



Confidential Inspection Report

LOCATED AT:
1805 Nichols Canyon Rd
Los Angeles, CA 90046

PREPARED EXCLUSIVELY FOR:
Jennifer Silvers and Jason Buhle

INSPECTED ON:
Tuesday, December 15, 2015



Inspector, Rick Sailors
AAA Property Inspection Services



Tuesday, December 15, 2015
Jennifer Silvers and Jason Buhle
1805 Nichols Canyon Rd
Los Angeles, CA 90046

Dear Jennifer Silvers and Jason Buhle,

We have enclosed the report for the property inspection we conducted for you on Tuesday, December 15, 2015 at:

1805 Nichols Canyon Rd
Los Angeles, CA 90046

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:

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

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

CR = Corrections Recommended: Conditions noted in need of maintenance, repair or replacement. We recommend that all corrections be made by qualified specialists in the appropriate trades.

RU = Recommended Upgrades: Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. These may be, but are not limited to safety related items; such as GFCI protected receptacle and smoke alarm locations and the installation of safety glass where subject to human impact.

NOTE = Additional information to the system and/ or component.

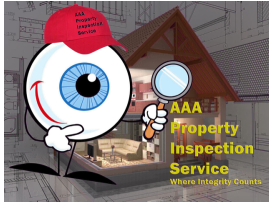
We thank you for the opportunity to be of service to you.

Sincerely,



Inspector, Rick Sailors
AAA Property Inspection Services





RECEIPT

1805 Nichols Canyon Rd
Los Angeles, CA 90046

jennifer.silvers@gmail.com; jasonbuhle@gmail.com

Client: Jennifer Silvers and Jason Buhle
Receipt Number: 121515RS262
Receipt Date: Tuesday, December 15, 2015

Quantity	Description	Unit Price	Amount
1	Base Amount	\$525.00	\$525.00
Subtotal:			\$525.00
Check:			-\$525.00

AAA Property Inspection Services • (661) 965-2013 • aaainspect@gmail.com **Change Due**
\$0.00

Thank you for your business!

Table of Contents

INTRODUCTION.....	1
SITE & GROUNDS.....	3
EXTERIOR.....	6
ROOF COVERINGS.....	8
PLUMBING.....	11
WATER HTR.....	14
ELECTRICAL.....	16
HEATING.....	22
KITCHEN.....	23
LAUNDRY.....	26
BATHROOMS.....	27
BUILDING INTERIOR.....	32
GARAGE - CARPORT.....	36
ATTIC AREAS.....	37
FOUNDATION.....	38
POOLS & SPAS.....	39

INTRODUCTION

The purpose of a property inspection is to perform a visual survey of a building and its primary parking structure to inspect the current condition of its basic readily accessible systems and components. Our inspection and ensuing written report will provide our client documentation of the inspected systems and components which, in the opinion of the inspector, present a safety hazard, are not functioning properly, or appear to be at the end of their service life. Our inspection report may include recommendations for correction or further evaluations by specified industry experts. Style or aesthetics shall not be considered in determining whether a specific system, structure or component is defective. Our inspection is not technically exhaustive and will be conducted in accordance with the Standards of Practice of the California Real Estate Inspection Association. (CREIA) A copy of these Standards will be provided upon request or may be downloaded from CREIA's web site at: www.creia.org. Components and systems shall be operated with normal user controls only and as conditions permit. We cannot make representations regarding conditions that may be present, but concealed or inaccessible at the time of our inspection. Inspection of areas not accessible at the time of our inspection may be performed upon arrangement and for an additional fee when adequate access has been provided. It is the clients' sole responsibility to read this report in its entirety and to research any and all governmental permits required by the local authorities related to the property in the sales contract before the close of escrow. The buyer should personally perform a diligent visual inspection of the property after the seller vacates, before the close of escrow to insure that no "condition" was concealed by personal property and/or stored items while occupied or damaged during the sellers' vacating the building. Should any "condition" be revealed that was not addressed by our report prior to or after the close of escrow, please contact our office immediately for an additional inspection regarding such "condition(s)." If the client did not attend the inspection, it is the client's responsibility to review the inspection report and address any questions or concerns with the inspector before the close of escrow and transfer of title.

