



Henry Andrew Schmidt

5350 Lehrer Dr
San Diego, California 92117

Inspected By

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Tuesday
September 15, 2026



Tuesday, September 15, 2026
Henry Andrew Schmidt
5350 Lehrer Dr
San Diego, California 92117

Dear Henry Andrew Schmidt,

We have enclosed the report for the property inspection we conducted for you on Tuesday, September 15, 2026 at:

5350 Lehrer Dr
San Diego, California 92117

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

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

- S** = SAFETY: A system, condition or component that shows a safety concern that should be corrected. For this reason all safety concerns should be further evaluated or corrected by a qualified professional.
- R** = REPAIR NEEDED: The system or component is deficient and needs repair, replacement or service by an appropriate qualified professional. It's advised that this repair be made.
- W** = WARNING: These conditions have the potential to develop into severe or problematic conditions. It's advised that the issues be prevented or addressed.
- M** = MINOR MAINTENANCE /REPAIR: A system or component requiring maintenance or minor repair.
- U** = UPGRADE: A system or component that would benefit from an improvement or modernization.

We thank you for the opportunity to be of service to you.

Sincerely,



Inspector, Chris Dembroski
Smart Home Inspection



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Introductory Notes

INTRODUCTORY STATEMENT

1: Introductory Statement

This report summarizes the findings of a general home inspection conducted at the subject property in accordance with commonly accepted standards of practice in Southern California. A general home inspection is a visual, non-invasive assessment of the readily accessible systems and components of the home. It is intended to identify material defects that may affect the property's habitability, safety, or function at the time of the inspection.

The inspection includes, but is not limited to, the evaluation of major components such as the structural elements, foundation, roofing, exterior, interior, plumbing, electrical systems, heating and cooling systems, and built-in appliances. However, this is not a technically exhaustive inspection. It does not involve dismantling systems, destructive testing, or the use of specialized diagnostic equipment.

Items beyond the scope of a general home inspection include, but are not limited to: environmental testing (such as for mold, radon, or asbestos), pest inspections, code compliance, geological or soil stability evaluations, and the inspection of pools, spas, solar systems, septic systems, and private wells unless otherwise noted in this report or agreed upon in advance.

This report reflects the condition of the property at the time of inspection only and is not a guarantee, warranty, or prediction of future performance. Clients are strongly encouraged to seek further evaluation by licensed specialists for any areas of concern identified.

ORIENTATION

2: For purposes of identification and reporting, the front of this building faces south.

NOTES

3: Over the course of this inspection the temperature was estimated to be between 70 and 80 degrees.

4: We make no representations as to the extent or presence of code violations, nor do we warrant the legal use of this building. This information would have to be obtained from the local building and/or zoning department.

5: A thermal imaging camera was used during this inspection as a non-invasive tool to evaluate temperature differences on visible surfaces of the home. This technology can help identify anomalies that may indicate concerns such as moisture intrusion, missing or uneven insulation, electrical hot spots, air leakage, and irregular heating/cooling performance.

While thermal imaging provides valuable supplemental information, it does not see through walls or confirm hidden defects on its own. Findings are based on surface temperature variations at the time of the inspection and can be influenced by current environmental conditions such as weather, recent occupancy patterns, and indoor climate. Thermal results may require additional testing with moisture meters or further evaluation by qualified specialists to confirm the cause of noted anomalies.

Thermal imaging is not a guarantee that all deficiencies will be detected, and it should be considered a screening tool used in conjunction with standard visual inspection techniques and instruments.

6: Your inspector may choose to include photos in your inspection report. There are times when only a picture can fully explain the condition or if the client is unable to attend the inspection. Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions that were seen. We always recommend full review of the entire inspection report.

7: The inspection does not include reporting on the presence of Mold or Fungus these substances and/or their possible health issues. We recommend further evaluation by a fungal expert in this field.

8: The scope of this inspection is limited to reasonably accessible areas. We make no attempt to move furnishings, stored personal property, and/or vegetation. Although no problems are anticipated, removal of these items may reveal reportable items.

9: Your home inspector is not an environmental specialist, and is not trained or sufficiently knowledgeable or qualified to provide you with any information with regards to mold, fungus or other microbial contamination, or the possibility of hidden damage or possible health hazards caused by the presence of same. We therefore recommend that you have the residence inspected and tested for these conditions by a specialist or specialists in the appropriate trade(s) prior to the close of this transaction.

10: Due to the overall condition of the home Resulted in a limited inspection. It's advised that the home be reinspected after access is available or allowed.

Exterior/Site/Ground

BASIC INFORMATION

- 11:** Site grading: Sloped away from structure
- 12:** General lot topography: Flat lot
- 13:** Driveway: Concrete on grade
- 14:** Walkways: Concrete
- 15:** Patio: Concrete
- 16:** Patio: Pavers set on a compacted gravel and/or sand bed
- 17:** Primary exterior wall covering: Metal siding
- 18:** Primary exterior wall covering is: Stone.

LIMITATIONS

19: Portions of the building exterior and/or the building site and grounds could not inspected due to the presence of storage/vegetation. No adverse conditions are suspected, but clearing obstructions may reveal reportable conditions.

EXTERIOR ELEVATION PHOTOS

20: Exterior elevation photos





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GRADING & DRAINAGE GRADING

21: The grading of the lot appears to properly and adequately drain excess surface water and roof runoff away from the structure.

GRADING & DRAINAGE DRAINAGE

22: Surface drainage conditions within 10 feet of the inspected structure(s) appeared satisfactory.

GRADING & DRAINAGE ELEVATIONS

23: There appears to be an adequate difference in elevation between the exterior grade and the interior floors.

GRADING & DRAINAGE GUTTERS

U **24:** There is no provision for rooftop drainage. Gutters would be beneficial, given the drainage patterns and soil conditions. We recommend improving the drainage system, beginning with the installation of gutters and downspouts.

HARDSCAPING DRIVEWAY

25: The driveway appears to be properly installed and is generally in good condition, with exceptions noted below.

26: The minor cracks in the driveway are of a cosmetic nature. However, they do indicate movement in the soil and, over time, may develop into an aesthetic issue and/or a safety concern because of tripping hazards.

HARDSCAPING WALKWAYS

27: The walkways appear to be properly installed and are in serviceable condition.

HARDSCAPING PATIO SURFACE

28: The patio appears to be installed in a workmanlike manner and is generally in good condition, with exceptions noted below.

29: The patio shows normal cracking and/or minor settlement. This does not impact its integrity. No action is indicated.

FENCING/GATES/GROUND FENCING

R 30: There is major damage to the fencing. We recommend the fencing be repaired and/or replaced.



FENCING/GATES/GROUND GATES

R 31: The gate at the multiple locations are damaged. We recommend it be repaired or replaced.

COVERINGS MASONRY WALLS

32: The masonry walls are only a veneer over the basic wood frame construction. The masonry is not a structural element of the house. Minor cracks are fairly typical and not considered a structural deficiency.

R 33: In this case, the veneer has pulled away from the building and/or has become unbonded from the wood frame. This is largely an aesthetic consideration, but we recommend sealing or covering gaps to prevent moisture and pest penetration.



R 34: In this case, the veneer has pulled away from the building and/or has become unbonded from the wood frame. We recommend removal and/or repair of the masonry because of the potential for damage or injury should the veneer completely collapse.

COVERINGS METAL SIDING

R 35: Sections of the aluminum siding at multiple locations are damaged. We recommend they be repaired or replaced.





W 36: The aluminum siding lacks molding and trim. This creates opportunities for leakage and damage. We recommend the missing trim and molding be replaced.

W 37: There are open joints at multiple sections of the metal siding. It is advised that all affected joints be properly sealed to prevent moisture intrusion and damage.

DOORS & WINDOWS DOORS

R 38: Several exterior doors are deteriorated. We recommend they be repaired or replaced.

DOORS & WINDOWS WINDOWS

W 39: The exterior of the homes windows need to be sealed to prevent moisture intrusion.

