector* may, at his or her discretion:
 - 1. *Inspect* any *building*, *system*, *component*, *appliance*, or improvement not included or otherwise excluded by these Standards of Practice. Any such inspection shall comply with all other provisions of these Standards.
 - 2. Include photographs in the written report or take photographs for *Inspector's* reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

IV. Glossary of Terms

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

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

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

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

Condition: Conspicuous state of being

Determine: Arrive at an opinion or conclusion pursuant to a real estate inspection

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

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

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

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

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

Inspector: One who performs a home inspection

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

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

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

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

Primary Parking structure: A building for the purpose of vehicle storage associated with the primary building

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

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

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

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

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

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



2020 CREIA® ALL RIGHTS RESERVED. CREIA® IS A PUBLIC-BENEFIT, NONPROFIT ORGANIZATION

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 aid 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:
11/8/2024.

1.2 Time of inspection:
3pm.

1.3 Weather:
Sunny.

1.4 Approximate outside temperature:
70-80.

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.

CLIENT INFORMATION:

1.7 Client:
Gus Guerrero.

1.8 Clients agent:
Marty Eisenberg.

BUILDING INFORMATION:

1.9 Property address:
5701 E. Walton St. Long Beach CA.

1.10 Building type:
Single family residence.

1.11 Stories:
1

1.12 Approximate year built:
1954.

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.

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.

Safety concerns:

- Uneven surface joints are visible. The condition poses a trip hazard. We recommend correction using appropriate methods by a qualified state licensed concrete contractor.



SIDEWALKS & WALKWAYS:

2.3 Description:

Visually inspected.
Surface material: Concrete.

2.4 Surface material:

Safety concerns:

- Gaps are visible between the segments of concrete which is causing the surface to be uneven at the main entry walkway. The condition poses a trip hazard. We recommend correction using appropriate methods by a qualified state licensed concrete contractor.



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.

2.7 Site drainage adjacent the building:

Defects:

- Insufficient slope for drainage is visible at multiple locations adjacent to the building. Soil should slope away from the building a minimum 1/4" per foot within 6ft. of the building. We recommend correction using appropriate methods.

MAIN ENTRY PORCH:

2.8 Description:

Visually inspected.
Surface material: Brick.

2.9 Steps:

Damage / Safety concerns:

- Detached bricks are visible from the bottom step riser. The condition poses a trip hazard. We recommend correction using appropriate methods by a qualified state licensed masonry contractor.



REAR PATIO:

2.10 Description:

Visually inspected.
Surface material: Concrete, Brick.

2.11 Surface material:

Damage:

- Significant crack damage is visible at multiple locations. Determining the cause is beyond the scope of this inspection. We recommend further evaluation / correction using appropriate methods by a qualified state licensed concrete contractor.



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 state licensed concrete contractor.



ATTACHED PATIO ENCLOSURE:

2.12 Description:

Visually inspected.
Type: Prefabricated system.

2.13 Roof:

Defects:

- Mastic patching is visible to the roof which is likely an attempt to repair leakage. We recommend further evaluation / correction using appropriate methods by a qualified state licensed roofing contractor.



2.14 Patio surface:

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. Removal of the floor coverings and further evaluation of the slab should be considered.

Safety concerns:

- The height of the step riser is greater than 7-3/4". The condition poses a trip hazard. We recommend correction using appropriate methods by a qualified state licensed concrete contractor.



2.15 Exterior walls:

Damage:

- Moisture related damage is visible to the exterior wall cladding. We recommend correcting the cause of the damage and repairing the cladding using appropriate methods. We also recommend further evaluation by a qualified state licensed Structural Pest Control Operator to determine if any wood decay and / or pest related damage exists.



2.16 Interior wall claddings:

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.

Safety concerns:

- An undetermined black substance is visible on the base of the wall claddings. 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.



2.17 Interior flooring:

Damage:

- Moisture related stains are visible to the carpet at multiple location. The condition likely indicates a history of moisture intrusion from the exterior. Replacement of the carpet with an appropriate flooring material is likely needed. We recommend further evaluation / correction using appropriate methods by a qualified state licensed flooring contractor.



Safety concerns:

- Carpet is installed over the foundation access openings. The condition poses a trip & fall hazard. We recommend correction using appropriate methods.



FENCES & GATES:

2.18 Description:

Visually inspected.
Fence materials: Concrete block.
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.

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: Stucco. Wood panel & batten siding. Brick veneer.

3.2 Stucco:

Note:

- The stucco extends to the grade, therefore proper site drainage adjacent the foundation should be maintained to reduce moisture related damage to the stucco due to capillary action. The building was constructed in an era when weep screed drainage flashings were not installed at the base of the walls to prevent such damage.

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.

Damage:

- An opening is cut out of the stucco and covered with a wood panel at the garage exterior wall. The condition is conducive to moisture intrusion and subsequent damage. We recommend correction using appropriate methods by a qualified state licensed lathing & plastering contractor.



3.3 Brick veneer:

Damage:

- Vertical crack damage is visible to bricks at the front exterior wall. The cause is not determined. We recommend further evaluation / correction using appropriate methods by a qualified state licensed masonry contractor.



3.4 Flashings:

Defects:

- Flashing is absent at the wall mount air conditioner. The condition is conducive to moisture intrusion and subsequent damage. We recommend correction using appropriate methods by a qualified state licensed lathing & plastering contractor.



Deterioration:

- Deteriorated caulking is visible at the chimney flashing. The condition is conducive to moisture intrusion and subsequent damage. We recommend correction using appropriate methods.



3.5 Support posts:

Outdated by today's standards:

- Connection hardware is absent from the support posts at the front of the building which is not unusual for the age of the building. Installation of appropriate connection hardware should be considered for safety enhancement to minimize potential separation of the support posts during an earthquake.



Damage:

- Crack damage is visible to the concrete porch surface below the left side post. The condition makes the post unstable. We recommend correction using appropriate methods by a qualified state licensed concrete contractor.



EXTERIOR TRIM:

3.6 Description:

Visually inspected.
Trim material: Wood.

3.7 Trim:

Deterioration:

- Deteriorated and peeling paint is visible at multiple locations. The condition is conducive to wood deterioration. We recommend correction using appropriate methods by a qualified state licensed painting contractor to preserve the wood trim.

Damage:

- Moisture related damage is visible to the wood at multiple roof eave locations. We recommend correcting the cause of the damage and repairing the wood using appropriate methods. We also recommend further evaluation by a qualified state licensed Structural Pest Control Operator to determine if any wood decay and / or pest related damage exists.



Damage:

- Moisture related damage is visible to the wood at multiple window locations. We recommend correcting the cause of the damage and repairing the wood using appropriate methods. We also recommend further evaluation by a qualified state licensed Structural Pest Control Operator to determine if any wood decay and / or pest related damage exists.



FIREPLACE

Our visual inspection of the fireplace(s) is limited to the readily accessible portions of the chimney exterior, spark arrestor, 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.

FIREPLACE:

4.1 Description:

Visually inspected.
Location: Living room.
Chimney exterior material: Brick.
Fireplace type: Masonry.
Chimney cap: Mortar cap installed.
Flue damper: Installed.
Fuel gas piping: Installed.
Hearth extension: Installed.

4.2 General observations / recommendations:

Note:

- There are portions of the system that are not readily accessible for visual inspection. Upon sale or transfer of a property, it is recommended 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 arrestor / rain cap:

Safety concerns:

- A spark arrestor / rain cap assembly is absent. Installation of an appropriate spark arrestor / rain cap assembly is recommended to prevent sparks from exiting the flue and to prevent moisture intrusion into the flue.



4.4 Chimney flue:

Note:

- The flue is 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.

Damage / Safety concerns:

- Crack damage is visible to the top course of flue liner. A cracked liner poses a risk of fire hazard from heat transfer. Offset joints are also visible between the courses of flue liner material. Any gaps in the joints poses a potential risk of fire hazard from heat transfer. We recommend further evaluation / correction using appropriate methods by a qualified chimney specialist.



4.5 Fireplace:

Safety concerns:

- A fireplace safety screen is absent. Installation of an appropriate fireplace safety screen is recommended.



4.6 Flue damper:

Defects:

- The damper is stuck in the open position. We recommend correction using appropriate methods by a qualified chimney specialist.



