Summary of Inspector's Major Findings

LOCATED AT:
22587 Waterbury St
Woodland Hills, CA 91364

PREPARED EXCLUSIVELY FOR:
Susan Drews

INSPECTED ON:
Wednesday, October 15, 2025

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FIT Property inspectors
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CERTIFIED CREIA INSPECTOR

PROPERTY INSPECTORS
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Summary of Inspector's Major Findings

This is a summary review of the inspectors' MAJOR findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist.

In listing these items, your inspector is not offering any opinion as to who among the parties to this transaction should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

This is not a complete list of deficiencies of the property. Please refer to the whole written report below for ALL deficiencies.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

CR = Correction Recommended

SC = Safety Concerns: Conditions noted that may pose a hazard to humans, the building or both. These conditions warrant the further evaluation and corrections by a specialist in the appropriate trade.

FE = Further Evaluation: Conditions noted that warrant further evaluation by specialists in the appropriate trades.

RU = -- type the description here for the new severity level --

FOUNDATION/UNDER-FLOOR AREA FOUNDATION OBSERVATIONS

CR FE **s-14:** Access to the slab is limited as it is covered with finish flooring, vegetation etc. in most cases. We did check the accessible and viewable portions of the slab and one or more cracks were observed. Cracks are normally caused by movement I'm surrounding soil which Crack are caused by soil conditions, negative grading and/or drainage conditions. It can also be caused by construction deficiencies during the building process. We recommend further evaluation and corrections by a specialist in the appropriate trade.

CR FE **s-15:** There was a condition known as efflorescence on portions of the slab. This is a white deposit left when moisture evaporates. It indicates that the foundation is experiencing wet and dry cycles. We recommend improvement of the exterior grading, exterior/landscape drainage, planters, landscaping, gutter and gutter downspouts as needed to correct this condition. This condition can cause settlement and deterioration of the foundation. This could also be caused by a high water table. We recommend further evaluation and corrections by a specialist in the appropriate trade.

CR FE **s-16:** There is rebar or other metal foundation components that are exposed causing it to rust and flake the concrete. We recommend this be corrected by a specialist in the appropriate trade.

ATTIC ROOF STRUCTURE - SHEATHING

CR FE **s-24:** The wood sheathing in the attic space appears newer but shows signs of water staining and/or water damage. This sheathing likely was installed during the most recent roof replacement, and the observed staining is consistent with potential water intrusion from the roof system. We recommend further evaluation and corrections by a specialist in the appropriate trade.

ATTIC ATTIC INSULATION - ATTIC INSULATION

RU **s-26:** The insulation has been heavily compressed. This condition lowers the insulation value. We recommend this be upgraded by a specialist in the appropriate trade.

CR **s-27:** Some of the fiberglass batt insulation pieces are out of place or missing. This will cause energy loss and increase heating and cooling cost. It is recommend this be corrected by a specialist in the appropriate trade.


CR **s-28:** The insulation is deteriorated, which can lead to heat and energy loss. We recommend having it evaluated and upgraded by a qualified insulation specialist or contractor.


EXTERIOR & GROUNDS TOPOGRAPHY

FE **s-31:** General lot topography: Hillside

Based on the home being on a hillside and/or conditions observed, Recommend a soils geologist be consulted to determine the integrity of the soil of the property.

EXTERIOR & GROUNDS DOOR & WINDOW CONDITIONS GLAZING

CR **s-40:** There is stains and/or moisture between the panes of glass of several and/or other sign of window seal failure in several windows. It is recommend this be corrected by a specialist in the appropriate trade.

Noted: Below are some of the window companies that offer lifetime warranties on their window seals and hardware.

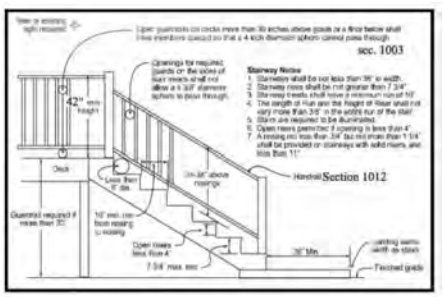
• Andersen Windows Offers a limited lifetime warranty on glass, but hardware and components typically have shorter coverage.
• Pella Windows Limited lifetime warranty on glass and frame, with hardware warranties varying by product line.
• Simonton Windows Lifetime limited warranty on vinyl, hardware, and glass for original homeowners.
• Amerimax Windows Limited lifetime warranty on frames, hardware, and seals.
• Anlin Windows True double lifetime warranty covering parts, glass, and hardware, including transferable coverage.
* Milguard - Lifetime warranty on glass and hardware for original buyer

It's always best to check the fine print, as warranties may have exclusions, transferability conditions, and prorated terms.

EXTERIOR & GROUNDS STAIRWAYS & GUARDRAILS

SC CR **s-41:** The guardrails were corroded and failing at one or more areas. We recommend this be corrected by a specialist in the appropriate trade.

SC CR **s-42:** California building standards require a guardrail be installed when when the walking surface is 30" or greater above floor or grade. We observed conditions that do not conform to this standard. We recommend this be corrected by a specialist in the appropriate trade.



EXTERIOR & GROUNDS EVES, FASCIA & SOFFITS FASCIA

CR FE **s-43:** There was moisture/termite type of damage on the fascia. We recommend further evaluation and corrections by a specialist in the appropriate trade.



EXTERIOR & GROUNDS FLASHING & TRIM FLASHING

CR **s-44:** There is one or more sections of exterior flashing that are slopped towards the structure. This condition is conducive to moisture intrusion, damage and deterioration. Recommend this be corrected by a specialist in the appropriate trade.

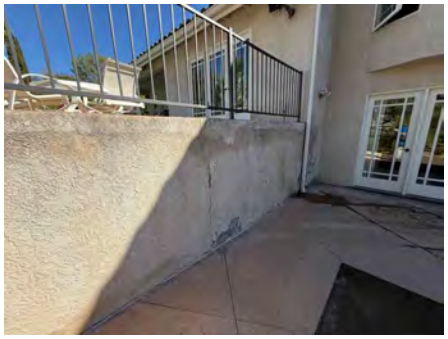

EXTERIOR & GROUNDS FENCING & GATES - GATES

SC CR **s-46:** All gates that provide access to the the pool, spa, lake, pond, river and/or ocean should swing OUT, be self-closing, and self-latching. This is to prevent unauthorized children from trespassing into the pool area. This should be corrected. We recommend correcting the condition noted.

SC CR **s-47:** All gates that provide access the the pool, spa, lake, pond, river and/or ocean should be self-closing, and self-latching from a half open swing. This is to prevent children from trespassing. We recommend the corrections be performed by a specialist in the appropriate trade.

EXTERIOR & GROUNDS RETAINING WALLS

CR FE **s-49:** The retaining wall running front to back in the backyard, separating the two levels is cracked and water damaged. The drainage has also failed. Further evaluation and corrections by a specialist in the appropriate trade is recommended.

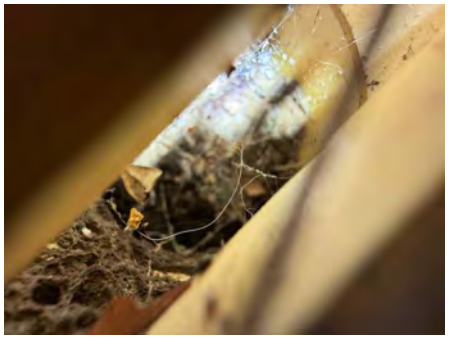

EXTERIOR & GROUNDS GRADING & DRAINAGE - GRADING

CR FE **s-50:** The dirt, soil and/or hardscape are sloped towards the structure in one or more areas. Soil, concrete etc. that is sloped towards the structure, which will cause water to accumulate at the base of the structure and in some cases cause water intrusion and foundation issues. Corrections like regrading, concrete jacking (lifting), adding drainage, adding roof,gutters, etc. are a few of the possible corrections used to correct negative grading. It is recommend this be addressed and corrected by a specialist in the appropriate trade.