DOORS & WINDOWS SCREENS

M 40: There are one or more damaged or torn screen(s) that should be repaired or replaced.

DOORS & WINDOWS WEATHERSTRIPPING

M 41: The weatherstripping on this house is minimal, which is typical for a building this age. To conserve energy and reduce utility bills, weatherstripping could be installed at minimal cost.

BUILDING FEATURES TRIM

M 42: The trim shows routine wear but appears to be properly installed and in serviceable condition. We advise routine maintenance to ensure maximum service life.

R 43: The trim at the side door is damaged. We recommend it be repaired or replaced.



BUILDING FEATURES FASCIA

M 44: Portions of the fascia are weathered, with blistered and/or peeling paint. This will require surface preparation and refinishing in the course of routine property maintenance to restore surface appearance.



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R 45: Sections of the fascia at the multiple are damaged. We recommend they be repaired or replaced.

BUILDING FEATURES EAVES/SOFFITS

R 46: Sections of the eaves at multiple locations are deteriorated. We recommend repair or replacement.

M 47: Peeling paint on the soffits may indicate insufficient ventilation and internal damage. We recommend further evaluation of the internal condition of the soffits.



BUILDING FEATURES PAINT/STAIN

48: The exterior paint is in fair to good condition but appears a bit 'tired'. There are no surfaces that need painting for other than cosmetic reasons.

SITE FEATURES VEGETATION

49: There are trees on or adjacent to the property that your home inspector is not qualified to evaluate, but that you may wish to have them examined by an appropriately qualified specialist (an arborist is considered best qualified).

W 50: We recommend the trees overhanging the roof be trimmed to prevent damage of the roofing surface, and allow free flow of roof runoff.

ELECTRICAL WIRING

S 51: We found exposed wiring at the eaves. Even if insulated, we recommend all wiring be encased in a conduit or otherwise protected in accordance with present standards.

ELECTRICAL OUTDOOR RECEPTACLES

U 52: There are no or minimal electrical receptacles on the outside of the house. As an upgrade, we recommend that at least one receptacle be installed by every door. All exterior outlets should be GFCI protected.

ELECTRICAL OUTDOOR LIGHTS

53: The motion sensor light fixtures were not inspected as part of this inspection. It's advised that the lights be tested for proper function.

EXTERIOR WATER SUPPLY EXTERIOR PLUMBING

54: The plumbing on the exterior of the building and in the yard appears to be properly installed and in serviceable condition. We make no attempt to locate and test every hose bib. Testing of irrigation systems is beyond the scope of our inspection.

55: Testing of the irrigation system and/or automatic timer is beyond the scope of this inspection.

U 56: Backflow prevention devices are now required on exterior hose bibs to prevent contamination of the domestic water supply. These devices are inexpensive and available at most hardware stores. Upgrading the hose bibs should be considered.

FOUNDATION PEST CONTROL

57: Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

W 58: There is evidence commonly associated with wood-destroying pest and/or organism activity. We recommend consultation with a licensed pest control operator.

59: Rodents have been active in the home in the past. It is possible there is no current infestation. We recommend that bait or traps be set and monitored. The advice and services of a licensed exterminator would be recommended if problems persist.

Structure

The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.

BASIC INFORMATION

60: The residence has a concrete slab foundation. Not all slab foundations are alike, however. For example, steel reinforcement bars and moisture barriers were not used in earlier slabs, but are included in most new slabs. Some slabs are post-tension, which incorporate the use of cable that is put under tension to help prevent cracking. In any event, our inspection of slab foundations includes checking the visible portions of the slab and perimeter stem walls for any significant cracks or structural deformation.

However, we do not move furniture or remove the floor coverings, nor do we use any specialized measuring equipment. It is, however, important to note that most concrete slabs are found to contain cracks when the floor coverings are removed, but cracks that are less than 1/4" and are not offset are generally not considered to be structurally significant.

61: Foundation type: Slab-on-grade

62: Slab material: Poured concrete

63: Mudsill: Bolted to slab

64: Exterior wall support: Wood frame

FOUNDATION SLAB FOUNDATION

65: Due to the installation of finished surfaces, the slab is mostly inaccessible and could not be thoroughly inspected. However, we observed no signs of significant settlement or related interior cracking to suggest a major problem. The inspector can only comment on what is visible and accessible at the time of inspection.

W 66: Old homes were commonly built without a proper vapor barrier installed under the concrete slab. This practice has been known to allow excess moisture build up on the under side of the applied flooring material. Mold or moisture damage has been known to occur. It is advised that the flooring be monitored for any signs of moisture intrusion or damage. Managing outside drainage is also advised.

67: Due to the nature of the construction. Slab foundation inspections are limited. There could be adverse conditions that are not visible. This inspection does not warranty the foundation.

STRUCTURE MUDSILL

68: The mudsill is the first wood member of the framing, resting directly on the slab foundation. The majority of the mudsill is inaccessible and was not inspected.

69: There was no evidence of any cosmetic conditions on the interior or exterior finishes to indicate the need for destructive testing and further inspection.

STRUCTURE WALL FRAMING

70: In the areas where the wall framing is visible, all components appear to be properly installed and generally in good condition.

71: The wall is primarily 2x4 wood stud construction type.

MOISTURE/VENTILATION/PEST PEST CONTROL

72: Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

Roofing

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

General

SCOPE

73: The roof and it's materials were not water tested as part of this inspection

74: This inspection does not warranty the roof against moisture leaks. Roof leaks can happen without any prior signs of damage. This inspection is not responsible for future roof issues

W 75: This homes roofing is made up of full or partial flat roofing material. This type of roofing requires regular maintenance and up keep. Flat roofing does not have the same life expectancy of other roofing materials and determining it's life span is not part of this inspection. This type of roofing tends to leak more often, hidden damage and drainage issues may not always be present at the time of inspection. We recommend that all flat roofs be further inspected by a roofing professional. This inspection does not warranty any type of roof covering.

Roof Flashing

FLASHINGS FLASHINGS: OVERALL

76: A combination of asphalt sealing compound or 'mastic' and metal flashings has been used to seal the connections and penetrations.

Built-up Roof System

BASIC INFORMATION

77: Location: Covers whole building

78: Roof slope: Low pitch

79: Material: Gravel covered built-up

80: Layers: Single layer

81: Connections and penetrations: Sealed with metal flashing

82: Roof drainage system: None

83: Roof photos



INSPECTION METHOD

84: Our inspection of this roof was conducted from the roof surface. The inspector walked upon the surface and visually examined the accessible roofing components.

COVERINGS SURFACE (BUILT-UP)

85: The roofing surface appears to have been properly installed and 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.

86: There are exposed areas not covered by gravel. This will hasten the deterioration of the exposed membrane and reduce the service life of the roofing materials. We recommend that gravel be redistributed over the bare areas.

R 87: There are splits, and tar build up under the gravel surface. Further evaluation by a roofing professional is suggested.



88: For a further evaluation of roofing conditions, cost estimates and/or corrective repair, we recommend that a licensed roofing contractor be retained.

W 89: The built-up roof has areas that need routine maintenance or repairs.

Attic

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.

ACCESS/ENTRY

90: The attic access is located in the hall.

91: Insulation conceals portions of the attic, limiting access and preventing complete inspection. No reportable conditions were observed in the visible areas.

92: Due to limited clearances, only a partial inspection of the attic space was performed from the access opening. If access is required for maintenance, installation of secured walking planks above the ceiling joists would be a beneficial upgrade.

MOISTURE/VENTILATION/PEST PEST CONTROL

93: Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

W 94: Rodents have been active in the attic in the past. It is possible there is no current infestation. We recommend that bait or traps be set and monitored. The advice and services of a licensed exterminator would be recommended if problems persist.

ROOF STRUCTURE RAFTERS

95: Rafters are boards that support the roof sheathing, which in turn, supports the roof covering.

96: The rafters are 2 x 6 placed 24 inches on center.