CLIENT & SITE INFORMATION

FILE/DATE/TIME

1: - File # 121515RS262 Date: Tuesday, December 15, 2015 Time: 10:00 AM

CLIENT NAME

2: - Jennifer Silvers and Jason Buhle

INSPECTED BY

3: - Rick Sailors, Inspector

ATTENDING

4: - Clients Agent, Sellers agent

OCCUPIED

5: - The building is not occupied at this time and was staged for presentation.. Access to some items such as; electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or staging material. Any such items are excluded from this inspection report.

WEATHER/SOIL

6: - Clear

7: - 70-80 degrees

BUILDING DESCRIPTION

8: - Approximate age 70-80 years old

BUILDING ORIENTATION

9: - Any statements made in the body of this inspection report pertaining to left, right, front or rear are referenced to standing in front of and facing the building from the entry door.

The front door faces northeast

INTRODUCTORY NOTES

IMPORTANT INFORMATION

NOTE 10: - Home inspectors are not licensed by the State of California. The California Business and Professions Code 7195- 7199 sets the standard of care and regulations for home inspection in the State of California.

NOTE 11: - Sections of the building appeared to have been remodeled or added subsequent to the original construction. We recommend inquiring about any/all permits and inspection records with final signatures for any changes or additions that may have been made to the building.

NOTE 12: - We recommend obtaining equipment operating manuals and documentation for all warranted items of the building.

NOTE 13: - The inspection and inspection report do not constitute a guarantee or warranty of merchantability or fitness for a particular purpose, expressed or implied, or insurance policy, nor is it a substitute for real estate transfer disclosures which may be required by law. This report is the property of AAA Property Inspection Services, Inc. This property inspection has been performed solely for the client(s) listed at the top of the inspection report or referenced on the inspection agreement. Due diligence has been performed in an effort to report all visually accessible substantial material defects associated with this property. No legal liability shall be assumed by the inspector or the inspector's company to any party other than the party named in the inspection report.

NOTE 14: - The presence or extent of building code violations is not the subject of this inspection nor included in this report. We recommend consulting with the local building authorities having jurisdiction about any/all permits and inspection records with final inspection record sign-off for any modifications and/or additions that may have been made to the building. Also inquiries with the Seller regarding any known conditions that may have been inadvertently left off of the seller's required disclosure statements.

NOTE 15: - We are not soils or geotechnical engineers and cannot render an opinion regarding soil stability or potential soil movement during seismic events, after heavy rains or other acts of nature. If desired, qualified specialists should be consulted on these matters.

NOTE 16: - Photographs when used , are simply an aid to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed.

UTILITY SERVICES

ELECTRICAL SERVICE

17: - Municipal:

GAS SERVICE

18: - Municipal

ENVIRONMENTAL INFORMATION

ENVIRONMENTAL CONCERNS

NOTE 19: - Environmental issues include but are not limited to mold spores, fungus, asbestos, lead paint, lead contamination, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not qualified or licensed to recognize or discuss any of these materials. We may make reference to one or more of these materials in this report when we observe one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists is recommended. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet. If you have concerns about mold and other indoor air contaminants, we recommend that you contact CDC (Center for Disease Control) at <http://www.cdc.gov/nceh/asthma/factsheets/molds/default.html> and the EPA (Environmental Protection Agency) @ www.epa.gov/iag/molds/i-e-r-plan.html.

