Sunset Property Inspection

Confidential - Property Inspection Report - Confidential

1150 21st St Unit 20
Inspection Prepared For: Tyler & Janice Hayes
Agent: -

Date of Inspection: 3/1/2026
Year Built: 2007 Size: 1001

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Scope of Work

You have contracted with Sunset Property Inspection to perform a generalist inspection in accordance with the standards of practice established by the California Real Estate Inspection Association, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation.

Most homes built after 1978, are generally assumed to be free of asbestos and many other environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of a concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests, and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by the Environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that appear on ceramic tiles in bathrooms do not usually constitute a health threat but should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: http://www.epa.gov/iaq/molds/moldguide.html/, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was originally used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could easily be crumbled and become airborns. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Conventions and Terms Used in this Report

USE OF PHOTOS:

Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at, and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

TEXT COLOR SIGNIFICANCE:

GREEN colored text: Denotes general/descriptive comments on the systems and components installed at the property. Limitations, if any, that restricted the inspection, associated with each area, are listed here as well.

BLUE colored text: Denotes observations and information regarding the condition of the systems and components of the home. These include comments of deficiencies which are less than significant; or comments which further expand on a significant deficiency; or comments of recommendations, routine maintenance, tips, and other relevant resource information.

RED colored text: Denotes a brief comment of significant deficient components or conditions which need relatively quick attention, repair, or replacement. These comments are also duplicated in the Report Summary page(s).

COMMONLY USED TERMS:

"SAFETY CONCERN": A condition, system or component that is considered harmful or dangerous due its presence or absence.
"DEFERRED COST": Denotes a system or component that is near or has reached its normal service life expectancy or shows indications that it may require repair or replacement anytime within the next five (5) years.
"MAINTENANCE": Recommendations for the proper operation and routine maintenance of the home.
"IMPROVE": Denotes improvements which are recommended but not required. These may be items identified for upgrade to modern construction and safety standards.
"FMI": **For More Information**: Includes additional reference information and/or web links to sites which expand on installed systems and components and important consumer product information.
"FYI": **For Your Information**: Denotes a general information and/or explanation of conditions; Safety information; Cosmetic issues; and useful tips or suggestions for home ownership.

KEY TO RATINGS:

Inspect = INSPECTED: A system or component was visually examined. It was observed to be functioning normally or as originally intended, at the time of inspection, with no apparent deficiencies. A system may not be operationally tested due to limitations, in which case, these limitations will be listed in this report. A system or component may show signs of normal wear and tear.

Not Inspect = NOT INSPECTED: A system or component was not ON or it was shut down at the time of inspection, and could not be evaluated using normal control devices. A system or component was hidden from visual evaluation by items such as furniture, personal property, or other coverings as indicated in this report. Reason for non inspection will be indicated on this report.

Not Presnt = NOT PRESENT: A system or component did not exist or was not evident on this property at the time of inspection.

Repair Replac = REPAIR or REPLACE: A system or component was not operating normally, or as designed, at the time of inspection. It may need further review and evaluation by an appropriate professional tradesperson to be repaired or replaced as needed. It may include a condition that is hazardous or unsafe and could result in personal injury or property damage.

Inspection and Site Details

Condominium/Townhouse Exclusion

This report reflects all the systems and components located on the interior of the property. All exterior systems and components including roof, wall surfaces, exterior trim, grounds, walkways, pool, community carports and or garages are owned and maintained by the H.O.A. and are not the responsibility of the seller and are excluded from this report unless otherwise noted. Other items may be inaccessible such as water heaters, main electrical panels and main water shut off valves. The inspector recommends you read over any and all H.O.A. documents and request further information from the H.O.A. as needed.

1. Inspection Time

Start: 08:30 AM
End : 10:30 AM

2. Attending Inspection

No other person present

3. Residence Type/Style

Attached
Condominium/Townhouse

4. Garage

Underground Common Use Garage

5. Direction Of Front Entrance

THE TERMS 'FRONT,' 'REAR,' 'LEFT,' AND 'RIGHT' ARE USED IN REFERENCE TO THE PROPERTY AS VIEWED FROM THE FRONT DOOR

6. Bedroom # Designation - Location -- for the purposes of this report

#1 - Left Front-Primary Bedroom
#2 - Right Front-Guest bedroom

7. Bathroom # Designation - Location - Type -- for the purposes of this report

#1 Primary Bedroom Bath - Full
#2 Guest Hallway Bath - Full

8. Occupancy

Vacant
The utilities were on at the time of inspection.

9. Weather Conditions

Dry
Clear, sunny sky
Temperature at the time of inspection approximately:
75 degrees

Exterior

GRADING &DRAINAGE

General Information

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

1. Exterior Doors

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Description: Wood front door • Metal, wood and glass balcony door

Observations:

• Moisture damage noted at the bottom of the balcony door. Recommend repairs by a qualified handyman.