4.7 Fuel gas piping:

Note:

- Gas flow was detected from the log lighter using the gas shut off valve. Igniting the gas log lighter 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.

RAISED FOUNDATION:

5.1 Description:

Visually inspected.

Accessed by entering the sub area.

Footing stem wall material: Concrete.

Anchor bolting: Installed (determining the spacing is beyond the scope of this inspection).

Floor framing type: Conventional wood framing.

Ventilation type: Static wall vents.

5.2 Accessibility:

Note:

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

5.3 Footing stem walls:

Note:

- Randomly oriented cracks are visible at various locations which is not uncommon for the age of the building. Determining the cause is beyond the scope of this inspection. Monitoring is recommended as future repair may be needed.

Damage / Deterioration:

- Efflorescence (a white powdery substance) is visible on the concrete stem walls at multiple locations. The condition is a result of moisture infiltration from the exterior which can deteriorate the concrete. Correction of the site drainage adjacent the foundation is recommended to prevent future moisture infiltration.

5.4 Floor framing:

Note:

- Moisture related stains are visible at multiple locations. We recommend further evaluation by a qualified state licensed Structural Pest Control Operator to determine if any wood decay and / or wood destroying organism damage exists.

Damage:

- Damage is visible to the wood framing at multiple locations. The damage may be pest related. We recommend further evaluation by a qualified state licensed Structural Pest Control Operator.

**Outdated by today's standards:**

- Connection hardware is not provided at the piers, posts, girders, etc. which is not uncommon for the age of the building. Installation of appropriate connection hardware should be considered for safety enhancement to help minimize the potential for separation of the posts during an earthquake.

**5.5 Ventilation:****Damage:**

- Damaged screens are visible at multiple vent openings. The condition is conducive to animal / insect / vermin intrusion into the building. Replacement of the damaged screens with an appropriate screen material is recommended.

**5.6 Insulation:****Note:**

- Floor insulation is absent. Installation of an appropriate insulation system should be considered to help control thermal loss from the interior living space.

5.7 General sub area observations / recommendations:**Note:**

- Cellulose debris (wood scraps etc.) is visible on the ground at multiple locations. Removal is recommended. We also recommend further evaluation by a qualified state licensed Structural Pest Control Operator to determine if any wood destroying organism conditions exist as a result.

Defects:

- Earth moisture is visible at the front portion of the sub area. Likely caused by poor drainage conditions adjacent the building. Correction of the site drainage adjacent the foundation is recommended to prevent future moisture infiltration.



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.

Accessed by walking on the roof.

Roofing materials: Composition shingle. Modified bitumen,

Exposed flashing material: Metal.

6.2 Shingle roofing:

Defects:

- A satellite dish mount is bolted through the roof material. The condition is conducive to roof leakage and subsequent damage. We recommend correction using appropriate methods by a qualified state licensed roofing contractor.



6.3 Modified bitumen roofing:

Deterioration:

- The material is at the end of its service life due to significant granule loss which exposes the fiberglass mat. Replacement of the roof material is likely needed. We recommend further evaluation / correction using appropriate methods by a qualified state licensed roofing contractor.



Defects:

- A satellite dish mount is bolted through the roof material. The condition is conducive to roof leakage and subsequent damage. We recommend correction using appropriate methods by a qualified state licensed roofing contractor.

**6.4 Flashings:****Defects:**

- A storm collar is absent where the water heater vent pipe transitions through the flashing. The condition is conducive to moisture intrusion and subsequent damage. We recommend correction using appropriate methods by a qualified state licensed roofing contractor.

**Defects:**

- Chimney flashing is improperly installed as it is face mounted with mastic seal instead of using reglet flashing. The condition is conducive to moisture intrusion and subsequent damage. We recommend correction using appropriate methods by a qualified state licensed roofing contractor.

**6.5 Skylight:****Deterioration:**

- Deteriorated sealant is visible at the dome to frame interface. The condition is conducive to moisture intrusion and subsequent damage. We recommend correction using appropriate methods by a qualified state licensed roofing contractor.

**GUTTERS & DOWNSPOUTS:****6.6 Description:****Note:**

- Not provided.

6.7 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:

6.8 Description:

Visually inspected.

Access location: Hallway.

Framing type: Conventional wood framing.

Ventilation type: Under eave wall, gable end wall, and rooftop dormer vents.

Insulation material: Loose fill fiberglass.

Note:

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

6.9 Roof framing:

Note:

- Moisture related stains are visible at multiple locations. The condition indicates a history of roof leakage. Determining if active roof leakage exists is beyond the scope of this inspection. Further evaluation by a qualified state licensed roofing contractor is recommended.

6.10 Insulation:

Outdated by today's standards:

- The thickness of the existing insulation is poor by today's construction standards. The condition is conducive to thermal loss from the interior living space. Installation of additional insulation should be considered.



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: Front exterior wall (testing is beyond the scope of this inspection).

Main line piping material: PVC where readily accessible.

Branch piping material: Copper where readily accessible.

7.2 Pressure regulator:

Note:

- A pressure regulator is not installed on the main line. Installation of an appropriate pressure regulator by a qualified state licensed plumbing contractor should be considered to prevent any adverse overpressure conditions.



7.3 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.

7.4 Branch supply piping:

Defects:

- Support strapping is absent from multiple pipes at the foundation sub area. The condition is conducive to pipe damage and subsequent leakage. We recommend correction using appropriate methods by a qualified state licensed plumbing contractor.

7.5 Exterior hose faucets:

Safety concerns:

- Backflow prevention devices are absent from multiple 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.

**DRAIN, WASTE & VENT SYSTEM:**

7.6 Description:

Visually inspected.

Pipe material: Cast iron, galvanized, and ABS where readily accessible.

7.7 General observations / recommendations:

Note:

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

7.8 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.

7.9 Piping:

Note:

- Any original piping is likely near the end of its service life as portions have been replaced with ABS piping. Determining the remaining service life is beyond the scope of this inspection. Further evaluation by a qualified state licensed plumbing contractor is recommended.

Damage:

- Significant corrosion damage caused by leakage is visible on portions of the piping at the foundation sub area. Replacement of any damaged piping by a qualified state licensed plumbing contractor is recommended.

Defects:

- Leakage is visible from piping at the foundation sub area. We recommend correction using appropriate methods by a qualified state licensed plumbing contractor.



WATER HEATER:

7.10 Description:

Visually inspected.

Location: Exterior closet.

Fuel type: Natural gas.

Tank size: 40 gallons.

Water shut off valve: 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).

7.11 Vent piping:

Safety concerns:

- The vent pipe was not replaced when this water heater was installed. 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.



7.12 Closet:

Damage:

- Wall cladding is broken out at multiple locations within the closet. We recommend correction using appropriate methods.



Damage:

- Moisture related damage is visible to the wall cladding within the closet. Determining if any active leakage exists is beyond the scope of this inspection. We recommend correction using appropriate methods.



FUEL GAS SYSTEM:

7.13 Description:

Visually inspected.

Gas meter location: Right side.

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

7.14 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.

7.15 Automatic gas shut off valve:

Note:

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

7.16 Branch supply piping:

Deterioration:

- Corrosion related deterioration is visible on piping at property owners side of the meter. Corrosion is conducive to pipe failure and subsequent gas leakage. We recommend further evaluation / correction using appropriate methods by a qualified state licensed plumbing contractor.



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.

Air handler location: Hallway closet.

Equipment type: Forced air heating system. The central air conditioning system is interconnected.

Fuel type: Natural gas.

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.

Vent condensate drain: Installed. Testing is beyond the scope of this inspection.

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

Air filter: 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 the system at this time.

8.3 Normal user controls:

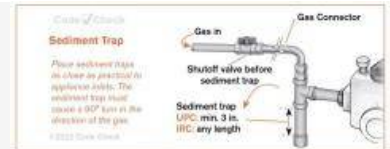
Defects:

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

8.4 Fuel gas shut off valve & connector piping:

Safety concerns:

- There is no sediment trap at the gas line supplying the 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 state licensed 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:

- Please be aware that the existing transite pipe may contain asbestos. 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.



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 state licensed Warm-Air Heating, Ventilating and Air-Conditioning contractor should be considered.