NOTE 20: - Buildings built before 1978 may have products in them that contain some amounts asbestos or lead, determining the presence of these products is beyond the scope of this report. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

ENERGY INFORMATION

ENERGY CONSERVATION

NOTE 21: - Consumer-related questions regarding energy conservation in and around the home, and programs available to assist the homeowner in financing energy conservation projects, can be obtained by contacting the California Energy Commission. Their web site is www.consumerenergycenter.org. Tele. 1-800-555-7794, and their mailing address is: California Energy Commission Media and Public Communications Office 1516 Ninth Street, MS-29 Sacramento, CA 95814-5504

SITE & GROUNDS

Our inspection of the building site and grounds includes a visual examination of the grading, hardscape and drainage, within six feet of the inspected structure and associated primary parking structure. The components listed below were visually examined for proper function, excessive or unusual wear and general state of repair. Areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation, with exception to lawn sprinklers and low voltage yard lighting or other components specifically excluded. This inspection is a visual observation and does not attempt to determine site drainage performance or the condition of any underground piping, including municipal water and sewer service piping or concealed cleanouts. This inspection is not intended to address or include any geological conditions or site stability information. For information in these areas we recommend consulting with a geologist and/or a geotechnical engineer. All maintenance, repairs, corrections or upgrades should be made by qualified specialists in the appropriate trade using approved methods. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

SITE AND GROUNDS INFORMATION

DRIVEWAY

22: - Concrete

STEPS & STAIRS

23: - Concrete and brick

24: - Stone on concrete

DECKS AND BALCONIES

25: - wood

SITE AND GROUNDS CONDITION

DRIVEWAY

26: - There were cracks in the driveway. The cracks do not compromise the serviceability of the driveway. No action is needed at this time.

WALKWAYS

27: - The walkways were in satisfactory condition.

GATES

CR 28: - The gate(s) need adjustment or repairs to restore proper operation. **RECOMMENDATION:** We recommend proper repair as necessary by a qualified technician.



HANDRAILS

SC 29: - The safety handrail serving the rear yard steps is missing. This condition is a safety hazard. **RECOMMENDATION:** We recommend installation of a handrail as a safety upgrade by a qualified technician. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.



GUARD RAILS

SC 30: - There were no guardrails where needed at the drainage ditch and rear steps.
RECOMMENDATION: We recommend installation of handrails as a safety upgrade. Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which do not allow passage of a sphere 4 inches or more in diameter. Porches, balconies or raised floor surfaces located more than 30 inches above the floor or grade below shall have guardrails not less than 42 inches in height. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below should have guardrails not less than 34 inches in height measured vertically from the nosing of the treads. The balusters should be run vertically to prevent the railing used as a ladder assembly.



DECK COVER

31: - The deck cover is in satisfactory condition.



GRADING/DRAINAGE/LANDSCAPING INFORMATION

TOPOGRAPHY

FE NOTE 32: - **NOTE:** The roots of mature trees could have an adverse effect on either the water main or the sewer pipe and/or foundation walls and you may wish to consult an arborist who could predict future growth potential. If trees are present, or may have been present previously, we would recommend a video scan of the sewer pipe by a qualified Plumber to the curb due to tree roots which may have entered into the sewer pipe. Also recommend asking Sellers if ever a problem with the sewer line blockage.

NOTE 33: - Steep slope

FE 34: - Because this is a hillside property, it should have a geological evaluation that should include an evaluation of other important and related issues such as grading and drainage. Recommend a California state licensed Geo-tech engineer further evaluate.

SITE DRAINAGE

35: - Surface of ground drainage

LANDSCAPE IRRIGATION

36: - Landscape irrigation sprinkler systems are outside of the scope of the inspection agreement and are not inspected. .A demonstration of operation by the owner of the property is suggested.

LOW VOLTAGE LIGHTS

37: - NOTE: Low voltage lighting systems are outside of the scope of the inspection agreement and are not inspected. A demonstration of operation by the owner of the property is suggested.

GRADING/DRAINAGE/LANDSCAPING CONDITION

SITE GRADING

38: - The finish grade adjacent to the foundation appeared to be adequate to drain excess surface water away from the building

DOWNSPOUTS

39: - The downspout(s) discharge away from the building to minimize water accumulation near the foundation.

