

PROPERTY INSPECTION REPORT



76651 Begonia Lane
Palm Desert, Ca

Prepared for: Karen Mulligan & Richard Maksymetz (2-27-26)

Prepared by: CTS Inspections

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

G	GOOD	Functional with no obvious signs of defect.
F	FAIR	Item is not fully functional, missing required items, or has exceeded design life and requires repair or servicing.
P	POOR	Item needs immediate repair or replacement. It is unable to perform its intended function.
NI	NOT INSPECTED	Item was unable to be inspected for safety reasons, lack of power, empty, inaccessible, or disconnected at time of inspection.

GENERAL INFORMATION

Property Information

Building Type- One story condo

Property Address- 76651 Begonia Lane

City- Palm Desert CA

Year Built- 1990

Contact Name/Number- Eric Felty (314) 991-9110

Client Information

Client Name- Karen Mulligan & Richard Maksymetz

Inspection Company

Inspector Name Casey Slaten

Company Name CTS Inspections

Address- 74710 Hwy 111 Suite #102 Palm Desert, CA 92260

E-Mail- CSlaten@ctsinspections.com

Phone- (909) 771-6036

ASHI # 252347

Conditions

Property Status- Occupied

Persons Present- Seller/Seller's Agent

Inspection Date- 02/27/2026

Inspection Fee- 400.00

Start Time- 10:00 AM

End Time- 12:30 PM

Entrance Faces- North

Temperature- 84

Weather Condition- Sunny/Clear

Soil Conditions- Dry

Electric On- ☒ Yes ☐ No

Water On- ☒ Yes ☐ No

Gas/Propane On- ☒ Yes ☐ No ☐ Not Applicable

Propane Tank Present- ☐ Yes ☒ No

ROOF

NTBS-Not To Building Standards

NFCC-Normal For California Construction

Main House/Garage Roof Surface

Method of Inspection- Walked on roof

Type- Pitched

Approx Age- Over 15 Years (Concrete Tile roof)

Approx Age- 6-10 Years (Foam roof)

G F P NI

☐ ☒ ☐ ☐ Material- Concrete Tile/Foam (6-8) broken roof tiles in areas

☒ ☐ ☐ ☐ Flashing- Metal

☒ ☐ ☐ ☐ Valleys- Preformed Metal

☒ ☐ ☐ ☐ Plumbing Vents/Pipes- ABS/Metal

☒ ☐ ☐ ☐ Gutters/Downspouts- ABS/Metal

Center Chimney

☒ ☐ ☐ ☐ Chimney- Stucco

☒ ☐ ☐ ☐ Spark Arrestor/Flue Cap- Present

☒ ☐ ☐ ☐ Chimney Flashing- Metal

SLAB/FOUNDATION

NTBS-Not To Building Standards

NFCC-Normal For California Construction

G F P NI

☐ ☐ ☐ ☒ Slab/Foundation- Poured Concrete Slab not visible due to floor coverings

☒ ☐ ☐ ☐ Foundation Perimeter- Partly visible

ELECTRICAL

NTBS-Not To Building Standards

NFCC-Normal For California Construction

G F P NI

North Bedroom Closet Electric Panel

Panel Type- Main

Panel Manufacturer- Challenger Main electrical panel original to house

Panel Amp Capacity- 200 Amps

Service Feeds- ☒ Underground ☐ Overhead

☒ ☐ ☐ ☐ Main Breaker/Fuse Size- 150 Amps Main electrical disconnect breaker to house located on west side of 76647

☒ ☐ ☐ ☐ Service Ground- Visible

☒ ☐ ☐ ☐ Wiring Type- Romex

ELECTRICAL (Continued)

Aluminum Wiring Present- ☐ Yes ☒ No
☒☐☐☐ Breakers- Functional
☒☐☐☐ Panel Exterior/Interior- Functional

PLUMBING

NTBS-Not To Building Standards
 NFCC-Normal For California Construction
 Water Softener Systems Not Tested Or Included In This Report

G F P NI

☒☐☐☐ Service Line- Copper
☒☐☐☐ Main Water Shutoff- East side of garage
 Valve Type- ☒ Ball ☐ Gate ☐ Other
☒☐☐☐ Water Pressure- 70 PSI
 Pressure Regulator Present- ☒ Yes ☐ No Appears operational
☒☐☐☐ Water Lines- Copper
☒☐☐☐ Drain Pipes- ABS
☒☐☐☐ Vent Pipes- ABS
☒☐☐☐ Service Caps- Accessible
☒☐☐☐ Hose Bibs- Operated

Garage Water Heater

Area Served- Main House

Water Heater Manufacturer- Bradford-White

Unit Type- Natural Gas

Unit Capacity- 40 Gallon

Unit Age- 11-15 Years (2011 model)

☒☐☐☐ Water Heater Operation/Condition- Operated at time of inspection
☒☐☐☐ Vent Pipe- Double wall
☐☒☐☐ Plumbing- Copper Missing thermal expansion tank on plumbing to water heater-NTBS, Missing insulation on supply/flow pipes to water heater-NTBS
☒☐☐☐ TPRV/Drain Tube- Brass/Copper
☐☒☐☐ Gas Line/Valve- Line Valve Missing sediment trap on gas supply pipe to water heater-NTBS
☒☐☐☐ Strapping- Present
☒☐☐☐ Base- Functional
☒☐☐☐ Combustion Venting- Functional

AIR CONDITIONING

NTBS-Not To Building Standards

NFCC-Normal For California Construction

G F P NI

Garage Roof-East unit AC System

☒☐☐☐ A/C System Operation/Condition- Operated at time of inspection

AC Manufacturer- Goodman

Area Served- Main House Unit Age- 11-15 Years (2011 model)

Unit Type- Central A/C Unit Capacity- 4 Ton

Power Source- 220/240 VAC Temp Differential- 18-22 Degrees Proper differential temperature