Safety concerns:

- The return air plenum is located below the closet door which is not acceptable by today's construction standards. Hazardous products of combustion air can be drawn from within the closet and into the air distribution system as a result, therefore a carbon monoxide poisoning hazard exists. We recommend correction using appropriate methods by a qualified state licensed Warm-Air Heating, Ventilating and Air-Conditioning contractor.



Safety concerns:

- Vermin droppings are visible on the duct insulation at multiple locations. The condition poses an adverse health hazard to people from contamination. Replacement of any contaminated ducting by a qualified state licensed Warm-Air Heating, Ventilating and Air-Conditioning contractor is recommended. Determining active vermin infestation is beyond the scope of this inspection. We recommend further evaluation by a qualified state licensed Pest Control Operator.

**COOLING:****8.7 Description:**

Visually inspected.

Equipment type: Central air conditioning interconnected with the heating system.

Electrical circuit type: 240v. Refrigerant lines: Installed (pressure testing is beyond the scope of this inspection). Not readily accessible for a full visual inspection.

Condenser unit: Installed.

Evaporator unit: Installed.

Condensate drain: A primary drain is installed. A water level detecting device that will shut off the equipment or appliance in the event the primary drain is blocked is also installed. Testing condensate drain systems is beyond the scope of this inspection. The system is 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 state licensed Warm-Air Heating, Ventilating and Air-Conditioning contractor. We recommend servicing the system at this time.

8.9 Normal user controls:**Defects:**

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

8.10 Refrigerant line set:**Safety concerns:**

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

**Defects:**

- The opening where the line set transitions into the exterior wall chase lacks a sealing method to prevent insect / vermin intrusion into the building. We recommend correction using appropriate methods.



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: Overhead 120/240 volt.

Grounding electrode type: Ground rod with bonding to the water supply piping.

9.2 General observations / recommendations:

Note:

- Multiple material defects exist including but not limited to the components referenced in the following sub sections. We recommend further evaluation of this system / cost estimate for corrections by a qualified state licensed electrical contractor.

9.3 Grounding electrode system:

Safety concerns:

- There is no readily accessible bonding of the water supply piping, fuel gas piping, etc., to the grounding electrode system to protect people from electrical shock hazards in the event the pipes become energized. We recommend correction using appropriate methods by a qualified state licensed electrical contractor.

Safety concerns:

- The mushroomed head on the ground rod could indicate the rod has been cut, therefore the rod may not be of sufficient length to function as intended. The condition poses a potential electrical shock hazard. Further evaluation by a qualified state licensed electrical contractor is recommended.



Safety concerns:

- The grounding electrode conductor termination clamp is loose on the ground rod, therefore may not function as intended. The condition poses an electrical shock hazard. We recommend correction using appropriate methods by a qualified state licensed electrical contractor.



BRANCH CIRCUIT WIRING TYPE:

9.4 Description:

Branch conductor type: Copper as viewed from the main panel.
 Wiring method: Non-metallic sheathed cable and conduit where readily accessible.

9.5 General observations / recommendations:

Outdated by today's standards / Safety concerns:

- 2 wire branch circuits exist. 2 wire circuits do not have equipment grounding conductors to protect people from electrical shock hazards. Upgrading the wiring to current construction standards should be considered for safety enhancement. We recommend further evaluation / cost estimate for corrections by a qualified state licensed electrical contractor.

MAIN SERVICE PANEL:

9.6 Description:

Visually inspected.
 Location: Meter. Right side exterior wall.
 Overcurrent protection device type: Circuit breakers.
 Service disconnect amperage: 200 Amp.
 Panel rating: 200 Amp.

9.7 Panel components:

Safety concerns:

- There are circuit breakers that are not listed for use in the panel per the listing attached to the panel. Incompatible breakers do not offer safe overcurrent protection, therefore an electrical shock and risk of fire hazard exists. Determining the compatibility of the circuit breakers beyond what is listed on the panel is beyond the scope of this inspection. We recommend correction using appropriate methods by a qualified state licensed electrical contractor.



Safety concerns:

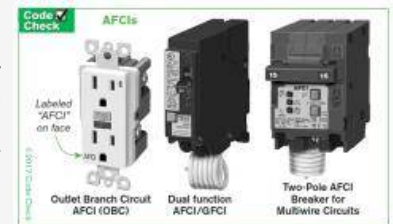
- Circuit breaker location labeling is not legible. We recommend that each breaker be properly labeled to allow persons to identify them for safe operation when and if necessary. We recommend correction using appropriate methods by a qualified state licensed electrical contractor.

**Safety concerns:**

- The hinges on the weather cover are not functional as the cover does not stay attached to the panel when opened. We recommend correction using appropriate methods by a qualified state licensed 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 state licensed 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 / Safety concerns:

- The existing 2 hole receptacles do not have an equipment grounding conductor attached to the receptacles. The function of an equipment grounding conductor is to protect people from electric shock hazards. Upgrading those receptacles to current construction standards by a qualified state licensed electrical contractor should be considered for safety enhancement.

Outdated by today's standards / Safety concerns:

- Outlets at the interior walls and kitchen counter are spaced too far apart by today's construction standards. Installation of additional outlets at appropriate locations by a qualified state licensed electrical contractor 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 state licensed electrical contractor should be considered for safety enhancement.

Defects:

- Switched duplex receptacles are improperly installed as the switch controls both the top and bottom receptacles on the outlets. A switched receptacle allows you to control one outlet with a switch while the other half remains permanently powered for other uses. We recommend correction using appropriate methods by a qualified state licensed electrical contractor.

Safety concerns:

- Multiple receptacles did not test as being grounded to protect people from electrical shock hazards. We recommend correction using appropriate methods by a qualified state licensed electrical contractor.

Safety concerns:

- A dedicated circuit is not installed for the wall mount air conditioner. Circuit overload can occur as a result. We recommend correction using appropriate methods by a qualified state licensed electrical contractor.

Safety concerns:

- Receptacles are not labeled as weather resistant at the exterior outlets. The condition poses a potential electrical shock hazard. Replacement with weather resistant type receptacles by a qualified state licensed electrical contractor is recommended.

Safety concerns:

- Receptacles are not protected by a Ground Fault Circuit Interrupter (GFCI) at the bathrooms, garage interior, laundry area, kitchen counters, and kitchen appliances. 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 state licensed electrical contractor.

**Safety concerns:**

- Protection covers are absent from multiple outlets. The condition exposes the energized receptacle components, therefore an electrical shock hazard exists. Replacement of any absent protection covers is recommended.

**9.10 Lighting:****Defects:**

- A light fixture is not functional at the patio enclosure exterior fixture. The cause is not determined. We recommend further evaluation / correction using appropriate methods by a qualified state licensed electrical contractor.



Safety concerns:

- Switches are not installed for the wall fixtures at the dining area. We recommend correction using appropriate methods by a qualified state licensed electrical contractor.



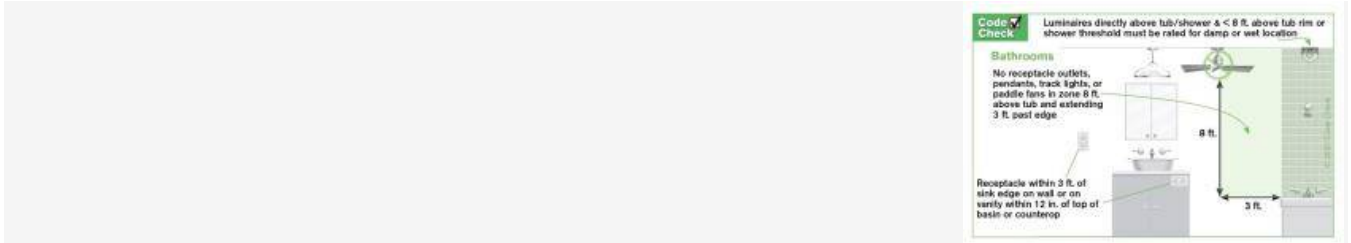
Defects:

- Multiple light fixtures are not functional at the family room. The cause is not determined. We recommend further evaluation / correction using appropriate methods by a qualified state licensed electrical contractor.