ROOF STRUCTURE SHEATHING

97: The roof sheathing is the material directly supporting the roof covering.

98: The roof sheathing is boards nailed solidly across the rafters with no gaps between them.

ROOF STRUCTURE CEILING JOISTS

99: Ceiling joists are the structural members which support the finished ceiling and often serve as an important component of the roof structure.

100: The ceiling joists appear to be generally properly installed and in good condition.

EXTERIOR WATER SUPPLY VENT LINES

101: The vent piping for the waste system appears to be properly installed and in good condition.

VENTILATION

102: Our feeling regarding attic ventilation is that 'you can never have too much'. Attic ventilation can be provided by eave, gable, and ridge vents as well as by automatic and wind driven fans. We encourage use of any or all of the above.

BUILDING FEATURES MISCELLANEOUS

103: General Attic Pictures:



Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents

inspection of every length of wire.

BASIC INFORMATION

104: Service entry into building: Overhead service drop

105: Voltage supplied by utility: 120/240 volts

106: Capacity (available amperage): 100 amperes

107: Branch circuit protection: Circuit breakers

ELECTRIC LOCATIONS METER & MAIN

108: The meter and main electrical service panel are outside on the front of the building.

ELECTRIC LOCATIONS MAIN DISCONNECT

109: There is no main electrical service disconnect. See comments below under 'Main Disconnect'.

SERVICE MAIN MAIN DISCONNECT

110: The electrical system lacks a main shutoff switch. Because there are six(6) or fewer disconnects in the service panel, a single main shutoff is not required. If the system is expanded, a main disconnect would be needed.

SERVICE MAIN CIRCUIT BREAKER MAIN PANEL

U 111: The main electrical panel is old and outdated. We suggest replacement.

112: The main electric panel is located front



113: The main electric panel size is 100 amp.

U 114: The circuitry in the panel is unlabeled. We recommend this be corrected to allow individuals unfamiliar with the equipment to operate it properly when and if it becomes necessary.

115: Load calculations were not conducted on the electrical system. It was not determined if the main panel and it's components will meet the homes electrical demands.

W 116: FPE, Zinsco, Sylvania, Bulldog, Stab-lok, etc. panels and/or breakers have a long history of performance and safety issues. Because one of these panels was seen during our inspection, we recommend further evaluation by an electrical contractor.

W 117: The Bulldog Pushmatic electric panel, which has been known to be problematic. The breaker system has been known to have poor circuit breaker connections and over heating breakers not properly tripping. It is advised that the panel be further evaluated by electrician due determine any need for repairs or replacement.



SERVICE MAIN SERVICE CAPACITY

118: Our statement regarding service capacity is based upon the size of the service entrance conductors.

119: Our statement regarding service capacity is based upon the labeled rating of the main service panel.

SERVICE MAIN SERVICE GROUNDING

120: The system and equipment grounding appears to be correct.

BRANCH WIRING BRANCH CIRCUITRY

121: The electrical branch circuitry system is generally in good condition, with only a few instances of needed repair or correction observed. See notes above for specific comments.

CONDUCTORS CONDUCTOR MATERIAL

122: The accessible branch circuit wiring in this building is copper.

CONVENIENCE OUTLETS RECEPTACLES: OVERALL

123: The receptacles throughout the structure are a combination of 2-wire and 3-wire types, with grounded and ungrounded circuitry, indicating installation at different times.

CONVENIENCE OUTLETS LIGHTS: OVERALL

124: Several lights were not working at the time of this inspection. The bulbs may have burned out. Where bulbs are not the problem, the condition of these fixtures and/or wiring should be verified.

CONVENIENCE OUTLETS GFI PROTECTION

125: GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when a hazardous condition exists.

126: GFCI protection is inexpensive and can provide a substantial increased margin of safety.

U 127: It is advised that GFCI protected outlets be added if not already installed at all bathrooms, all kitchen countertops, exterior, crawlspace, laundry room and garage.

CONVENIENCE OUTLETS AFCI PROTECTION

128: There are no AFCI breakers installed in main panel. Based on the age of the home it's advised that AFCI breakers be installed for safety. AFCI breakers are commonly installed for bedroom and living area circuits. It's advised that the system be further evaluated by an electrician to determine if additional breakers need to be installed or are required.

GENERAL COMMENT

129: We recommend upgrading the electrical system to comply with newer standards including GFCI, AFCI, surge protection, and other modern safety upgrades. Consult a licensed electrical contractor.

Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

BASIC INFORMATION

- 130:** Domestic water source: Public supply
131: Landscape water source: Public supply
132: Main water line: Copper
133: Supply piping: Copper where seen
134: Waste disposal: Municipal
135: Waste piping: Cast iron and galvanized steel

EXTERIOR WATER SUPPLY WATER SHUTOFF LOCATION

136: The domestic water supply main shut-off valve is outside at the front of the building.



EXTERIOR WATER SUPPLY WATER SHUTOFF COMMENTS

137: The main shut-off valve was located but testing the operation of this valve is not within the scope of our inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

138: The main shut-off valve had no excessive or unusual wear observed. Operation of the valve from time to time will keep it functional and maximize its useful life. Plumbing valve operation are not tested as part of this inspection.

EXTERIOR WATER SUPPLY WATER PRESSURE

139: The system water pressure, as measured at the exterior hose bibs, is within the range of normal.

140: The homes water pressure measured 50 PSI (pounds per square inch).



EXTERIOR WATER SUPPLY REGULATOR

141: There is a regulator installed near the main shut off to maintain water pressure at an acceptable level in an area where pressure is generally higher than normal.

EXTERIOR WATER SUPPLY MAIN SUPPLY

142: There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

EXTERIOR WATER SUPPLY INTERIOR SUPPLY

143: The exposed and accessible supply piping generally appears to be properly installed and in good condition.

EXTERIOR WATER SUPPLY FIXTURES: OVERALL

M 144: The plumbing angle stops are old. Although no leaks were observed, we suggest replacement of all stops as preventative maintenance. It is advised that all angle stops be replaced every 10-15 years.

DRAIN/WASTE/VENT DRAIN LINES

W 145: Based on the age of the home, we recommend a full camera review of the main line and waste piping system.

W 146: The cast iron drain lines run through the concrete slab foundation. Cast iron drain lines have an average life expectancy of 50 years. It is advised that the drain lines be camera scoped by a plumbing professional.

W 147: The drains are slow, indicating possible obstruction. We recommend the piping be cleaned to allow free-flowing drainage. It appears that the drain lines are blocked or partially blocked. This could be a sign of failure of the drainage system. This condition needs to be further evaluated by a licensed plumber.

DRAIN/WASTE/VENT SEWER CLEANOUT

148: We were unable to locate the cleanout for the waste system.

DRAIN/WASTE/VENT VENT LINES

149: The vent piping for the waste system appears to be properly installed and in good condition.

GAS SYSTEM GAS METER LOCATION

150: 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.



GAS SYSTEM GAS METER COMMENT

151: The gas meter appears to be in satisfactory condition.

GAS SYSTEM GAS PIPING

152: The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

153: Checking for gas leaks is beyond the scope of this inspection.

GENERAL COMMENT

W 154: We observed major problems with the plumbing system as noted above. We recommend a licensed plumber be retained to evaluate the entire plumbing system and determine an appropriate course of action.

155: For attention to the condition(s) noted above, we recommend the advice and services of a licensed plumbing contractor.

W 156: A strong sewer odor was present upon entering the home at the time of the inspection. The exact source and location of the odor could not be determined during the limited, visual home inspection. Possible causes include plumbing drain or venting defects, dry or improperly functioning drain traps, sewer gas leakage, or unsanitary conditions within the home. Further evaluation is recommended to determine the source of the odor and any necessary corrective action. The home should be thoroughly cleaned and all plumbing components should be inspected if the odor persists.