CR FE **s-51:** The property is showing of erosion which is expected on a hillside property. We recommend further evaluation and corrections by a specialist in the appropriate trade.


EXTERIOR & GROUNDS GRADING & DRAINAGE - DRAINAGE

CR **s-55:** One or more of the surface water drainage lines had water, dirt, debris, etc. in the plumbing. Recommend the drainage line(s) be hydro-jetted by a specialist in the appropriate trade.



EXTERIOR & GROUNDS IMPROVEMENTS - DRIVEWAYS

CR **s-57:** Concrete can expand a half inch for every 10 feet due to thermal expansion. There is usually a mastic or tar fibrous board filling the void in between the garage slab and the driveway, this allows room for thermal expansion. The expansion joint filler material also limits water that can enter in between the driveway and the garage slab as this condition can create settlement or lifting of the driveway. This expansion joint filler was deteriorated/missing. We recommend this be corrected by a specialist in the appropriate trade.

SC CR FE **s-58:** The driveway has a height difference at the expansion joint and/or cracks. Either the driveway has lifted of the garage slab has settled. Uneven transitions may create trip hazards and can be indicative of negative soil conditions. Further evaluation and corrections by a specialist in the appropriate trade is recommended.

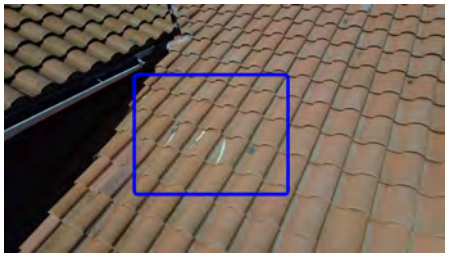
TILE ROOF COVERING SURFACE CONDITIONS - SURFACE

s-71: The tile roof is in serviceable condition, with exceptions noted below. Attention to the items listed, together with routine maintenance, will keep it functional and maximize its useful life.


TILE ROOF COVERING SURFACE CONDITIONS - PATCHING REPAIRS

FE **s-72:** The materials used to patch the roof differ in color and/or newer from the original roofing material. This is indicative of a roof that has had maintenance performed. We recommend inquiring with the owner and/or HOA in regard to the conditions noted


CR FE **s-73:** There is patching that is substandard and current future leakage is possible. We recommend repair or replacement to prevent leakage. We recommend the further evaluation and corrections by a specialist in the appropriate trade.

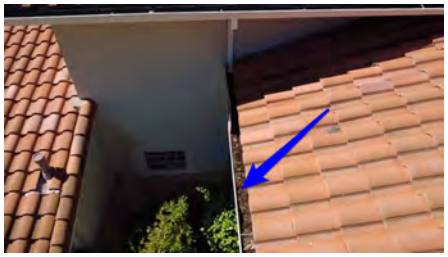


TILE ROOF COVERING CHIMNEYS /FLUES/CAPS - CHIMNEY AT ROOF

CR **s-75:** The spark arrester/cap is loose and out of place. We recommend correcting the condition noted.

TILE ROOF COVERING GUTTERS/DOWNSPOUTS GUTTERS

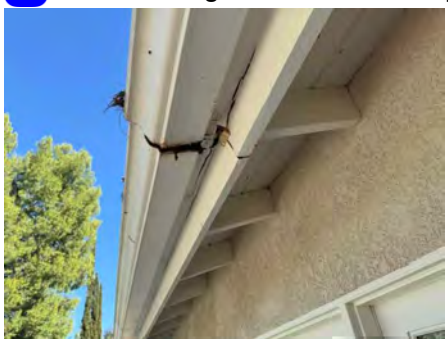
CR **s-77:** Debris, leaves, dirt, etc. was present in the gutters, which limited our visual inspection. Debris in gutters could be a sign they are not functioning properly or they simply have not been cleaned regularly. We recommend correcting the condition noted.

CR **s-78:** The gutters are not draining as they they are damaged, improperly sloped and/or clogged at the downspout. Recommend this be corrected by a specialist in the appropriate trade.



CR **s-79:** The gutters are severely deteriorated. Gutter replacement should be expected.



TILE ROOF COVERING MISCELLANEOUS OBSERVATIONS

FE **s-83:** The majority of the waterproofing of a roofing system comes from the underlayment. In the case the underlayment appears to be a #30 felt paper. This is the material underneath the roofing itself. According to manufacturers and installers, the expected service life of this type of roofing underlayment is approximately 25-50 years depending on the quality of installation and maintenance performed.

FE **s-84:** The roof has had repairs recently. We recommend supplying the buyer with the contact information of the contractor, permits, warranty information and other any other pertinent paperwork.

ELECTRICAL SYSTEM BASIC INFORMATION

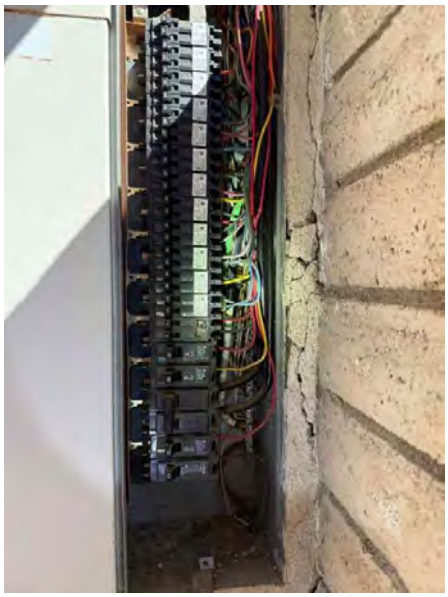
s-87: Capacity (available amperage): 200 amperes

ELECTRICAL SYSTEM ELECTRIC LOCATIONS METER & MAIN

s-90: The meter and main electrical service panel are outside on the left side of the building.

ELECTRICAL SYSTEM SERVICE MAIN CIRCUIT BREAKER MAIN PANEL

s-91: The main service panel is in serviceable condition with the exceptions listed.



SC CR **s-92:** The pointed screws installed in the electrical panel should be replaced with blunt end screws to minimize the chance of piercing a wire. We recommend this be corrected by a specialist in the appropriate trade.

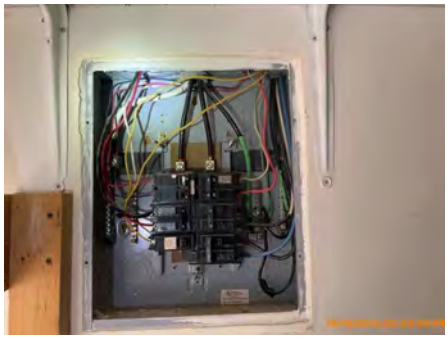
ELECTRICAL SYSTEM SERVICE MAIN SERVICE GROUNDING

CR FE **s-94:** The grounding clamp, conductor or conduit is buried in soil or encased in concrete. Proper termination of conductors could not be verified. Grounding termination locations should be accessible. It is recommend this be corrected by a specialist in the appropriate trade.

ELECTRICAL SYSTEM DISTRIBUTION BREAKER SUBPANEL

s-96: An additional distribution panel, subpanel or solar combiner panel is located garage.

s-97: The service subpanel(s) is in serviceable condition with the exceptions listed.



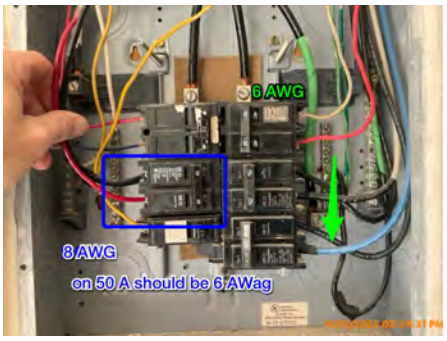
SC CR **s-98:** The pointed screws installed in the electrical subpanel should be replaced with blunt end screws to minimize the chance of piercing a wire. We recommend this be corrected by a specialist in the appropriate trade.