Safety concerns:

- A pendant fixture is installed too close to the shower at the hallway bathroom. The condition poses an electrical shock hazard. We recommend correction using appropriate methods by a qualified state licensed electrical contractor.



Safety concerns:

- Bulb protection globe is absent from a fixture within the primary bedroom closet. Installation of an appropriate replacement globe is recommended. Caution, the bulb needs to be rated for the fixture and for installation within a globe. Refer to the listing on the fixture for the types of bulbs that can be used.



9.11 Conduit:

Defects:

- Securing straps are absent from multiple conduit as viewed at the foundation sub area. We recommend correction using

appropriate methods by a qualified state licensed 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.
Weatherstrip: Installed.
Doorbell: Installed.

10.2 Primary door:

Open & closing function tested as operational.

Defects:

- A gap is visible at the bottom of the door when closed. We recommend correction using appropriate methods.



10.3 Doorbell:

Defects:

- The chime did not respond to the normal user control. We recommend correction using appropriate methods by a qualified state licensed electrical contractor.

EXTERIOR DOORS:

10.4 Description:

Visually inspected.
Type: Wood single pane French.

10.5 Primary doors:

Damage:

- Damage is visible to the wood. The damage may be pest related. We recommend further evaluation by a qualified state licensed Structural Pest Control Operator.



INTERIOR DOORS:

10.6 Description:

Visually inspected.

10.7 Doors:

Open & closing function tested as operational.

WINDOWS:

10.8 Description:

Visually inspected.
Types: Wood single pane fixed. Vinyl dual pane sliding. Vinyl dual pane single hung.

10.9 Windows:

Note:

- A representative number of the windows were tested.

Damage:

- A damaged latch and disengaged sash balance is visible at the kitchen window. We recommend correction using appropriate methods by a qualified window specialist.



Safety concerns:

- The family room fixed window is within 18" of the floor and has more than 9 sq. ft. of glass. The glass does not appear to be safety glazing as there is no visible etching listing the glass as such. The purpose of safety glazing is to reduce the risk of injury in the event of broken glass. We recommend correction using appropriate methods by a qualified window specialist.

**Outdated by today's standards / Safety concerns:**

- The left front bedroom windows do not meet today's construction standards for emergency escape & rescue as the sills are not located within 44" from the floor and the diameter of the openings are too small. Upgrades to current construction standards should be considered for safety enhancement.

**Outdated by today's standards / Safety concerns:**

- The right front bedroom window does not meet today's construction standards for emergency escape & rescue as the sill is not located within 44" from the floor. Upgrades to current construction standards should be considered for safety enhancement.

**Outdated by today's standards / Safety concerns:**

- The primary bedroom windows do not meet current construction standards for emergency escape & rescue as the diameter of the openings are too small. Correction with an installation that meets current construction standards should be considered for safety enhancement.

**WALL CLADDINGS:****10.10 Description:**

Visually inspected.

Wall cladding material: Gypsum board. Gypsum board w/ plaster finish. Paneling.

Note:

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

10.11 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.

Damage:

- Moisture related stains are visible on the wall claddings below the family room windows. 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.

**CEILING CLADDINGS:****10.12 Description:**

Visually inspected.

Ceiling cladding materials: Gypsum board. Gypsum board w/ plaster finish. Acoustic spray.

10.13 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:

- Determining if the acoustic spray contains asbestos is beyond the scope of this inspection. If so, any removal 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.

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.

FLOORING:**10.14 Description:**

Visually inspected.

Flooring material: Wood, Tile.

Note:

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

10.15 Carpet:**Damage:**

- Crush damage from furniture is visible to the carpet at multiple locations. Loose carpet is also visible. Replacement may be needed.

10.16 Tile flooring:

Damage:

- Loose tiles are visible at multiple locations. We recommend correction using appropriate methods by a qualified state licensed tile contractor.

Safety concerns:

- Uneven joints are visible at the kitchen area. The condition poses a trip hazard. We recommend correction using appropriate methods by a qualified state licensed tile contractor.



Damage:

- Damaged / loose trim is visible at the primary bedroom bathroom floor to shower interface. We recommend correction using appropriate methods by a qualified state licensed tile contractor.



SMOKE ALARMS & CARBON MONOXIDE ALARMS:

10.17 Description:

Visually inspected.

10.18 Smoke alarms:

Safety concerns:

- Smoke alarms are absent. 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.

10.19 Carbon monoxide alarms:

Safety concerns:

- Carbon monoxide alarms are absent. Operational carbon monoxide alarms of approved type that meet today's state safety standards should be installed at areas in the immediate vicinity outside the bedrooms / sleeping rooms and on every level including basements in dwelling units that have fuel-fired appliances and / or attached garages. We recommend correction using appropriate methods.

CEILING FANS:

10.20 Description:

Visually inspected.

10.21 Fans:

Responded to the normal user controls.

Note:

- The type and installation of any fan outlet mount support(s) is not determined due to inaccessibility.

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:

- The floor is not readily accessible due to storage which prevents a full visual inspection.

Damage:

- Significant deterioration is visible to the concrete. The cause is not determined. Replacement may be needed. We recommend further evaluation / correction using appropriate methods by a qualified state licensed concrete contractor.



11.3 Ventilation:

Visually inspected.

Type: Static wall vents.

Safety concerns:

- The vents are blocked. The purpose of static ventilation is to reduce the risk of carbon monoxide hazards within the garage. We recommend removing the material that blocks the vents.



11.4 Interior walls & ceilings:

Visually inspected.

Note:

- The walls are not readily accessible due to storage which prevents a full visual inspection.

Damage:

- Moisture related damage is visible to the wall cladding as a result of moisture intrusion from the exterior. We recommend correction using appropriate methods.

**Safety concerns:**

- Multiple holes / openings are visible in the fire separation cladding. The condition is a breach of the fire separation. We recommend correction using appropriate methods to prevent flame spread in the event of fire.

**11.5 Garage door:**

Visually inspected.

Type: Sectional w/auto opener.

Note:

- Auto opener: The auto opener 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.

Outdated by today's standards:

- Auto opener: An emergency battery backup is not installed on the auto opener. 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 opener with a type that meets current state safety standards for garage door openers should be considered for safety enhancement.

Safety concerns:

- Auto opener: An extension cord is used as permanent wiring to the auto opener which is an improper installation. There should be a receptacle outlet installed within reach of the factory installed appliance cord. We recommend correction using appropriate methods by a qualified state licensed electrical contractor.



Safety concerns:

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



Safety concerns:

- Auto opener: Caution, spring warning labeling is absent at the torsion bar. Any replacement / repair / adjustment should be performed by a qualified garage door specialist only. We recommend correction using appropriate methods by a garage door specialist.



Defects:

- Auto opener: The chain on the drive arm is loose. We recommend correction using appropriate methods by a garage door specialist.



11.6 Exterior door:

Visually inspected.
Type: Metal clad.
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.

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.

KITCHEN:

12.1 Counter:

Visually inspected.
Material: Tile.

Note:

- Due to storage, there are portions of the system that are not readily accessible for visual inspection.

12.2 Cabinets:

Visually inspected.

Damage / Safety concerns:

- Moisture related damage is visible to the wall and floor within the sink base cabinet. We recommend correction using appropriate methods. An undetermined black substance is also 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.
Functional drainage: Operational.

Defects:

- Faucet fixture: The fixture mount is loose. Leakage into the base cabinet occurred. We recommend correction using appropriate methods by a qualified state licensed plumbing contractor.

**Defects:**

- Faucet fixture: The spray control is not functional. We recommend correction using appropriate methods by a qualified state licensed plumbing contractor.

**12.4 Food waste disposer:**

Visually inspected.

Responded to the normal user controls.

12.5 Cooking appliances:

Visually inspected.

Type: Electric 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).