Water Heater

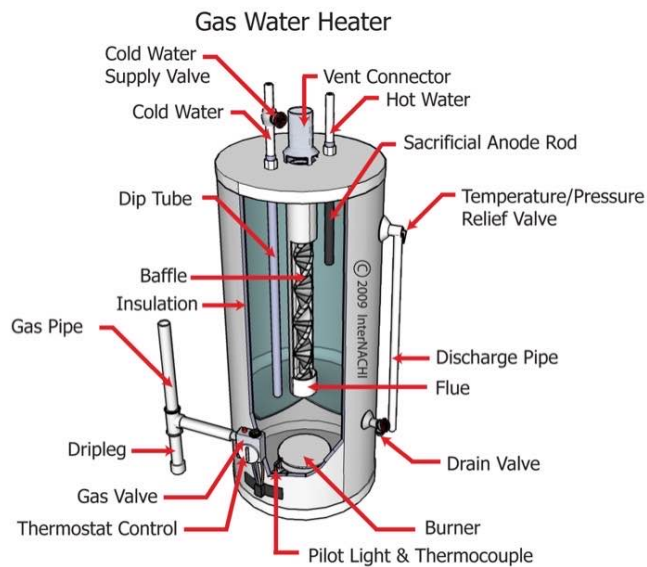
Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

BASIC INFORMATION

157: Location: Laundry area



158: Unit type: Free standing tank



159: The water heater is manufactured by GE

160: The homes water heater appears to be manufactured in 2006

161: Energy source: Natural gas

162: Capacity: 30 gallons

163: Water heater temperature settings should be maintained in the mid-range to avoid injury from scalding

WATER CONNECTORS

164: The water heater is equipped with a cold water shut-off valve. It is functioning as designed and intended.

R 165: The water connections are heavily corroded and show signs of previous leakage. We recommend replacement or repair.



COMBUSTION AIR

166: The combustion air supply is adequate.

167: Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

SEISMIC RESTRAINT

R 168: The water heater tank lacks seismic restraint. As an upgrade, we recommend that the water heater be secured to help limit damage and provide a source of usable domestic water in the event of a major earthquake.



GAS SUPPLY

169: The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

U 170: The fuel piping does not include a 'T' extension to collect condensation and debris, as is considered good practice. In the course of future upgrading or repair, a 'drip leg' should be added to the gas piping just ahead of the connector.

171: The gas connector is an approved flexible type in good condition.

BURNERS

172: The burner is generally clean and appears to be in serviceable condition.

T/P RELEASE VALVE

173: The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.

VENTING

174: The water heater vent is properly installed and appears in serviceable condition.

DRAIN PAN

U 175: There is no metal pan under the water heater to catch and divert any dripping water to the exterior. This is required by some jurisdictions for water heaters in this location. We suggest installation of such a pan be considered.



EXPANSION TANK

U 176: The water heater has been installed without a thermal expansion tank. It's advised that one be added. Expansion tanks are installed to prevent and deal with thermal expansive water conditions. This helps maintain the integrity of the plumbing system.

GENERAL COMMENT

177: This water heater is beyond its expected service life. Although it is still operating, the need for replacement should be expected in the near future.

Heat

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

Wall Heater

BASIC INFORMATION

178: Manufacturer: Williams

179: Wall heater location: Hallway

180: Energy source: Natural gas

- 181:** Wall heater btu input rating: 35,000 btu's
182: The wall heater was manufactured in:1998

HEATING EQUIPMENT SYSTEM NOTES

183: Wall heaters operate by heating a stream of air moving through the unit by 'gravity' or convection. There usually is no blower. Important elements include the heat exchanger, exhaust venting, controls, and clearances from combustible material.



184: Wall heaters are simple and easily maintained, but do not distribute the heated air very efficiently. Although not required, installation of an alternate heating system might be considered in conjunction with other upgrades and/or remodeling.

185: Because the nature of the moving air stream, wall heaters tend to rapidly collect dust, animal hair, etc. in the lower part of the unit. Regular vacuuming (with a special nozzle, if necessary) is very important for the furnace's safe operation.

W 186: The wall heater is dirty and we recommend the wall heater cleaned.

W 187: The furnace was shut down and not tested.

HEATING EQUIPMENT GAS SUPPLY

188: The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and style of valve is normally found to be operable by hand and generally trouble free.

U 189: The fuel piping does not include a 'T' extension to collect condensation and debris, as is considered good practice. In the course of future upgrading or repair, a 'drip leg' should be added to the gas piping just ahead of the connector.

190: The gas connector is an approved flexible type in good condition.

HEATING EQUIPMENT HEAT EXCHANGER

191: The heat exchanger was inaccessible and could not be visually examined.

VENTING/COMBUSTION VENT

192: The heating system vent is properly installed and appears in serviceable condition where seen.

VENTING/COMBUSTION COMBUSTION AIR

193: Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

194: There is adequate combustion air for this heating unit.

CONTROLS THERMOSTAT

U 195: The thermostat is an older type it's advised that a newer more efficient setback type thermostat be installed.

GENERAL COMMENT

196: The heating is near the end of its expected service life. Although it responded to normal operating controls, the need for replacement should be expected within the next few years.

Insulation/Energy

Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection includes review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon uniformly insulated or are insulated to current standards. It is our opinion that all homes could benefit from energy conservation upgrades, and we suggest that you consult professionals.

ENERGY SAVING ITEMS

197: Setback clock thermostat: None installed

198: Insulated glass doors: None installed

199: Insulated glass windows: None installed

200: The weatherstripping on this house is minimal, which is typical for a building this age. To conserve energy and reduce utility bills, weatherstripping could be installed at minimal cost

GENERAL CONSERVATION

201: Low Flow Shower Heads: Not At Every Shower

202: Low Flow Toilets: None Installed

203: Hot Water Piping Insulation: None Installed

204: Water Heater Cold Water Piping Insulation: None Installed

205: Water Heater Hot Piping Insulation: None Installed

INSULATION ATTIC INSULATION

206: The attic has fiberglass batt insulation.

207: The attic has blown-in cellulose insulation.

208: The insulation would appear to provide an R-15 insulating value. This provides only minimal resistance to heat transfer and does not meet today's energy standards. An insulation contractor could be consulted regarding upgrading.

209: The level of insulation would appear to provide an R-19 insulating value. This provides only moderate resistance to heat transfer and was the standard until recently. An insulation contractor could be consulted regarding upgrading.

INSULATION WALL INSULATION

210: We were unable to access the wall cavities and/or determine the presence or condition of insulation.

INSULATION FLOOR INSULATION

211: We were unable to access the floor cavities and/or determine the presence or condition of insulation.

GENERAL COMMENT

212: This structure appears to be minimally insulated and energy inefficient. Adding insulation, installing energy saving items and improving general conservation will make the home more comfortable and help reduce utility costs.

Interior

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

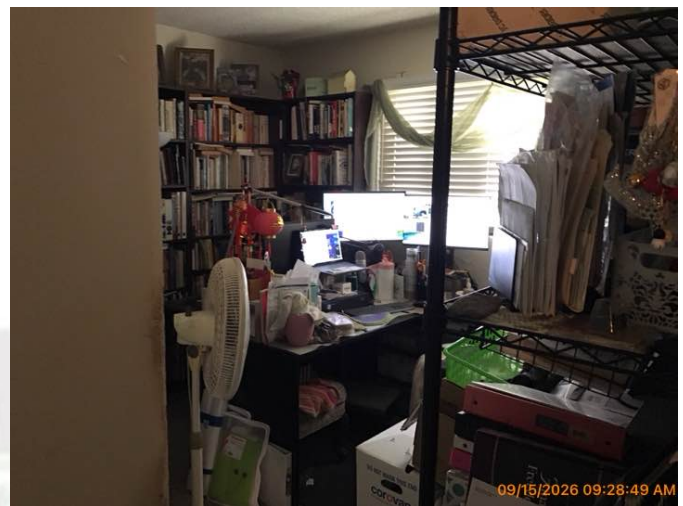
BASIC INFORMATION

- 213:** Number of bedrooms: Three
- 214:** Number of bathrooms: One
- 215:** Window material: Wood
- 216:** Window material: Metal
- 217:** Window type: Sliding
- 218:** Window glazing: Single pane
- 219:** Finished ceiling material: Drywall
- 220:** Finished ceiling material: Wood
- 221:** Finished floor material: Carpet
- 222:** Finished floor material: Vinyl
- 223:** Finished wall material: Drywall

GENERAL INTERIOR PHOTOS

- 224:** General interior photos





SAFETY FEATURES DETECTORS: OVERALL

S 225: There is no carbon monoxide detector installed in the home. A carbon monoxide detector should be installed on each floor as local code requires and be installed outside any sleeping area.