• The bottom of the balcony door is rubbing on the threshold. Recommend adjustments by a qualified contractor.

Moisture damage

Door rubs on threshold

2. Deck, Balcony

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

• Wood framed and exterior coated balcony not visible underneath

Observations:

• Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

3. Exterior Cladding

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Materials:

• Stucco -- Portland cement exterior plaster

Observations:

• We recommend sealing holes & gaps in the stucco to keep water infiltration from causing further damage.

• Hairline cracking was observed at the stucco at several areas. The cracks are less than 1/16 inch in width, and generally considered common in this material. These cracks should be caulked and painted where possible. If cracks increase in width, it may indicate that structural movement is occurring. Determining this is beyond the scope of a home inspection.

Crack

Crack

4. Window/Door Frames and Trim

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Materials:

- Wood

Observations:

- Trim at balcony door is not properly sealed. Moisture intrusion can occur. Recommend repair by a qualified contractor.

Gap

Gap

Gap

5. Limitations of Exterior Inspection

Materials:

- A home inspection does not include an assessment of geological, geotechnical, or hydrological conditions -- or environmental hazards.
- A representative sample of exterior components were inspected rather than every occurrence of components.

Structure

1. Foundation Type

Slab on Grade

2. Foundation Floor

Inspect	Not Inspect	Not Presnt	Repair Replac
	X		

Description: Not visible to inspect. Assumed to be concrete.
Observations:
• All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

3. Wall Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
	X		

Description: Wood frame
Observations:
• Limited view due to finishing materials.

4. Ceiling and Roof Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
	X		

Description: Roof framing system: • Not visible/No access
Observations:
• The house roof structure was not visible to determine type or condition. (See limitations)

5. Limitations of Structure Inspection

• Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors.
• A representative sample of the visible structural components was inspected.
• Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Interior

INTERIOR ROOMS

-Our interior review is to determine functionality of accessible doors, windows and electrical outlets, visible water stains and other related conditions. Minor items, such as torn screens, cracked window panes and loose hardware can occur at any time. Furnishings and stored personal effects are not moved during the inspection. Closet and storage areas should be reviewed at your walk-through before the close of escrow after furnishings and stored personal effects have been removed for any hidden damage. New paint and flooring can remove or conceal evidence of any past conditions that may have been present prior to the work being done. We recommend inquiring about any past conditions that may no longer be visible.

1. Walls and Ceilings

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Materials: Drywall

Observations:

- NOTE: Fresh texture and/or paint observed on walls/ceilings in multiple rooms of the home. Fresh paint can hide or obscure evidence of previous repairs or staining not visible at the time of inspection.
- There is an opening in the drywall below one of the kitchen cabinets. Recommend repair.

Hole under kitchen cabinet

2. Floor Surfaces

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Materials: Tile in bathrooms, living room, hall and kitchen • Carpet in bedrooms

Observations:

- The carpet is stained in several rooms. Recommend professional cleaning.

Stains

Stains

3. Windows

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Description: Vinyl • Sliders • Single hung • Double-glazed thermal seal type: two panes of glass separated by a layer of air/inert gas, then sealed.

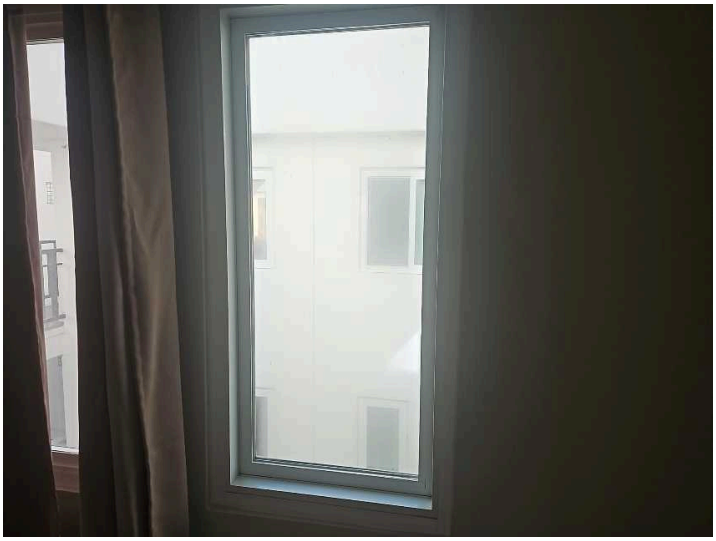
Observations:

• In accordance with CREIA Standards, we do not test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides and emergency exit.

• Cloudiness/condensation observed in thermopane double glazed windows in the living room and guest bedroom. This is an indication of a failed seal. A qualified contractor should review for replacement as needed.