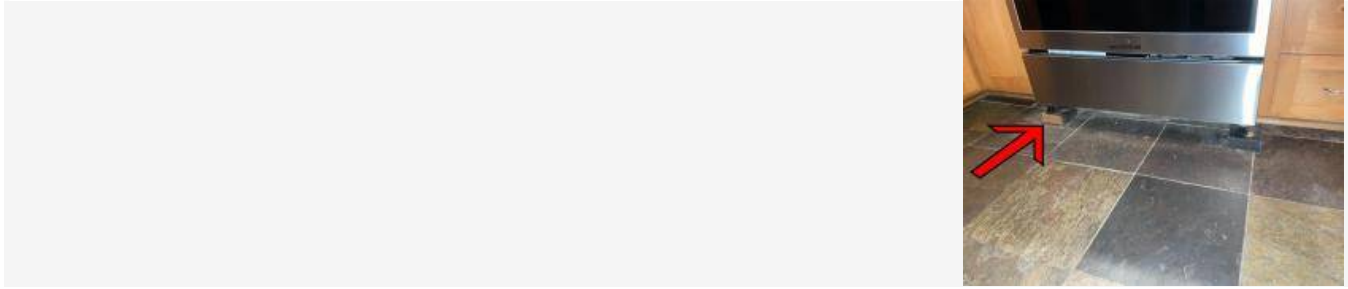
Safety concerns:

- An anti tip device is absent. We recommend correction using appropriate methods. See warning label on oven door. Refer to the manufacturers installation manual for instructions.

Safety concerns:

- The appliance rests on loose boards, therefore subject to tipping. We recommend correction using appropriate methods.





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.

Damage:

- Exhaust duct: The exhaust duct is separated, therefore not functional, within the cabinet above the appliance. We recommend correction using appropriate methods.



12.7 Dishwasher:

Visually inspected.

Defects:

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

Damage:

- Crack damage is visible to the plastic door grab. Replacement may be needed.



12.8 Counter mountain blender:

Visually inspected.

Defects:

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

**12.9 Kitchen special features:****Note:**

The following existing appliances are beyond the scope of this inspection, therefore not inspected.

- Refrigerator.

LAUNDRY:**12.10 Description:**

Visually inspected.

Location: Garage.

Water shut off valves: Installed (testing is beyond the scope of this inspection. Subject to leakage if turned).

Drain: Appliance drains to sink.

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).

Sink: Installed.

Note:

- Appliances: The existing appliances are beyond the scope of this inspection, therefore not inspected.

12.11 Dryer exhaust vent:**Safety concerns:**

- The dryer vent terminates into the foundation sub area which is improper. The vent should terminate to the exterior through an approved termination hood. We recommend correction using appropriate methods.

12.12 Sink:**Damage:**

- Crack damage is visible to the basin. Leakage occurred. We recommend correction using appropriate methods by a qualified state licensed plumbing contractor.



Defects:

- Faucet fixture: Leakage occurred from the faucet valves. We recommend correction using appropriate methods by a qualified state licensed plumbing contractor.



Damage:

- Drain: Corrosion damage caused by leakage is visible on the piping. We recommend correction using appropriate methods by a qualified state licensed plumbing contractor.



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.

HALLWAY BATHROOM:

13.1 Description:

Full bathroom.

13.2 Toilet:

Visually inspected.
Flush function tested operational.

Defects:

- Base sealant is absent at the floor. The toilet mount can loosen resulting in leakage and subsequent damage. The toilet mount is loose. We recommend correction using appropriate methods by a qualified state licensed plumbing contractor.



13.3 Sink:

Visually inspected.
Basin: Molded into the counter. Functional.
Functional drainage: Operational.

Defects:

- Faucet fixture: Low cold water flow occurred. We recommend correction using appropriate methods by a qualified state licensed plumbing contractor.

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

Visually inspected.
Counter / cabinet: Installed.
Mirror: Fixed type.
Towel holder: Not provided.
Medicine cabinet: Not provided.

13.5 Ventilation:

Visually inspected.
Type: Window.

Note:

- An exhaust fan is not installed. Installation should be considered to help ventilate the bathroom.

13.6 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: Curtain.

Basin: Functional.

Faucet fixture: Operational.

Shower diverter: Operational.

Shower head: Operational.

Functional drainage: Operational.

PRIMARY BEDROOM BATHROOM:**13.7 Description:**

3/4 bathroom.

13.8 Toilet:

Visually inspected.

Flush function tested operational.

13.9 Sink:

Visually inspected.

Basin: Molded into the counter. Functional.

Faucet: Operational.

Functional drainage: Operational.

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

Visually inspected.

Counter / cabinet: Installed.

Mirror: Fixed type.

Towel holder: Installed.

Medicine cabinet: Not provided.

13.11 Ventilation:

Visually inspected.

Type: Window. Static ceiling vent.

Note:

- An exhaust fan is not installed. Installation should be considered to help ventilate the bathroom.

Defects:

- The static ceiling vent in the shower stall terminates within the attic which is improper. The duct should terminate to the exterior through an appropriate termination hood. We recommend correction using appropriate methods.



13.12 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.

Shower head: Operational.

Functional drainage: Operational.

Note:

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

Defects:

- Faucet fixture: Low cold water flow occurred. We recommend correction using appropriate methods by a qualified state licensed plumbing contractor.

Safety concerns:

- Faucet fixture: The faucet is a manual mixing type, therefore a scalding hazard exists. The installation of a pressure balance / thermostatic control type faucet should be considered for safety enhancement.

**Safety concerns:**

- Enclosure: The glass in the shower door does not appear to be safety glazing as there is no visible etching listing the glass as such. The purpose of safety glazing is to reduce the risk of injury in the event of broken glass. Replacement with approved safety glazing is recommended.



SUMMARY

IMPORTANT: This summary is not the entire report. It is provided as a guide to the recommendations listed within the report. The complete report may include additional information of concern to the client(s). It is recommended that the client(s) read the complete report. The entire Inspection Report, including the Inspection Agreement must be carefully read to fully assess the findings of the inspection. This summary is not intended to determine which items may need to be addressed per any contractual requirements of the sale of the property. Any areas of uncertainty regarding contractual requirements should be clarified by consulting your real estate agent or attorney.

CLIENT & SITE INFORMATION

BUILDING INFORMATION:

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.

GROUND

DRIVEWAY:

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.

Safety concerns:

- Uneven surface joints are visible. The condition poses a trip hazard. We recommend correction using appropriate methods by a qualified state licensed concrete contractor.

SIDEWALKS & WALKWAYS:***2.4 Surface material:*****Safety concerns:**

- Gaps are visible between the segments of concrete which is causing the surface to be uneven at the main entry walkway. The condition poses a trip hazard. We recommend correction using appropriate methods by a qualified state licensed concrete contractor.

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:***2.7 Site drainage adjacent the building:*****Defects:**

- Insufficient slope for drainage is visible at multiple locations adjacent to the building. Soil should slope away from the building a minimum 1/4" per foot within 6ft. of the building. We recommend correction using appropriate methods.

MAIN ENTRY PORCH:***2.9 Steps:*****Damage / Safety concerns:**

- Detached bricks are visible from the bottom step riser. The condition poses a trip hazard. We recommend correction using appropriate methods by a qualified state licensed masonry contractor.

REAR PATIO:***2.11 Surface material:*****Damage:**

- Significant crack damage is visible at multiple locations. Determining the cause is beyond the scope of this inspection. We recommend further evaluation / correction using appropriate methods by a qualified state licensed concrete contractor.

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 state licensed concrete contractor.

ATTACHED PATIO ENCLOSURE:

2.13 Roof:

Defects:

- Mastic patching is visible to the roof which is likely an attempt to repair leakage. We recommend further evaluation / correction using appropriate methods by a qualified state licensed roofing contractor.

2.14 Patio surface:

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. Removal of the floor coverings and further evaluation of the slab should be considered.

Safety concerns:

- The height of the step riser is greater than 7-3/4". The condition poses a trip hazard. We recommend correction using appropriate methods by a qualified state licensed concrete contractor.

2.15 Exterior walls:

Damage:

- Moisture related damage is visible to the exterior wall cladding. We recommend correcting the cause of the damage and repairing the cladding using appropriate methods. We also recommend further evaluation by a qualified state licensed Structural Pest Control Operator to determine if any wood decay and / or pest related damage exists.

2.16 Interior wall claddings:

Safety concerns:

- An undetermined black substance is visible on the base of the wall claddings. 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.

2.17 Interior flooring:

Damage:

- Moisture related stains are visible to the carpet at multiple location. The condition likely indicates a history of moisture intrusion from the exterior. Replacement of the carpet with an appropriate flooring material is likely needed. We recommend further evaluation / correction using appropriate methods by a qualified state licensed flooring contractor.