☒☐☐☐ Visible Coil- Aluminum Fins/Copper coil☒☐☐☐ Base- Functional☐☒☐☐ Refrigerant Lines- Copper Torn insulation/Exposed copper on refrigerant pipe to AC Condenser☐☒☐☐ Electrical Disconnect- Fused/Pull out Missing fuses/carriage inside AC disconnect box & Unit wired hot-NTBS, Separated conduit exposing wires at connection to AC Condenser-NTBS, Breaker amperage to AC Condenser overcurrent exceeds unit requirement (40 amp max required-50 amp present in main electrical panel)

HEATING

NTBS-Not To Building Standards

NFCC-Normal For California Construction

G F P NI

Attic Heating System

☒☐☐☐ Heating System Operation/Condition- Operated at time of inspection

Heater Manufacturer- Day & Night

Area Served- Main House Unit Age- 11-15 Years (2011 model)

Unit Type- Forced air Unit Capacity- 70,000 BTUHR

Fuel Type- Natural gas

☒☐☐☐ Electrical- 110/120 VAC☒☐☐☐ Thermostat- Digital☒☐☐☐ Vent Pipe- Double wall☒☐☐☐ Heat Exchanger- 3 burners☐☒☐☐ Gas Line/Valve- Line valve Missing sediment trap on gas supply pipe to heater-NTBS☒☐☐☐ Refrigerant/Condensate Lines- Copper/PVC☒☐☐☐ Base- Functional☒☐☐☐ HVAC Filter- Disposable filter

HVAC Filter Location- Interior Ceiling

☒☐☐☐ Combustion Venting- Functional

EXTERIOR

NTBS-Not To Building Standards

NFCC-Normal For California Construction

G F P NI

Main House/Garage Exterior Surface

- ☒ ☐ ☐ ☐ Walls- Stucco Cracked-NFCC
- ☒ ☐ ☐ ☐ Fascia- Stucco
- ☒ ☐ ☐ ☐ Eaves/Soffits- Stucco
- ☒ ☐ ☐ ☐ Door Bell- Operated
- ☒ ☐ ☐ ☐ Doors- Functional
- ☒ ☐ ☐ ☐ Slider Doors- Functional
- ☒ ☐ ☐ ☐ Windows- Aluminum
- ☒ ☐ ☐ ☐ Window Screens- Metal
- ☒ ☐ ☐ ☐ Exterior Outlets/Fixtures- 110/120 VAC outlets and lighting circuits
- GFCI Operated ☒ Yes ☐ No ☐ Not Present
- ☒ ☐ ☐ ☐ Gas Meter- Exterior surface mount on east side of garage
- Seismic Shut Off Present- ☐ Yes ☒ No
- ☒ ☐ ☐ ☐ Main Gas Valve/Line- Located on gas meter
- ☒ ☐ ☐ ☐ Additional Gas Valve/Line- North wall of house Gas valve on north wall of house operated at time of inspection

LOTS/GROUNDS

SPRINKLER SYSTEM MAINTAINED BY HOA NOT TESTED/INSPECTED

NTBS-Not To Building Standards

NFCC-Normal For California Construction

G F P NI

- ☒ ☐ ☐ ☐ Driveway- Concrete Cracked-NFCC
- ☒ ☐ ☐ ☐ Walks- Concrete Cracked-NFCC
- ☒ ☐ ☐ ☐ Patio/Porch- Concrete/Tile Cracked-NFCC
- ☒ ☐ ☐ ☐ Fences/Walls- Stucco coated Plants/Trees prevent complete inspection
- ☒ ☐ ☐ ☐ Gates- Wrought iron
- ☐ ☐ ☐ ☒ Irrigation System- Not tested at time of inspection Association maintained system
- ☒ ☐ ☐ ☐ Grading- Minor slope

GARAGE

CURTAINS & BLINDS ARE NOT INCLUDED AS PART OF THE INSPECTION

NTBS-Not To Building Standards

NFCC-Normal For California Construction

G F P NI

Main House Garage _____

Garage Type- Detached

Car Spaces- 2

Room Conversion Present ☐ Yes ☒ No

☒☐☐☐ Garage Door- Roll up sectional

☒☐☐☐ Garage Door Opener- Operated

Opener Remote(s) Present- ☐ Yes ☒ No

☒☐☐☐ Service Door- Functional

☒☐☐☐ Cabinets- Functional

☐☒☐☐ Floor/Slab- Concrete Acid stained concrete in areas, Personal items limit complete inspection

☒☐☐☐ Ceiling- Drywall

☒☐☐☐ Walls- Drywall

☒☐☐☐ Electrical- 110/120 VAC outlets and lighting circuits

GFCI Operated ☒ Yes ☐ No ☐ Not Present

☒☐☐☐ Ventilation- Functional

LAUNDRY ROOM/AREA

WASHERS & DRYERS ARE NOT OPERATED OR INCLUDED AS PART OF THE INSPECTION

WATER SUPPLY/DRAIN PIPES TO WASHER & DRYER NOT TESTED

CURTAINS & BLINDS ARE NOT INCLUDED AS PART OF THE INSPECTION

NTBS-Not To Building Standards

NFCC-Normal For California Construction

G F P NI

Main House Laundry Room/Area _____

Washer/Dryer Present & Operated (Kenmore)- ☒ Yes ☐ No

☒☐☐☐ Ceiling- Drywall

☒☐☐☐ Walls- Drywall

☒☐☐☐ Floors- Tile

☒☐☐☐ Doors- Functional

☐☒☐☐ Electrical- 120 VAC/240 VAC Outlet on wall in laundry closet not GFCI protected-NTBS-Required to be readily accessible to reset when replaced