Cloudy window

Cloudy window

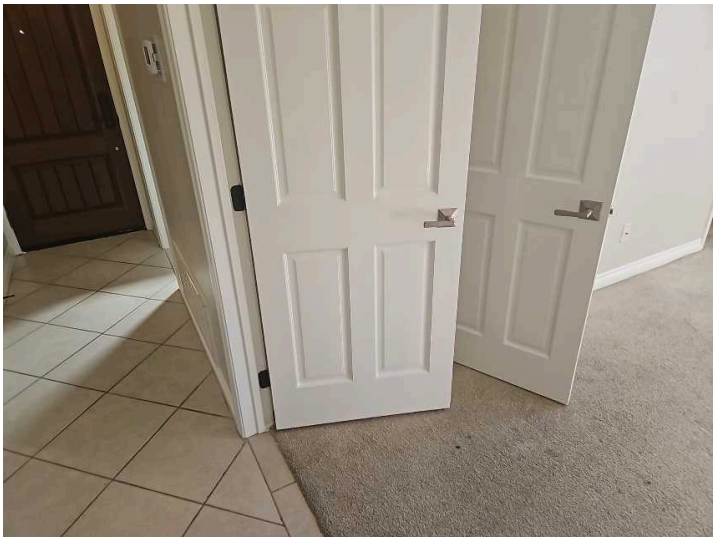


Cloudy window

4. Interior Doors

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Description: Wood
Observations:
• The left door at the primary bedroom is not plumb. The door swings open on its own. Recommend further evaluation by a qualified contractor.



Door not plumb

5. Closets

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:
• Appeared functional, no deficiencies noted at time of inspection.

6. Cabinets and Vanities

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Solid Wood
Observations:
• Appeared functional and in satisfactory condition, at time of inspection.

7. Countertops

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Solid Surface
Observations:
- No discrepancies noted.

8. Limitations of Interiors Inspection

- Recommend thorough review of interior areas during final walk-through inspection prior to closing.
- Home Inspectors cannot determine the integrity of the thermal seal in double-glazed windows. Evidence of failed seals may be more or less visible from one day to the next depending on the weather and inside conditions (temperature,humidity, sunlight, etc.).

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electric code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interest of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is relatively inexpensive but an essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

1. Service Drop

Inspect	Not Inspect	Not Presnt	Repair Replac
	X		

Description: Underground Lateral: The main conductor lines are underground. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

2. Service Entrance Wires

Inspect	Not Inspect	Not Presnt	Repair Replac
	X		

Description: Not Visible

3. Electrical Service Rating

Unable To Determine Amp Rating • Voltage: 120/240 volts

4. Main Service Panel(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
	X		

Description: Outside utility room that is owned and maintained by H.O.A. Could not access or locate.

Observations:

• National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

Main panel location

5. Main Disconnect

Inspect	Not Inspect	Not Presnt	Repair Replac
	X		

Location: Exterior utility room owned and maintained by H.O.A.. Could not access or locate.

6. Service Grounding

Inspect	Not Inspect	Not Presnt	Repair Replac
	X		

Description: Ground Connection Not Visible

7. Overcurrent Protection

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Type: Breakers
Observations:
- No deficiencies noted

8. Sub Panel(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Panel Rating 125 Amps
Observations:
- The wiring within the panel appeared satisfactory and functional. The auxiliary panel ground & neutral wires are properly un-bonded.

Sub panel location

9. Distribution Wiring

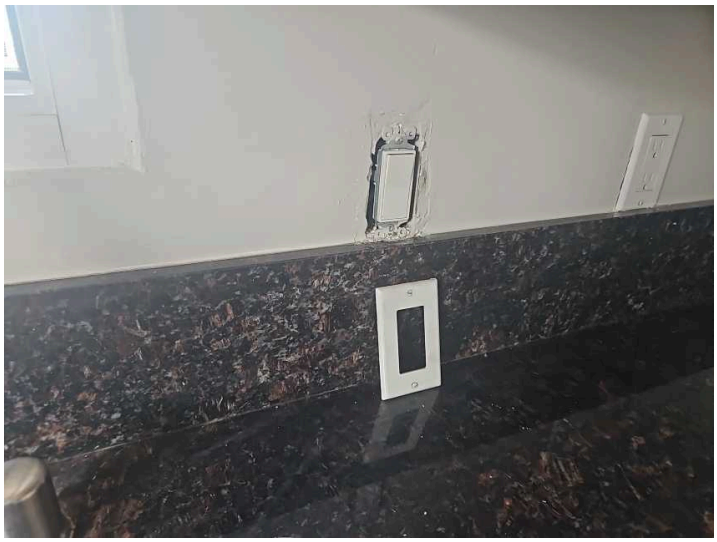
Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Wiring type: non-metallic sheathed cable "Romex" • Wiring conductors: Copper
Observations:
• Visible wiring appeared functional, at time of inspection.