ELECTRICAL SYSTEM DISTRIBUTION SUBPANEL CIRCUITRY

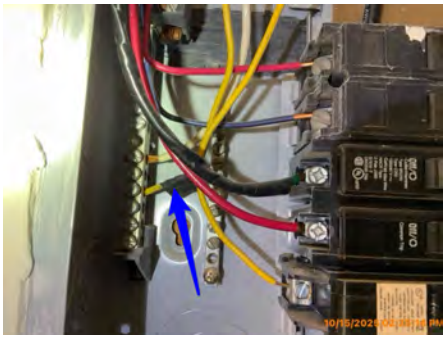
SC CR **s-99:** We found over-fusing in the subpanel, meaning breakers or fuses that are too large for their connected wires. This is a safety concern. We recommend this be corrected by a specialist in the appropriate trade.

TABLE 29	MIN. WIRE SIZE IRC 3603.1 & T3705.1 NEC 310.15			
Fuse or Breaker	Branch Circuits or Feeders AWG Wire Size[A]		Service Conductors AWG Wire Size[B]	
	Cu	Al	Cu	Al
15	14	12	n/a	n/a
20	12	10	n/a	n/a
30	10	8	n/a	n/a
40	8	6	n/a	n/a
50	6	4	n/a	n/a
60	6	4	n/a	n/a
70	4	3	n/a	n/a
80	3	2	n/a	n/a
90	3	1	n/a	n/a
100	2	1/0	4	2
110	2	1/0	3	1
125	1	1/0	2	1/0
150	1/0	2/0	1	2/0
175	2/0	3/0	1/0	3/0
200	3/0	4/0	2/0	4/0
225	4/0	250kcmil	3/0	250kcmil
400	500kcmil	700kcmil	400kcmil	600kcmil

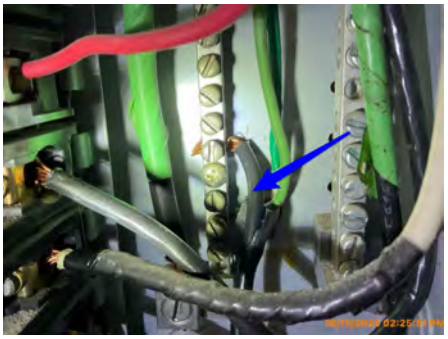
A. Branch circuit & feeder wire sizes are based on not more than 3 current-carrying conductors in a raceway or cable & w/o temperature corrections. Conductors 1 AWG & smaller or connected to breakers 100 amps or less are based on a 60°C ampacity. Larger conductors & breakers are based on 75°C.
B. Service conductors based on 75°C rating & 83% of ampacity per IRC 3603.1 & NEC 310.15(B)(7). Applies to 120/240 volt & 120/208 systems & to feeders that carry entire load of service.



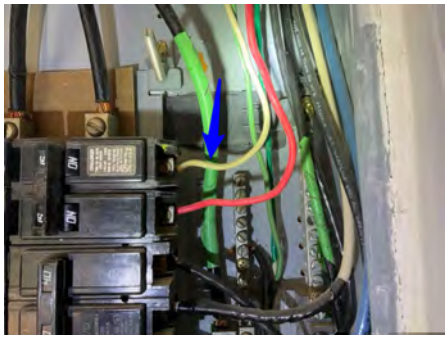
SC CR **s-100:** There was a conductor being used that was not the correct color for the application it was being used for. We recommend this be corrected by a specialist in the appropriate trade.



Should be white



Should be green



Should not be white

ELECTRICAL SYSTEM BRANCH WIRING WIRING

SC CR **s-105:** There were several open junction boxes. All wire splicing should be inside of a junction box. These along with any others found should be closed for safety and wire protection. We recommend this be corrected by a specialist in the appropriate trade.

SC CR **s-106:** Running splices, which are improper connections outside of a junction box, are used in several areas. All splices should be made with approved connectors inside a junction box to prevent accidental contact or mechanical damage. It is recommend this be corrected by a specialist in the appropriate trade.




ELECTRICAL SYSTEM OUTDOOR ELECTRICAL RECEPTACLES

SC RU **s-109:** GFCI protection was not found at all receptacles outside where this feature is now required. We recommend GFCI protection be installed at all outdoor receptacles as an upgrade.

PLUMBING SUPPLY WATER SHUT-OFF LOCATION

s-118: The domestic water supply main shut-off valve is located at the front of the structure.

PLUMBING SUPPLY WATER PRESSURE

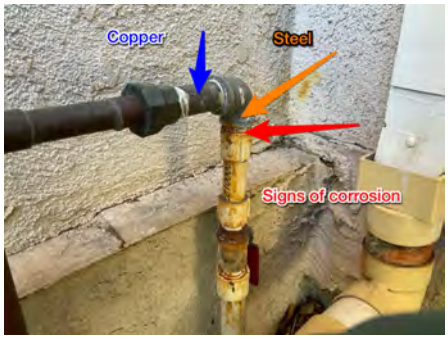
CR **s-125:** The system water pressures was 89 PSI, measured at the exterior bib, water heater or washer hook up. Normal/recommended is 40-75 PSI This can result in unnecessary leakage and damage of system valves, seats and washers. We recommend that the pressure reduction valve be adjusted or replaced.

PLUMBING SUPPLY REGULATOR

s-126: There is a water pressure regulator installed near water main shut-off and is functioning as intended.

PLUMBING SUPPLY EXTERIOR PLUMBING

CR **s-127:** Copper piping is contacting directly with galvanized piping. There should be a buffer in between the two materials. This configuration is not approved and can lead to premature deterioration of the plumbing. We recommend this be corrected by a specialist in the appropriate trade.



FE **s-128:** There was a possible active leak observed at the exterior plumbing. This is evident but the saturated ground and/or water run-off observed by our inspector during the inspection. We recommend further evaluation and corrections by a specialist in the appropriate trade.

CR **s-131:** There are sprinklers too close to the structure. This can cause saturation and deterioration of the building envelope and/or foundation, settlement of the foundation etc. We recommend these sprinklers be removed or drip lines be installed. We recommend this be corrected by a specialist in the appropriate trade.


PLUMBING GAS SYSTEM GAS METER & SHUT-OFF LOCATIONS

s-133: The gas meter is outside on the left side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.



PLUMBING GAS SYSTEM GAS METER COMMENTS

s-134: The gas meter was found in serviceable condition with seismic shut-off installed.

PLUMBING GAS SYSTEM GAS PIPING COMMENTS

SC CR **s-135:** The accessible and observed gas piping is severely corroded. We recommend the gas piping be primed and painted if possible, replacement may be needed. We recommend this be corrected by a specialist in the appropriate trade.


KITCHEN SURFACE CONDITIONS CABINETS

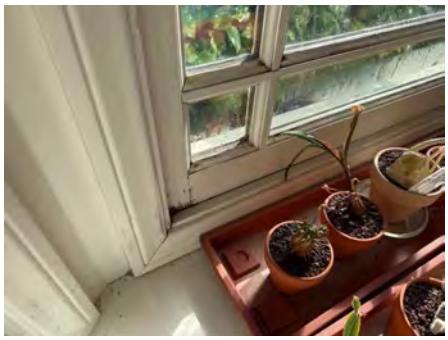
CR FE **s-141:** There was water stains and/or damage underneath the cabinets. These appear to be older. No active leak was observed during the inspection.