GFCI Operated ☐ Yes ☐ No ☒ Not Present

☒☐☐☐ Supply/Drain Lines- Copper/ABS

☒☐☐☐ Dryer Vent- Metal flex

☒☐☐☐ Ventilation- Exhaust fan

FIREPLACE

NTBS-Not To Building Standards

NFCC-Normal For California Construction

G F P NI

Living Room Fireplace _____

☒☐☐☐ Fireplace Construction- Prefab

Type- Gas Log Fireplace operated at time of inspection

☒☐☐☐ Damper- Metal

☒☐☐☐ Hearth- Flush mounted

INTERIOR LIVING AREAS

CURTAINS & BLINDS ARE NOT INCLUDED AS PART OF THE INSPECTION

NTBS-Not To Building Standards

NFCC-Normal For California Construction

G F P NI

Main House Living Space _____

☒☐☐☐ Closets/Cabinets- Standard Personal items limit complete inspection

☒☐☐☐ Ceiling- Drywall

☒☐☐☐ Walls- Drywall Inspection does not cover any damage concealed by wall coverings/furniture

☒☐☐☐ Floor- Tile Inspection does not cover any damage concealed by carpeting/rugs/furniture

☒☐☐☐ Doors- Functional

☒☐☐☐ Wet Bar- Functional

☒☐☐☐ Slider Door- Functional

☒☐☐☐ Slider Screen- Functional

☒☐☐☐ Windows- Aluminum

☒☐☐☐ Electrical- 110 VAC outlets and lighting circuits Inspection does not cover any components concealed by wall coverings/furniture

☒☐☐☐ HVAC Source- Wall register

☐☒☐☐ Smoke & Carbon Monoxide Alarm- Operated Missing carbon monoxide alarm in north hall outside bedroom-NTBS, Missing carbon monoxide alarm in south hall outside bedroom-NTBS

BEDROOMS

CURTAINS & BLINDS ARE NOT INCLUDED AS PART OF THE INSPECTION

NTBS-Not To Building Standards

NFCC-Normal For California Construction

G F P NI

Primary Bedroom

- ☒☐☐☐ Closet/Cabinets- Standard Personal items limit complete inspection
- ☒☐☐☐ Ceiling- Drywall
- ☒☐☐☐ Walls- Drywall Inspection does not cover any damage concealed by wall coverings/furniture
- ☒☐☐☐ Floor- Carpet Inspection does not cover any damage concealed by carpeting/rugs/furniture
- ☒☐☐☐ Doors- Functional
- ☒☐☐☐ Slider Door- Functional
- ☒☐☐☐ Slider Screen- Functional
- ☒☐☐☐ Electrical- 110 VAC outlets and lighting circuits Inspection does not cover any components concealed by wall coverings/furniture
- ☒☐☐☐ HVAC Source- Wall register

North Bedroom

- ☒☐☐☐ Closet/Cabinets- Standard Personal items limit complete inspection
- ☒☐☐☐ Ceiling- Drywall
- ☒☐☐☐ Walls- Drywall Inspection does not cover any damage concealed by wall coverings/furniture
- ☒☐☐☐ Floor- Carpet Inspection does not cover any damage concealed by carpeting/rugs/furniture
- ☒☐☐☐ Doors- Functional
- ☒☐☐☐ Windows- Aluminum
- ☒☐☐☐ Electrical- 110 VAC outlets and lighting circuits Inspection does not cover any components concealed by wall coverings/furniture
- ☒☐☐☐ HVAC Source- Wall register

BATHROOMS

SHOWER PAN INTEGRITY/LEAK TEST NOT INCLUDED AS PART OF THE INSPECTION

CURTAINS & BLINDS ARE NOT INCLUDED AS PART OF THE INSPECTION

NTBS-Not To Building Standards

NFCC-Normal For California Construction

G F P NI

Primary Bathroom

- ☒☐☐☐ Cabinets- Functional
- ☒☐☐☐ Ceiling- Drywall
- ☒☐☐☐ Walls- Drywall
- ☒☐☐☐ Floor- Tile
- ☒☐☐☐ Doors- Functional
- ☒☐☐☐ Electrical- 110 VAC outlets and lighting circuits
- GFCI Operated ☒ Yes ☐ No ☐ Not Present

BATHROOMS (Continued)

- ☒☐☐☐ Countertops- Acrylic
- ☒☐☐☐ Sinks/Faucets- 2 Single bowls
- ☒☐☐☐ Supply/Drain Lines- Copper/ABS
- ☒☐☐☐ Shower Pan/Walls- Tile pan/Tile walls
- ☒☐☐☐ Shower- Mounted head
- ☒☐☐☐ Shower Enclosure- Glass
- ☒☐☐☐ Toilet/Bidet- Porcelain
- ☒☐☐☐ HVAC Source- Ceiling register
- ☒☐☐☐ Ventilation- Exhaust fan

North Bathroom

- ☒☐☐☐ Cabinets- Functional
- ☒☐☐☐ Ceiling- Drywall
- ☒☐☐☐ Walls- Drywall
- ☒☐☐☐ Floor- Tile
- ☒☐☐☐ Doors- Functional
- ☒☐☐☐ Electrical- 110 VAC outlets and lighting circuits

GFCI Operated ☒ Yes ☐ No ☐ Not Present

- ☒☐☐☐ Countertops- Acrylic
- ☒☐☐☐ Sinks/Faucets- Single bowl
- ☒☐☐☐ Supply/Drain Lines- Copper/ABS
- ☒☐☐☐ Shower Pan/Walls- Tile pan/Tile walls
- ☒☐☐☐ Shower- Mounted head
- ☒☐☐☐ Shower Enclosure- Glass
- ☐☒☐☐ Toilet/Bidet- Porcelain Cracked lid on toilet tank
- ☒☐☐☐ HVAC Source- Wall register
- ☒☐☐☐ Ventilation- Exhaust fan

KITCHEN

REFRIGERATORS AND FREE STANDING MICROWAVES ARE NOT TESTED AS PART OF THE INSPECTION

CURTAINS & BLINDS ARE NOT INCLUDED AS PART OF THE INSPECTION

NTBS-Not To Building Standards

NFCC-Normal For California Construction

G F P NI

Main House Kitchen

- ☒☐☐☐ Walls- Drywall
- ☒☐☐☐ Ceiling- Drywall
- ☒☐☐☐ Floor- Tile
- ☒☐☐☐ Range- Electric-Operated Electric range in kitchen operated at time of inspection (LG)
- ☒☐☐☐ Oven- Electric-Operated Electric oven in kitchen operated at time of inspection (LG)
- ☒☐☐☐ Ventilation- Operated