S 226: The latest standards require smoke detectors in all bedrooms at time of construction and when any significant work is done on the residence. Whether or not installation is required prior to sale of this building, upgrading should be considered.

SAFETY FEATURES FIRE EXTINGUISHER

S 227: There are no portable fire extinguishers installed in this building. We recommend portable extinguishers be installed the kitchen and garage for use in an emergency.

COVERINGS SURFACES: OVERALL

228: There is wear and tear of the surfaces throughout the building, of the type generally resulting from deferred maintenance. We make no attempt to list all cosmetic flaws, but do suggest attention to items relating to function and safety.

COVERINGS WALLS & CEILINGS

229: The interior walls and ceilings exhibit many years of use. For an improved appearance, they should be professionally cleaned, prepared and refinished.

COVERINGS FLOORS: OVERALL

M 230: The carpeting in the home would benefit from professional cleaning. This may or may not achieve the desired outcome and replacement may be needed.

W 231: The home has some damaged flooring that needs to be repaired or replaced.

W 232: Portions of the wood flooring are discolored or stained. The direct cause could not be determined. These areas may need to be replaced prior to sanding and refinishing.

COVERINGS CABINETRY & CLOSETS :OVERALL

233: There was stored items in the closets that prevented full visual access to the interior of the closets; as a result, deficiencies may have been obscured by stored items.

DOORS & WINDOWS DOORS: OVERALL

234: The interior doors appear to be properly installed and in good condition, with exceptions noted below.

DOORS & WINDOWS WINDOWS: OVERALL

235: We operate only accessible windows, we do not move stored items or furniture to open, close, and latch every window. Our inspection standards require testing only easily accessible windows.

236: The window coverings(blinds,drapes or shutters) in the home were not inspected as part of this inspection. It is advised that the coverings be evaluated for proper function.

237: Some of the windows are dirty and need to be cleaned. This could conceal hidden window defects.

BUILDING FEATURES MISCELLANEOUS

W 238: There are areas of the home that show sign of rodent activity. It is advised that the home be further evaluated by a pest control professional to determine any need for treatment or repair.

W 239: There are areas of the home that show sign of insect activity. It is advised that the home be further evaluated by a pest control professional to determine any need for treatment or repair.

W 240: Due to the presence of personal belongings, access to portions of the area were effectively blocked at the time of our inspection. A 'walk-through' is recommended when the area is cleared and accessible.

GENERAL COMMENT

W 241: There is wear and tear throughout the house, of the type generally resulting from deferred maintenance. We make no attempt to list all cosmetic flaws, but do suggest attention to items relating to function and safety.

W 242: The home has not been maintained properly and is in poor condition. It's advised that a thorough evaluation of all repairs be done and cost estimates be done to determine the scope of repairs needed.

W 243: The homes interior condition showed extreme dirt and lack of maintenance. This degree of dirt could be considered a health hazard. It's advised that a thorough cleaning and sanitizing be done. This most likely will reveal more reportable items.

Entry Area/Hall

COVERINGS WALLS

244: The walls are generally in serviceable condition.

COVERINGS CEILING

245: The ceiling is generally in serviceable condition.

COVERINGS FLOOR

246: The floor is generally in serviceable condition.

DOORS & WINDOWS DOORS

247: The door is in generally serviceable condition.

DOORS & WINDOWS DOORBELL

U 248: There is no doorbell installed.

Living Room

COVERINGS WALLS

249: The walls are generally in serviceable condition.

COVERINGS CEILING

250: The ceiling is generally in serviceable condition.

GENERAL COMMENT

251: Due to the presence of personal belongings, access to portions of the area were effectively blocked at the time of our inspection. A 'walk-through' is recommended when the area is cleared and accessible.



Dining Room/ Area

COVERINGS WALLS

252: The walls are generally in serviceable condition.

COVERINGS CEILING

253: The ceiling is generally in serviceable condition.

GENERAL COMMENT

254: Due to the presence of personal belongings, access to portions of the area were effectively blocked at the time of our inspection. A 'walk-through' is recommended when the area is cleared and accessible.



Hallway

COVERINGS WALLS

255: The walls are generally in serviceable condition.

COVERINGS CEILING

256: The ceiling is generally in serviceable condition.

COVERINGS FLOOR

257: The floor is generally in serviceable condition.

SAFETY FEATURES CARBON/SMOKE DETECTOR

258: There is a battery powered smoke alarm installed.

Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.

BASIC INFORMATION

259: Energy: Gas (or propane) appliances only

260: Refrigerators, wine coolers, and other cooling appliances are beyond the scope of this inspection

COVERINGS WALLS

261: The walls are generally in serviceable condition.

COVERINGS CEILING

262: The ceiling is generally in serviceable condition.

COVERINGS FLOOR

263: The floor is generally in serviceable condition.

COVERINGS CABINETS

264: There was stored items in the kitchen cabinets that prevented full visual access to the interior of the cabinets; as a result, deficiencies may have been obscured by stored items.

M 265: The kitchen cabinet surfaces have minor wear and tear or are worn. You may choose to have them refinished to restore their cosmetic appearance.

M 266: The cabinet surfaces are worn. We recommend they be refinished to restore their cosmetic appearance.

COVERINGS COUNTERTOPS

267: The countertop is a plastic laminate.

268: The countertop is damaged. We recommend it be replaced.



DOORS & WINDOWS WINDOWS

269: The windows are in generally serviceable condition.

APPLIANCES RANGE

270: Manufacturer: Admiral.



W 271: The range could not be fully evaluated because of its condition. After a thorough cleaning, we recommend testing and adjustment of all the various functions.

R 272: The range has areas of surface damage and repair is needed.

273: The range was not tested due to stored items in the oven.

APPLIANCES DISPOSAL

R 274: The garbage disposal failed to respond to normal user controls. We recommend an appliance technician be retained to evaluate its condition and determine what corrected measures are necessary.

PLUMBING SINK

W 275: The sink was filled with dishes so the inspection was limited.



ELECTRICAL RECEPTACLES

276: The receptacles appear to be properly installed and were operational.

S 277: GFCI protection was not found at all countertop receptacles even though this was not mandatory at the time of construction. We recommend upgrading in compliance with current standards.

GENERAL COMMENT

278: This area is in need of repair as noted above or in other sections of this report.

279: We recommend all damaged materials be replaced. Because damage may extend into the inaccessible framing and associated members, the extent of concealed damage will not be known until repairs are in progress.

280: Due to the presence of personal belongings, access to portions of the area were effectively blocked at the time of our inspection. A 'walk-through' is recommended when the area is cleared and accessible.

Bedroom

West

COVERINGS WALLS

281: The walls appear in satisfactory condition.

COVERINGS CEILING

282: The ceiling appears in satisfactory condition.

COVERINGS FLOOR

283: The floor is generally in serviceable condition.

DOORS & WINDOWS DOORS

284: The door is in satisfactory condition.

DOORS & WINDOWS CLOSET DOORS

285: The closet doors are in satisfactory condition.

DOORS & WINDOWS WINDOWS

286: The window(s) are in satisfactory condition.

SAFETY FEATURES SMOKE DETECTOR

S 287: There is no smoke detector in this area, as required. We recommend one be installed.

GENERAL COMMENT

288: Due to the presence of personal belongings, access to portions of the area were effectively blocked at the time of our inspection. A 'walk-through' is recommended when the area is cleared and accessible.