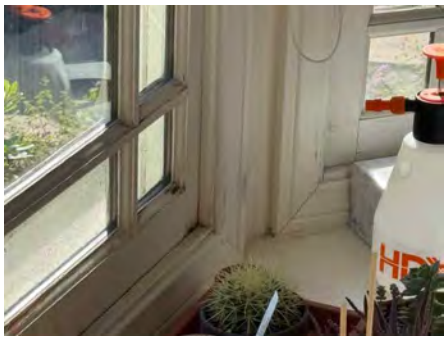
P-trap could leak again any anytime

P-trap could leak again any anytime

KITCHEN DOOR & WINDOW CONDITIONS WINDOWS

CR **s-145:** There is condensation, damage from condensation or others signs the hermetic seal(s) (thermal seals) has failed in one or more multi-pane windows in this area. We recommend this be corrected by a specialist in the appropriate trade.





CR **s-146:** There was water damaged observed around the window openings of one or more windows. We recommend the source of the water be found and corrections made. We recommend this be corrected by a specialist in the appropriate trade.

KITCHEN ELECTRICAL RECEPTACLES

SC RU **s-149:** Some or all of the countertop outlet(s) are not GFCI protected, which was typical for the time this home was built but doesn't meet current safety standards. For added protection, especially around water, upgrading to GFCI outlets is recommended. This should be done by a qualified electrician.

KITCHEN PLUMBING - FIXTURES

SC CR **s-152:** The hot/cold water is reversed on the kitchen faucet. We recommend this be corrected. Plumbing standards state hot water on a faucet should always be to the left or to the rear. We recommend this be corrected by a specialist in the appropriate trade.

KITCHEN PLUMBING - DRAIN TRAPS

CR **s-156:** The drain trap is damaged and has leaked. Recommend this be corrected by a specialist in the appropriate trade.

KITCHEN PLUMBING - SINK

CR **s-157:** The sink has separated from the counter. The supports are not proper or failing. This condition is conducive to moisture damage under the sink. We recommend this be corrected by a specialist in the appropriate trade.

KITCHEN OBSERVATIONS

CR FE **s-165:** There was an organic substance observed underneath the countertop, backside of sink. We recommend further evaluation and corrections by a specialist in the appropriate trade.

LAUNDRY AREA SURFACE CONDITIONS CABINETS

CR **s-170:** The cabinets are water damaged. We recommend correcting the condition noted.

LAUNDRY AREA SURFACE CONDITIONS COUNTERTOPS

CR **s-172:** The countertop is damaged. We recommend this be corrected by a specialist in the appropriate trade.

LAUNDRY AREA APPLIANCES DRYER VENT

SC CR **s-182:** The dryer vent is installed in a substandard manner. It extends past the exterior wall and is terminated at soil level which blocks the termination. We recommend correcting the condition noted.

LAUNDRY AREA NOTED GENERAL COMMENT

CR FE **s-184:** There was an organic like substance observed in this area. To determine what the possible organic substance it is would require lab testing. We recommend further evaluation and corrections by a specialist in the appropriate trade.

GARAGE SURFACE CONDITIONS - CEILINGS

CR FE **s-188:** The wood sheathing in the garage appears newer but shows signs of water staining and/or water damage. This sheathing likely was installed during the most recent roof replacement, and the observed staining is consistent with potential water intrusion from the roof system. We recommend further evaluation and corrections by a specialist in the appropriate trade.

CR FE **s-189:** There was water stains and/or water damage observed at the ceiling. We recommend finding the source of the water and correcting the condition noted. We recommend further evaluation and corrections by a specialist in the appropriate trade.



Water stains on newer seathimg

GARAGE SURFACE CONDITIONS - FLOOR

CR **s-190:** The concrete slab in the garage was Damaged and cracked with the cracks having variances in heights that . Further evaluation and corrections by a specialist in the appropriate trade is recommended.



GARAGE DOOR & WINDOW CONDITIONS - GARAGE DOORS

CR FE **s-193:** The garage door was water damaged. We recommend further evaluation by a specialist in the appropriate trade.

GARAGE DOOR & WINDOW CONDITIONS - GARAGE DOOR OPENER

CR FE **s-197:** The right side, smaller garage door opener failed to respond to normal operating controls. We recommend the opener and/or the controls be repaired or replaced. We recommend the further evaluation and corrections by a specialist in the appropriate trade.

GARAGE FIRE SAFETY FIRE DOOR

FE **s-198:** New standards call for the fire door to have a tag that verifies it's fire rating. We were unable to verify if the door is fire rated.

SC CR **s-199:** There was a gap at the bottom and/or side of the fire door. All four sides of the fire door should be sealed to keep out any potential flames, smoke or fumes. We recommend correcting the condition noted.

SC CR **s-200:** There was a prop open/kickstand device on the door. This should be removed for safety reasons. We recommend correcting the condition noted.

GARAGE ELECTRICAL RECEPTACLES

SC CR **s-203:** There is a damaged receptacle in this are. We recommend this be corrected by a specialist in the appropriate trade.

SC RU **s-204:** The garage outlet(s) are not GFCI protected, which was common at the time this home was built but doesn't meet current safety standards. For added protection, especially in potentially damp areas, upgrading to GFCI outlets is recommended. A qualified electrician should handle this work.

GARAGE NOTED - MISCELLANEOUS

FE **s-208:** Inspection of the built-in vacuum system is beyond the scope of this inspection and is not included in this report. Any comments or as a courtesy of the inspector.

POOL/SPA BASIC INFORMATION

s-212: Type: Pool only

POOL/SPA POOL SAFETY - POOL SAFETY INFORMATION

SC CR **s-215:** The Inspector is required to;
Whether the Home Inspector is inspecting the pool/spa or not, We are required to inform Client(s)/Owners on non-compliant SB 442 pool and/or spa drowning prevention devices presence as they exist at the time of the physical inspection for any vessel of water over 18" deep, for the sole purpose of identifying if a minimum 2 of 7 different types of drowning safety devices are present. This is conditional and only required on private, single family homes.

SB 442 is about protecting small children from drowning.

Paraphrased SB 422 Compliance List;
1. Pool/Spa isolation enclosure
2. Mesh fencing
3. Approved Safety Pool/Spa cover
4. Exit alarms on ALL Door with access to Pool/Spa
5. Door/Gates self closing, self latching devices
6. Pool/Spa water surface alarms
7. Other means of protection
For general industry standards: www.poolsafely.gov

The Inspector is not required to:
Determine if any Manufacturers' design or ASTM standards or testing is met or if any drowning prevention safety feature of a pool or spa is installed properly or is adequate or effective. Test or operate any drowning prevention safety feature. We recommend further evaluation of all components/devices and corrections by a specialist in an appropriate trade.

SC CR **s-216:** The pool safety fencing/devices appeared to have met the standards at the time of installation. The latest safety requirements/law(s) call for 2 separate forms of child safety fencing/gates/access points/cover and/or water movement devices to be "more" child proof. We recommend further evaluation and corrections by a specialist in an appropriate trade for child safety.

There are 0 out of 7 devices present at this property.

Note: This property does not conform with the new safety enclosure/component law/requirements. We recommend correcting the condition noted.

POOL/SPA SURFACES - VESSEL

CR **s-217:** The vessel finish has major damage throughout. We recommend this be corrected by a specialist in the appropriate trade.