KITCHEN (Continued)

- ☒☐☐☐ Disposal- Operated
- ☒☐☐☐ Dishwasher- Operated Dishwasher in kitchen operated at time of inspection (KitchenAid)
- ☒☐☐☐ Microwave- Operated Microwave in kitchen operated at time of inspection (LG)
- ☒☐☐☐ Refrigerator/Freezer- Operated Refrigerator/Freezer in kitchen operated at time of inspection (Kenmore)
- ☒☐☐☐ Sink/Faucet- Dual Bowl
- ☐☒☐☐ Electrical- 120 VAC/240 VAC North outlet on west wall in kitchen not GFCI protected-NTBS
GFCI Operated ☒ Yes ☐ No ☐ Not Present
- ☒☐☐☐ Supply/Drain Lines- Copper/ABS
- ☒☐☐☐ Countertops- Corian
- ☒☐☐☐ Cabinets- Functional
- ☒☐☐☐ Slider Door- Functional
- ☒☐☐☐ Slider Screen- Functional
- ☒☐☐☐ HVAC Source- Ceiling register

ATTIC

NTBS-Not To Building Standards

NFCC-Normal For California Construction

G F P NI

Hall Attic

Method of Inspection- In the attic

- ☒☐☐☐ Access- Drywall
- ☒☐☐☐ Roof Framing- Rafter Some areas not visible due to limited access
- ☒☐☐☐ Sheathing- OSB Plywood Some areas not visible due to limited access
- ☒☐☐☐ Ventilation- Exterior wall vents
- ☒☐☐☐ Insulation Type- Batts Insulation Depth- R-30 (8-10 Inches)
- ☒☐☐☐ Plumbing- ABS
- ☒☐☐☐ Electrical- 110/120 VAC lighting circuit Some areas not visible due to limited access
- ☒☐☐☐ Exhaust/Plumbing Pipes & Vents- Functional Some areas not visible due to limited access
- ☒☐☐☐ HVAC Ducting- Insulated flex Some areas not visible due to limited access

FAIR Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

ROOF

1. Material- Concrete Tile/Foam (6-8) broken roof tiles in areas

PLUMBING

2. Garage Water Heater Plumbing- Copper Missing thermal expansion tank on plumbing to water heater-NTBS, Missing insulation on supply/flow pipes to water heater-NTBS
3. Garage Water Heater Gas Line/Valve- Line Valve Missing sediment trap on gas supply pipe to water heater-NTBS

AIR CONDITIONING

4. Garage Roof-East unit AC System Refrigerant Lines- Copper Torn insulation/Exposed copper on refrigerant pipe to AC Condenser
5. Garage Roof-East unit AC System Electrical Disconnect- Fused/Pull out Missing fuses/carriage inside AC disconnect box & Unit wired hot-NTBS, Separated conduit exposing wires at connection to AC Condenser-NTBS, Breaker amperage to AC Condenser overcurrent exceeds unit requirement (40 amp max required-50 amp present in main electrical panel)

HEATING

6. Attic Heating System Gas Line/Valve- Line valve Missing sediment trap on gas supply pipe to heater-NTBS

GARAGE

7. Main House Garage Floor/Slab- Concrete Acid stained concrete in areas, Personal items limit complete inspection

LAUNDRY ROOM/AREA

8. Main House Laundry Room/Area Electrical- 120 VAC/240 VAC Outlet on wall in laundry closet not GFCI protected-NTBS-Required to be readily accessible to reset when replaced

INTERIOR LIVING AREAS

9. Main House Living Space Smoke & Carbon Monoxide Alarm- Operated Missing carbon monoxide alarm in north hall outside bedroom-NTBS, Missing carbon monoxide alarm in south hall outside bedroom-NTBS

BATHROOMS

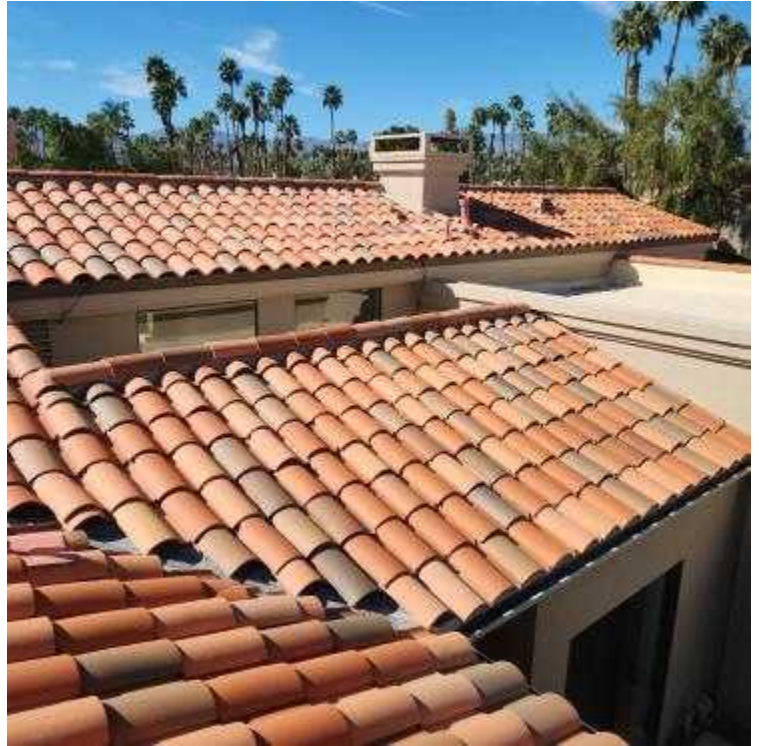
10. North Bathroom Toilet/Bidet- Porcelain Cracked lid on toilet tank

