

Confidential Inspection Report

474 Via Juarez
Newbury Park, CA 91320



Prepared for: D.W. Homes, INC

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Please read this report carefully. Call our office for any consultation that you may need (805) 491 3400. Any comments or observations require further evaluation and/or repair. Any repairs or evaluations should be conducted by a licensed or qualified specialist or company. The client is advised that an substandard workmanship may need further evaluation and/or upgrading.

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Inspection Report

For D.W. Homes, INC
474 Via Juarez
Newbury Park, California 91320
Date 09/08/2026.

As requested, we have performed a property inspection report for the address above.

Thank you for choosing BUILDING SPECS INC. to perform a visual inspection on the above property. We've taken great pride developing a reporting system we feel is unique to the industry. It's with pleasure that we submit it to you at this time. You are encouraged to [read the entire report](#), as it will give you a detailed overview of the general condition of the property.

Please understand an inspection is intended to assist you in evaluating the overall condition of the property. The inspection report is an aid to help you make a more informed purchasing decision. Also understand that there are limitations to this inspection. Many components of the building are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of purchasing the building, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. The inspection is based on observation of the visible and apparent condition of the building and its components on the date of the inspection. It is not intended to make any representation regarding latent or concealed defects that may exist. It is not intended for cosmetic or aesthetic evaluation.

Photographs, when provided, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed.

BUILDING SPECS, INC. follows the standards of practice and code of ethics established by the California Real Estate Inspection Association. These can be reviewed at www.creia.org/i4a/pages/index.cfm?pageid=3283

If you have any questions regarding this report or the condition of the property, please feel free to call anytime.

Blake Felton
BUILDING SPECS, INC

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Inspection Summary

NOTE: Client Must Read Entire Report And Not Rely Solely On The Summary Notes.

CLIENT: D.W. Homes, INC

INSPECTION ADDRESS: 474 Via Juarez Newbury Park, California

PRIORITY #1 MAJOR: *Immediate repairs, service, upgrades and/or Further Evaluation recommended by the appropriate licensed contractor and/or appropriate professional prior to close of escrow.*

ROOF & ATTIC

Roofing:

4.5 Condition of Roof Covering Material:

Action Necessary - The roof covering material shows evidence of deterioration or leakage to the degree that action is required to determine the extent of repairs needed. Estimates from licensed professionals are needed. Loose / Cracked tiles noted. Repair as needed.

STRUCTURAL

Structural:

6.12 Electrical Receptacles

Action Necessary - All outside outlets, for safety reasons, should be Ground Fault Circuit Interrupt protected. Non-operational GFCI receptacles noted. Repair or replacement is recommended for safety.

Deck, Porch, Or Balcony:

6.21 Deck, Porch, or Balcony Flooring Material:

Action Necessary - The decking material is either damaged or deteriorated to the degree that repairs are needed to maintain serviceability. There is deterioration to flooring membrane and exposed nails observed. Repair, if not replacement, is recommended. Contact appropriate professional to further evaluate.

ELECTRICAL SYSTEMS

Main Power Panel & Circuitry

8.7 Panel Condition:

Action Necessary - The power panel, as a container for safely covering circuitry and components, requires immediate action to minimize the possibility of electrical shock. Mismatched breakers within main breaker panel observed. Not to building standards. Contact licensed electrician to further evaluate and repair as needed.

PLUMBING SYSTEM

Water Heater:

9.37 Seismic Strapping

Action Necessary - Unit requires three straps. 75 Gallon and larger are considered commercial which requires three straps.

KITCHEN

Kitchen:

10.18 Microwave Oven:

Action Necessary - There is a microwave unit installed. However, The unit is powered by an extension cord. Substandard Electrical, Safety Concern.

BATHROOMS

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Bathroom #2 In Bedroom #2:

12.34 Windows:

Action Necessary - At least one window or associated hardware in this bathroom needs repair or replacement. The spring or slide that holds the window in the up position does not function properly. It needs to be replaced.

Bathroom #4:

12.57 Basin and Drain Fixture:

Action Necessary - The basin or drainage fixture is damaged or deteriorated to the point that action is necessary. The basin does not drain as intended. Standing water within basin noted at time of inspection. Further evaluation by a licensed plumber is needed.

BEDROOMS

Master Bedroom:

13.8 Windows:

Action Necessary - At least one window or associated hardware in this room needs repair. The spring or slide that holds the window in the up position is nonfunctional. It needs to be replaced.

Bedroom #3:

13.20 Closet:

Action Necessary - Some portion of the closet door or interior fixtures needs repair or replacement. It is not functional as is. Glass & Frame separation and Cracked glass at mirrored closet door. Repair or replacement is indicated. Safety Concern.

13.24 Ceiling Fan:

Action Necessary - The ceiling fan installed in this room did not function using normal controls. Further evaluation is recommended.

Bedroom #4:

13.34 Windows:

Action Necessary - At least one window or associated hardware in this room needs repair. The thermal seal is broken. Although it is keeping the elements out, it has a clouded appearance. This condition will worsen.

OTHER LIVING SPACES

Front Entry & Main Hallway:

14.2 Front Entry Door:

Action Necessary - The main entry door or its associated hardware needs repair or replacement. Deadbolt locking hardware needs some attention. Locking hardware does not disengage as intended. Repair or replacement is recommended. Fire Egress Concern.

Living Room:

14.14 Windows:

Action Necessary - At least one window or associated hardware in this room needs repair. The spring or slide that holds the window in the up position is nonfunctional. It needs to be replaced.

PRIORITY #2 MARGINAL: *Repairs, service, replacement and/or upgrades are recommended by the appropriate professional in the near future. Items are declining in usefulness or ability to perform purpose.*

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SITE

Site:

2.6 Site Drainage:

Attention Needed - The lot needs some attention in areas to prevent water from standing in the yard. Standing/stagnant water at front yard noted at time of inspection. Attention is recommended. Health Concern.

Paving Condition:

2.9 Driveway Condition:

Attention Needed - The driveway needs attention. Unevenness noted - Trip Concern.

2.12 Entryway Stoop:

Attention Needed - The entryway stoop needs some minor repair in order to defer deterioration. Deteriorated grout between tile inlay noted. Repair is recommended.

Patio:

2.14 Slab Condition:

Attention Needed - The slab is in need of attention. Cracking and damaged materials at patio slab noted. Repairs are recommended to prevent any further damages.

There are areas where the patio slab has sealed the weep screed within stucco siding. Potential for deterioration to siding due inability for the stucco to drain as intended. Monitor for any activity. Repair as needed.

Fences & Gates:

2.18 Fence Materials Condition:

Attention Needed - The fencing needs to be repaired. Damaged fencing materials noted. Repair is recommended to prevent any further damages.

ROOF & ATTIC

Roofing:

4.4 Underlayment Noted:

Attention Needed - The underlayment is possibly at an age where replacement may be needed in the not so distant future. Further Evaluation by Licensed Roofing Contactor is Recommended.

4.9 Means of Roof Inspection:

A Drone Camera was used to view the roof covering. The inspection was completed from the ground level. Should a more through inspection be needed we recommend you contact a qualified roofer.

4.13 Evidence of Leakage:

Yes - Previous leakage noted at eaves of structure. Further evaluation is recommended.

4.14 Roof Gutter System:

Attention Needed - The gutter system on the roof edge appears to be leaking or inadequately sloped to carry the water to the downspouts. Leakage at gutter system noted. Repairs are recommended.

Attic & Ventilation:

4.20 Roof Framing Condition:

Attention Needed - A condition exists that needs attention. There are previous repairs to truss plates noted. Plywood materials installed over truss plates. Not typical installation. Recommend checking permits. Noted at truss above furnace unit.

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GARAGE

Garage:

5.5 Automatic Overhead Door Opener:

Attention Needed - As of July 1, 2019 all new or replaced garage door openers are required to have battery system to allow the door to open in the event of a power outage. The current opener does not appear to have a backup installed

STRUCTURAL

Structural:

6.3 Siding Condition:

Attention Needed - The exterior siding material or finish is in a condition that requires minor repair to prevent further deterioration. There is cracking and deterioration to siding materials noted. Repair is recommended to prevent any further deterioration or damages.

Pet hole installed within siding materials. Repair as needed.

Deck, Porch, Or Balcony:

6.22 Deck or Porch Railings:

Wood decay noted. Contact Pest Control Specialist for Full Details.

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning Unit No. 1:

7.1 Model/ Serial Number/ Size:

Brand - Weather King; Model # ; Serial # ; This unit was manufactured **about** .2002. The typical service life for an AC unit is 12 - 15 years.

Attention Needed - Although this unit was operational during the inspection, the age and/or condition is such that you may need to replace it in the near future.

Air Conditioning Unit No. 2:

7.12 Model/ Serial Number/ Size:

Brand - Weather King; Model # ; Serial # ; This unit was manufactured **about** .2003. The typical service life for an AC unit is 12 - 15 years.

Attention Needed - Although this unit was operational during the inspection, the age and/or condition is such that you may need to replace it in the near future.