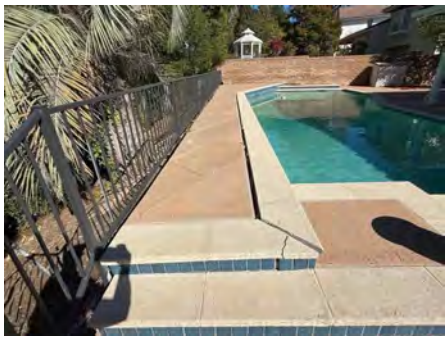
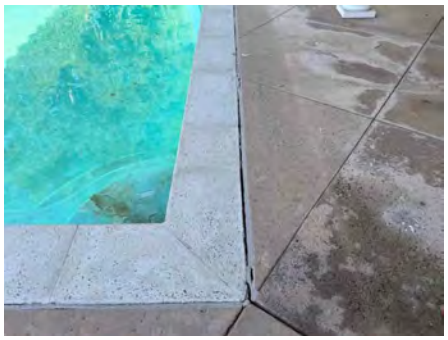
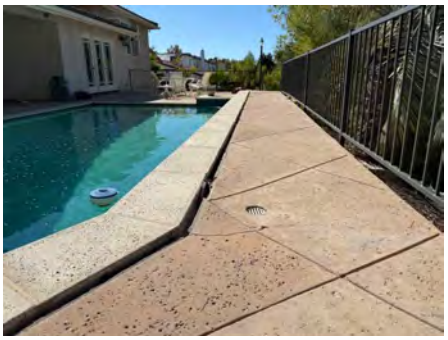
CR FE **s-218:** There are areas of the spa tile/stone that are not adhered well and/or missing. This is evident by the hollow sound made when they are tapped or by the missing tiles. This is a sign the tile in this area is failing. We recommend this be corrected by a specialist in the appropriate trade.

CR FE **s-219:** The water level at the tiles were different from one side of the pool to the other. This is indicative of a pool that has settled. In some cases this can be caused by a bad tile installation. We recommend further evaluation and corrections by a specialist in the appropriate trade.

Water at the bottom of the second tile

3 row of tiles above the water line

CR FE **s-220:** The flatwork is more evidence that there has been more than usual movement of the pool vessel. Further evaluation and corrections by a specialist in the appropriate trade is recommended.

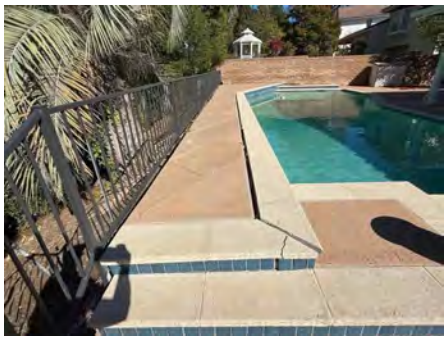




POOL/SPA SURFACES - COPING

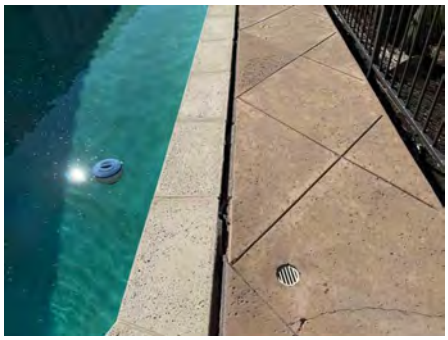
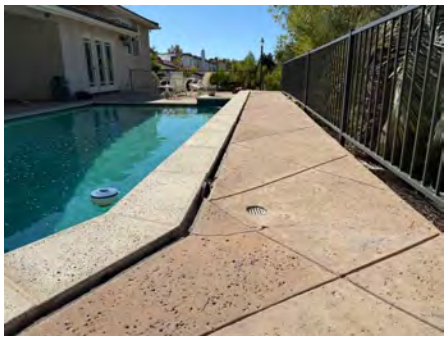
CR **s-221:** The coping is broken/cracked in paces. We recommend it be replaced or sealed to prevent water from getting behind pool. We recommend this be corrected by a specialist in the appropriate trade.

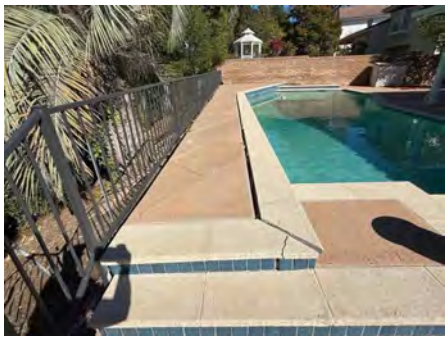
POOL/SPA SURFACES - FLATWORK

CR **s-222:** The pool flat work/decking and stairway and the pool has been cracked. We recommend the further evaluation and corrections by a specialist in the appropriate trade.

CR FE **s-223:** The back side of the pool deck has pulled away from the coping/bonding beam of the pool. This has opened up a several inch wide void.Further evaluation and corrections by a specialist in the appropriate trade is recommended..

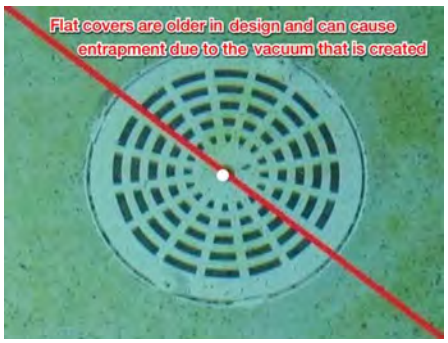





POOL/SPA PLUMBING - DRAIN COVERS

RU **s-225:** We recommend double drains be added the next time the pool is resurfaced. Double drains are the newer building standard which requires 2 bottom drains to further protect against vacuum entrapment.

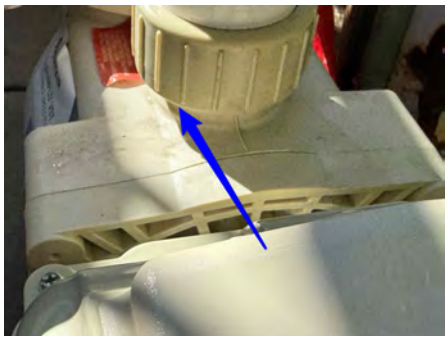
SC CR **s-226:** The drain cover(s) observed was the flat, older style covers that are considered unsafe due to the possibility of entrapment due to the vacuum it can create. We suggest upgrading to anti-vortex style drain covers for an increased margin of safety. We recommend the corrections be performed by a specialist in the appropriate trade.



POOL/SPA PLUMBING - GENERAL

CR **s-227:** It is recommended that plastic pool equipment plumbing be painted to avoid UV damage due to sun exposure. It is recommend this be corrected by a specialist in the appropriate trade.

CR **s-228:** There was a leak or leaks observed in the plumbing where it connects to the top of the pump. We recommend this be corrected by a specialist in the appropriate trade.



POOL/SPA OUTDOOR ELECTRICAL - TIMER

SC CR **s-229:** The water proof gaskets is deteriorated on the timer. This condition is conducive to moisture intrusion and deterioration of the wiring and timer. We recommend this be corrected by a specialist in the appropriate trade.

POOL/SPA OUTDOOR ELECTRICAL BONDING

SC CR **s-231:** The perimeter bonding wire (MAIN BONDING WIRE THAT ATTACHES TO THE POOL FOUNDATION STEEL REBAR) was not terminated. This condition will cause damage to the pool vessel and pool equipment. This is an also a life/safety concern. Recommend this be corrected immediately by a specialist in the appropriate trade.

POOL/SPA PUMP - PUMP

s-232: The pump(s) were serviceable at the time of the inspection with the exceptions below. The pumps were newer 'variable' speed models which save energy.

CR **s-233:** The pump or pumps were not secured to their base. It is suggested that the pump be adequately secured to the base it sits on. The reason is to protect the attached plumbing from breakage due to torque movement when the pump is turned on and off. It is recommend this be corrected by a specialist in the appropriate trade.

RU **s-234:** Excessive noise was observed while the pump was operating. This is an indication of excessive wear, especially of the bearings and the end of the pump's serviceable life. Replacement should be expected.

CR **s-236:** We observed a broken, filter basket at one or more pumps. We recommend the baskets be replaced so the units will work better and last longer. This should be corrected as soon as possible by a specialist in the appropriate trade, for example a pool contractor , who is competent, licensed, bonded and insured.