Safety concerns:

- Carpet is installed over the foundation access openings. The condition poses a trip & fall hazard. We recommend correction using appropriate methods.

EXTERIOR WALLS & TRIM

EXTERIOR WALLS:

3.2 Stucco:

Damage:

- An opening is cut out of the stucco and covered with a wood panel at the garage exterior wall. The condition is conducive to moisture intrusion and subsequent damage. We recommend correction using appropriate methods by a qualified state licensed lathing & plastering contractor.

3.3 Brick veneer:**Damage:**

- Vertical crack damage is visible to bricks at the front exterior wall. The cause is not determined. We recommend further evaluation / correction using appropriate methods by a qualified state licensed masonry contractor.

3.4 Flashings:**Defects:**

- Flashing is absent at the wall mount air conditioner. The condition is conducive to moisture intrusion and subsequent damage. We recommend correction using appropriate methods by a qualified state licensed lathing & plastering contractor.

Deterioration:

- Deteriorated caulking is visible at the chimney flashing. The condition is conducive to moisture intrusion and subsequent damage. We recommend correction using appropriate methods.

3.5 Support posts:**Outdated by today's standards:**

- Connection hardware is absent from the support posts at the front of the building which is not unusual for the age of the building. Installation of appropriate connection hardware should be considered for safety enhancement to minimize potential separation of the support posts during an earthquake.

Damage:

- Crack damage is visible to the concrete porch surface below the left side post. The condition makes the post unstable. We recommend correction using appropriate methods by a qualified state licensed concrete contractor.

EXTERIOR TRIM:**3.7 Trim:****Deterioration:**

- Deteriorated and peeling paint is visible at multiple locations. The condition is conducive to wood deterioration. We recommend correction using appropriate methods by a qualified state licensed painting contractor to preserve the wood trim.

Damage:

- Moisture related damage is visible to the wood at multiple roof eave locations. We

recommend correcting the cause of the damage and repairing the wood using appropriate methods. We also recommend further evaluation by a qualified state licensed Structural Pest Control Operator to determine if any wood decay and / or pest related damage exists.

Damage:

- Moisture related damage is visible to the wood at multiple window locations. We recommend correcting the cause of the damage and repairing the wood using appropriate methods. We also recommend further evaluation by a qualified state licensed Structural Pest Control Operator to determine if any wood decay and / or pest related damage exists.

FIREPLACE

FIREPLACE:

4.2 General observations / recommendations:

Note:

- There are portions of the 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 arrestor / rain cap:

Safety concerns:

- A spark arrestor / rain cap assembly is absent. Installation of an appropriate spark arrestor / rain cap assembly is recommended to prevent sparks from exiting the flue and to prevent moisture intrusion into the flue.

4.4 Chimney flue:

Note:

- The flue is 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.

Damage / Safety concerns:

- Crack damage is visible to the top course of flue liner. A cracked liner poses a risk of fire hazard from heat transfer. Offset joints are also visible between the courses of flue liner material. Any gaps in the joints poses a potential risk of fire hazard from heat transfer. We

recommend further evaluation / correction using appropriate methods by a qualified chimney specialist.

4.5 Fireplace:

Safety concerns:

- A fireplace safety screen is absent. Installation of an appropriate fireplace safety screen is recommended.

4.6 Flue damper:

Defects:

- The damper is stuck in the open position. We recommend correction using appropriate methods by a qualified chimney specialist.

FOUNDATION

RAISED FOUNDATION:

5.3 Footing stem walls:

Note:

- Randomly oriented cracks are visible at various locations which is not uncommon for the age of the building. Determining the cause is beyond the scope of this inspection. Monitoring is recommended as future repair may be needed.

Damage / Deterioration:

- Efflorescence (a white powdery substance) is visible on the concrete stem walls at multiple locations. The condition is a result of moisture infiltration from the exterior which can deteriorate the concrete. Correction of the site drainage adjacent the foundation is recommended to prevent future moisture infiltration.

5.4 Floor framing:

Note:

- Moisture related stains are visible at multiple locations. We recommend further evaluation by a qualified state licensed Structural Pest Control Operator to determine if any wood decay and / or wood destroying organism damage exists.

Damage:

- Damage is visible to the wood framing at multiple locations. The damage may be pest related. We recommend further evaluation by a qualified state licensed Structural Pest Control Operator.

Outdated by today's standards:

- Connection hardware is not provided at the piers, posts, girders, etc. which is not uncommon for the age of the building. Installation of appropriate connection hardware should be considered for safety enhancement to help minimize the potential for separation of the posts during an earthquake.

5.5 Ventilation:

Damage:

- Damaged screens are visible at multiple vent openings. The condition is conducive to animal / insect / vermin intrusion into the building. Replacement of the damaged screens with an appropriate screen material is recommended.

5.6 Insulation:

Note:

- Floor insulation is absent. Installation of an appropriate insulation system should be considered to help control thermal loss from the interior living space.

5.7 General sub area observations / recommendations:

Note:

- Cellulose debris (wood scraps etc.) is visible on the ground at multiple locations. Removal is recommended. We also recommend further evaluation by a qualified state licensed Structural Pest Control Operator to determine if any wood destroying organism conditions exist as a result.

Defects:

- Earth moisture is visible at the front portion of the sub area. Likely caused by poor drainage conditions adjacent the building. Correction of the site drainage adjacent the foundation is recommended to prevent future moisture infiltration.

ROOF & ATTIC

ROOF:

6.2 Shingle roofing:

Defects:

- A satellite dish mount is bolted through the roof material. The condition is conducive to roof leakage and subsequent damage. We recommend correction using appropriate methods by a qualified state licensed roofing contractor.

6.3 Modified bitumen roofing:

Deterioration:

- The material is at the end of its service life due to significant granule loss which exposes the fiberglass mat. Replacement of the roof material is likely needed. We recommend further evaluation / correction using appropriate methods by a qualified state licensed roofing contractor.

Defects:

- A satellite dish mount is bolted through the roof material. The condition is conducive to roof leakage and subsequent damage. We recommend correction using appropriate methods by a qualified state licensed roofing contractor.

6.4 Flashings:

Defects:

- A storm collar is absent where the water heater vent pipe transitions through the flashing. The condition is conducive to moisture intrusion and subsequent damage. We recommend correction using appropriate methods by a qualified state licensed roofing contractor.

Defects:

- Chimney flashing is improperly installed as it is face mounted with mastic seal instead of using reglet flashing. The condition is conducive to moisture intrusion and subsequent damage. We recommend correction using appropriate methods by a qualified state licensed roofing contractor.

6.5 Skylight:**Deterioration:**

- Deteriorated sealant is visible at the dome to frame interface. The condition is conducive to moisture intrusion and subsequent damage. We recommend correction using appropriate methods by a qualified state licensed roofing contractor.

GUTTERS & DOWNSPOUTS:**6.7 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 Roof framing:****Note:**

- Moisture related stains are visible at multiple locations. The condition indicates a history of roof leakage. Determining if active roof leakage exists is beyond the scope of this inspection. Further evaluation by a qualified state licensed roofing contractor is recommended.

6.10 Insulation:**Outdated by today's standards:**

- The thickness of the existing insulation is poor by today's construction standards. The condition is conducive to thermal loss from the interior living space. Installation of additional insulation should be considered.

PLUMBING**WATER SUPPLY SYSTEM:****7.2 Pressure regulator:****Note:**

- A pressure regulator is not installed on the main line. Installation of an appropriate pressure regulator by a qualified state licensed plumbing contractor should be considered to prevent any adverse overpressure conditions.

7.4 Branch supply piping:

Defects:

- Support strapping is absent from multiple pipes at the foundation sub area. The condition is conducive to pipe damage and subsequent leakage. We recommend correction using appropriate methods by a qualified state licensed plumbing contractor.

7.5 Exterior hose faucets:

Safety concerns:

- Backflow prevention devices are absent from multiple 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.

DRAIN, WASTE & VENT SYSTEM:

7.7 General observations / recommendations:

Note:

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

7.9 Piping:

Note:

- Any original piping is likely near the end of its service life as portions have been replaced with ABS piping. Determining the remaining service life is beyond the scope of this inspection. Further evaluation by a qualified state licensed plumbing contractor is recommended.