East

COVERINGS WALLS

289: The walls appear in satisfactory condition.

COVERINGS CEILING

290: The ceiling appears in satisfactory condition.

COVERINGS FLOOR

291: The floor is generally in serviceable condition.

DOORS & WINDOWS DOORS

292: The door is in satisfactory condition.

DOORS & WINDOWS CLOSET DOORS

293: The closet doors are in satisfactory condition.

DOORS & WINDOWS WINDOWS

294: The window(s) are in satisfactory condition.

SAFETY FEATURES SMOKE DETECTOR

S 295: There is no smoke detector in this area, as required. We recommend one be installed.

GENERAL COMMENT

296: Due to the presence of personal belongings, access to portions of the area were effectively blocked at the time of our inspection. A 'walk-through' is recommended when the area is cleared and accessible.



Middle

COVERINGS WALLS

297: The walls appear in satisfactory condition.

COVERINGS CEILING

298: The ceiling appears in satisfactory condition.

COVERINGS FLOOR

299: The floor is generally in serviceable condition.

DOORS & WINDOWS DOORS

300: The door is in satisfactory condition.

DOORS & WINDOWS CLOSET DOORS

301: The closet doors are in satisfactory condition.

DOORS & WINDOWS WINDOWS

302: The window(s) are in satisfactory condition.

SAFETY FEATURES SMOKE DETECTOR

S 303: There is no smoke detector in this area, as required. We recommend one be installed.

GENERAL COMMENT

304: Due to the presence of personal belongings, access to portions of the area were effectively blocked at the time of our inspection. A 'walk-through' is recommended when the area is cleared and accessible.



Bathroom

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

COVERINGS INTERIOR WALLS

M 305: The wall surfaces are blemished, and can be repaired in the course of routine maintenance.

COVERINGS BATHROOM CEILING

306: The ceiling appears to be properly installed and is in serviceable condition.

COVERINGS BATHROOM FLOOR

R 307: The floor is damaged. We recommend that it be repaired or replaced.

COVERINGS CABINETS

M 308: The cabinet surfaces are worn. We recommend they be refinished to restore their cosmetic appearance.

309: There was stored items in the bathroom cabinets that prevented full visual access to the interior of the cabinets; as a result, deficiencies may have been obscured by stored items.

M 310: The interior of the cabinet is worn and would benefit from restoration of the original surface.

COVERINGS SHOWER WALLS

311: There are chipped or cracked tiles in the shower. The cracks/chips appear to be of a cosmetic nature only. No action is indicated.

DOORS & WINDOWS DOORS

312: The bathroom door is in satisfactory condition.

DOORS & WINDOWS WINDOWS

313: The bathroom windows are in satisfactory condition.

PLUMBING TOILET

R 314: The toilet was not operational. We recommend the toilet be repaired or replaced.



PLUMBING SINKS

R 315: The sink is damaged. We recommend it be replaced.



PLUMBING BATHTUB

W 316: The drain is slow. We recommend the trap be cleaned of grease, hair, sludge, etc. and if this does not correct the problem, we recommend the line be 'snaked' by a professional sewer cleaning service.



PLUMBING SHOWER

317: A water test of the shower pan is beyond the scope of this inspection. This test is often performed as a part of a standard pest inspection.

ELECTRICAL RECEPTACLES

318: The receptacle appears to be properly installed and was operational.

319: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

GENERAL COMMENT

320: Due to the presence of personal belongings, access to portions of the area were effectively blocked at the time of our inspection. A 'walk-through' is recommended when the area is cleared and accessible.

W 321: There was a strong odor in the room at the time of inspection. It could not be determined what the cause was from. Further evaluation is needed by an appropriate qualified professional.

Garage

Garages and/or vehicle storage areas are visually inspected for general state of repair. Due to the presence of the storage and personal property, our review of these areas is limited.

GENERAL COMMENT

322: This area was locked and inaccessible. A 'walk-through' is recommended when the area is accessible.

Laundry Area

Laundry areas and/or laundry rooms are visually inspected for general state of repair. Due to their hidden nature, we do not review appliances, connections, hookups, or venting.

COVERINGS WALLS

323: The walls are in satisfactory condition.

COVERINGS CEILING

324: The ceiling is in satisfactory condition.

COVERINGS FLOOR

325: The floor appears to be in satisfactory condition.

APPLIANCES WASHER/DRYER

326: The hookups for the washer are properly installed and in serviceable condition. The washer itself was not tested.

327: The hookups for the dryer are properly installed and in serviceable condition. The dryer itself was not tested.

GENERAL COMMENT

328: Due to the presence of personal belongings, access to portions of the area were effectively blocked at the time of our inspection. A 'walk-through' is recommended when the area is cleared and accessible.



Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

ELECTRIC LOCATIONS METER & MAIN

ELECTRICAL SYSTEM

1: The meter and main electrical service panel are outside on the front of the building.

ELECTRIC LOCATIONS MAIN DISCONNECT

ELECTRICAL SYSTEM

2: There is no main electrical service disconnect. See comments below under 'Main Disconnect'.

EXTERIOR WATER SUPPLY WATER SHUTOFF LOCATION

PLUMBING

3: The domestic water supply main shut-off valve is outside at the front of the building.



DRAIN/WASTE/VENT SEWER CLEANOUT

PLUMBING

4: We were unable to locate the cleanout for the waste system.

GAS SYSTEM GAS METER LOCATION

PLUMBING

5: 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.



Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

Conclusion

COMMENTS

Many homes built prior to 1996 lack modern safety and energy efficient items.

W Additional reportable conditions will, in all likelihood, be discovered in the course of repair.

W The condition of the exterior finishes is poor. We recommend repainting after careful preparation, which should include thorough scraping, cleaning, caulking and priming.

W There are a number of defects and deferred maintenance items in this property. We recommend that you obtain repair estimates from competent specialists as an aid in planning your future course of action.

GENERAL ENVIRONMENTAL

Your home inspector is not an environmental specialist, and is not trained or sufficiently knowledgeable or qualified to provide you with any information with regards to mold, fungus or other microbial contamination, or the possibility of hidden damage or possible health hazards caused by the presence of same. We therefore recommend that you have the residence inspected and tested for these conditions by a specialist or specialists in the appropriate trade(s) prior to the close of this transaction.

It appears that the residence was constructed prior to 1980, and it is therefore possible and even highly probable that lead-based paint, asbestos, and other materials considered potentially hazardous may exist. However, since testing or inspecting for any environmental hazards of any kind falls outside the scope of a home inspection, we recommend that you employ the services of an appropriately qualified environmental specialist at this time.

Your home inspector is not a licensed pest control operator, and is not trained or appropriately qualified to provide you with any information with regards to rodents, pests, and wood destroying insects or organisms, or the possibility of hidden damage or potential health hazards caused by the presence of same. We therefore recommend that you have the residence inspected for these conditions by an appropriately qualified and licensed pest control operator prior to the close of this transaction.

PROFESSIONAL EVALUATION NEEDED

W It's strongly advised that further evaluations of the following Electrical System, Plumbing System, Roofing System and Heating System be preformed due to the current conditions and or need for repairs or corrections. These evaluations should be preformed by an appropriate qualified professional.

SCOPE OF INSPECTION

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspectors responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency, safety concern, maintenance or monitoring requirement, or deferred item is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified trades- persons may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made, but may choose to do so for an additional fee.

Property conditions can and do change with time and use. Appliances and mechanical devices can fail at any time, plumbing gaskets and seals may crack and leak if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a qualified inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

Executive Summary

This is a summary review of the inspectors' 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. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. 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:

EXTERIOR/SITE/GROUND ELECTRICAL WIRING

S s-51: We found exposed wiring at the eaves. Even if insulated, we recommend all wiring be encased in a conduit or otherwise protected in accordance with present standards.