Heating Unit No. 1:

7.27 Model/Serial Number/Size:

Brand - Weather King; Model # ; Serial # ; This unit was manufactured **about** .2002. The typical service life for a forced air natural gas furnace is 18 - 20 years.

Attention Needed - Although operational at the time of the inspection, the age and/or condition of this unit is such that you may need to replace it in the near future.

7.39 Filter Condition:

Attention Needed - The filter is in need of cleaning or replacement. It is recommended that the filter(s) be changed or cleaned regularly every 3-6 months depending on use and type of filter installed.

Heating Unit No. 2:

7.60 Filter Condition:

Attention Needed - The filter is in need of cleaning or replacement. It is recommended that the filter(s) be changed

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or cleaned regularly every 3-6 months depending on use and type of filter installed.

ELECTRICAL SYSTEMS

Main Power Panel & Circuitry

8.4 Main Power Panel Size:

Attention Needed - 200 amp - The amperage of the main power panel appears to be more than adequate for the structure as presently used with room for expansion; However, the main disconnected has been relocated to the interior garage area. Not typical installation. Recommend checking permits.

8.19 Exterior Lighting:

Attention Needed - Some portion of the exterior security lighting is not functioning as intended. Some bulbs are non-operational or there are no bulbs present. Further Evaluation is Recommended.

Electrical Outlets:

8.33 Family Room:

Attention Needed - At least one outlet noted needs a new outlet cover. Unsecured floor outlet cover - Missing hardware noted. Attention is recommended for safety.

Light Switch:

8.51 Master Bedroom:

Attention Needed - Unable to verify all switch functions. Further evaluation is recommended.

8.52 Bedroom #2:

Attention Needed - Unable to verify all switch functions. Further evaluation is recommended.

8.54 Bedroom #4:

Attention Needed - Unable to verify all switch functions. Further evaluation is recommended.

8.56 Living Room:

Attention Needed - Unable to verify all switch functions. Further evaluation is recommended.

8.58 Family Room:

Attention Needed - Unable to verify all switch functions. Further evaluation is recommended.

8.59 Study/Den:

Attention Needed - Unable to verify all switch functions. Further evaluation is recommended.

PLUMBING SYSTEM

Plumbing:

9.8 Water Pressure:

Attention Needed - Pressure Relief Valve is not installed per Current Plumbing Standards. Contact Licensed Plumber to Install.

9.13 Waste Piping Condition:

Attention - Unable to determine if a condition exists due to limited visibility. Recommend contacting plumbing contractor to scope waste line prior to close of escrow.

9.20 Lawn Sprinkler System:

Attention Needed - Sprinklers are spraying against house. Recommend redirecting to prevent further damages.

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Water Heater:

9.31 Water Piping Condition:

Attention Needed - There is no cold water bond on water piping. Not to Current Plumbing Standards.

KITCHEN

Kitchen:

10.2 Outside Entry Door:

Attention Needed - The outside entry door to the kitchen needs some minor adjustment or repair. Locking hardware at base of door is in need of repair. Non-operational hardware noted. Attention is recommended.

10.6 Floor:

Attention Needed - The flooring in the kitchen is in need of attention to prevent further deterioration. The floor covering material is Slate. Pitting within flooring noted. Repair as needed to prevent any further deterioration.

10.8 Cabinets, Drawers, and Doors:

Attention Needed - At least one cabinet door or drawer is in need of some minor repair. Water damage to cabinetry. No elevated moisture was noted at the time of inspection. Repair as needed. Sliding hardware to at least one cabinetry drawers needs attention. Drawer does not close as intended. Adjustment or repair is recommended.

BATHROOMS

Master Bathroom:

12.2 Basin and Drain Fixture:

Attention Needed - The basin or drainage fixture needs attention. The basin stopper did not hold water. Some adjustment may be needed.

12.12 Caulking/Water Contact Areas:

Attention Needed - The caulking in the water contact areas appears to need attention. Damage may result if not corrected. The wall at the tub or shower seam needs to be caulked to prevent moisture from entering the wallboard.

12.16 Windows:

Attention Needed - At least one window or associated hardware in this bathroom needs attention. Imperfections in window noted. There appears to be a film/tint installed on window. Further evaluation is recommended.

Bathroom #2 In Bedroom #2:

12.20 Vanity Cabinet:

Attention Needed - The vanity cabinet shelf has stains noted. No elevated moisture was measured. Possible Past Leak.

Bathroom #3:

12.38 Vanity Cabinet:

Attention Needed - The vanity cabinet shelf has stains noted. No elevated moisture was measured. Possible Past Leak.

At least one hinge at cabinetry is in need of adjustment or repair. Loose hinge noted. Attention is recommended.

12.44 Shower/Shower Head and Mixing Valves:

Attention Needed - The shower head or mixing valve needs some attention so that it will function as intended. Leakage at shower head conception noted. Adjustment or repair is recommended.

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12.52 Windows:

Attention Needed - At least one window or associated hardware in this bathroom needs attention. Binding at slides or sliding hardware noted. Adjustment or repair is recommended.

Bathroom #5 In Bedroom #5:

12.67 Basin and Drain Fixture:

Attention Needed - The basin or drainage fixture needs attention. The basin drains slowly. There may be some blockage either in the fixture or the drain line.

OTHER LIVING SPACES

Front Entry & Main Hallway:

14.7 Main Staircase:

Attention Needed - Some portion of the main stairway needs attention. Loose handrail Adjustment or repair is recommended.

Family Room:

14.25 Floor:

Attention Needed - The floor in this room is in need of some attention. The floor covering material is Slate. Pitting within flooring noted. Repair as needed to prevent any further deterioration.

14.26 Windows:

Attention Needed - At least one window or associated hardware in this room needs attention. Imperfections in window noted. There appears to be a film/tint installed on window. Further evaluation is recommended.

14.28 Fireplace:

Attention Needed - Yes, Not Included - There is a fireplace in this room. An inspection of the fireplace was not provided. The condition of the fireplace is not included in this report. Further Evaluation by Fireplace Professional is Recommended.

Study/Den:

14.34 Windows:

Attention Needed - At least one window or associated hardware in this room needs attention. Imperfections in window noted. There appears to be a film/tint installed on window. Further evaluation is recommended.

POOL/SPA & EQUIPMENT

General Comments:

15.1

Attention Needed - The pool was not inspected; However, per Senate Bill 442, inspectors are required to report on pool fencing and alarms. No enclosure or alarms were present at time of inspection. Pool Safety Concern. No other comments are made in regards to the pool/spa area.

PRIORITY #3 NOTES: *General notes, comments and/or Recommended Maintenance and/or Recommended upgrades for increased safety or to enhance buildings performance.*

GARAGE

Garage:

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5.8 Floor Condition:

Attention Needed - The garage floor needs some minor repair to prevent further deterioration. To prevent further deterioration of the slab floor, it is recommended that the cracks be sealed.

5.12 Garage Foundation:

Attention Needed - The visible portions of the foundation under the garage needs some minor attention. Efflorescence observed - previous water entry.

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning Unit No. 2:

7.23 Evidence of Maintenance:
No.

PLUMBING SYSTEM

Plumbing:

9.9 Exterior Hose Bibs Functional:

There are no backflow preventer valves installed. Under current standards, backflow preventer valves are required. It would be a good investment to have them installed.

9.19 Location of Waste Line Cleanouts:

Attention Needed - The cleanout located at the garage floor is sealed by concrete. Repair as needed. There are also exterior cleanouts observed.

BATHROOMS

Master Bathroom:

12.11 Glass Tub/Shower Door:

No, There are no doors on the tub or shower. This is the most efficient way to prevent moisture damage caused by water getting out of the tub/shower. Consideration should be given to installing them.

Bathroom #2 In Bedroom #2:

12.29 Glass Tub/Shower Door:

No, There are no doors on the tub or shower. This is the most efficient way to prevent moisture damage caused by water getting out of the tub/shower. Consideration should be given to installing them.

Bathroom #3:

12.50 Entry Door:

Attention Needed - The entry door or hardware to this bathroom needs some adjustment or repair to function appropriately. The latch or strike plate needs to be adjusted so that the door will latch correctly.

Bathroom #5 In Bedroom #5:

12.74 Glass Tub/Shower Door:

No, There is a shower curtain installed. There are no doors on the tub or shower. This is the most efficient way to prevent moisture damage caused by water getting out of the tub/shower. Consideration should be given to installing them.

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GENERAL INFORMATION

1.1 Name: D.W. Homes, INC.
1.2 Date: 09/08/2026.

Inspection Info:

1.3 Building Status: Vacant, A vacant house may not show evidence of water or moisture leaks or problems until the house has been occupied for a period of time and the fixtures have been in use.
1.4 Overall Building Condition: Appears in overall adequate and functional conditions by means of a limited visual inspection. Remodeled. What may be possible modifications to building. Client is advised to request all documentation and building permits for work observed. If no documentation is available the client should be aware these components may not have been properly installed and may pose adverse conditions.