POOL/SPA FILTER - TYPE / DEFINITION

s-237: The filtration system employs diatomaceous earth to cleanse the water. Testing of the backflush mechanism is beyond the scope of this inspection.

Filter manufacturers 2023

POOL/SPA FILTER - FILTER

s-238: The filtration system appeared was serviceable at the time of inspection.

POOL/SPA HEATING - HEATER

RU **s-239:** There is no GAS spa/pool heater with the equipment. We recommend this be upgraded by a specialist in the appropriate trade.

SC CR **s-240:** The gas line should be capped until it is used. Recommend this be corrected by a specialist in the appropriate trade.

POOL/SPA MISCELLANEOUS - SKIMMER

CR **s-243:** The weir (gate) for the skimmer is water logged and not floating as high as it should. This can allow debris skimmed from the top to float out of the skimmer. We recommend correcting the condition noted.

POOL/SPA OBSERVATIONS

FE **s-244:** The water level has fluctuated, this is evident by the water lines on the tile. This could indicate a leak somewhere in the pool vessel, pool light recess or plumbing system. We recommend further evaluation and corrections by a specialist in the appropriate trade.

LEFT TANK & TANKLESS WATER HEATER BASIC INFORMATION

s-245: Location: In the garage

LEFT TANK & TANKLESS WATER HEATER EXPANSION TANK

CR **s-249:** There is no expansion tank on the water heater which was installed 2006 or after. Expansion tanks are a pressure safety device. It is recommend this be corrected by a specialist in the appropriate trade.

LEFT TANK & TANKLESS WATER HEATER GAS SUPPLY

CR **s-254:** The fuel piping does not include a 'T' extension to collect condensation and debris, as is considered good practice. When water heater was installed it was standard practice to install a drip leg. A 'drip leg' should be added to the gas piping just after the connector. It is recommend this be corrected by a specialist in the appropriate trade.

LEFT TANK & TANKLESS WATER HEATER VENTING

SC CR **s-256:** The water heater flue is not fastened properly. We recommend this be corrected by a specialist in the appropriate trade.

LEFT TANK & TANKLESS WATER HEATER OBSERVATIONS

s-261: Bradford White age chart.

s-262: Age: Estimated to be 4 years old

s-263: The average service life of a standard tank water heater is 12 years according to manufactures and installers.

DOWNSTAIRS FORCED HOT AIR HEATING SYSTEM BASIC INFORMATION

s-264: Furnace location: Attic

s-265: Energy source: Electricity

DOWNSTAIRS FORCED HOT AIR HEATING SYSTEM OBSERVATIONS

s-267: Estimated age: 31 years old

CR FE **s-268:** The heating system did not respond to normal operating controls. We recommend this be corrected by a specialist in the appropriate trade.

DOWNSTAIRS AIR CONDITIONING BASIC INFORMATION

s-269: Method of cooling: Gas compression

DOWNSTAIRS AIR CONDITIONING EQUIPMENT - CONDENSATE PAN

CR **s-275:** There is no condensate pan underneath the evaporator coil. Condensate pans catch any water coming off the unit, that could potentially damage finished materials below. Condensation 'catch' pans are especially important when the furnace is located in the attic. It possible that installation of an evaporator coil catch pan was not standard practice when this unit was installed. We recommend this be corrected by a specialist in the appropriate trade either way.

DOWNSTAIRS AIR CONDITIONING OBSERVATIONS

s-280: Estimated to be approximately 31 years old

s-281: The expected service life of an air conditioning unit is approximately 15 years give or take, according to manufacturer and maintenance professionals.

CR FE **s-282:** The cooling system did not respond to normal operating controls. We recommend this be corrected by a specialist in the appropriate trade.

DINING ROOM INTERIOR DOOR & WINDOW CONDITIONS DOORS

CR FE **s-287:** There is a door or doors in this room that are;is/are not square in the door frame. Based off of this and other conditions observed, it is our opinion that this was caused by building settlement. All structures settle and most settlement happens in the first couple years, We recommend this be corrected by a specialist in the appropriate trade.

LEVEL 1 BATHROOM BATHROOM(S) SURFACE CONDITIONS WALLS

CR FE **s-292:** The walls are water damaged. We recommend the source of the water be found and make repairs to that area. It is recommend this be corrected by a specialist in the appropriate trade.

RIGHT TANK & TANKLESS WATER HEATER BASIC INFORMATION

s-314: Location: In a hall closet

s-316: Capacity: 40 gallons

RIGHT TANK & TANKLESS WATER HEATER EXPANSION TANK

CR **s-317:** There is no expansion tank on the water heater which was installed 2006 or after. Expansion tanks are a pressure safety device. It is recommend this be corrected by a specialist in the appropriate trade.

RIGHT TANK & TANKLESS WATER HEATER T/P RELEASE VALVE

SC CR **s-319:** The temperature and pressure relief valve has piping that is too short. We recommend the piping terminate 6 inches or less from the ground. This is to prevent water burns in the event hot water is discharged from the temperature pressure relief valve. We recommend the installation of approved piping to an approved location. We recommend the corrections be performed by a specialist in the appropriate trade.

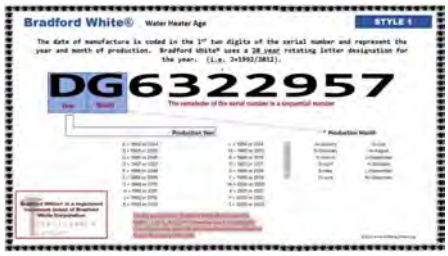
RIGHT TANK & TANKLESS WATER HEATER VENTING

SC CR **s-321:** The draft hood of the water heater vent is not sitting level, not inline and/or is not secured. This condition is conducive to carbon monoxide leakage. We recommend this be corrected by a specialist in the appropriate trade.

SC CR **s-322:** The water heater vent is installed too close to a combustible surface. We recommend this be corrected by a specialist in the appropriate trade.

RIGHT TANK & TANKLESS WATER HEATER OBSERVATIONS

s-325: Bradford White age chart.



Production Year Codes:

- L= 1994 or 2014
- M= 1995 or 2015
- N= 1996 or 2016
- P= 1997 or 2017
- S= 1998 or 2018
- T= 1999 or 2019
- W= 2000 or 2020
- X= 2001 or 2021
- Y= 2002 or 2022
- Z= 2003 or 2023

Production Year Codes:

- A= 1984 or 2004 or 2024
- B= 1985 or 2005 or 2025
- C= 1986 or 2006 or 2026
- D= 1987 or 2007 or 2027
- E= 1988 or 2008 or 2028
- F= 1989 or 2009 or 2029
- G= 1990 or 2010 or 2030
- H= 1991 or 2011
- J= 1992 or 2012
- K= 1993 or 2013

s-326: Age: Estimated to be 1 years old.

s-327: The average service life of a standard tank water heater is 12 years according to manufactures and installers.

UPSTAIRS FORCED HOT AIR HEATING SYSTEM DISTRIBUTION - DUCTS

CR **s-345:** Some of the ducting has been crushed or compressed. It is recommend this be corrected by a specialist in the appropriate trade.

UPSTAIRS FORCED HOT AIR HEATING SYSTEM DISTRIBUTION - DUCT INSULATION

CR **s-346:** The ductwork insulation is damaged/torn. We recommend this be corrected by a specialist in the appropriate trade.

UPSTAIRS AIR CONDITIONING BASIC INFORMATION

s-353: Method of cooling: Gas compression

s-356: 5 Ton

UPSTAIRS AIR CONDITIONING EQUIPMENT - CONDENSING UNIT

CR **s-359:** Most manufacturers call for at least 6 inches of clearance all side of all condensing units. This is to ensure the unit has plenty of ventilation so it will function properly. It is recommend this be corrected by a specialist in the appropriate trade.