INTERIOR SAFETY FEATURES DETECTORS: OVERALL

S s-225: There is no carbon monoxide detector installed in the home. A carbon monoxide detector should be installed on each floor as local code requires and be installed outside any sleeping area.

S s-226: The latest standards require smoke detectors in all bedrooms at time of construction and when any significant work is done on the residence. Whether or not installation is required prior to sale of this building, upgrading should be considered.

INTERIOR SAFETY FEATURES FIRE EXTINGUISHER

S s-227: There are no portable fire extinguishers installed in this building. We recommend portable extinguishers be installed the kitchen and garage for use in an emergency.

KITCHEN ELECTRICAL RECEPTACLES

S s-277: GFCI protection was not found at all countertop receptacles even though this was not mandatory at the time of construction. We recommend upgrading in compliance with current standards.

WEST BEDROOM SAFETY FEATURES SMOKE DETECTOR

S s-287: There is no smoke detector in this area, as required. We recommend one be installed.

EAST BEDROOM SAFETY FEATURES SMOKE DETECTOR

S s-295: There is no smoke detector in this area, as required. We recommend one be installed.

MIDDLE BEDROOM SAFETY FEATURES SMOKE DETECTOR

S s-303: There is no smoke detector in this area, as required. We recommend one be installed.

EXTERIOR/SITE/GROUND FENCING/GATES/GROUND FENCING

R s-30: There is major damage to the fencing. We recommend the fencing be repaired and/or replaced.

EXTERIOR/SITE/GROUND FENCING/GATES/GROUND GATES

R s-31: The gate at the multiple locations are damaged. We recommend it be repaired or replaced.

EXTERIOR/SITE/GROUND COVERINGS MASONRY WALLS

R s-33: In this case, the veneer has pulled away from the building and/or has become unbonded from the wood frame. This is largely an aesthetic consideration, but we recommend sealing or covering gaps to prevent moisture and pest penetration.

R s-34: In this case, the veneer has pulled away from the building and/or has become unbonded from the wood frame. We recommend removal and/or repair of the masonry because of the potential for damage or injury should the veneer completely collapse.

EXTERIOR/SITE/GROUND COVERINGS METAL SIDING

R s-35: Sections of the aluminum siding at multiple locations are damaged. We recommend they be repaired or replaced.

EXTERIOR/SITE/GROUND DOORS & WINDOWS DOORS

R s-38: Several exterior doors are deteriorated. We recommend they be repaired or replaced.

EXTERIOR/SITE/GROUND BUILDING FEATURES TRIM

R s-43: The trim at the side door is damaged. We recommend it be repaired or replaced.

EXTERIOR/SITE/GROUND BUILDING FEATURES FASCIA

R s-45: Sections of the fascia at the multiple are damaged. We recommend they be repaired or replaced.

EXTERIOR/SITE/GROUND BUILDING FEATURES EAVES/SOFFITS

R s-46: Sections of the eaves at multiple locations are deteriorated. We recommend repair or replacement.

BUILT-UP ROOF SYSTEM ROOFING COVERINGS SURFACE (BUILT-UP)

R s-87: There are splits, and tar build up under the gravel surface. Further evaluation by a roofing professional is suggested.

WATER HEATER WATER CONNECTORS

R s-165: The water connections are heavily corroded and show signs of previous leakage. We recommend replacement or repair.

WATER HEATER SEISMIC RESTRAINT

R s-168: The water heater tank lacks seismic restraint. As an upgrade, we recommend that the water heater be secured to help limit damage and provide a source of usable domestic water in the event of a major earthquake.

KITCHEN APPLIANCES RANGE

R s-272: The range has areas of surface damage and repair is needed.

KITCHEN APPLIANCES DISPOSAL

R s-274: The garbage disposal failed to respond to normal user controls. We recommend an appliance technician be retained to evaluate its condition and determine what corrected measures are necessary.

BATHROOM COVERINGS BATHROOM FLOOR

R s-307: The floor is damaged. We recommend that it be repaired or replaced.

BATHROOM PLUMBING TOILET

R s-314: The toilet was not operational. We recommend the toilet be repaired or replaced.

BATHROOM PLUMBING SINKS

R s-315: The sink is damaged. We recommend it be replaced.

EXTERIOR/SITE/GROUND COVERINGS METAL SIDING

W s-36: The aluminum siding lacks molding and trim. This creates opportunities for leakage and damage. We recommend the missing trim and molding be replaced.

W s-37: There are open joints at multiple sections of the metal siding. It is advised that all affected joints be properly sealed to prevent moisture intrusion and damage.

EXTERIOR/SITE/GROUND DOORS & WINDOWS

W s-39: The exterior of the homes windows need to be sealed to prevent moisture intrusion.

EXTERIOR/SITE/GROUND SITE FEATURES VEGETATION

W s-50: We recommend the trees overhanging the roof be trimmed to prevent damage of the roofing surface, and allow free flow of roof runoff.

EXTERIOR/SITE/GROUND FOUNDATION PEST CONTROL

W s-58: There is evidence commonly associated with wood-destroying pest and/or organism activity. We recommend consultation with a licensed pest control operator.

STRUCTURE FOUNDATION SLAB FOUNDATION

W s-66: Old homes were commonly built without a proper vapor barrier installed under the concrete slab. This practice has been known to allow excess moisture build up on the under side of the applied flooring material. Mold or moisture damage has been known to occur. It is advised that the flooring be monitored for any signs of moisture intrusion or damage. Managing outside drainage is also advised.

GENERAL ROOFING SCOPE

W s-75: This homes roofing is made up of full or partial flat roofing material. This type of roofing requires regular maintenance and up keep. Flat roofing does not have the same life expectancy of other roofing materials and determining it's life span is not part of this inspection. This type of roofing tends to leak more often, hidden damage and drainage issues may not always be present at the time of inspection. We recommend that all flat roofs be further inspected by a roofing professional. This inspection does not warranty any type of roof covering.

BUILT-UP ROOF SYSTEM ROOFING COVERINGS SURFACE (BUILT-UP)

W s-89: The built-up roof has areas that need routine maintenance or repairs.

ATTIC MOISTURE/VENTILATION/PEST PEST CONTROL

W s-94: Rodents have been active in the attic in the past. It is possible there is no current infestation. We recommend that bait or traps be set and monitored. The advice and services of a licensed exterminator would be recommended if problems persist.

ELECTRICAL SYSTEM SERVICE MAIN CIRCUIT BREAKER MAIN PANEL

W s-116: FPE, Zinsco, Sylvania, Bulldog, Stab-lok, etc. panels and/or breakers have a long history of performance and safety issues. Because one of these panels was seen during our inspection, we recommend further evaluation by an electrical contractor.

W s-117: The Bulldog Pushmatic electric panel, which has been known to be problematic. The breaker system has been known to have poor circuit breaker connections and over heating breakers not properly tripping. It is advised that the panel be further evaluated by electrician due determine any need for repairs or replacement.

PLUMBING DRAIN/WASTE/VENT DRAIN LINES

W s-145: Based on the age of the home, we recommend a full camera review of the main line and waste piping system.

W s-146: The cast iron drain lines run through the concrete slab foundation. Cast iron drain lines have an average life expectancy of 50 years. It is advised that the drain lines be camera scoped by a plumbing professional.

W s-147: The drains are slow, indicating possible obstruction. We recommend the piping be cleaned to allow free-flowing drainage. It appears that the drain lines are blocked or partially blocked. This could be a sign of failure of the drainage system. This condition needs to be further evaluated by a licensed plumber.

PLUMBING GENERAL COMMENT

W s-154: We observed major problems with the plumbing system as noted above. We recommend a licensed plumber be retained to evaluate the entire plumbing system and determine an appropriate course of action.

W s-156: A strong sewer odor was present upon entering the home at the time of the inspection. The exact source and location of the odor could not be determined during the limited, visual home inspection. Possible causes include plumbing drain or venting defects, dry or improperly functioning drain traps, sewer gas leakage, or unsanitary conditions within the home. Further evaluation is recommended to determine the source of the odor and any necessary corrective action. The home should be thoroughly cleaned and all plumbing components should be inspected if the odor persists.