KITCHEN

11. Main House Kitchen Electrical- 120 VAC/240 VAC North outlet on west wall in kitchen not GFCI protected-NTBS



Roof GV



Roof GV



Roof GV



Roof GV



Roof GV



Roof GV



Roof GV



Roof GV



Roof GV



Roof GV



Roof GV



Roof GV



Garage Roof GV



Garage Roof GV



(6-8) broken roof tiles in areas



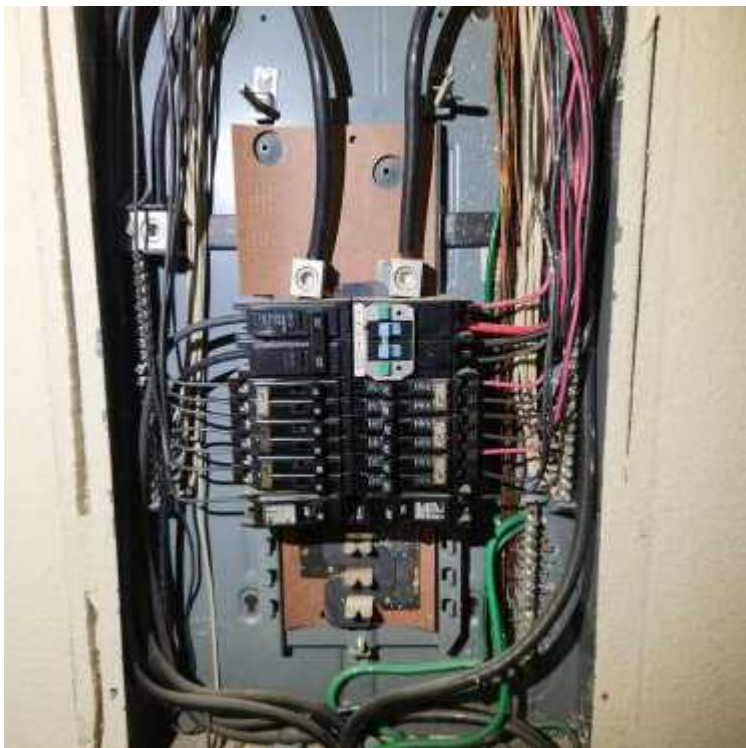
(6-8) broken roof tiles in areas



(6-8) broken roof tiles in areas



Main electrical panel GV (200 amp panel located in north bedroom closet)



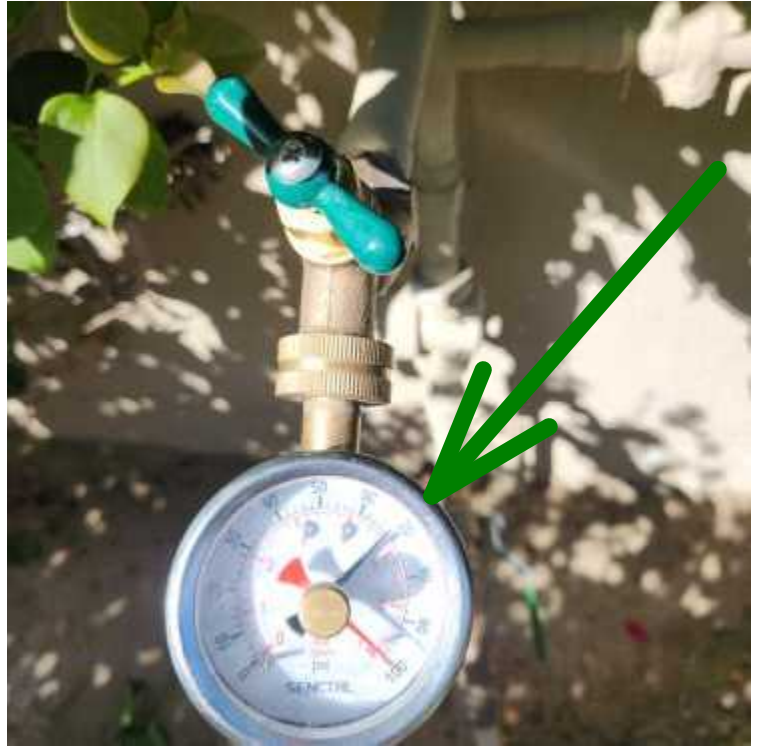
Main electrical panel GV (200 amp panel located in north bedroom closet)



Main electrical disconnect breaker to house located on west side of 76647



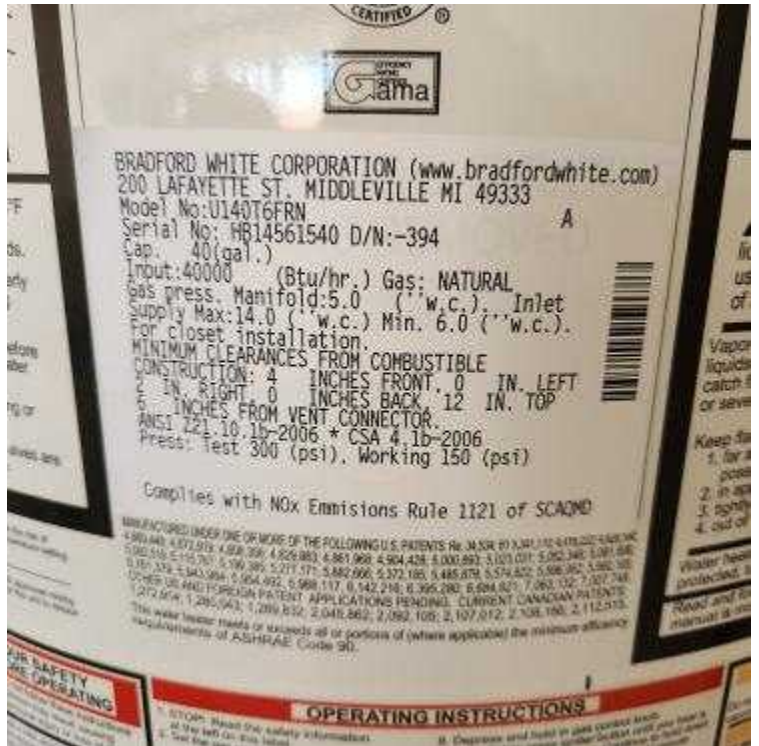
Water shut off to house operated (Located on east side of garage)