Location of Concern - Garage, Pool Equipment Room, Patio Cover.
1.5 Street: 474 Via Juarez.
1.6 City: Newbury Park.
1.7 State: California.
1.8 Zip Code: 91320.
1.9 County: Ventura.
1.10 Country: U.S.A.
1.11 Type of Building: Residential.
1.12 Style of House: Two Story.
1.13 Location: Inland, Earthquake Prone, High winds.
1.14 Client Accompanied Inspector 0%
Approx:

Building Characteristics:

1.15 Main Entry Faces: Southwest.
1.16 Estimated Age: 2003 Year Built.
1.17 Building Type: 1 family.
1.18 Stories: 2
1.19 Space Below Grade: Ground floor living area.

Climatic Conditions:

1.20 Weather: Rain.
1.21 Soil Conditions: Wet.
1.22 Outside Temperature (F): 80-90.

Utility Services:

1.23 Water Source: Public.
1.24 Utilities Status: All utilities on.

REPORT LIMITATIONS

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This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

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SITE

Site:

- 2.1 House faces: The front of the house faces Southwest.
- 2.2 Rear View The rear of the house faces Northeast.
- 2.3 Style of House: Two Story.
- 2.4 Estimated age of house: The house is 20 - 30 years old.
- 2.5 Approximate Lot Size: The lot appears to be of an average size for the area.
- 2.6 Site Drainage: **Attention Needed** - The lot needs some attention in areas to prevent water from standing in the yard. Standing/stagnant water at front yard noted at time of inspection. Attention is recommended. Health Concern.



- 2.7 Mailbox Noted: Yes - There is a mailbox on-site. It is functional and at an acceptable height.

Paving Condition:

- 2.8 Driveway Paving Material: Concrete. Stone.
- 2.9 Driveway Condition: **Attention Needed** - The driveway needs attention. Unevenness noted - Trip Concern.



- 2.10 Walkways and Stoop Materials: Concrete. Tile.
- 2.11 Walkway Condition: Satisfactory - The walkway surface material is in satisfactory condition with only normal deterioration noted.
- 2.12 Entryway Stoop: **Attention Needed** - The entryway stoop needs some minor repair in order to defer deterioration. Deteriorated grout between tile inlay noted. Repair is recommended.

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Patio:

2.13 Patio Slab Materials:

Tile. Slate.

2.14 Slab Condition:

Attention Needed - The slab is in need of attention. Cracking and damaged materials at patio slab noted. Repairs are recommended to prevent any further damages. There are areas where the patio slab has sealed the weep screed within stucco siding. Potential for deterioration to siding due inability for the stucco to drain as intended. Monitor for any activity. Repair as needed.



2.15 Patio Lighted:

Yes.

2.16 Patio Cover Condition:

Satisfactory - The patio cover is functional.

Fences & Gates:

2.17 Fencing Materials:

Iron materials and Concrete masonry block walls are installed as fencing.

2.18 Fence Materials Condition:

Attention Needed - The fencing needs to be repaired. Damaged fencing materials noted. Repair is recommended to prevent any further damages.

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2.19 *Gates and Latches:* Satisfactory - The gates and latches are performing as intended.

Utility Services:

2.20 *Water Source:* City.
2.21 *Water Meter Location:* Front yard several feet in from the street.
2.22 *Electric Service:* Underground.
2.23 *Cable Television Service:* Underground.
2.24 *Telephone Service:* Underground.
2.25 *Cable Television, Telephone Grounding Wire Verified:* Yes - The cable television and/or the telephone service lines appear to be grounded.
2.26 *Fuel Source:* Natural gas is provided by a regulated service company or utility.

Gas Services:

2.27 *Gas-fired Equipment Installed:* Furnace. Water heater. Range - oven. There is also a gas starter in the fireplace or a gas log fireplace.
2.28 *Location of Meter:* Right side of the house.



2.29 *Type of Gas Supply:* Natural Gas.
2.30 *Gas Appliances in Garage Area:* Yes - Any gas appliance located on the floor in a garage must have the combustion chamber located at least 18 inches above the floor and not accessible to damage by a vehicle, or be in a separate enclosure. Appliance installation appears to be within this general guideline. Water heater.
2.31 *Gas Line Primary Piping Material:* Black Iron Pipe.
2.32 *Secondary Supply Piping:* Black Iron Pipe. The connector is an AGA approved material and is so tagged.
2.33 *Piping Installation - Routing - Shutoffs - Hangers - Supports:* Satisfactory - Gas supply piping as installed appears adequate.
2.34 *Gas Odors Noted:* No.
2.35 *Vents Noted From Roof View:* There is at least one gas-fired vent stack through the roofline.

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Building Specs, Inc.

P.O Box 2660

Moorpark, CA 93020

Phone 805-491-3400 Fax 805-491-3434



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FOUNDATION

Foundation:

3.1 Type of Foundation:

Monolithic Slab - Refers to a one-piece slab foundation for a building. Poured in one continuous pour. Post-Tension slab noted.



3.2 Foundation Materials:

Poured in place concrete, 8 inches or more thick.

3.3 Visible Portions of Exterior Foundation Walls:

Satisfactory - The exposed portions of the perimeter foundation walls appear to be adequate. The exterior view of the foundation is limited to the portions visible above grade. Only about 5% to 10% of the foundation was visible.

3.4 Visible Foundation Wall Cracks Noted From Exterior:

No visible cracking in the vertical foundation walls was noted during the exterior examination.

3.5 Evidence of Recent Movement:

No - There is no evidence of any recent movement.

3.6 Perimeter Foundation Drainage Surface:

Satisfactory - The drainage around the perimeter of the foundation appears to have adequate ground slope to remove run-off water from the immediate area.

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ROOF & ATTIC

Roofing:

- 4.1 Type Roof:** Combination of: Gable, Hip.
- 4.2 Roof Covering Materials:** Tile Roofing. Tiles are manufactured from concrete terra cotta or metal. Tiles are generally installed in horizontal rows. If they are not interlocking, then there must be a felt underlayment.
- 4.3 Cover Layers:** The roof covering on the main structure appears to be the first covering.
- 4.4 Underlayment Noted:** **Attention Needed** - The underlayment is possibly at an age where replacement may be needed in the not so distant future. Further Evaluation by Licensed Roofing Contactor is Recommended.
- 4.5 Condition of Roof Covering Material:** **Action Necessary** - The roof covering material shows evidence of deterioration or leakage to the degree that action is required to determine the extent of repairs needed. Estimates from licensed professionals are needed. Loose / Cracked tiles noted. Repair as needed.



- 4.6 Estimated Life Expectancy of Roof:** The roof covering material appears to have a remaining life expectancy of 10 years or more, assuming proper maintenance is completed as needed. The life expectancy given is the best estimate of the inspector, assuming proper maintenance. The actual life of the roofing materials used can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damage.
- 4.7 Slope:** Medium slope is considered to be between 4 in 12 and 6 in 12.
- 4.8 Flashing:** Satisfactory - The flashings around openings in the roof covering appear to be watertight and caulked as needed.
- 4.9 Means of Roof Inspection:** A Drone Camera was used to view the roof covering. The inspection was completed from the ground level. Should a more through inspection be needed we recommend you contact a qualified roofer.
- 4.10 Valleys:** Satisfactory - The valleys appear to be in satisfactory condition.
- 4.11 Ridges:** Satisfactory - The ridge covering material appears to be in satisfactory condition.
- 4.12 Vents:** Satisfactory.
- 4.13 Evidence of Leakage:** Yes - Previous leakage noted at eaves of structure. Further evaluation is recommended.

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4.14 Roof Gutter System:

Attention Needed - The gutter system on the roof edge appears to be leaking or inadequately sloped to carry the water to the downspouts. Leakage at gutter system noted. Repairs are recommended.



Attic & Ventilation:

4.15 Attic Access Location:

Laundry Room Ceiling.

4.16 Attic Accessibility:

Ceiling scuttle hole.

4.17 Method of Inspection:

The attic cavity was inspected by entering the area.

4.18 Attic Cavity Type:

Crawl Through - The attic cavity is not useable for any storage due to size, framing, or insulation.

4.19 Roof Framing:

A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls.

4.20 Roof Framing Condition:

Attention Needed - A condition exists that needs attention. There are previous repairs to truss plates noted. Plywood materials installed over truss plates. Not typical installation. Recommend checking permits. Noted at truss above furnace unit.



4.21 Roof Bracing:

The roof framing as installed seems adequate.

4.22 Roof Decking:

The roof decking material is oriented strand board sheeting.

4.23 Ventilation Hi/Low:

Satisfactory - There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area.

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<i>4.24 Vapor Barrier Installed:</i>	There was no vapor barrier noted in the attic cavity.
<i>4.25 Insulation Noted:</i>	Satisfactory - The attic insulation appears to be adequate and properly installed. The following type of insulation was noted in the attic: Fiberglass. Batts.
<i>4.26 Attic ventilation fan:</i>	None noted.
<i>4.27 Attic Electrical:</i>	Satisfactory.