WALL HEATER HEAT HEATING EQUIPMENT SYSTEM NOTES

W s-186: The wall heater is dirty and we recommend the wall heater cleaned.

W s-187: The furnace was shut down and not tested.

INTERIOR COVERINGS FLOORS: OVERALL

W s-231: The home has some damaged flooring that needs to be repaired or replaced.

W s-232: Portions of the wood flooring are discolored or stained. The direct cause could not be determined. These areas may need to be replaced prior to sanding and refinishing.

INTERIOR BUILDING FEATURES MISCELLANEOUS

W s-238: There are areas of the home that show sign of rodent activity. It is advised that the home be further evaluated by a pest control professional to determine any need for treatment or repair.

W s-239: There are areas of the home that show sign of insect activity. It is advised that the home be further evaluated by a pest control professional to determine any need for treatment or repair.

W s-240: Due to the presence of personal belongings, access to portions of the area were effectively blocked at the time of our inspection. A 'walk-through' is recommended when the area is cleared and accessible.

INTERIOR GENERAL COMMENT

W s-241: There is wear and tear throughout the house, of the type generally resulting from deferred maintenance. We make no attempt to list all cosmetic flaws, but do suggest attention to items relating to function and safety.

W s-242: The home has not been maintained properly and is in poor condition. It's advised that a thorough evaluation of all repairs be done and cost estimates be done to determine the scope of repairs needed.

W s-243: The homes interior condition showed extreme dirt and lack of maintenance. This degree of dirt could be considered a health hazard. It's advised that a thorough cleaning and sanitizing be done. This most likely will reveal more reportable items.

KITCHEN APPLIANCES RANGE

W s-271: The range could not be fully evaluated because of its condition. After a thorough cleaning, we recommend testing and adjustment of all the various functions.

KITCHEN PLUMBING SINK

W s-275: The sink was filled with dishes so the inspection was limited.

BATHROOM PLUMBING BATHTUB

W s-316: The drain is slow. We recommend the trap be cleaned of grease, hair, sludge, etc. and if this does not correct the problem, we recommend the line be 'snaked' by a professional sewer cleaning service.

BATHROOM GENERAL COMMENT

W s-321: There was a strong odor in the room at the time of inspection. It could not be determined what the cause was from. Further evaluation is needed by an appropriate qualified professional.

CONCLUSION COMMENTS

W s-330: Additional reportable conditions will, in all likelihood, be discovered in the course of repair.

W s-331: The condition of the exterior finishes is poor. We recommend repainting after careful preparation, which should include thorough scraping, cleaning, caulking and priming.

W s-332: There are a number of defects and deferred maintenance items in this property. We recommend that you obtain repair estimates from competent specialists as an aid in planning your future course of action.

CONCLUSION PROFESSIONAL EVALUATION NEEDED

W s-336: It's strongly advised that further evaluations of the following Electrical System, Plumbing System, Roofing System and Heating System be preformed due to the current conditions and or need for repairs or corrections. These evaluations should be preformed by an appropriate qualified professional.

EXTERIOR/SITE/GROUND DOORS & WINDOWS SCREENS

M s-40: There are one or more damaged or torn screen(s) that should be repaired or replaced.

EXTERIOR/SITE/GROUND DOORS & WINDOWS WEATHERSTRIPPING

M s-41: The weatherstripping on this house is minimal, which is typical for a building this age. To conserve energy and reduce utility bills, weatherstripping could be installed at minimal cost.

EXTERIOR/SITE/GROUND BUILDING FEATURES TRIM

M s-42: The trim shows routine wear but appears to be properly installed and in serviceable condition. We advise routine maintenance to ensure maximum service life.

EXTERIOR/SITE/GROUND BUILDING FEATURES FASCIA

M s-44: Portions of the fascia are weathered, with blistered and/or peeling paint. This will require surface preparation and refinishing in the course of routine property maintenance to restore surface appearance.

EXTERIOR/SITE/GROUND BUILDING FEATURES EAVES/SOFFITS

M s-47: Peeling paint on the soffits may indicate insufficient ventilation and internal damage. We recommend further evaluation of the internal condition of the soffits.

PLUMBING EXTERIOR WATER SUPPLY FIXTURES: OVERALL

M s-144: The plumbing angle stops are old. Although no leaks were observed, we suggest replacement of all stops as preventative maintenance. It is advised that all angle stops be replaced every 10-15 years.

INTERIOR COVERINGS FLOORS: OVERALL

M s-230: The carpeting in the home would benefit from professional cleaning. This may or may not achieve the desired outcome and replacement may be needed.

KITCHEN COVERINGS CABINETS

M s-265: The kitchen cabinet surfaces have minor wear and tear or are worn. You may choose to have them refinished to restore their cosmetic appearance.

M s-266: The cabinet surfaces are worn. We recommend they be refinished to restore their cosmetic appearance.

BATHROOM COVERINGS INTERIOR WALLS

M s-305: The wall surfaces are blemished, and can be repaired in the course of routine maintenance.

BATHROOM COVERINGS CABINETS

M s-308: The cabinet surfaces are worn. We recommend they be refinished to restore their cosmetic appearance.

M s-310: The interior of the cabinet is worn and would benefit from restoration of the original surface.

EXTERIOR/SITE/GROUND GRADING & DRAINAGE GUTTERS

U s-24: There is no provision for rooftop drainage. Gutters would be beneficial, given the drainage patterns and soil conditions. We recommend improving the drainage system, beginning with the installation of gutters and downspouts.

EXTERIOR/SITE/GROUND ELECTRICAL OUTDOOR RECEPTACLES

U s-52: There are no or minimal electrical receptacles on the outside of the house. As an upgrade, we recommend that at least one receptacle be installed by every door. All exterior outlets should be GFCI protected.

EXTERIOR/SITE/GROUND EXTERIOR WATER SUPPLY EXTERIOR PLUMBING

U s-56: Backflow prevention devices are now required on exterior hose bibs to prevent contamination of the domestic water supply. These devices are inexpensive and available at most hardware stores. Upgrading the hose bibs should be considered.

ELECTRICAL SYSTEM SERVICE MAIN CIRCUIT BREAKER MAIN PANEL

U s-111: The main electrical panel is old and outdated. We suggest replacement.

U s-114: The circuitry in the panel is unlabeled. We recommend this be corrected to allow individuals unfamiliar with the equipment to operate it properly when and if it becomes necessary.

ELECTRICAL SYSTEM CONVENIENCE OUTLETS GFI PROTECTION

U s-127: It is advised that GFCI protected outlets be added if not already installed at all bathrooms, all kitchen countertops, exterior, crawlspace, laundry room and garage.

WATER HEATER GAS SUPPLY

U s-170: The fuel piping does not include a 'T' extension to collect condensation and debris, as is considered good practice. In the course of future upgrading or repair, a 'drip leg' should be added to the gas piping just ahead of the connector.

WATER HEATER DRAIN PAN

U s-175: There is no metal pan under the water heater to catch and divert any dripping water to the exterior. This is required by some jurisdictions for water heaters in this location. We suggest installation of such a pan be considered.

WATER HEATER EXPANSION TANK

U s-176: The water heater has been installed without a thermal expansion tank. It's advised that one be added. Expansion tanks are installed to prevent and deal with thermal expansive water conditions. This helps maintain the integrity of the plumbing system.

WALL HEATER HEAT HEATING EQUIPMENT GAS SUPPLY

U s-189: The fuel piping does not include a 'T' extension to collect condensation and debris, as is considered good practice. In the course of future upgrading or repair, a 'drip leg' should be added to the gas piping just ahead of the connector.

WALL HEATER HEAT CONTROLS THERMOSTAT

U s-195: The thermostat is an older type it's advised that a newer more efficient setback type thermostat be installed.

ENTRY AREA/HALL DOORS & WINDOWS DOORBELL

U s-248: There is no doorbell installed.