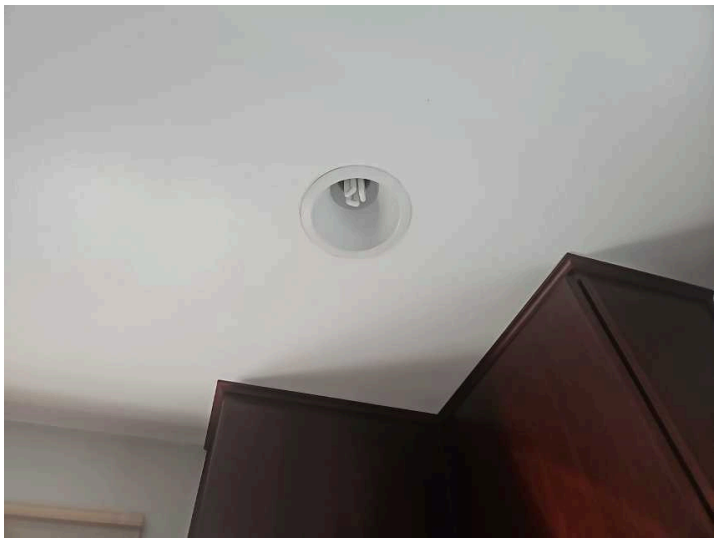
10. Lighting, Fixtures, Switches, Outlets

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Description: Grounded
Observations:
• Receptacles located at the exterior of the home are without the benefit of In-use covers. In-use covers help protect the outlets from moisture while a plug or cord is in use. Installation of proper In-use covers are recommended to be installed at all exterior receptacles by a qualified electrician.
• Missing Outlet Cover. There was an outlet that does not have a faceplate. Missing faceplates expose electrical parts of receptacle outlets, and switches creating a potential shock hazard. For safety reasons all outlets and switches should have secure covers to reduce the chance of electric shock.
• Bare bulb light fixtures in cabinets or closets are now considered a safety concern. We advise replacing with an approved covered fixture.
• Light fixtures installed at the underside of the kitchen cabinets are missing the exterior covers. The light bulbs and electrical connections are exposed. Recommend repair or replacement by a qualify electrician.
• Some lights are inoperable; possible due to bulb. Advise necessary corrections, which may simply be replacing light bulbs, to verify proper operation before close of escrow.



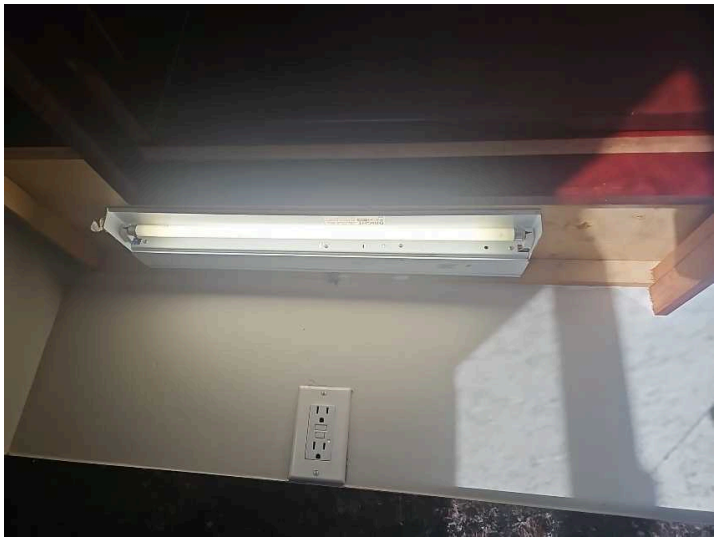
Cover missing



Light inoperable

Missing bulb and cover

Missing cover



Missing cover

In-use cover not installed

Bare bulb

11. GFCI - Ground Fault Circuit Interrupter

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Description:

• GFCI is an electrical safety device that cuts power to the individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms. whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.

Locations & Resets:

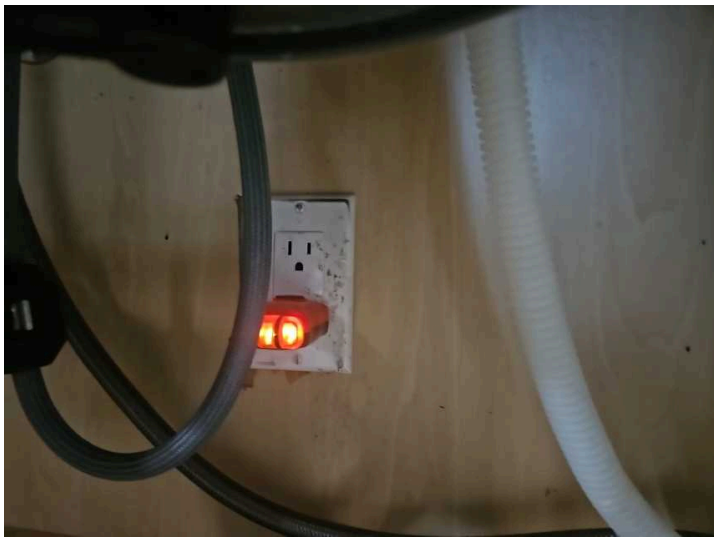
• Absent at two kitchen counter top receptacles, garbage disposal, balcony

• Present at: bathrooms and some kitchen

Observations:

• This house was built prior to the requirement for the installation of GFCI receptacles in certain locations in the house. The locations where GFCI receptacles are required has increased, but it is not required to retrofit older homes unless a remodel takes place. For safety, it is advisable to upgrade all receptacles within 6 feet of a plumbing fixture, in garage, all kitchen counter top outlets, and at exterior, to GFCI protected outlets. A qualified electrician is recommended.