LANDSCAPING

40: - The vegetation and landscaping appeared manicured

SPRINKLER CONTROLS

41: - We do not evaluate sprinkler systems however, sprinkler heads should be redirected or changed if water repeatedly sprays the exterior walls. This, over time, will cause damage to the walls including the moisture membrane and structural wood members.

EXTERIOR

Our inspection of the building exterior includes a visual inspection of the finished surfaces, siding, windows, doors flashing, decks and railings. These components were inspected for proper function, excessive or unusual wear and general state of repair. Areas concealed from view by any means are excluded from this report. Moisture intrusion through cracks or openings in the exterior siding, trim, windows and doors are the source of moisture deterioration and damage. We recommend sealing all cracks or openings in, and between the exterior siding and trim materials, especially around windows and doors. Vegetation should be kept trimmed and planted away from the structure. Routine maintenance may extend the service life and minimize deterioration of the exterior surfaces. All maintenance, repairs, corrections or upgrades should be made by qualified specialists in the appropriate trade using approved methods. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

EXTERIOR INFORMATION

SIDING TYPE

42: - NOTE: The integrity and moisture content of framing and sheathing behind finished coverings (stucco, exterior siding, cement stone coverings, fiber cement siding, brick veneer or wainscot, drywall, etc.) is not visible to inspect and beyond the scope of our services and is excluded within our inspection. The lack of proper detailing and flashing may result in water penetration behind siding resulting in water penetration and structural damage which AAA Property Inspection Services makes no guarantee, warranty, or implied in this inspection.

43: - This house consist of stucco siding. In older houses the stucco extends down to the soil without the benefit of a weep-screed. A weep screed is a horizontal strip of metal that isolates the stuccoed house walls from the foundation and allows them to move independent of the foundation. This not only prevents horizontal cosmetic cracks that are commonly seen at the base of many stuccoed walls but also isolates the stucco from the ground and prevents moisture buildup & entrapment inside of walls.

44: - Wood siding

EXTERIOR TRIM TYPE

45: - Wood

DECKS AND BALCONIES

46: - wood

STEPS & STAIRS

47: - Concrete

EXTERIOR CONDITIONS

WOOD SIDING

CR 48: - The siding was embedded into the masonry surface. This condition is conducive to moisture relate deterioration. Present standards require a minimum of 6 inches clearance between the finish grade and any wood/metal construction **RECOMMENDATION:** We recommend correction to prevent moisture infiltration and deterioration to the siding.



WINDOWS

49: - The house consist of both single pane and double pane windows in satisfactory condition.

FE 50: - Vinyl clad replacement windows have been installed throughout. Replacement windows can be prone to leakage as they are fit into existing openings and not flashed and sealed as during original construction. **RECOMMENDATION:** Monitoring the windows around the frames for moisture staining is advised primarily after storm activity. All warranties should be provided by the company that installed the windows.

STEPS & STAIRS

SC 51: - The riser heights/ tread depths on the steps/stairs was inconsistent and greater then 3/8's of an inch in variance. This condition is non complying and presents a safety hazard. **RECOMMENDATION:** We recommend modification of the stairs in accordance with current industry standards. Current building standards recommend no more than 3/8" difference in variation on the stair risers and tread run.



HANDRAILS

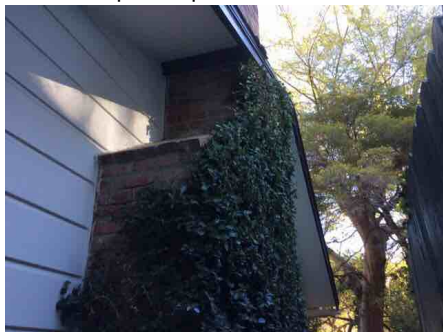
SC 52: - The safety handrail serving the right side and rear yard is missing. This condition is a safety hazard. RECOMMENDATION: We recommend installation of a handrail as a safety upgrade by a qualified technician. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, should be not less than 34 inches and not more than 38 inches. Handrails for stairways should be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above lowest riser of the flight. Handrail ends shall be returned or should terminate in newel posts or safety terminals. Handrails adjacent to a wall should have a space of not less than 1 1/2 inch between the wall and the handrails.