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GARAGE

Garage:

- 5.1 *Garage Type* The garage is attached.
- 5.2 *Size of Garage:* Five car garage.
- 5.3 *Number of Overhead Doors* There are two overhead doors.
- 5.4 *Overhead Door and Hardware Condition:* Satisfactory - The overhead door is in satisfactory condition, and it is functional.
- 5.5 *Automatic Overhead Door Opener:* **Attention Needed** - As of July 1, 2019 all new or replaced garage door openers are required to have battery system to allow the door to open in the event of a power outage. The current opener does not appear to have a backup installed .



- 5.6 *Safety Reverse Switch on the Automatic Opener:* Yes - The door opener is equipped with an automatic reverse safety switch. There is an electronic beam safety reverse system installed. It appears to be functional.
- 5.7 *Outside Entry Door:* The outside entry door to the garage is satisfactory.
- 5.8 *Floor Condition:* **Attention Needed** - The garage floor needs some minor repair to prevent further deterioration. To prevent further deterioration of the slab floor, it is recommended that the cracks be sealed.



- 5.9 *Garage Walls Condition:* The wall covering appears to meet the minimum fire separation standards. However, it is not possible to verify after the sheetrock is finished.
- 5.10 *Garage Ceiling:* Yes - There appears to be a fire rated separation between the garage ceiling and the living areas above.
- 5.11 *Fire Rated Entry Door to Structure:* Yes - There is a fire rated door separating the garage from the living areas of the house.
- 5.12 *Garage Foundation:* **Attention Needed** - The visible portions of the foundation under the garage needs some minor attention. Efflorescence observed - previous water entry.

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5.13 Garage Roof Condition:

Attached to the house.

5.14 Water Source Installed:

Yes - There is a water source installed in the garage.

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STRUCTURAL

Structural:

6.1 Type of Construction:

Frame.

6.2 Exterior Siding Materials:

Combination of: Stucco. Stone.

6.3 Siding Condition:

Attention Needed - The exterior siding material or finish is in a condition that requires minor repair to prevent further deterioration. There is cracking and deterioration to siding materials noted. Repair is recommended to prevent any further deterioration or damages.

Pet hole installed within siding materials. Repair as needed.



6.4 Trim Condition:

Satisfactory - The trim is intact and satisfactory.

6.5 Soffit/Eaves:

Satisfactory - The soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.

6.6 Fascia & Rake Boards:

Satisfactory - The fascia and rake boards appear to be in satisfactory condition and show only signs of normal wear.

6.7 Condition of Painted Surfaces:

Satisfactory - The finish or exposed painted surfaces are satisfactory.

6.8 Outside Entry Doors:

Satisfactory - The outside entry door(s) is satisfactory as noted from the exterior.

6.9 Windows Type:

Single Hung. Horizontal Sliding. Stationary. Insulated glass windows.

6.10 Window Condition:

Satisfactory - The window framing and glass are in a satisfactory condition. Unless otherwise noted in room by room survey.

6.11 Structure-to-Earth Clearance:

Satisfactory - There appears to be adequate clearance between the earth and the wood.

6.12 Electrical Receptacles

Action Necessary - All outside outlets, for safety reasons, should be Ground Fault Circuit Interrupt protected. Non-operational GFCI receptacles noted. Repair or replacement is recommended for safety.

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- 6.13 *Structural Caulking:* Satisfactory - The structural caulking appears to be in satisfactory condition.
- 6.14 *Framing Type:* Platform framing was the chosen style of framing.
- 6.15 *Wall Covering Material:* The wall covering material is predominately sheetrock.
- 6.16 *Ceiling Covering Material:* The ceiling covering material is predominantly sheetrock.
- 6.17 *Interior of the Wall Cavity:* The interior of the wall cavity is generally not accessible. Only the readily visible areas are commented on.

Deck, Porch, Or Balcony:

- 6.18 *There is a Wood Framed:* Suspended balcony.
- 6.19 *Deck/Porch/Balcony Materials:* The surface covering is a facade with a different material base.
- 6.20 *Framing of Deck/Porch/Trellis* Due to limited visibility under the deck, I was not able to verify the structural condition of the framing members, if there is correct drainage, or if framing is bolted to the structure.
- 6.21 *Deck, Porch, or Balcony Flooring Material:* **Action Necessary** - The decking material is either damaged or deteriorated to the degree that repairs are needed to maintain serviceability. There is deterioration to flooring membrane and exposed nails observed. Repair, if not replacement, is recommended. Contact appropriate professional to further evaluate.



- 6.22 *Deck or Porch Railings:* Wood decay noted. Contact Pest Control Specialist for Full Details.



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HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning Unit No. 1:

7.1 Model/ Serial Number/ Size: Brand - Weather King; Model # ; Serial # ; This unit was manufactured about .2002. The typical service life for an AC unit is 12 - 15 years.

Attention Needed - Although this unit was operational during the inspection, the age and/or condition is such that you may need to replace it in the near future.



7.2 Type: Refrigerator/Split System. Electricity-powered.

7.3 Unit/Condenser Location: Left side of property.

7.4 Unit Tested: Yes.

7.5 Insulation Wrap on the Suction Line: Satisfactory.

7.6 Condenser Clear of Obstruction: Satisfactory.

7.7 Condenser Cabinet Level: Satisfactory.

7.8 Condensing Coil Condition: Satisfactory - The condensing coil appears to be clean, and no blockage was noted.

7.9 Service Disconnect: Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

7.10 Condensate Line: Satisfactory - The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

7.11 Temperature Differential: Satisfactory - The desired temperature drop across the evaporator is 14 - 22 degrees F.

Air Conditioning Unit No. 2:

7.12 Model/ Serial Number/ Size: Brand - Weather King; Model # ; Serial # ; This unit was manufactured about .2003. The typical service life for an AC unit is 12 - 15 years.

Attention Needed - Although this unit was operational during the inspection, the age and/or condition is such that you may need to replace it in the near future.



7.13 Type: Refrigerator/Split System. Electricity-powered.

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- 7.14 Unit/Condenser Location: Left side of property.
- 7.15 Unit Tested: Yes.
- 7.16 Insulation Wrap on the Suction Line: Satisfactory.
- 7.17 Condenser Clear of Obstruction: Satisfactory.
- 7.18 Condenser Cabinet Level: Satisfactory.
- 7.19 Condensing Coil Condition: Satisfactory - The condensing coil appears to be clean, and no blockage was noted.
- 7.20 Service Disconnect: Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.
- 7.21 Condensate Line: Satisfactory - The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.
- 7.22 Temperature Differential: Satisfactory - The desired temperature drop across the evaporator is 14 - 22 degrees F.
- 7.23 Evidence of Maintenance: No.

Heating Unit No. 1:

- 7.24 Heating System Location: Attic - Damaged service platform at furnace unit. Repair is recommended for safety.



- 7.25 Heating System Type: A forced air furnace is installed as the primary source of heat.
- 7.26 Fuel Source: The fuel source is natural gas.
- 7.27 Model/Serial Number/Size: Brand - Weather King; Model # ; Serial # ; This unit was manufactured about .2002. The typical service life for a forced air natural gas furnace is 18 - 20 years.
Attention Needed - Although operational at the time of the inspection, the age and/or condition of this unit is such that you may need to replace it in the near future.



- 7.28 Flue Type: The flue pipe is metal.
- 7.29 Flue Condition: Satisfactory - The furnace/boiler flue as installed appears to be in satisfactory condition.
- 7.30 Unit Tested: Yes.
- 7.31 Furnace Temperature output: Yes, The actual temperature rise was within this range.

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within manufacturer specifications:

- 7.32 Heat Exchanger Inspected: Yes. The general conditions prohibit a visual inspection of a large percentage of the heat exchanger. This is primarily due to the style and shape of the heat exchanger, but the visible portions were inspected.
- 7.33 Carbon Monoxide There is a Carbon Monoxide Tester installed. No comment is made as to its ability to safely monitor current carbon monoxide levels or the carbon monoxide level present that will set off the alarm when the unit is functional.
- 7.34 Draft Hoods/Draw: Satisfactory - The draft hoods on the gas-fired appliances are secure, and each gas appliance appears to be drawing as expected.
- 7.35 Gas-fired Appliance Flue/Vents: Satisfactory - The visible portions of the flue/vent system appear to be installed correctly and appear to be functional.
- 7.36 Secondary Air Adequacy: Satisfactory - Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.
- 7.37 Blower Condition: Satisfactory - The blower assembly appears to be performing as expected.
- 7.38 Filter Type Disposal.
- 7.39 Filter Condition: **Attention Needed** - The filter is in need of cleaning or replacement. It is recommended that the filter(s) be changed or cleaned regularly every 3-6 months depending on use and type of filter installed.
- 7.40 Ducts Condition: Satisfactory - The ductwork appears to be properly installed and supported.
- 7.41 Duct Insulation in Unheated Spaces: Exposed ductwork in unheated spaces is insulated adding to the efficiency of the heating and air conditioning systems.
- 7.42 Does each habitable room have a heat source? Yes.
- 7.43 Adequate Returns or Undercut Doors: Yes.
- 7.44 Thermostat Location: Hallway.
- 7.45 Thermostat Condition: Satisfactory - The thermostat worked properly when tested.