No GFCI present



No GFCI present

No GFCI present

12. AFCI - Arc Fault Circuit Interrupter

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description:

• AFCI is an electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one one conductor across an insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. At a minimum, all bedroom circuits are normally AFCI protected. Soon ALL electrical circuits in new homes will require AFCI protection.

Locations & Resets:

• At the electrical subpanel AFCI circuit breaker(s).

Observations:

• Installed AFCIs responded to test

13. Smoke/Heat Detector(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

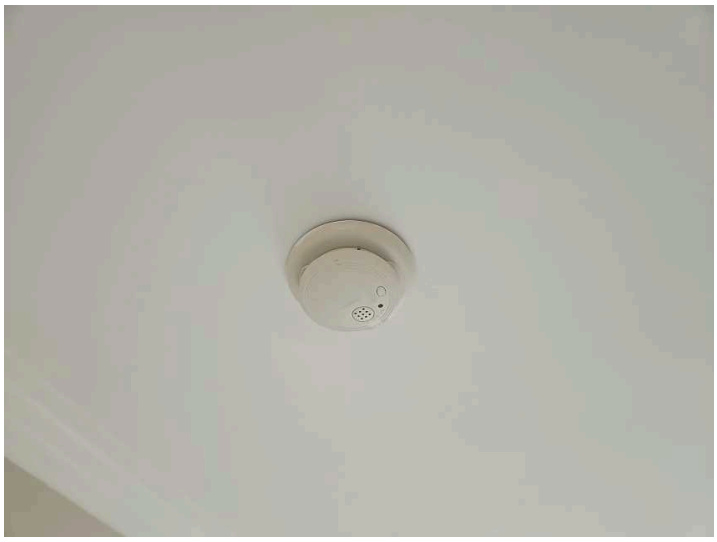
Description: Present at: bedrooms and hallway

Observations:

• Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

• Old detectors. Primary bedroom unit is chirping. Smoke detectors last 6-10 years. As smoke detectors age, they become less reliable. Recommend upgrading the smoke detectors in this home as a safety upgrade.

Old detector



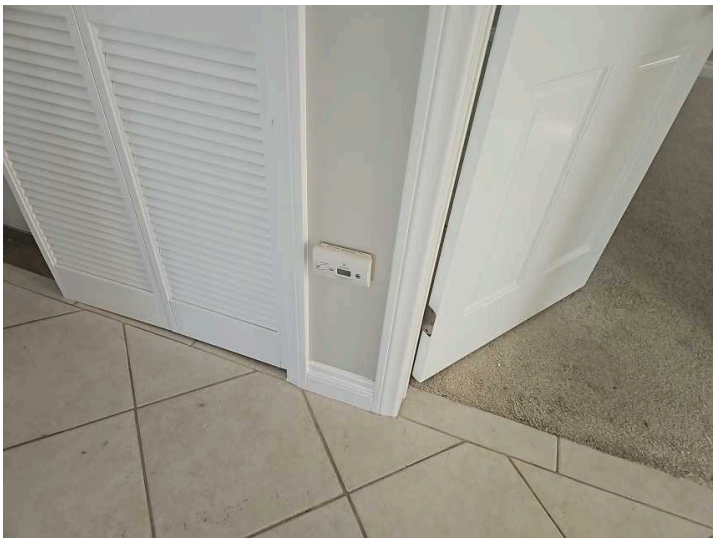
Old detector

Old detector

14. Carbon Monoxide (CO) Detector(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Location: Present at: Hallway
Comments:
• SAFETY INFO: Carbon Monoxide (CO) is a lethal gas--invisible,tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.



CO detector location

15. Limitations of Electrical Inspection

• Electrical components concealed behind finished surfaces are not visible to be inspected.
• Labeling of electric circuit locations on Main Electrical Panel are not checked for accuracy.
• Only a representative sampling of outlets, switches and light fixtures were tested.

Plumbing

PLUMBING

- The visible areas only of the main water line, shutoff valve, water supply and drain lines, gas meter and piping are examined to determine their current condition. Areas concealed from view by any means are excluded from this report/inspection. Leakage or corrosion in underground or concealed piping cannot be detected by a visual examination. A video inspection of drain/waste lines by an appropriate specialist is recommended if client is concerned by this possibility. Older fixtures or components should be budgeted for replacement. Shutoff valves are not operated by the inspector as they may be prone to leakage if they have not been frequently operated.