Damage:

- Significant corrosion damage caused by leakage is visible on portions of the piping at the foundation sub area. Replacement of any damaged piping by a qualified state licensed plumbing contractor is recommended.

Defects:

- Leakage is visible from piping at the foundation sub area. We recommend correction using appropriate methods by a qualified state licensed plumbing contractor.

WATER HEATER:

7.11 Vent piping:

Safety concerns:

- The vent pipe was not replaced when this water heater was installed. 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.

7.12 Closet:

Damage:

- Wall cladding is broken out at multiple locations within the closet. We recommend correction using appropriate methods.

Damage:

- Moisture related damage is visible to the wall cladding within the closet. Determining if any active leakage exists is beyond the scope of this inspection. We recommend correction using appropriate methods.

FUEL GAS SYSTEM:

7.14 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.

7.15 Automatic gas shut off valve:

Note:

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

7.16 Branch supply piping:

Deterioration:

- Corrosion related deterioration is visible on piping at property owners side of the meter. Corrosion is conducive to pipe failure and subsequent gas leakage. We recommend further evaluation / correction using appropriate methods by a qualified state licensed plumbing contractor.

HEATING - COOLING

HEATING:

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 the system at this time.

8.3 Normal user controls:

Defects:

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

8.4 Fuel gas shut off valve & connector piping:**Safety concerns:**

- There is no sediment trap at the gas line supplying the 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 state licensed 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:**

- Please be aware that the existing transite pipe may contain asbestos. 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.

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 state licensed Warm-Air Heating, Ventilating and Air-Conditioning contractor should be considered.

Safety concerns:

- The return air plenum is located below the closet door which is not acceptable by today's construction standards. Hazardous products of combustion air can be drawn from within the closet and into the air distribution system as a result, therefore a carbon monoxide poisoning hazard exists. We recommend correction using appropriate methods by a qualified state licensed Warm-Air Heating, Ventilating and Air-Conditioning contractor.

Safety concerns:

- Vermin droppings are visible on the duct insulation at multiple locations. The condition poses an adverse health hazard to people from contamination. Replacement of any contaminated ducting by a qualified state licensed Warm-Air Heating, Ventilating and Air-Conditioning

contractor is recommended. Determining active vermin infestation is beyond the scope of this inspection. We recommend further evaluation by a qualified state licensed Pest Control Operator.

COOLING:

8.8 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 the system at this time.

8.9 Normal user controls:

Defects:

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

8.10 Refrigerant line set:

Safety concerns:

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

Defects:

- The opening where the line set transitions into the exterior wall chase lacks a sealing method to prevent insect / vermin intrusion into the building. We recommend correction using appropriate methods.

ELECTRICAL

SERVICE:

9.2 General observations / recommendations:

Note:

- Multiple material defects exist including but not limited to the components referenced in the following sub sections. We recommend further evaluation of this system / cost estimate for corrections by a qualified state licensed electrical contractor.

9.3 Grounding electrode system:

Safety concerns:

- There is no readily accessible bonding of the water supply piping, fuel gas piping, etc., to the grounding electrode system to protect people from electrical shock hazards in the event the pipes become energized. We recommend correction using appropriate methods by a qualified state licensed electrical contractor.

Safety concerns:

- The mushroomed head on the ground rod could indicate the rod has been cut, therefore the rod may not be of sufficient length to function as intended. The condition poses a potential electrical shock hazard. Further evaluation by a qualified state licensed electrical contractor is recommended.

Safety concerns:

- The grounding electrode conductor termination clamp is loose on the ground rod, therefore may not function as intended. The condition poses an electrical shock hazard. We recommend correction using appropriate methods by a qualified state licensed electrical contractor.

BRANCH CIRCUIT WIRING TYPE:***9.5 General observations / recommendations:*****Outdated by today's standards / Safety concerns:**

- 2 wire branch circuits exist. 2 wire circuits do not have equipment grounding conductors to protect people from electrical shock hazards. Upgrading the wiring to current construction standards should be considered for safety enhancement. We recommend further evaluation / cost estimate for corrections by a qualified state licensed electrical contractor.

MAIN SERVICE PANEL:***9.7 Panel components:*****Safety concerns:**

- There are circuit breakers that are not listed for use in the panel per the listing attached to the panel. Incompatible breakers do not offer safe overcurrent protection, therefore an electrical shock and risk of fire hazard exists. Determining the compatibility of the circuit breakers beyond what is listed on the panel is beyond the scope of this inspection. We recommend correction using appropriate methods by a qualified state licensed electrical contractor.

Safety concerns:

- Circuit breaker location labeling is not legible. We recommend that each breaker be properly labeled to allow persons to identify them for safe operation when and if necessary. We recommend correction using appropriate methods by a qualified state licensed electrical contractor.

Safety concerns:

- The hinges on the weather cover are not functional as the cover does not stay attached to the panel when opened. We recommend correction using appropriate methods by a qualified state licensed 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 state licensed electrical contractor should be considered for safety enhancement.

9.9 Receptacle outlets:

Outdated by today's standards / Safety concerns:

- The existing 2 hole receptacles do not have an equipment grounding conductor attached to the receptacles. The function of an equipment grounding conductor is to protect people from electric shock hazards. Upgrading those receptacles to current construction standards by a qualified state licensed electrical contractor should be considered for safety enhancement.

Outdated by today's standards / Safety concerns:

- Outlets at the interior walls and kitchen counter are spaced too far apart by today's construction standards. Installation of additional outlets at appropriate locations by a qualified state licensed electrical contractor 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 state licensed electrical contractor should be considered for safety enhancement.

Defects:

- Switched duplex receptacles are improperly installed as the switch controls both the top and bottom receptacles on the outlets. A switched receptacle allows you to control one outlet with a switch while the other half remains permanently powered for other uses. We recommend correction using appropriate methods by a qualified state licensed electrical contractor.

Safety concerns:

- Multiple receptacles did not test as being grounded to protect people from electrical shock hazards. We recommend correction using appropriate methods by a qualified state licensed electrical contractor.

Safety concerns:

- A dedicated circuit is not installed for the wall mount air conditioner. Circuit overload can occur as a result. We recommend correction using appropriate methods by a qualified state licensed electrical contractor.

Safety concerns:

- Receptacles are not labeled as weather resistant at the exterior outlets. The condition poses a potential electrical shock hazard. Replacement with weather resistant type receptacles by a qualified state licensed electrical contractor is recommended.

Safety concerns:

- Receptacles are not protected by a Ground Fault Circuit Interrupter (GFCI) at the bathrooms, garage interior, laundry area, kitchen counters, and kitchen appliances. 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 state licensed electrical contractor.

Safety concerns:

- Protection covers are absent from multiple outlets. The condition exposes the energized receptacle components, therefore an electrical shock hazard exists. Replacement of any absent protection covers is recommended.

9.10 Lighting:**Defects:**

- A light fixture is not functional at the patio enclosure exterior fixture. The cause is not determined. We recommend further evaluation / correction using appropriate methods by a qualified state licensed electrical contractor.

Safety concerns:

- Switches are not installed for the wall fixtures at the dining area. We recommend correction using appropriate methods by a qualified state licensed electrical contractor.

Defects:

- Multiple light fixtures are not functional at the family room. The cause is not determined. We recommend further evaluation / correction using appropriate methods by a qualified state licensed electrical contractor.

Safety concerns:

- A pendant fixture is installed too close to the shower at the hallway bathroom. The condition poses an electrical shock hazard. We recommend correction using appropriate methods by a qualified state licensed electrical contractor.

Safety concerns:

- Bulb protection globe is absent from a fixture within the primary bedroom closet. Installation of an appropriate replacement globe is recommended. Caution, the bulb needs to be rated for the fixture and for installation within a globe. Refer to the listing on the fixture for the types of bulbs that can be used.

9.11 Conduit:**Defects:**

- Securing straps are absent from multiple conduit as viewed at the foundation sub area. We recommend correction using appropriate methods by a qualified state licensed electrical contractor.

INTERIORMAIN ENTRY DOOR:*10.2 Primary door:***Defects:**

- A gap is visible at the bottom of the door when closed. We recommend correction using appropriate methods.