Water Pressure at house is 70 PSI



Water Heater operated & strapped properly (40 gallon 2011 model located in garage)



Water Heater Placard



Missing thermal expansion tank on plumbing to water heater-NTBS



Missing insulation on supply/flow pipes to water heater-NTBS



Missing sediment trap on gas supply pipe to water heater-NTBS



AC Condenser operated properly (4 ton 2011 model located on garage roof-East unit)



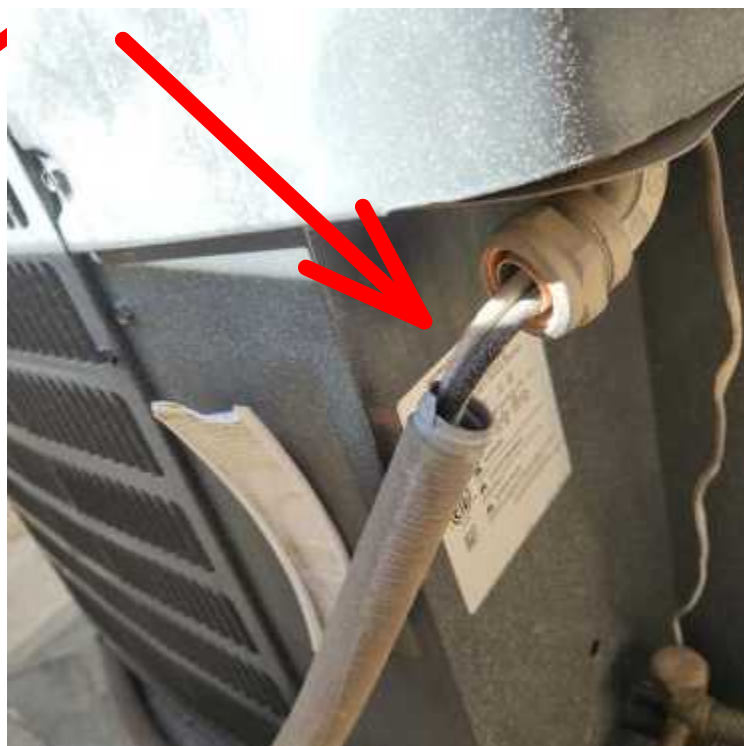
AC Condenser Placard



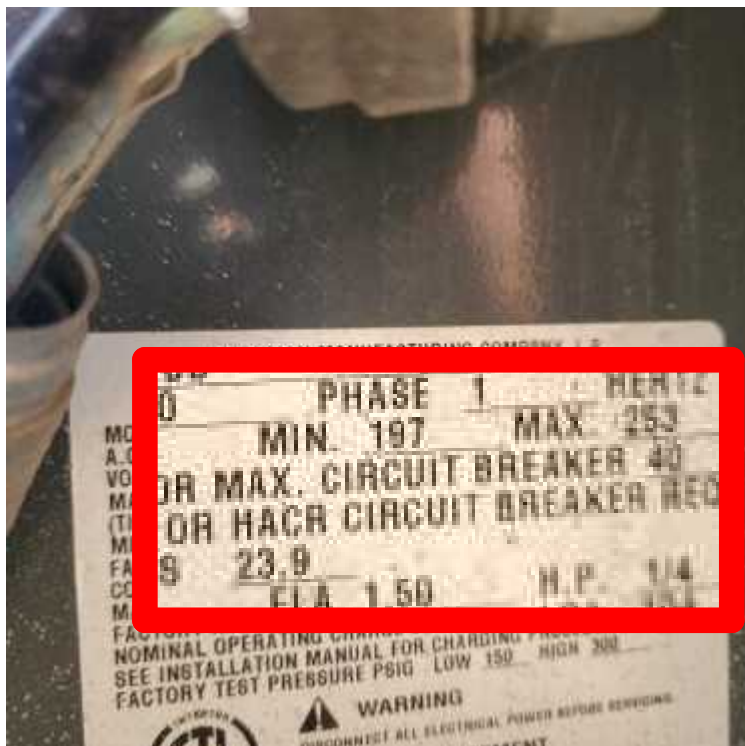
Torn insulation/Exposed copper on refrigerant pipe to AC Condenser



Missing fuses/carriage inside AC disconnect box & Unit wired hot-NTBS



Separated conduit exposing wires at connection to AC Condenser-NTBS



Breaker amperage to AC Condenser overcurrent exceeds unit requirement (40 amp max required-50 amp present in main electrical panel)



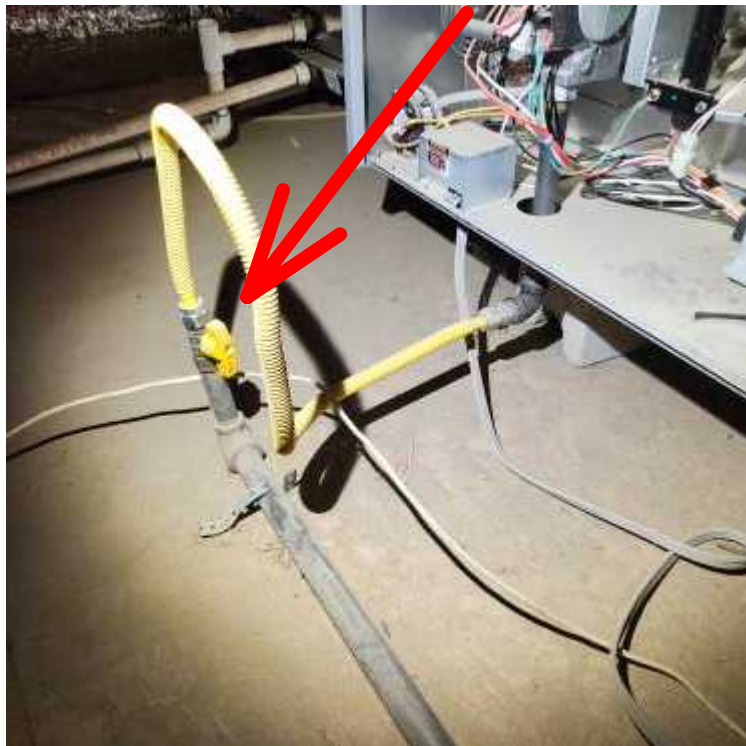
Breaker amperage to AC Condenser overcurrent exceeds unit requirement (40 amp max required-50 amp present in main electrical panel)