1. Water Supply Source

Source: Public municipal water supply

2. Service Piping Into The House

Materials: Not Visible

3. Main Water Shut Off

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Location: None found. Inquire with H.O.A. as to potential location for individual water shut off

Observations:

• The main shut off valve for the water supply was not found. Consult the seller regarding the location or existence of a main shut off valve.

4. Supply Branch Piping

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

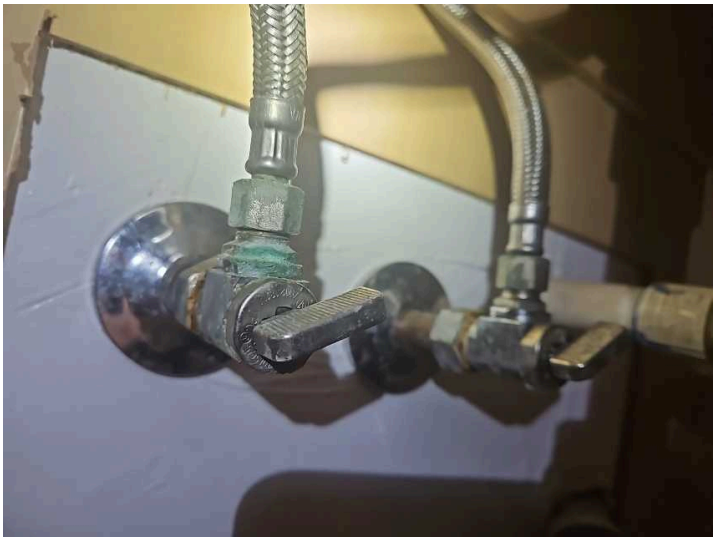
Description: Readily visible water supply pipes are: • Copper

Observations:

• Copper pipes, Limited areas visible. Water flow was checked from all accessible plumbing fixtures. The life expectancy of copper plumbing is 60-90 years, though intermediate repairs may be necessary much sooner.

• Corrosion was found at both the water supply shut-off line(s) and valve(s) under the primary bathroom sink. Left uncorrected, the valves and/or lines may eventually leak and lead to moisture intrusion problems (e.g., wood damage, mold). Recommend further review for repairs by a qualified plumber.

• Valves and angle stops are not typically operated as part of a home inspection. Some valves might or might not properly shut off the water. At some point, plumbing fixtures and valves / angle stops will likely need to be replaced or leaks could occur. For a more thorough examination of the plumbing system it is recommended that a qualified plumbing contractor evaluate and advise client.



Corrosion

5. Water Flow and Pressure

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Pressure: Pressure not tested/no hose bib

Observations:

- The water flow was overall functional. This was determined by running water in the bath sink and shower while toilet is flushed.

6. Faucets

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- No deficiencies noted.

7. Sinks

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Observations:

- Stopper is inoperable at both bathrooms. Recommend review for repair or replacement as necessary.

Stopper inoperable

Stopper inoperable

8. Traps and Drains

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- Water was run through the fixtures and drains. Functional drainage was observed.

9. Waste System

Description: Public sewage disposal system

10. Drainage, Wastewater & Vent Piping

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Visible waste piping in house: • ABS (Acrylonitrile-Butadiene-Styrene) piping - black in color • Most dwelling drain systems are provided with one or more cleanouts to facilitate clearing of clogged drain lines. A cleanout was not located.Older plumbing systems do not have as many accessible clean outs as newer homes. This can cause additional fees if the drains ever require cleaning with a "snake" due to the added complexity of accessing the drains. Inquire with the sellers or seek further evaluation by a qualified plumber.

Observations:

• Visible piping appeared serviceable at time of inspection.

• We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of rooter service, most of which are relatively inexpensive.

• The portions of the drain, waste, and vent lines which are visible throughout the home are of the ABS plastic type and appear to be in satisfactory condition at this time. Determining the condition of the interior of the drain lines requires specialized equipment and is beyond the scope of this inspection.

11. Water Heater(s)

Description: Could not inspect. Owned and maintained by H.O.A.

12. Limitations of Plumbing Inspection

• The sections of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.

• A majority of the plumbing supply, distribution, drain, waste, and vent systems were concealed behind the flooring, buried in the slab, routed through the attic below the insulation insulation or in inaccessible sections of the attic or crawlspace and were not visible at the time of the inspection. Our inspection of the plumbing system is non-intrusive and non-destructive and only included the visibly accessible components of the plumbing system. Please be advised: THIS INSPECTION OF THE PLUMBING SYSTEM IS NOT A WARRANTY OR GUARANTEE THAT LEAKS OR BLOCKAGES WILL NOT OCCUR ANYWHERE IN THE PLUMBING SYSTEM AT ANY POINT IN TIME AFTER THIS HOME INSPECTION HAS BEEN COMPLETED. We are informing you now that you should purchase a homeowner insurance policy and home warrantee that covers the plumbing system in the event problems develop in this system. Sunset Property Inspection is not and will not be responsible for concealed defects and will be held harmless should any develop in this home.