Heating Unit No. 2:

- 7.46 Heating System Location: Attic.
- 7.47 Heating System Type: A forced air furnace is installed as the primary source of heat.
- 7.48 Fuel Source: The fuel source is natural gas.
- 7.49 Model/Serial Number/Size: Brand - Weather King; Model # ; Serial # ; This unit was manufactured about .2002. The typical service life for a forced air natural gas furnace is 18 - 20 years.
Attention Needed - Although operational at the time of the inspection, the age and/or condition of this unit is such that you may need to replace it in the near future.



- 7.50 Flue Type: The flue pipe is metal.

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- 7.51 *Flue Condition:* Satisfactory - The furnace/boiler flue as installed appears to be in satisfactory condition.
- 7.52 *Unit Tested:* Yes.
- 7.53 *Furnace Temperature output within manufacturer specifications:* Yes, The actual temperature rise was within this range.
- 7.54 *Heat Exchanger Inspected:* Yes. The general conditions prohibit a visual inspection of a large percentage of the heat exchanger. This is primarily due to the style and shape of the heat exchanger, but the visible portions were inspected.
- 7.55 *Draft Hoods/Draw:* Satisfactory - The draft hoods on the gas-fired appliances are secure, and each gas appliance appears to be drawing as expected.
- 7.56 *Gas-fired Appliance Flue/Vents:* Satisfactory - The visible portions of the flue/vent system appear to be installed correctly and appear to be functional.
- 7.57 *Secondary Air Adequacy:* Satisfactory - Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.
- 7.58 *Blower Condition:* Satisfactory - The blower assembly appears to be performing as expected.
- 7.59 *Filter Type* Disposal.
- 7.60 *Filter Condition:* **Attention Needed** - The filter is in need of cleaning or replacement. It is recommended that the filter(s) be changed or cleaned regularly every 3-6 months depending on use and type of filter installed.
- 7.61 *Ducts Condition:* Satisfactory - The ductwork appears to be properly installed and supported.
- 7.62 *Duct Insulation in Unheated Spaces:* Exposed ductwork in unheated spaces is insulated adding to the efficiency of the heating and air conditioning systems.
- 7.63 *Does each habitable room have a heat source?* Yes.
- 7.64 *Adequate Returns or Undercut Doors:* Yes.
- 7.65 *Thermostat Location:* Hallway.
- 7.66 *Thermostat Condition:* Satisfactory - The thermostat worked properly when tested.

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ELECTRICAL SYSTEMS

Primary Power Source

8.1 Service Voltage:

The incoming electrical service to this structure is 120/240 volts.

8.2 Service/Entrance/Meter:

Underground/Good - Underground service to the structure is desirable for safety and appearance. Contact the utility company to mark the location of underground cable before digging.

Main Power Panel & Circuitry

8.3 Main Power Distribution Panel Location:

Right side of property
There is a solar system installed within the property. Inquire with sellers upon ownership and functionality.

8.4 Main Power Panel Size:

Attention Needed - 200 amp - The amperage of the main power panel appears to be more than adequate for the structure as presently used with room for expansion; However, the main disconnected has been relocated to the interior garage area. Not typical installation. Recommend checking permits.



8.5 Service Cable to Panel Type:

A combination of copper cables and aluminum ground wire cables were used.

8.6 Is Panel Accessible:

Yes - The electrical panel is in a location that makes it readily accessible.

8.7 Panel Condition:

Action Necessary - The power panel, as a container for safely covering circuitry and components, requires immediate action to minimize the possibility of electrical shock. Mismatched breakers within main breaker panel observed. Not to building standards. Contact licensed electrician to further evaluate and repair as needed.



8.8 Main Panel Type:

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

8.9 Breaker/Fuse to Wire Compatibility:

Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

8.10 Legend Available:

Yes - Identification of the breakers and the appliances or areas they control are clearly

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marked. This inspection does not verify the accuracy of this legend.



8.11 Panel Cover Removed:

Yes.



8.12 Condition of Wiring in Panel: Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

8.13 Feeder and Circuit Wiring Type: Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex. Copper multi-strand feeders are installed to deliver power to a downstream panel or power hungry appliances.

8.14 Circuit Wiring Condition: Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

8.15 Main Service Ground Yes - The main service ground wire was located by the inspector.

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Verified:

8.16 Wire Protection/Routing:

Satisfactory - Visible wiring appears to be installed in an acceptable manner.

8.17 Smoke Detectors:

Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the home and basement level.

8.18 Doorbell:

Yes - At least one exterior door has a working doorbell.

8.19 Exterior Lighting:

Attention Needed - Some portion of the exterior security lighting is not functioning as intended. Some bulbs are non-operational or there are no bulbs present. Further Evaluation is Recommended.



Electrical Service:

8.20 Patio:

Yes.

8.21 Garage:

Satisfactory - The electrical outlets in the garage tested as correctly grounded. The garage electrical outlets, except for dedicated circuits, are protected with Ground Fault Circuit Interrupt protection as required by current standards.

Electric Service Condition:

8.22 Utility Services:

Satisfactory - The underground service appears adequate.

Light Fixtures:

8.23 Kitchen:

Satisfactory - The light fixtures within the kitchen are functional.

Receptacles:

8.24 Kitchen:

Satisfactory - There is a Ground Fault Circuit Interrupt outlet installed.

Electrical Outlets:

8.25 Laundry:

Satisfactory - The outlet tested in the laundry room is correctly wired and grounded.

8.26 Master Bedroom:

Satisfactory - The outlets tested in this room are correctly wired and grounded.

8.27 Bedroom #2:

Satisfactory - The outlets tested in this room are correctly wired and grounded.

8.28 Bedroom #3:

Satisfactory - The outlets tested in this room are correctly wired and grounded.

8.29 Bedroom #4:

Satisfactory - The outlets tested in this room are correctly wired and grounded.

8.30 Bedroom #5:

Satisfactory - The outlets tested in this room are correctly wired and grounded.

8.31 Living Room:

Satisfactory - The outlets tested in this room are correctly wired and grounded.

8.32 Dining Room:

Satisfactory - The outlets tested in this room are correctly wired and grounded.

8.33 Family Room:

Attention Needed - At least one outlet noted needs a new outlet cover. Unsecured floor outlet cover - Missing hardware noted. Attention is recommended for safety.

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8.34 Study/Den: Satisfactory - The outlets tested in this room are correctly wired and grounded.

Lighting:

8.35 Laundry: Satisfactory - Lighting in the laundry is adequate.

Light Fixture:

8.36 Master Bathroom: Satisfactory - The light fixtures within this bathroom are satisfactory.

8.37 Bathroom #2 in Bedroom #2: Satisfactory - The light fixtures within this bathroom are satisfactory.

8.38 Bathroom #3: Satisfactory - The light fixtures within this bathroom are satisfactory.

8.39 Bathroom #4: Satisfactory - The light fixtures within this bathroom are satisfactory.

8.40 Bathroom #5 in Bedroom #5: Satisfactory - The light fixtures within this bathroom are satisfactory.

Ground Fault Interrupt Outlets:

8.41 Master Bathroom: Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

8.42 Bathroom #2 in Bedroom #2: Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

8.43 Bathroom #3: Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

8.44 Bathroom #4: Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

8.45 Bathroom #5 in Bedroom #5: Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Light Switch:

8.46 Master Bathroom: Satisfactory - The light switch is satisfactory.

8.47 Bathroom #2 in Bedroom #2: Satisfactory - The light switch is satisfactory.

8.48 Bathroom #3: Satisfactory - The light switch is satisfactory.

8.49 Bathroom #4: Satisfactory - The light switch is satisfactory.

8.50 Bathroom #5 in Bedroom #5: Satisfactory - The light switch is satisfactory.

8.51 Master Bedroom: **Attention Needed** - Unable to verify all switch functions. Further evaluation is recommended.

8.52 Bedroom #2: **Attention Needed** - Unable to verify all switch functions. Further evaluation is recommended.

8.53 Bedroom #3: Satisfactory - The light switch was functional at the time of the inspection.

8.54 Bedroom #4: **Attention Needed** - Unable to verify all switch functions. Further evaluation is recommended.

8.55 Bedroom #5: Satisfactory - The light switch was functional at the time of the inspection.

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8.56 Living Room:

Attention Needed - Unable to verify all switch functions. Further evaluation is recommended.

8.57 Dining Room:

Satisfactory - The light switch was functional at the time of the inspection.

8.58 Family Room:

Attention Needed - Unable to verify all switch functions. Further evaluation is recommended.

8.59 Study/Den:

Attention Needed - Unable to verify all switch functions. Further evaluation is recommended.