UPSTAIRS AIR CONDITIONING EQUIPMENT - CONDENSATE PAN

CR **s-360:** There is no condensate pan underneath the evaporator coil. Condensate pans catch any water coming off the unit, that could potentially damage finished materials below. Condensation 'catch' pans are especially important when the furnace is located in the attic. It possible that installation of an evaporator coil catch pan was not standard practice when this unit was installed. We recommend this be corrected by a specialist in the appropriate trade either way.

UPSTAIRS AIR CONDITIONING OUTDOOR ELECTRICAL - HVAC DISCONNECT

SC CR **s-362:** The air conditioning condenser is 'over-fused' in the local disconnect and/or breaker panel. This means the fuse and/or breaker is larger than the manufacturer's recommended max amperage for unit and/or the conductors (wires) installed are too small for the breaker and/or fuses. We recommend this be corrected by a specialist in the appropriate trade.

UPSTAIRS AIR CONDITIONING OUTDOOR ELECTRICAL - ELECTRICAL

SC CR **s-363:** The conduit/wiring is loose and should be secured for safety and protection. We recommend this be corrected by a specialist in the appropriate trade.

UPSTAIRS AIR CONDITIONING OBSERVATIONS

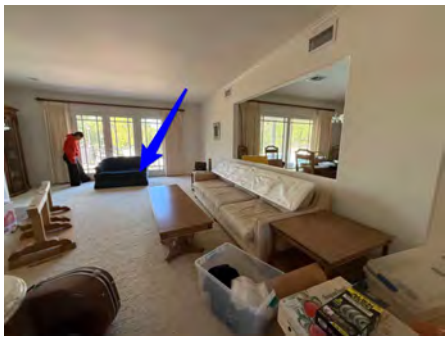
s-365: Estimated to be approximately 6 years old

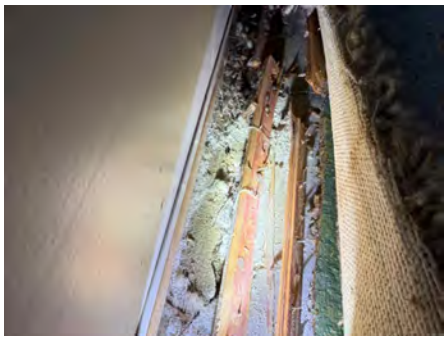
s-366: The system responded to normal operating controls and the temperature differential between supply and return air registers was within the normal range of 16 - 20 degrees.

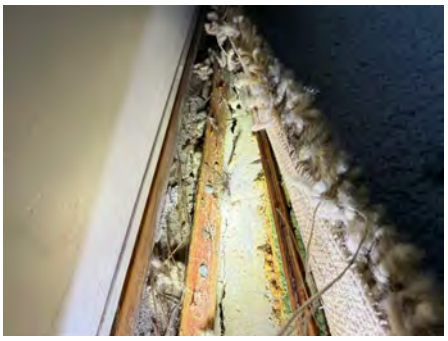
Note: supply was 45 degrees and return was 63 degrees after the unit operated for approximately of 20 mins.

LIVING ROOM INTERIOR SURFACE CONDITIONS FLOOR

CR FE **s-369:** The concrete slab is cracked at the back door. Further evaluation and corrections by a specialist in the appropriate trade is recommended.

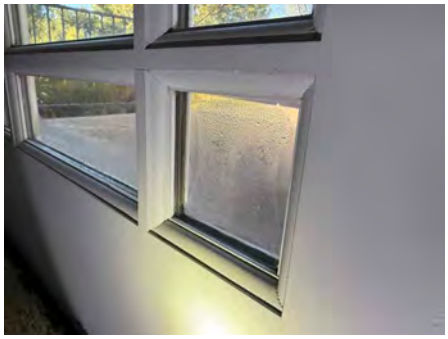






LIVING ROOM INTERIOR DOOR & WINDOW CONDITIONS DOORS

CR **s-370:** There is condensation between the panes of glass in the double pane lens in the door or the seal is bulging out. This indicates a failed seal. We recommend the lens assembly be replaced, which is the only method for correcting this deficiency.



CR FE **s-371:** There is water intrusion coming from the door(s) in this area. We recommend further evaluation and corrections by a specialist in the appropriate trade.


LIVING ROOM INTERIOR FIREPLACES & WOOD BURNING STOVES FIREPLACE

FE **s-375:** The NFPA (National Fire Protection Association) 211 standards state that upon a sale or transfer of property a level II camera inspection should be conducted on a fireplace and chimney. Please note that a change in burning habits can result in a fire loss or personal injury if the system does not meet or exceed the industry standards and/or manufacturers requirements. This means that a change in operation or use, such as property resale, is the time of higher risk. We suggest a level II inspection by an insured, qualified fireplace and chimney specialist.

SC CR FE **s-376:** There were one or more cracks and voids observed in the firebox and/or firebox throat. We recommend further evaluation and corrections by a specialist in the appropriate trade.



SC CR **s-377:** The fireplace/firebox has a very shallow throat. We recommend further evaluation by a specialist in the appropriate trade.

FIREPLACES & CHIMNEYS

Masonry Fireplaces — 18 IRC

- ☐ Footing min 12 in. thick & 6 in. beyond all sides — 1003.2
- ☐ Hearth (in firebox) min 4 in. thick, hearth extension min 2 in. thick — 1001.9.1&2
- ☐ Hearth extension min 16 in. deep & 8 in. to sides if opening < 6 sq. ft. — 1001.10
- ☐ Extension min 20 in. deep & 12 in. to sides if opening ≥ 6 sq. ft. — 1001.10
- ☐ Framing min 2 in. from sides & 4 in from back EXC — 1001.11
  - • Exterior wood OK if 12 in. from inside surface of firebox lining — 1001.11X3
  - • Direct contact OK on fireplace front if > 6 in. from opening — 1001.11X4
  - • Combustible material within 12 in. of opening limited to max 1/8 in. projection for each inch of clearance from opening — 1001.11X4
- ☐ Damper req'd min 8 in. above top of fireplace opening — 1001.7.1

Masonry Chimneys

- ☐ Reinforcement & anchoring req'd in SDC D — 1003.3&4
- ☐ Clearance to combustible framing min 2 in. EXC — 1003.18
  - • Exterior wood OK if 8 in. from interior of flue liner — 1003.18X3
- ☐ Noncombustible fireblocking req'd between framing & chimney — 1003.19
- ☐ Termination min 3 ft. above roof & 2 ft. above building within 10 ft. — 1003.9
- ☐ Chimney cap req'd w/ drip edge & caulked bond break at flue liner — 1003.9.1
- ☐ Spark arresters min net free area min 4× area of flue opening — 1003.9.2

Manufactured Fireplaces & Chimneys

- ☐ Must be L&L per UL 127 & installed AMI — 1004.1
- ☐ Hearth extension per listing & distinguishable from surrounding floor — 1004.2
- ☐ Decorative shrouds L&L for specific fireplace system & installed AMI — 1004.3
- ☐ Replacement parts per MFR only (refractory panels, caps, doors, etc.) — 1004.1
- ☐ Inserts only OK if tested per UL 127 for specific installed fireplace — 1004.1
- ☐ Insulation shield req'd w/ clearance AMI & min 2 in. above insulation — 1005.8[16]

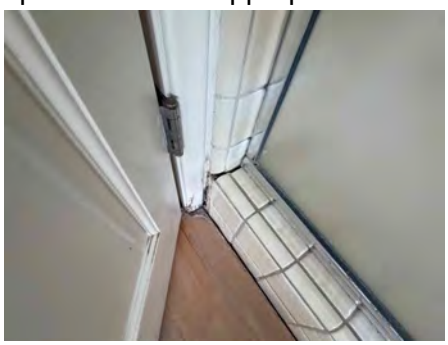
SC CR **s-378:** There is a piece of combustible cardboard in the throat of the fireplace fire box. Recommend this be corrected by a specialist in the appropriate trade.