Bathrooms

BATHROOMS -Our inspection of bathrooms is to report on visible water damage and the operation of fixtures. Dry rot, toilet rings, inaccessible plumbing and shower pans are not within the scope of this inspection. Shower pans, surrounds, enclosures and doors are not water tested for water tightness, visual observation only. Supply valve(s) for sinks and toilets are not turned. The devices will frequently leak after being moved if they have not been used or regularly maintained. Tub and sink overflows are not filled and tested as part of our inspection. All areas under sinks may not be visible due to stored personal items at the time of inspection and should be checked at your walk-through before the close of escrow.

1. Tub(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Plastic/Fiberglass
Observations:
- Appeared satisfactory and functional, at time of inspection.

2. Shower(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Description: Surrounds are plastic/Fiberglass
Observations:
- The primary bathroom shower head leaked while in use. Advise repair or replacement by a licensed plumbing contractor.
- Fasteners were removed from the primary bathroom shower enclosure, glass, stationary wall. The reason for this is unknown. Repairs are needed by a qualified contractor.

Fasteners removed

Shower head leaking

3. Toilet(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Observations:
- Seat/lid loose at both bathrooms.

Loose seat

Loose seat

4. Exhaust Fan(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:
- Appeared functional, at time of inspection.

5. A Word About Caulking and Bathrooms

Materials:
- Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.

Appliances

Appliances Not Moved Our company cannot inspect behind or beneath built-in appliances. We cannot move them to see behind or beneath them. We cannot see through any appliance or building materials. Damage that may include but not limited to; moisture damage, wood destroying organism damage, mold or other environmental hazards, to the floor and wall behind the built-in appliances can be present and not reported on because of this limitation. You may wish to ask the sellers to disclose any known and unknown defects that may exist behind or below the built-in appliances in this home. You may also wish to have them moved to view these areas for yourself before the close of escrow.

1. Dishwasher

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Description: Manufacturer: Frigidaire
Observations:
- The drain hose for the dishwasher slopes upward. This hose should slope downward to the drain without collecting water. We recommend adjusting the hose so that it slopes properly to avoid collecting water and debris, which may eventually result in a clog.
- Did not operate. Lights are flashing on the control panel. Recommend further evaluation by a qualified appliance repair person.

Flashing lights

Improper slope

2. Garbage Disposal

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Badger
Observations:
- Operated - appeared functional at time of inspection.

3. Ranges, Ovens, Cooktops

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Description: Frigidaire • Cooktop: Gas Burners • Oven(s): Natural Gas
Observations:
- All burners operated
- Oven operated when tested.
- Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers.
- DEFERRED COST: Older unit. Rust observed on oven door. Normally stoves/ovens last about 15-20 years.

Rust

4. Hood/Exhaust Fan

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Description: Manufacturer: Frigidaire

Observations:

- Functioned and operated normally when tested.
- Integrated with Microwave above range
- The fan was not vented to the exterior. It circulates air back to the kitchen. An operable window was the only source of exterior ventilation in the kitchen. This is an acceptable building practice, however, ventilation for the cooktop/range may be a concern at times.

5. Microwave

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Manufacturer: Frigidaire

Observations:

- The operation of the microwave was tested using a microwave tester. This unit appeared functional at the time of inspection. This is not an exhaustive test, and does not predict the performance of the microwave.

6. Refrigerator

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

- Frigidaire
- Side by side - Ice and water dispenser on door

Observations:

- Appeared functional, at time of inspection.
- I could not identify or inspect the water shut off valve for the refrigerator. I do not move refrigerators in order to access the outlet. Moving refrigerators is out of the scope of a home inspection. If concerned we recommend verifying that the water shut off valve is operational, not corroded and not leaking prior to the end of your contingency period.

7. Washer

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

- Kenmore

Observations:

- Operated as designed using normal controls

8. Dryer

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

- Kenmore
- Gas connection

Observations:

- Operated as designed using normal controls

9. Dryer Vent

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:
- Appeared functional, at time of inspection.
- Properly vented to exterior.

10. Limitations of Appliances Inspection

- Appliances are tested by turning them on for a short period of time. Recommend a one-year Homeowner's Warranty or service contract be purchased. This covers the operation of appliances, as well as associated plumbing an electrical repairs -- with a $50-100 deductable. It is further recommended that appliances be operated once again during the final walkthrough inspection prior to closing.
- Oven(s), Range and Microwave thermostats, timers, clocks and other specialized cooking functions and features are not tested during this inspection.
- Dishwasher, Clothes Washer and Dryer are tested for basic operation in one mode only. Their temperature calibration, functionality of timers, effectiveness, efficiency and overall adequacy is outside the scope of this inspection.
- Drain lines and water supply lines serving clothes washing machines are not operated--as they may be subject to leak if turned.