CHIMNEY

53: - The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys. For a list of qualified inspectors go to:

<http://www.f-i-r-e-service.com/Chimney-Fire.php>

CR 54: - Vegetation was growing on and attaching itself to the stucco chimney. This condition limits the inspection of the chimney and is conducive to moisture intrusion/deterioration of the brick/mortar and hazardous using the fireplace with dead vegetation in and around the weather cap and spark arrestor. RECOMMENDATION: We recommend the vegetation be trimmed away from the chimney



ROOF COVERINGS

Our inspection of the roof system includes a visual inspection of the surface materials, penetrations, roof water drainage system and structural and mechanical components located above the roof line. We inspected the roofing material for damage and deterioration. We inspected the roofing material for damage and conditions suggesting limited remaining service life. We may offer opinions concerning repair and/ or replacement. Opinions stated concerning the roofing material are based on the general condition of the roof system as evidenced by our visual inspection. Current roof age was not determined. The inspector cannot and does not offer an opinion or warranty as to whether the roof is, or will remain, free of leaks. All roof systems require routine maintenance. Failure to perform routine roof maintenance will usually result in leaks and accelerated deterioration of the roof coverings and flashings. The testing of gutters, downspouts and underground drain piping is beyond the scope of the inspection. Areas concealed from view by any means are excluded from this report. All maintenance, repairs, corrections or upgrades should be made by qualified specialists in the appropriate trade using approved methods. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

Roof

ROOF COVERING

55: - Dimensional fiberglass composition shingles

INSPECTION METHOD

56: - The inspector walked on the roof and viewed the accessible roofing components.

ROOF LAYERS

57: - One layer

ROOF DRAINAGE

58: - Metal rain gutters

OF CHIMNEYS

59: - The roof consist of one chimney

CHIMNEY/FLUE

60: - Brick chimney with a tile flue

CHIMNEY EXT CONDITION

FE 61: - The chimney wall is cracked on exterior facing and should be further evaluated by a certified chimney specialist.



CHIMNYCAP/SPARK

CR 62: - The chimney has a spark arrestor but not a weather cap, which is recommended. Moisture access into chimney/fireplace will result. Recommend installation of a weather cap.

COMP SHINGLE

FE 63: - The visible areas of the roof show signs of weathering and aging due to loss of granules on the shingles. Periodic maintenance and inspection is recommended and recommend a licensed roofing contractor provide a roof certification.



FE 64: - Obvious repairs by others have been made to the roof covering. All warranties and/or assurances should come directly from the company performing these repairs.



CR 65: - There was debris on the roof. **RECOMMENDATION:** We recommend the debris be removed and the roof be inspected regularly.



FLASHINGS

66: - Flashing is thin sheets of metal installed to prevent moisture intrusion. i.e. plumbing vents, flues, chimneys and wall connections.

CR 67: - The flashings were not all painted. This is conducive to premature deterioration and recommend painting by a qualified specialist.



CR 68: - There is evidence of corrosion of the visible flashings/vent covers. This condition does not appear to compromise their serviceability at this time. Routine maintenance should include the cleaning, sealing and spot painting of all exposed metal flashing on the roof.

EAVES/FASCIA

69: - The fascia and eaves are in satisfactory condition

ROOF DRAINAGE

CR 70: - The roof needs to be cleaned and any foliage removed to facilitate drainage.



CR 71: - The gutters were partially filled with debris. **RECOMMENDATION:** We recommend all debris be removed to ensure proper drainage. Keeping the gutters free of debris as part of a routine maintenance schedule is recommended.