PRIMARY BEDROOM BATHROOM(S) SURFACE CONDITIONS WALLS

CR FE **s-379:** The walls are water damaged. We recommend the source of the water be found and make repairs to that area. It is recommend this be corrected by a specialist in the appropriate trade.

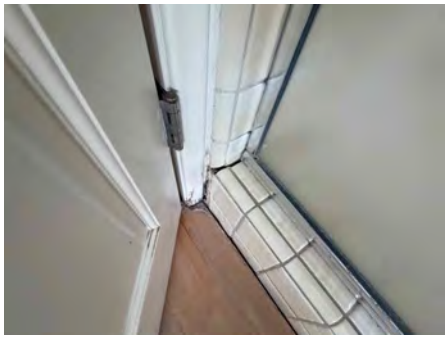
PRIMARY BEDROOM BATHROOM(S) SURFACE CONDITIONS FLOOR

CR **s-382:** The wood/wood-like flooring is water damaged. It is recommend this be corrected by a specialist in the appropriate trade.



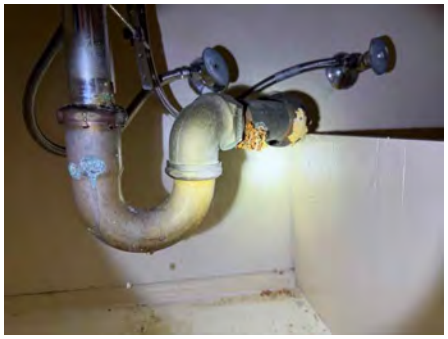
PRIMARY BEDROOM BATHROOM(S) SURFACE CONDITIONS - SHOWER WALLS & BATHTUB

CR **s-386:** The shower pan and/or dam is cracked. This condition is conducive to moisture intrusion, damage and deterioration. We recommend this be corrected by a specialist in the appropriate trade.



PRIMARY BEDROOM BATHROOM(S) PLUMBING - DRAIN TRAP

CR **s-396:** There is corrosion and a slow leak at the drain pipes in this area. We recommend this be corrected by a specialist in the appropriate trade.



CR **s-397:** There was a leak observed after the sink was filled with water and then drained. We recommend correcting the condition noted.

ENTRY AREA INTERIOR FIRE PROTECTION SMOKE DETECTOR

SC CR **s-400:** There was no smoke detectors present where required. Correcting the condition noted is recommended.

ENTRY AREA INTERIOR FIRE PROTECTION CARBON MONOXIDE DETECTOR

SC CR **s-401:** There was no carbon monoxide detectors present where required . Correcting the condition noted is recommended.

LEVEL 3 LANDING/HALL AREA BATHROOM(S) PLUMBING - FIXTURES

CR **s-420:** The faucet is leaking at the handle. This condition is conducive to moisture deterioration and organic substances. Recommend this be corrected by a specialist in the appropriate trade.

LEVEL 3 LANDING/HALL AREA BATHROOM(S) PLUMBING - DRAIN TRAP

RU **s-422:** There is corrosion at the drain traps. We recommend this be corrected by a specialist in the appropriate trade.

LEVEL 3 LANDING/HALL AREA BATHROOM(S) PLUMBING - BATHTUB

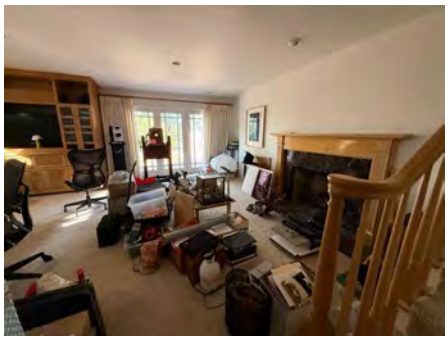
CR **s-425:** The bathtub overflow gasket is deteriorated. This condition is conducive to moisture intrusion, damage and deterioration. We recommend this be corrected by a specialist in the appropriate trade.

LEVEL 3 LANDING/HALL AREA BATHROOM(S) OBSERVATIONS

CR FE **s-428:** There was an organic like substance in his area. Only laboratory testified could verify what it is. If this is a concern we recommend further evaluation and corrections by a specialist in the appropriate trade.

LEVEL 1 DEN INTERIOR SURFACE CONDITIONS CEILING

CR FE **s-430:** The ceiling is water damaged/stained. We recommend the source of the water be found. If repairs have not been made then such actions should be taken. We recommend this be corrected by a specialist in the appropriate trade.



LEVEL 1 DEN INTERIOR FIREPLACES & WOOD BURNING STOVES FIREPLACE

FE **s-436:** The NFPA (National Fire Protection Association) 211 standards state that upon a sale or transfer of property a level II camera inspection should be conducted on a fireplace and chimney. Please note that a change in burning habits can result in a fire loss or personal injury if the system does not meet or exceed the industry standards and/or manufacturers requirements. This means that a change in operation or use, such as property resale, is the time of higher risk. We suggest a level II inspection by an insured, qualified fireplace and chimney specialist.

SC CR **s-437:** The fireplace lintel was corroded/rusted, the lintel is the horizontal metal support at the top of the firebox. We recommend correcting the condition noted.

SC CR **s-438:** There is one or more void(s) observable in the firebox or around the firebox. These voids need to be sealed with mortar or an approved fire sealant for safety. We recommend further evaluation and corrections by a specialist in the appropriate trade.

LEVEL 3 LANDING/HALL AREA INTERIOR FIRE PROTECTION SMOKE DETECTOR

SC CR **s-455:** There was no smoke detectors present where required. Correcting the condition noted is recommended.

LEVEL 3 LANDING/HALL AREA INTERIOR FIRE PROTECTION CARBON MONOXIDE DETECTOR

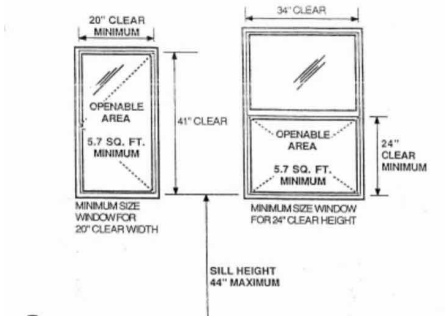
SC CR **s-456:** There was no carbon monoxide detectors present where required . Correcting the condition noted is recommended.

PRIMARY BEDROOM INTERIOR NOTED OBSERVATIONS

FE **s-472:** This area has had a water leak, water intrusion or was otherwise exposed to unintended water in the past. There was no organic substances observed at the time of inspection. If organic substances are a concern, we recommend further evaluation by a specialist.

LEVEL 3 LEFT/FRONT BEDROOM INTERIOR DOOR & WINDOW CONDITIONS WINDOWS

SC RU **s-478:** The bottom of the windows in this area are higher than 44 inches. Current building standards require the bottom of the window to be no higher than 44 inches. Since this is an older structure correction is not required but emergency egress plans should be considered. Lowering the window height should be considered if windows are replaced.



LEVEL 3 FRONT/CENTER BEDROOM INTERIOR FIRE PROTECTION SMOKE DETECTOR

SC CR **s-485:** There was no smoke detectors present where required. Correcting the condition noted is recommended.

LEVEL 3 FRONT/CENTER BEDROOM INTERIOR SURFACE CONDITIONS FLOOR

FE **s-488:** The floor has what we consider an excessive bounce. We recommend further evaluation and corrections by a specialist in the appropriate trade.

LEVEL 3 FRONT/CENTER BEDROOM INTERIOR DOOR & WINDOW CONDITIONS WINDOWS

SC RU **s-490:** The bottom of the windows in this area are higher than 44 inches. Current building standards require the bottom of the window to be no higher than 44 inches. Since this is an older structure correction is not required but emergency egress plans should be considered. Lowering the window height should be considered if windows are replaced.