Heating and Air Conditioning

1. Thermostat(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Digital - programmable type. • Location: Hallway

Observations:

• The thermostat was operational when used to operate the HVAC system at the time of the inspection. Programmable thermostats are not adjusted and no testing is done to check the accuracy or programmed settings of the thermostat. If concerned we recommend verifying proper operation of the programmable settings prior to the end of your contingency period by a qualified person.

2. Heating System

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Air-source electric Heat Pump - Condenser located on the roof and was inaccessible. Air handler located in primary bedroom closet ceiling. • Manufacturer:York

Age and Capacity: Manufactured date: 2018 • 2 Ton Heat pump

Observations:

• No deficiencies observed.

• Heat Pump not operated in the Heat Mode due to >65 degree F outside air temperature. See Limitations.

• NOTE: This Heat Pump is an air source type that gathers latent heat from the exterior and transfers it to the interior coil in order to heat the home in winter. When used to cool--the latent heat from the interior is gathered through the interior coil and transferred to the outside air.

Air handler location

3. Cooling System

Inspect	Not Inspect	Not Presnt	Repair Replac
	X		

Description: Compressor/Condensing unit: • Air-source Heat Pump • York brand (according to seller)

Age and Capacity: Manufactured date: 2018 (according to seller) • Average life of an outside A/C compressor/Heat Pump is approx. 12-15 years • Cooling Capacity: Approx 2 Tons

Observations:

• The exterior condenser is located on the rooftop and was not accessible during the inspection. Seller states that a new York 2 ton system was installed in 2018. Recommend a qualified HVAC contractor access the roof and evaluate the condenser installation to verify age, capacity and service disconnect for any potential deficiencies.

4. Fuse/Circuit Breaker Protection

Inspect	Not Inspect	Not Presnt	Repair Replac
	X		

Materials:

• See limitations

Observations:

• Not accessible. Not inspected

5. Condensate Drain

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- No deficiencies noted in the condensate collection and removal system.
- I was unable to verify the condition of the entire span of the air conditioner condensation drain line due to insulation, wall/floor coverings and other finishes or obstructions. We recommend to have this further evaluation by a licensed HVAC contractor to determine if latent defects exist.

6. Heating & Cooling Distribution

Inspect	Not Inspect	Not Presnt	Repair Replac
			X

Description: Flex ducting in attic - ceiling registers

Observations:

- Air registers appeared working in every applicable room.
- *********COOLING**********
- An air temperature test was performed by using a thermal camera on the AC system to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. Actual measured cooled supply air temp: 35 degrees - Ambient return air temp: 75 degrees. 40 degrees difference (Good Range). This is not an exhaustive test and cannot predict the performance of the AC on extremely hot or humid days.
- The return air plenum for the air handler located in the primary bedroom closet ceiling is not properly sealed. Plastic drop down ceiling panels have been installed at the underside of the air handler located in the closet. These panels are being sucked into the air plenum while the system is running. This means that unfiltered air is being pulled into the air plenum from the closet, instead of the filtered air return at the hallway. Unfiltered air and potential dust and debris can enter the air handler and circulate throughout the home. This is a substandard installation that needs further evaluation by a qualified HVAC contractor.

Return air being pulled in through drop down ceiling panel

Room temperature at return

Cooled temperature at register

7. Filter(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Disposable filter(s) • 12X30X1
Observations:
• No deficiencies noted.

8. Limitations of Heating and Air Conditioning Inspection

• The heat pump was not operated in the heating mode. To test in the Heat Mode, the outside air temperature must be below <65 degrees Fahrenheit. Turning on a heat pump to the heating mode at an outside temperature higher than 65 degrees may result in excessive refrigerant pressure and can damage heat pump components which are not designed or intended to be subjected to this pressure.

• Determining heating and cooling supply adequacy or distribution balance is not part of this inspection.

• The rooftop condenser was not accessible at the time of the inspection.

Glossary

Term	*Definition*
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

Report Summary

This summary below consists of potentially significant findings. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed &bonded tradesman or professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Electrical		
Page 18 Item: 13	Smoke/Heat Detector(s)	• Old detectors. Primary bedroom unit is chirping. Smoke detectors last 6-10 years. As smoke detectors age, they become less reliable. Recommend upgrading the smoke detectors in this home as a safety upgrade.
Appliances		
Page 25 Item: 1	Dishwasher	• Did not operate. Lights are flashing on the control panel. Recommend further evaluation by a qualified appliance repair person.
Heating and Air Conditioning		
Page 29 Item: 6	Heating & Cooling Distribution	• The return air plenum for the air handler located in the primary bedroom closet ceiling is not properly sealed. Plastic drop down ceiling panels have been installed at the underside of the air handler located in the closet. These panels are being sucked into the air plenum while the system is running. This means that unfiltered air is being pulled into the air plenum from the closet, instead of the filtered air return at the hallway. Unfiltered air and potential dust and debris can enter the air handler and circulate throughout the home. This is a substandard installation that needs further evaluation by a qualified HVAC contractor.