PLUMBING

Our inspection of the plumbing system includes a visual inspection of the exposed portions of the domestic water supply piping, drain, waste and vent piping, gas piping, 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. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for their basic operation. Leakage, corrosion, root intrusion or other backup in underground or concealed piping cannot be detected by a visual inspection. Consideration should be given to a sewer lateral test where a video camera is used to examine the piping. Older fixtures or components should be budgeted for replacement. Supply line shutoffs are not tested. We recommend fixture shutoffs be operated during routine maintenance. Our review of the plumbing system does not include landscape irrigation systems, water wells, on-site and/or private water supply systems, off site community water supply systems of private (septic) waste disposal systems and sewage ejector pump operation. Review of these systems should be performed by qualified specialists before the close of escrow. Part of the evaluation should include a sewer lateral test which involves a fiber optic cable and video imaging on the drainage and sewer piping systems. All maintenance, repairs, corrections or upgrades should be made by qualified specialist's in the appropriate trade using approved methods. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

PLUMBING INFORMATION

MAIN WATER SUPPLY PIPING

72: - Copper piping where visible.

WATER SUPPLY SHUTOFF

73: - The main water shutoff valve for the house was located in the garage(guest Room).

WATER PRESSURE

74: - The water pressure was tested to be above 80 PSI, which exceeds the maximum per the building standards. See the "Water Pressure" comment below for the details.

POTABLE WATER SUPPLY PIPING SYSTEM

NOTE 75: - The residence has been partially or fully replumbed with copper pipe. You should request documentation from the sellers, and any warranty or guarantee that might be applicable, which will confirm that the work was done to standards and by a specialist, and may include a warranty or guarantee.

DRAIN, WASTE AND VENT PIPING

NOTE 76: - Newer plumbing work has been completed to the drain, waste or vent piping. Recommend verifying permits and ask Seller to provide details concerning the repair / replacement work, i.e. receipts, company name, warranties, etc.



77: - The plumbing waste line clean out(s) were located: Front side



78: - A combination of ABS plastic, cast iron and galvanized piping.

GAS SUPPLY

79: - The gas meter and shutoff valve are located at the right side of the building



PLUMBING CONDITIONS

MAIN WATER SUPPLY PIPING/ SHUTOFF

CR 80: - The pressure relief valve is capped indicating possible prior leakage and prohibits Proper functioning of the valve. We recommend the services of a California licensed Plumbing Contractor



WATER PRESSURE

CR 81: - The pressure regulator installed in the water supply line by the main shutoff valve had allowed the water pressure to exceed the 80 PSI building standard. This may be an indication that the regulator is not functioning as designed. RECOMMENDATION: We recommend the regulator be adjusted, repaired or replaced.

WATER SUPPLY PIPING

82: - The visible water supply piping is in satisfactory condition. Other deficiencies may be indicated in the location of the condition.

CR 83: - There are hot and cold water pipes running through unheated space, which we recommend be insulated to guard against energy loss.

WATER FLOW

CR 84: - An excessive loss of water volume occurred while operating a number of fixtures simultaneously. The cause was not determined RECOMMENDATION: We recommend locating and correction of the source by a qualified plumbing contractor.

HOSE BIBBS

85: - The accessible hose bibbs were tested and found to be functioning as intended.

DRAINAGE PIPING

FE **NOTE** 86: - 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. We recommend that you ask the sellers if they have ever experienced any drainage problems and...
RECOMMEND you have the main waste line video-scanned before the end of contingency/close of escrow.

WASTE FLOW

CR 87: - One or more of the drain/waste pipes were slow. These are listed in their designated areas.
RECOMMENDATION: We recommend correction by a qualified plumbing contractor.

VENT PIPING

88: - The visible areas of the vent pipes are in satisfactory condition.

GAS SHUTOFF

89: - The gas valve should be turned 90 degrees (either way) in order to shut off the gas supply.

90: - There was an automatic/seismic shutoff valve installed. Automatic seismic shutoffs are required for LA Cities.