*10.3 Doorbell:***Defects:**

- The chime did not respond to the normal user control. We recommend correction using appropriate methods by a qualified state licensed electrical contractor.

EXTERIOR DOORS:*10.5 Primary doors:***Damage:**

- Damage is visible to the wood. The damage may be pest related. We recommend further evaluation by a qualified state licensed Structural Pest Control Operator.

WINDOWS:*10.9 Windows:***Damage:**

- A damaged latch and disengaged sash balance is visible at the kitchen window. We recommend correction using appropriate methods by a qualified window specialist.

Safety concerns:

- The family room fixed window is within 18" of the floor and has more than 9 sq. ft. of glass. The glass does not appear to be safety glazing as there is no visible etching listing the glass as such. The purpose of safety glazing is to reduce the risk of injury in the event of broken glass. We recommend correction using appropriate methods by a qualified window specialist.

Outdated by today's standards / Safety concerns:

- The left front bedroom windows do not meet today's construction standards for emergency escape & rescue as the sills are not located within 44" from the floor and the diameter of the openings are too small. Upgrades to current construction standards should be considered for safety enhancement.

Outdated by today's standards / Safety concerns:

- The right front bedroom window does not meet today's construction standards for emergency escape & rescue as the sill is not located within 44" from the floor. Upgrades to current construction standards should be considered for safety enhancement.

Outdated by today's standards / Safety concerns:

- The primary bedroom windows do not meet current construction standards for emergency

escape & rescue as the diameter of the openings are too small. Correction with an installation that meets current construction standards should be considered for safety enhancement.

WALL CLADDINGS:

10.11 Wall cladding:

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.

Damage:

- Moisture related stains are visible on the wall claddings below the family room windows. 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.

CEILING CLADDINGS:

10.13 Ceiling cladding:

Note:

- Determining if the acoustic spray contains asbestos is beyond the scope of this inspection. If so, any removal 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.

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.

FLOORING:

10.15 Carpet:

Damage:

- Crush damage from furniture is visible to the carpet at multiple locations. Loose carpet is also visible. Replacement may be needed.

10.16 Tile flooring:

Damage:

- Loose tiles are visible at multiple locations. We recommend correction using appropriate methods by a qualified state licensed tile contractor.

Safety concerns:

- Uneven joints are visible at the kitchen area. The condition poses a trip hazard. We recommend correction using appropriate methods by a qualified state licensed tile contractor.

Damage:

- Damaged / loose trim is visible at the primary bedroom bathroom floor to shower interface. We recommend correction using appropriate methods by a qualified state licensed tile contractor.

SMOKE ALARMS & CARBON MONOXIDE ALARMS:***10.18 Smoke alarms:*****Safety concerns:**

- Smoke alarms are absent. 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.

10.19 Carbon monoxide alarms:**Safety concerns:**

- Carbon monoxide alarms are absent. Operational carbon monoxide alarms of approved type that meet today's state safety standards should be installed at areas in the immediate vicinity outside the bedrooms / sleeping rooms and on every level including basements in dwelling units that have fuel-fired appliances and / or attached garages. We recommend correction using appropriate methods.

PRIMARY PARKING STRUCTURE**GARAGE:*****11.2 Concrete slab floor:*****Damage:**

- Significant deterioration is visible to the concrete. The cause is not determined. Replacement may be needed. We recommend further evaluation / correction using appropriate methods by a qualified state licensed concrete contractor.

11.3 Ventilation:**Safety concerns:**

- The vents are blocked. The purpose of static ventilation is to reduce the risk of carbon monoxide hazards within the garage. We recommend removing the material that blocks the vents.

11.4 Interior walls & ceilings:**Damage:**

- Moisture related damage is visible to the wall cladding as a result of moisture intrusion from

the exterior. We recommend correction using appropriate methods.

Safety concerns:

- Multiple holes / openings are visible in the fire separation cladding. The condition is a breach of the fire separation. We recommend correction using appropriate methods to prevent flame spread in the event of fire.

11.5 Garage door:

Outdated by today's standards:

- Auto opener: An emergency battery backup is not installed on the auto opener. 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 opener with a type that meets current state safety standards for garage door openers should be considered for safety enhancement.

Safety concerns:

- Auto opener: An extension cord is used as permanent wiring to the auto opener which is an improper installation. There should be a receptacle outlet installed within reach of the factory installed appliance cord. We recommend correction using appropriate methods by a qualified state licensed electrical contractor.

Safety concerns:

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

Safety concerns:

- Auto opener: Caution, spring warning labeling is absent at the torsion bar. Any replacement / repair / adjustment should be performed by a qualified garage door specialist only. We recommend correction using appropriate methods by a garage door specialist.

Defects:

- Auto opener: The chain on the drive arm is loose. We recommend correction using appropriate methods by a garage door specialist.

KITCHEN - LAUNDRY

KITCHEN:

12.2 Cabinets:

Damage / Safety concerns:

- Moisture related damage is visible to the wall and floor within the sink base cabinet. We recommend correction using appropriate methods. An undetermined black substance is also 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:

Defects:

- Faucet fixture: The fixture mount is loose. Leakage into the base cabinet occurred. We recommend correction using appropriate methods by a qualified state licensed plumbing contractor.

Defects:

- Faucet fixture: The spray control is not functional. We recommend correction using appropriate methods by a qualified state licensed plumbing contractor.

12.5 Cooking appliances:

Safety concerns:

- An anti tip device is absent. We recommend correction using appropriate methods. See warning label on oven door. Refer to the manufacturers installation manual for instructions.

Safety concerns:

- The appliance rests on loose boards, therefore subject to tipping. We recommend correction using appropriate methods.

12.6 Cooktop ventilation:

Damage:

- Exhaust duct: The exhaust duct is separated, therefore not functional, within the cabinet above the appliance. We recommend correction using appropriate methods.

12.7 Dishwasher:

Defects:

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

Damage:

- Crack damage is visible to the plastic door grab. Replacement may be needed.

12.8 Counter mountain blender:

Defects:

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

LAUNDRY:

12.11 Dryer exhaust vent:

Safety concerns:

- The dryer vent terminates into the foundation sub area which is improper. The vent should terminate to the exterior through an approved termination hood. We recommend correction using appropriate methods.

12.12 Sink:

Damage:

- Crack damage is visible to the basin. Leakage occurred. We recommend correction using appropriate methods by a qualified state licensed plumbing contractor.

Defects:

- Faucet fixture: Leakage occurred from the faucet valves. We recommend correction using appropriate methods by a qualified state licensed plumbing contractor.

Damage:

- Drain: Corrosion damage caused by leakage is visible on the piping. We recommend correction using appropriate methods by a qualified state licensed plumbing contractor.

BATHROOMS

HALLWAY BATHROOM:

13.2 Toilet:

Defects:

- Base sealant is absent at the floor. The toilet mount can loosen resulting in leakage and subsequent damage. The toilet mount is loose. We recommend correction using appropriate methods by a qualified state licensed plumbing contractor.

13.3 Sink:

Defects:

- Faucet fixture: Low cold water flow occurred. We recommend correction using appropriate methods by a qualified state licensed plumbing contractor.

13.5 Ventilation:

Note:

- An exhaust fan is not installed. Installation should be considered to help ventilate the bathroom.

PRIMARY BEDROOM BATHROOM:

13.11 Ventilation:

Note:

- An exhaust fan is not installed. Installation should be considered to help ventilate the bathroom.

Defects:

- The static ceiling vent in the shower stall terminates within the attic which is improper. The duct should terminate to the exterior through an appropriate termination hood. We recommend correction using appropriate methods.

13.12 Shower:

Note:

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

Defects:

- Faucet fixture: Low cold water flow occurred. We recommend correction using appropriate methods by a qualified state licensed plumbing contractor.

Safety concerns:

- Faucet fixture: The faucet is a manual mixing type, therefore a scalding hazard exists. The installation of a pressure balance / thermostatic control type faucet should be considered for safety enhancement.

Safety concerns:

- Enclosure: The glass in the shower door does not appear to be safety glazing as there is no visible etching listing the glass as such. The purpose of safety glazing is to reduce the risk of injury in the event of broken glass. Replacement with approved safety glazing is recommended.