Heater operated properly (70k BTU 2011 model located in attic)



Heater Placard



Missing sediment trap on gas supply pipe to heater-NTBS



Gas Meter to proprty GV (Located on east side of garage)



Gas valve on north wall of house operated at time of inspection



Acid stained concrete in garage



Outlet on wall in laundry closet not GFCI protected-NTBS-Required to be readily accessible to reset when replaced



Washer & Dryer operated at time of inspection (Kenmore)



Fireplace operated at time of inspection



Missing carbon monoxide alarm in north hall outside bedroom-NTBS



Missing carbon monoxide alarm in south hall outside bedroom-NTBS



Cracked lid on north bathroom toilet tank



North outlet on west wall in kitchen not GFCI protected-NTBS



Electric range in kitchen operated at time of inspection (LG)



Electric oven in kitchen operated at time of inspection (LG)



Refrigerator/Freezer in kitchen operated at time of inspection (Kenmore)



Refrigerator/Freezer in kitchen operated at time of inspection (Kenmore)



Kitchen Appliances GV



Kitchen Appliances GV



Attic GV



Attic GV



Attic GV



Attic GV



Attic GV



Attic GV



Rear View of property

INSPECTION AGREEMENT

CTS Inspections
74710 Hwy 111 Ste #102
Palm Desert, CA 92260
909-771-6036
ASHI Member #252347

TERMS AND CONDITIONS

THIS AGREEMENT LIMITS LIABILITY

It is agreed by all that this inspection is to be performed according to the following terms and conditions:

1. The company will provide the Client a limited-time visual inspection of the following readily accessible and visibly pertinent, marked elements existing in the structure on the date of inspection: central air conditioning, central heating, interior electric, interior plumbing, foundation, basement, roofing, siding, walls, floors, ceilings and built-in kitchen appliances. CTS Inspections (CTSI) shall have no obligation to repair or replace any items found to be defective, broken or not discussed in the CTSI written report. Conditions that may exist relating to any legal and/or public records are outside the scope of this inspection. CTSI cannot determine during the inspection that the roof leaks or is watertight; the rating is on material condition only. Further, this inspection does not cover code compliance, soil or groundwater contamination, geological, design, or adequacy evaluation. CTSI reserves a 5% margin or tolerance. This inspection will include the above elements unless otherwise restricted by the client. Client acknowledges that this inspector will neither inspect all items nor will the written report of this inspection provide information on all items for which disclosures are required by the sellers of certain real property, pursuant to Title 4, Chapter 2, and Article 1.5 of the California Code of Civil Procedure. At times, conditions may exist and may not have any visible signs to indicate its existence. Such items must be disclosed by the seller of the property. CTSI recommends that Client seek the advice of his legal counsel and/or real estate agent to identify items subject to disclosure in addition to those set forth in CTSI written inspection report. CTS inspections are performed with consideration given to the age of the structure. Items marked good must in all cases be considered good for the age of the item. Also, items in less than good condition must be marked as such, even though the condition may be normal for the age. Opinions vary from person to person and the report is the opinion of the inspector and should be considered as such.
2. CTS Inspections cannot guarantee inspection report delivery times, only a best effort by a reasonable time.
3. Payment of the inspection fee entitles client to one original of the written inspection report including photographs. Payment, in check, cash, or credit card **is due prior to the commencement of the visual inspection**. The liability of CTSI is limited to the terms and conditions as set forth in this agreement between CTSI and the Client. **In no event shall CTSI liability to the Client exceed the amount of the cost of the inspection.** Client expressly releases CTSI from any and all claims arising out of the agreement.
4. Client represents and assures CTSI that Client has secured all approvals necessary for entry onto the premises to be inspected. Client further agrees to defend, indemnify and hold harmless CTSI from demands or claims alleging a trespass upon the premises to be inspected. It is the responsibility of the Client of Agent to ensure the utilities are on at the time of inception.
5. This Order Form, with its terms, conditions and disclosures, constitutes the entire agreement between CTSI and Client. Both parties agree that there is no representation, statement or agreement not set forth herein or incorporated by reference. No waiver, alteration or modification of this agreement shall be valid unless it is in writing and signed by an authorized representative of both parties. This agreement shall be construed and governed by the laws of the State of California.
6. CTSI has no liability for occupied/unoccupied homes and structures, and the inspection is only good until the inspector leaves the property.
7. I have read and understand the terms and conditions of this agreement as set forth on both the front and back sides of this form.
8. I have read the Terms and Conditions of this inspection and accept them, and, also accept the Waiver Conditions.
9. I have full authority to execute this agreement.

DISCLOSURE

UNATTENDED INSPECTIONS: Acceptance of the report constitutes acceptance of the TERMS AND CONDITIONS as set forth in this contract. CTS INSPECTIONS (CTSI) is not responsible for any further delivery of printed inspection information following the completion of the report. CTS INSPECTIONS respects the privacy of this information and will not release it to anyone without the expressed written permission of the Client.

INSPECTION SERVICES vs. WARRANTIES AND INSURANCE: The inspection is limited to visual clues available in the building at a particular point in time and the report of the inspection is for the Client only. CTSI assumes no third party liability whatsoever. The written report will not be disclosed by CTSI to any third party without written consent of the Client. The inspection service is a reasonable effort to access the property in its present state. The service will pass on opinions regarding several items normally not covered by home warranties or insurance for the purchasers of this service. NO WARRANTIES ARE EXPRESSED OR IMPLIED with or from CTSI.