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PLUMBING SYSTEM

Plumbing:

- 9.1 *Water Source:* City/Municipal.
- 9.2 *Plumbing Service Piping Size to Structure:* 1.25 inch water service line from the meter to the main cutoff.
- 9.3 *Public Service Piping Material:* The main service line to the structure is copper.
- 9.4 *Main Water Line Cutoff Location:* Garage wall.



- 9.5 *Visible Mineral Deposits or Encrustations:* No.
- 9.6 *Interior Supply Piping Size:* The interior water supply piping is 3/4" in diameter. It then reduces to 1/2" or 3/8" risers.
- 9.7 *Interior Supply Piping Material:* The interior supply piping in the structure is predominantly copper.
- 9.8 *Water Pressure:* 44 PSI - Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range. There is a water pressure regulator valve correctly installed. This allows adjustment of the incoming water pressure.

Attention Needed - Pressure Relief Valve is not installed per Current Plumbing Standards. Contact Licensed Plumber to Install.



- 9.9 *Exterior Hose Bibs Functional:* There are no backflow preventer valves installed. Under current standards, backflow preventer valves are required. It would be a good investment to have them installed.
- 9.10 *Functional Supply:* Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.
- 9.11 *Leaks in the Supply Piping Noted:* No.
- 9.12 *Waste Line Materials:* The predominant waste line material is plastic.
- 9.13 *Waste Piping Condition:* **Attention** - Unable to determine if a condition exists due to limited visibility. Recommend contacting plumbing contractor to scope waste line prior to close of

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- escrow.
- 9.14 *Vent Piping Material* The vent material, as it passes through the roof, is plastic.
- 9.15 *Vent Piping Condition:* Satisfactory - The visible plumbing vent piping appears functional.
- 9.16 *Supply/Waste Piping Supports:* Satisfactory - The tie straps and hangers supporting supply and waste piping appear adequate.
- 9.17 *Functional Drainage:* Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.
- 9.18 *Objectionable Odors Noted:* No.
- 9.19 *Location of Waste Line Cleanouts:* **Attention Needed** - The cleanout located at the garage floor is sealed by concrete. Repair as needed.
There are also exterior cleanouts observed.



- 9.20 *Lawn Sprinkler System:* **Attention Needed** - Sprinklers are spraying against house. Recommend redirecting to prevent further damages.
The inspection of the installed lawn sprinkler is beyond the scope of this inspection. Recommend further inspection by a licensed plumber or lawn sprinkler company.
The inspection of the installed lawn sprinkler is beyond the scope of this inspection. Recommend further inspection by a licensed plumber or lawn sprinkler company.



Water Heater:

- 9.21 *Location:* Garage.
- 9.22 *Model & Serial Numbers:* Brand - Bradford White ; Model # - ; Serial # - ; Manufactured approximately 2021. The average service life for a water heater is 10 - 12 years.

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9.23 Tank Capacity: A 75 gallon water heater is installed and is recommended for a large family or a home with a spa tub.

9.24 Fuel Source for Water Heater: The water heater is gas-fired.

9.25 Electric Service to Water Heater: Satisfactory - The electric service to the water heater appears to be installed in an acceptable manner. Recirculation Pump.



9.26 Exposed Water Heater Condition: Satisfactory -

9.27 Firebox Condition The underside of the tank appears to be in normal condition in relation to its age.

9.28 Drip Leg Installed for Natural Gas-Fired Unit: Yes - There is a drip leg installed on the incoming gas line to the water heater.

9.29 Gas Valve: Satisfactory - There is a gas valve cutoff installed adjacent to the hot water tank.

9.30 Flue/Exhaust Pipe Condition: Satisfactory - The exhaust flue appears to be correctly installed. The exhaust flue pipe is metal.

9.31 Water Piping Condition: **Attention Needed** - There is no cold water bond on water piping. Not to Current Plumbing Standards.



9.32 Water Heater Fill Valve Installed: Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.

9.33 Temperature Controls: Satisfactory - The thermostat and temperature controls appear to function normally.

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- 9.34 *Drain Valve:* Yes - There is a drain valve installed on the lower side of the water heater.
- 9.35 *Temperature & Pressure Relief Valve:* Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater.
- 9.36 *Safety Overflow Pipe:* Satisfactory - The overflow pipe is correctly installed.
- 9.37 *Seismic Strapping* **Action Necessary** - Unit requires three straps. 75 Gallon and larger are considered commercial which requires three straps.



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KITCHEN

Kitchen:

10.1 Location:

Main level rear of house.

10.2 Outside Entry Door:

Attention Needed - The outside entry door to the kitchen needs some minor adjustment or repair. Locking hardware at base of door is in need of repair. Non-operational hardware noted. Attention is recommended.



10.3 Windows:

Satisfactory - The windows and associated hardware in the kitchen are satisfactory.

10.4 Walls:

Satisfactory - The walls in the kitchen appear to be satisfactory.

10.5 Ceiling:

Satisfactory - The ceiling is functional and as expected.

10.6 Floor:

Attention Needed - The flooring in the kitchen is in need of attention to prevent further deterioration. The floor covering material is Slate. Pitting within flooring noted. Repair as needed to prevent any further deterioration.



10.7 Countertops:

Satisfactory - The countertops in the kitchen are satisfactory. Granite.

10.8 Cabinets, Drawers, and Doors:

Attention Needed - At least one cabinet door or drawer is in need of some minor repair. Water damage to cabinetry. No elevated moisture was noted at the time of inspection. Repair as needed. Sliding hardware to at least one cabinetry drawers needs attention. Drawer does not close as intended. Adjustment or repair is recommended.

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10.9 Faucet and Supply Lines:

Attention Needed - The water supply to the faucet at kitchen island was shut-off at time of inspection. Further evaluation is recommended.



10.10 Sink and Drain Lines:

Satisfactory - The sink and drainage lines appear to be satisfactory.

10.11 Caulking Water Contact Areas:

Satisfactory - The caulking in water contact areas appears to be satisfactory.

10.12 Disposal:

Satisfactory - The disposal appears to be functional.

10.13 Dishwasher:

The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements.

10.14 Trash Compactor:

Satisfactory - The trash compactor appears to be functional.

10.15 Range Hood:

Satisfactory - The range hood and exhaust fan appeared to work correctly on one or both speeds. There is a filter installed, and it will require periodic cleaning.

10.16 Range/Oven Fuel Source:

Gas Range / Electric oven.

10.17 Range/Oven:

Built-in - There is a built-in range top and oven. They appeared to function correctly at the time of the inspection. The timers and temperature settings were not tested and are not a part of this inspection.

10.18 Microwave Oven:

Action Necessary - There is a microwave unit installed. However, The unit is powered by an extension cord. Substandard Electrical, Safety Concern.



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<i>10.19 Refrigerator:</i>	Yes - There is a refrigerator installed. The inspection does not include any non-permanently installed appliances or fixtures.
<i>10.20 Water For Refrigerator:</i>	There is a water line for the refrigerator.
<i>10.21 Heat Source:</i>	Satisfactory - There is a heat register in this room.

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LAUNDRY

Laundry:

- | | |
|--------------------------|---|
| 11.1 Location: | Upstairs. |
| 11.2 Entry Door: | Satisfactory - The entry door to the laundry room is functional. |
| 11.3 Linen Cabinets: | Satisfactory - The cabinets are functional. |
| 11.4 Walls: | Satisfactory - The walls in the laundry room appear to be satisfactory. |
| 11.5 Ceilings: | Satisfactory - The ceiling is satisfactory. |
| 11.6 Floor: | Satisfactory - The floor coverings are in satisfactory condition. The floor covering material is ceramic or glazed tile. The floor in the laundry room has a washer and dryer installed limiting the view. Look at the floor after the appliances are removed. I assume no liability for the condition of the portions of the floor I cannot see. |
| 11.7 Windows: | None - There are no windows installed in the laundry. |
| 11.8 Washer & Dryer | A washer and dryer are installed. Testing of either is not included as a part of this inspection. The inspector did not determine if the washer and dryer will convey with the property. |
| 11.9 Washer Hookup: | There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested. |
| 11.10 Washer Pan: | Yes - There is a washer pan installed under the washing machine to catch and drain away water in case of a leak from the washer. |
| 11.11 Dryer Hookup: | Yes - There is a gas line provided for a gas dryer. If you have an electric clothes dryer, you will need to have additional electrical circuitry installed. |
| 11.12 Dryer Ventilation: | Satisfactory - The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional. |
| 11.13 Area Ventilation: | Satisfactory - The area ventilation seems adequate. |
| 11.14 Laundry Basin: | Yes - There is a laundry basin installed. The unit is functional. No leaks were noted. |

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BATHROOMS

Master Bathroom:

- 12.1 Vanity Cabinet: Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.
- 12.2 Basin and Drain Fixture: **Attention Needed** - The basin or drainage fixture needs attention. The basin stopper did not hold water. Some adjustment may be needed.
- 12.3 Faucet and Supply Lines: Satisfactory - Faucets and supply lines appear satisfactory.
- 12.4 Toilet Condition: Satisfactory - The toilet in this bathroom appears to be functional.
- 12.5 Tub: There is a spa tub installed. The tub was filled with water and the jets activated to observe for proper action. The tub appears to function properly.
- 12.6 Tub Faucet: Satisfactory.
- 12.7 Shower/Shower Head and Mixing Valves: Satisfactory - The shower, shower head, and mixing valves are all performing as required.
- 12.8 Shower Pan: Granite - The Granite shower pan does not appear to leak at this time.
- 12.9 Tub & Shower Walls: Satisfactory - The walls appear to be in satisfactory condition.
- 12.10 Tub/Shower Drain: Satisfactory - The tub/shower appears to drain at an acceptable rate.
- 12.11 Glass Tub/Shower Door: No, There are no doors on the tub or shower. This is the most efficient way to prevent moisture damage caused by water getting out of the tub/shower. Consideration should be given to installing them.
- 12.12 Caulking/Water Contact Areas: **Attention Needed** - The caulking in the water contact areas appears to need attention. Damage may result if not corrected. The wall at the tub or shower seam needs to be caulked to prevent moisture from entering the wallboard.
- 
- 12.13 Heat Source: Satisfactory - There is a heat source in this room.
- 12.14 Entry Door: Satisfactory - The entry door to the bathroom is functional.
- 12.15 Walls: Satisfactory - The walls in this bathroom are satisfactory.
- 12.16 Windows: **Attention Needed** - At least one window or associated hardware in this bathroom needs attention. Imperfections in window noted. There appears to be a film/tint installed on window. Further evaluation is recommended.

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12.17 Ceiling:

Satisfactory - The ceiling in this bathroom is satisfactory.

12.18 Floor:

Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is ceramic or glazed tile.

12.19 Ventilation Fans:

Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

Bathroom #2 In Bedroom #2:

12.20 Vanity Cabinet:

Attention Needed - The vanity cabinet shelf has stains noted. No elevated moisture was measured. Possible Past Leak.



12.21 Basin and Drain Fixture:

Satisfactory - The basin and drainage fixture appears to be satisfactory.

12.22 Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

12.23 Toilet Condition

Satisfactory - The toilet in this bathroom appears to be functional.

12.24 Tub:

Fiberglass Tub OK - The bathtub is a fiberglass reinforced plastic material, and it appears to be in satisfactory condition. Use caution on type of cleaning materials and method of application. The surface of the tub can be easily damaged.

12.25 Tub Faucet:

Satisfactory.

12.26 Shower/Shower Head and Mixing Valves:

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

12.27 Tub & Shower Walls:

Satisfactory - The walls appear to be in satisfactory condition.

12.28 Tub/Shower Drain:

Satisfactory - The tub/shower appears to drain at an acceptable rate.

12.29 Glass Tub/Shower Door:

No, There are no doors on the tub or shower. This is the most efficient way to prevent moisture damage caused by water getting out of the tub/shower. Consideration should be given to installing them.

12.30 Caulking/Water Contact Areas:

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

12.31 Heat Source:

Satisfactory - There is a heat source in this room.

12.32 Entry Door:

Satisfactory - The entry door to the bathroom is functional.

12.33 Walls:

Satisfactory - The walls in this bathroom are satisfactory.

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12.34 Windows:

Action Necessary - At least one window or associated hardware in this bathroom needs repair or replacement. The spring or slide that holds the window in the up position does not function properly. It needs to be replaced.



12.35 Ceiling:

Satisfactory - The ceiling in this bathroom is satisfactory.

12.36 Floor:

Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is ceramic or glazed tile.

12.37 Ventilation Fans:

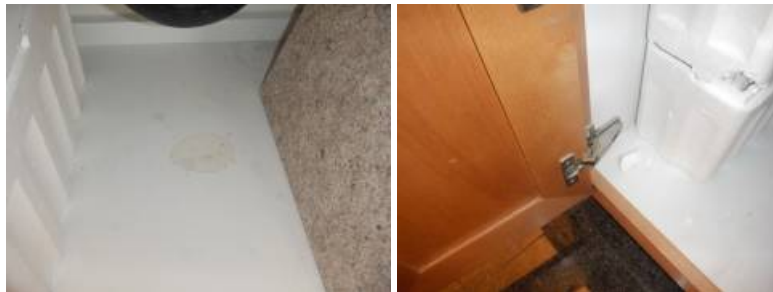
Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

Bathroom #3:

12.38 Vanity Cabinet:

Attention Needed - The vanity cabinet shelf has stains noted. No elevated moisture was measured. Possible Past Leak.

At least one hinge at cabinetry is in need of adjustment or repair. Loose hinge noted. Attention is recommended.



12.39 Basin and Drain Fixture:

Satisfactory - The basin and drainage fixture appears to be satisfactory.

12.40 Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

12.41 Toilet Condition

Satisfactory - The toilet in this bathroom appears to be functional.

12.42 Tub:

Fiberglass Tub OK - The bathtub is a fiberglass reinforced plastic material, and it appears to be in satisfactory condition. Use caution on type of cleaning materials and method of application. The surface of the tub can be easily damaged.

12.43 Tub Faucet:

Satisfactory.

12.44 Shower/Shower Head and Mixing Valves:

Attention Needed - The shower head or mixing valve needs some attention so that it will function as intended. Leakage at shower head conception noted. Adjustment or repair is recommended.

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- 12.45 Tub & Shower Walls:** Satisfactory - The walls appear to be in satisfactory condition.
- 12.46 Tub/Shower Drain:** Satisfactory - The tub/shower appears to drain at an acceptable rate.
- 12.47 Glass Tub/Shower Door:** Yes, Shower Yes - The shower stall has a glass door installed. The glass appears to be safety glass.
- 12.48 Caulking/Water Contact Areas:** Satisfactory - The caulking in the water contact areas appears to be satisfactory.
- 12.49 Heat Source:** Satisfactory - There is a heat source in this room.
- 12.50 Entry Door:** **Attention Needed** - The entry door or hardware to this bathroom needs some adjustment or repair to function appropriately. The latch or strike plate needs to be adjusted so that the door will latch correctly.
- 12.51 Walls:** Satisfactory - The walls in this bathroom are satisfactory.
- 12.52 Windows:** **Attention Needed** - At least one window or associated hardware in this bathroom needs attention. Binding at slides or sliding hardware noted. Adjustment or repair is recommended.



- 12.53 Ceiling:** Satisfactory - The ceiling in this bathroom is satisfactory.
- 12.54 Floor:** Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is ceramic or glazed tile.
- 12.55 Ventilation Fans:** None - There is no installed ventilation fan. There is a window installed; and if it is used correctly, there is no need for a fan.

Bathroom #4:

- 12.56 Vanity Cabinet:** Pedestal no vanity.
- 12.57 Basin and Drain Fixture:** **Action Necessary** - The basin or drainage fixture is damaged or deteriorated to the point that action is necessary. The basin does not drain as intended. Standing water within basin noted at time of inspection. Further evaluation by a licensed plumber is needed.

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- 12.58 Faucet and Supply Lines:** Satisfactory - Faucets and supply lines appear satisfactory.
- 12.59 Toilet Condition** Satisfactory - The toilet in this bathroom appears to be functional.
- 12.60 Entry Door:** Satisfactory - The entry door to the bathroom is functional.
- 12.61 Walls:** Satisfactory - The walls in this bathroom are satisfactory.
- 12.62 Windows:** None - There is no window in this bathroom.
- 12.63 Ceiling:** Satisfactory - The ceiling in this bathroom is satisfactory.
- 12.64 Floor:** Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is Slate.
- 12.65 Ventilation Fans:** Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

Bathroom #5 In Bedroom #5:

- 12.66 Vanity Cabinet:** Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.
- 12.67 Basin and Drain Fixture:** **Attention Needed** - The basin or drainage fixture needs attention. The basin drains slowly. There may be some blockage either in the fixture or the drain line.
- 12.68 Faucet and Supply Lines:** Satisfactory - Faucets and supply lines appear satisfactory.
- 12.69 Toilet Condition** Satisfactory - The toilet in this bathroom appears to be functional.
- 12.70 Shower/Shower Head and Mixing Valves:** Satisfactory - The shower, shower head, and mixing valves are all performing as required.
- 12.71 Shower Pan:** Fiberglass - The fiberglass shower pan does not appear to leak at this time.
- 12.72 Tub & Shower Walls:** Satisfactory - The walls appear to be in satisfactory condition.
- 12.73 Tub/Shower Drain:** Satisfactory - The tub/shower appears to drain at an acceptable rate.
- 12.74 Glass Tub/Shower Door:** No, There is a shower curtain installed. There are no doors on the tub or shower. This is the most efficient way to prevent moisture damage caused by water getting out of the tub/shower. Consideration should be given to installing them.
- 12.75 Caulking/Water Contact Areas:** Satisfactory - The caulking in the water contact areas appears to be satisfactory.
- 12.76 Heat Source:** Satisfactory - There is a heat source in this room.
- 12.77 Entry Door:** Satisfactory - The entry door to the bathroom is functional.
- 12.78 Walls:** Satisfactory - The walls in this bathroom are satisfactory.
- 12.79 Windows:** None - There is no window in this bathroom.
- 12.80 Ceiling:** Satisfactory - The ceiling in this bathroom is satisfactory.
- 12.81 Floor:** Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is Slate.
- 12.82 Ventilation Fans:** Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing

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satisfactorily.