HOURLY RATE: The inspection fee is for the service performed on the property. Follow-up reports, research, interpretations (including debated issues resolved in CTSI favor) will be charged for at the rate of \$100.00 per hour.

The lifting of carpeting, the removal of ceiling panel, insulation or vapor barriers and the like is not done. Respect must always be given to the property rights of the building owner. Exterior water faucets are not checked if drained or secured. Installation cannot be checked against manufacturer's installation instructions or each individual city's requirements.

The intent of the inspection is to warn of MAJOR PROBLEMS and UNSAFE conditions. The INSPECTION service is completed following the time of the inspection and all information will be conveyed to the Client, or said Client's representative, thereafter.

The inspector WILL NOT INSPECT any area that poses a threat to safety. Steep, slippery, or clay tile roofs are not walked on: attics filled with insulation above joist or chords that prevent safe footing are examined from the point of access. Crawl spaces with water are not traversed, etc. Appliances and furniture are not moved, etc.

THE WRITTEN REPORT: The report is intended to summarize the findings of the inspection and to highlight areas of major concern and ongoing maintenance responsibilities.

NO DESTRUCTIVE TESTING OF ANY KIND WILL BE PERFORMED. This includes water hose flood testing; chimney smoke test; heat exchanger gas tests, and the like.

THIS INSPECTION IS NOT CONDUCTED TO DETECT EVERY MINOR PROBLEM OR CONDITIONS THAT MAY EXIST IN THE BUILDING. (cosmetic deficiencies are to be considered obvious) it is expressly stated and understood that if such a listing is desired, it is beyond the scope of what CTS INSPECTIONS advertises as its inspection service. IF AN EXHAUSTIVE LIST OF MINOR PROBLEMS OR CONDITIONS IS DESIRED, THE INSPECTION TIME AND REPORTING PROCEDURE ARE MORE EXHAUSTIVE AND APPROPRIATE ADDITIONAL CHARGES WILL BE QUOTED. NOTE: THE INSPECTOR DOES NOT TOUCH/MOVE ANY PERSONAL PROPERTY.

CTS INSPECTIONS specifically, DOES NOT CHECK the following items or conditions or perform the following tests during a visual inspection:

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| 1. Accuracy of thermostats or oven temperature dials. | 14. Drop light sightings within chimneys. |
| 2. Intercoms, security system and alarms, etc. | 15. Any mechanical operation expressly prohibited by owner. |
| 3. Efficiency of heating and/or cooling systems. | 16. Winterized summarized sealed or covered items. |
| 4. Water Quality, Draw of fireplace, etc. | 17. Solar systems, EVAP coolers. |
| 5. Septic tanks and systems; well castings and pumps, sewer lines, etc. | 18. Roofs not accessible with 12' ladder. |
| 6. Inaccessible areas or those areas likely to pose a threat to the inspector. | 19. Toxic substances including MOLD within the structures. |
| 7. Electrical outlets obstructed by furniture, refrigerators, or personal items. | 20. Pool plaster or pool linings; re: leakage or cracking. |
| 8. Utilities not turned on; service panels blocked or permanently sealed. | 21. Asbestos materials, lead paint, radon, air quality |
| 9. Shower pan integrity, Flooring beneath carpeting, etc. | 22. Accuracy of pool and/or spa salt chlorine generators |
| 10. Secured, disconnected, or tagged equipment. | 23. Toxic contamination of soil or groundwater. |
| 11. Antennas, coax/data/telephone wiring, sat dishes | 24. Freestanding items or items considered personal property.I.E |
| 12. Radio frequencies for automatic doors, etc. | refrigerators, washers, dryers etc. |
| 13. Anything other than push button smoke detector tests. | 25. Any item or condition in a pest control inspection. |

THIS INSPECTION IS NOT A SUBSTITUTE FOR THE PRE-SETTLEMENT WALK-THROUGH: Mechanical items can fail at any time and damage can occur between the time of CTSI inspection of the property and the time of occupancy. The Client is expected to perform a thorough-walk-through inspection just prior to settlement.

PROBLEMS WITH THE INSPECTION OR WITH THE INSPECTOR: All properties will experience some problems after the inspection. Generally, these are of the types which provide no real warning clues for the inspector to interpret. They may be intermittent in nature or may occur after a weather change or a significantly different occupancy. The occasional follow-up phone call consultation is at no charge. However, when a site visit is required, the above hourly rate is chargeable.

If the Client feels that the inspection process was done poorly or that the inspector was faulty in his inspection, the Client is personally expected to IMMEDIATELY communicate this by telephone and IN WRITING to CTS INSPECTIONS. Communication must be consistent in that the parties originally accompany the inspector will be the party involved in resolving any problems, expect differing opinions on subjective issues and biased efforts in the part of contractors or salespeople.

All inspections will be judges against the performance of a reasonable, fair and diligent inspection and not against result or occurrences. No consideration whatsoever will be given to THOSE WHO FAIL TO PERFORM A COMPLETE PRE-SETTLEMENT INSPECTION and in no case will any remuneration exceed the price of the initial inspection. Disputes settled without favor to the Client will mandate payment of re-inspection time fees, etc.

Payment is expected at the time of inspection. All legal and time expenses incurred in collecting any due payments, returned checks, etc., will be paid by the purchaser of the inspection service.

WAIVER: CTS INSPECTIONS is not to be held responsible for items or conditions concealed, hidden, or inaccessible during an inspection. The liability limit of CTS INSPECTIONS is solely that of the initial inspection fee.

INSURANCE AND THE LIMITS OF VISUAL INSPECTIONS; "BUT FOR your inspection, I would not have bought this house and consequently would not be suffering these problems." CTS INSPECTIONS accepts no liability whatsoever for "But For" arguments.

ALL FILES ARE VOIDED AND DESTROYED AFTER 90 DAYS FROM THE TIME OF INSPECTION AND CTSI HAS NO LIABILITY FROM THIS POINT.