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BEDROOMS

Master Bedroom:

- 13.1 Entry Door:* Satisfactory - The entry door on this room is functional.
- 13.2 Closet:* Satisfactory - The closet is functional and of average size. The closet is lighted.
- 13.3 Walls:* Satisfactory - The walls in the room appear to be satisfactory.
- 13.4 Ceiling:* Satisfactory - The ceiling is functional.
- 13.5 Light Fixture:* Satisfactory - Light is in working order.
- 13.6 Ceiling Fan:* Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.
- 13.7 Floor:* Satisfactory - The floors are in satisfactory condition. The floor covering material is Bamboo.
- 13.8 Windows:* **Action Necessary** - At least one window or associated hardware in this room needs repair. The spring or slide that holds the window in the up position is nonfunctional. It needs to be replaced.



- 13.9 Heat Source Noted:* There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.
- 13.10 Smoke Detector:* There is a functional smoke detector installed in the room.

Bedroom #2:

- 13.11 Entry Door:* Satisfactory - The entry door on this room is functional.
- 13.12 Closet:* Satisfactory - The closet is functional and of average size.
- 13.13 Walls:* Satisfactory - The walls in the room appear to be satisfactory.
- 13.14 Ceiling:* Satisfactory - The ceiling is functional.
- 13.15 Floor:* Satisfactory - The floors are in satisfactory condition. The floor covering material is Bamboo, Limited View - Covered by personal belongings.
- 13.16 Windows:* Satisfactory - The windows and associated hardware in this room are all satisfactory.
- 13.17 Heat Source Noted:* There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.
- 13.18 Smoke Detector:* There is a functional smoke detector installed in the room.

Bedroom #3:

- 13.19 Entry Door:* Satisfactory - The entry door on this room is functional.
- 13.20 Closet:* **Action Necessary** - Some portion of the closet door or interior fixtures needs repair or replacement. It is not functional as is. Glass & Frame separation and Cracked glass at mirrored closet door. Repair or replacement is indicated. Safety Concern.

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13.21 Walls:

Satisfactory - The walls in the room appear to be satisfactory.

13.22 Ceiling:

Satisfactory - The ceiling is functional.

13.23 Light Fixture:

Satisfactory - Light is in working order.

13.24 Ceiling Fan:

Action Necessary - The ceiling fan installed in this room did not function using normal controls. Further evaluation is recommended.



13.25 Floor:

Satisfactory - The floors are in satisfactory condition. The floor covering material is Bamboo, Limited View - Covered by personal belongings.

13.26 Windows:

Satisfactory - The windows and associated hardware in this room are all satisfactory.

13.27 Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

13.28 Smoke Detector:

There is a functional smoke detector installed in the room.

Bedroom #4:

13.29 Entry Door:

Satisfactory - The entry door on this room is functional.

13.30 Closet:

Satisfactory - The closet is functional and of average size.

13.31 Walls:

Satisfactory - The walls in the room appear to be satisfactory.

13.32 Ceiling:

Satisfactory - The ceiling is functional.

13.33 Floor:

Satisfactory - The floors are in satisfactory condition. The floor covering material is Bamboo, Limited View - Covered by personal belongings.

13.34 Windows:

Action Necessary - At least one window or associated hardware in this room needs repair. The thermal seal is broken. Although it is keeping the elements out, it has a clouded appearance. This condition will worsen.

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13.35 Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

13.36 Smoke Detector:

There is a functional smoke detector installed in the room.

Bedroom #5:

13.37 Entry Door:

Satisfactory - The entry door on this room is functional.

13.38 Closet:

Satisfactory - The closet is functional and of average size.

13.39 Walls:

Satisfactory - The walls in the room appear to be satisfactory.

13.40 Ceiling:

Satisfactory - The ceiling is functional.

13.41 Light Fixture:

Satisfactory - Light is in working order.

13.42 Ceiling Fan:

Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.

13.43 Floor:

Satisfactory - The floors are in satisfactory condition. The floor covering material is Slate.

13.44 Windows:

Satisfactory - The windows and associated hardware in this room are all satisfactory.

13.45 Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

13.46 Smoke Detector:

There is a functional smoke detector installed in the room.

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OTHER LIVING SPACES

Front Entry & Main Hallway:

14.1 The Main Entrance Faces: Southwest.

14.2 Front Entry Door:

Action Necessary - The main entry door or its associated hardware needs repair or replacement. Deadbolt locking hardware needs some attention. Locking hardware does not disengage as intended. Repair or replacement is recommended. Fire Egress Concern.



14.3 Entry Floor:

Satisfactory - The entry floor material is in satisfactory condition.

14.4 Main Hallway:

Satisfactory - The main hallway walls and floor are in satisfactory condition.

14.5 Guest Closet:

Satisfactory - The guest closet is functional and of average size.

14.6 Linen Closet:

Satisfactory - The closet is functional, and it has shelving installed.

14.7 Main Staircase:

Attention Needed - Some portion of the main stairway needs attention. Loose handrail Adjustment or repair is recommended.

14.8 Upper Level Hallway:

Satisfactory - The upper level hallway walls and floor are in satisfactory condition.

Living Room:

14.9 Walls:

Satisfactory - The walls in the room appear to be satisfactory. Minor imperfections in walls noted. Monitor for any further activity.

14.10 Ceiling:

Satisfactory - The ceiling is functional.

14.11 Light Fixture:

Satisfactory - Light is in working order.

14.12 Ceiling Fan:

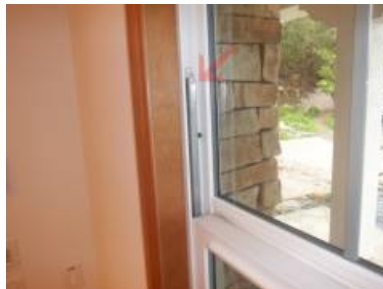
Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.

14.13 Floor:

Satisfactory - The floors are in satisfactory condition. The floor covering material is Slate.

14.14 Windows:

Action Necessary - At least one window or associated hardware in this room needs repair. The spring or slide that holds the window in the up position is nonfunctional. It needs to be replaced.



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14.15 Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Dining Room:

14.16 Walls:

Satisfactory - The walls in the room appear to be satisfactory.

14.17 Ceiling:

Satisfactory - The ceiling is functional.

14.18 Light Fixture:

Satisfactory - Light is in working order.

14.19 Floor:

Satisfactory - The floors are in satisfactory condition. The floor covering material is Slate.

14.20 Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Family Room:

14.21 Walls:

Satisfactory - The walls in the room appear to be satisfactory.

14.22 Ceiling:

Satisfactory - The ceiling is functional.

14.23 Light Fixture:

Satisfactory - Light is in working order.

14.24 Ceiling Fan:

Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.

14.25 Floor:

Attention Needed - The floor in this room is in need of some attention. The floor covering material is Slate. Pitting within flooring noted. Repair as needed to prevent any further deterioration.

14.26 Windows:

Attention Needed - At least one window or associated hardware in this room needs attention. Imperfections in window noted. There appears to be a film/tint installed on window. Further evaluation is recommended.



14.27 Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

14.28 Fireplace:

Attention Needed - Yes, Not Included - There is a fireplace in this room. An inspection of the fireplace was not provided. The condition of the fireplace is not included in this report. Further Evaluation by Fireplace Professional is Recommended.

Study/Den:

14.29 Entry Door:

Satisfactory - The entry door on this room is functional.

14.30 Walls:

Satisfactory - The walls in the room appear to be satisfactory. Limited View Due to stored items.

14.31 Ceiling:

Satisfactory - The ceiling is functional.

14.32 Light Fixture:

Satisfactory - Light is in working order.

14.33 Floor:

Satisfactory - The floors are in satisfactory condition. The floor covering material is Slate.

14.34 Windows:

Attention Needed - At least one window or associated hardware in this room needs

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attention. Imperfections in window noted. There appears to be a film/tint installed on window. Further evaluation is recommended.



14.35 Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

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POOL/SPA & EQUIPMENT

Inspection was limited to those areas which are above ground or water level. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Purchasers are encouraged to ask sellers about the existence of any past or present leaks in the pool, spa or associated equipment. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Testing of backflush mechanisms is beyond the scope of this inspection. Pilot lights on LP gas pool heaters are not lit during the inspection.

General Comments:

15.1

Attention Needed - The pool was not inspected; However, per Senate Bill 442, inspectors are required to report on pool fencing and alarms. No enclosure or alarms were present at time of inspection. Pool Safety Concern.
No other comments are made in regards to the pool/spa area.



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