GAS PIPING

SC 91: - Gas piping did not have the proper corrosion protection tape entering the ground. This condition can lead to damage to the piping and is non conforming to industry standards. **RECOMMENDATION:** We recommend correction by a qualified plumbing contractor.



WATER HTR

WATER HEATER INFORMATION

LOCATION

92: - Exterior wall



MANUFACTURER

93: - Rinnai, Tankless

MANUFACTURED DATE

94: - 2009



SIZE / GALLONS

95: - The waterheater is an tankless type of waterheating system. This type of system is efficient in its ability to deliver hot water on demand. The water is delivered to a tankless electric coiled heater. The coils are concealed and are not available to view. The system appeared operational and delivered hot water as designed. NOTE: The manufactures instructions should be followed for maintenance and further information

ENERGY TYPE

96: - Natural gas

WATER HEATER CONDITIONS

WATER PIPES

RU

97: - The shutoff valve and visible water supply connectors were in satisfactory condition, however they were not insulated.

RECOMMENDATION: We recommend insulating the exposed water piping to minimize heat loss.

CR

98: - The water supply and gas piping at the water heater did not have an electrical bonding jumper installed to all the inlet and outlet metal pipes as per current building standards requirements. A bonding jumper is used to provide a reliable conductor to ensure the required conductivity between metal parts required to be bonded. RECOMMENDATION: We recommend installation of an approved bonding jumper to be installed by a qualified specialist.

VENTING SYSTEM

99: - The visible areas of the flue vent piping were intact and secured at the connections

TEMPERATURE / PRESSURE RELIEF VALVE

100: - A temperature & pressure relief valve and discharge line were installed. The discharge line extended to the exterior and terminated properly. A temperature and pressure relief (TPR) valve is a safety valve that releases excess pressure from the water heater in the event the regulator fails. It is an important safety device that can prevent a dangerous explosion. Hot water may occasionally drip or spray from the valve discharge pipe, triggered by changes in water pressure. Leaky valves may fail from encrusted mineral residue, and should be replaced. Most TPR valve manufacturers recommend the valve be tested once a year.

TANK LOCATION

101: - Tankless heater location appears satisfactory.

COMBUSTION AIR

102: - Adequate combustion air supply for the water heater was provided. Adequate ventilation for all fuel burning appliances is vital for their safe operation.

ENERGY SUPPLY

CR 103: - There is no sediment trap on the gas line which Manufacturers recommend and todays standards require. **RECOMMENDATION:**
We recommend installation of a sediment trap by a qualified plumbing contractor.

CONTROLS

CR 104: - The tankless water heater control alarm sounded when more than one hot water outlet was open. Recommend further evaluation and repair as necessary by a qualified licensed plumbing specialist

ELECTRICAL

Our inspection of the electrical system includes a visual inspection of the exposed and accessible branch circuit wiring, service panels, overcurrent protection devices, a representative sampling of light fixtures, switches and receptacles. Visually accessible lights and receptacles were checked for basic operation only. Service equipment, proper wiring methods, grounding, bonding and overcurrent protection are focal points. The hidden nature of the electrical wiring prevents inspection of every length of wire. Areas concealed from view by any means are excluded from the report. Telephone, video, audio, security system and other low voltage wiring was not included in this inspection. The operation of timer control devices, if installed was not verified. The location of GFCI circuit protection devices will be identified when present. All maintenance, repairs, corrections or upgrades should be made by qualified specialists in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ELECTRICAL SERVICE INFORMATION

SERVICE FEEDER TYPE

105: - Overhead.

MAIN DISCONNECT

106: - Located at the right side of the building



SERVICE RATING

107: - 120/240 volt system, rated at 100 Amperes

SERVICE WIRING

108: - not visible at the main panel

BRANCH WIRING

109: - Copper.

DISCONNECT TYPE

110: - Circuit breakers

GROUNDING

111: - Water Piping and Driven Rod

ELECTRICAL SERVICE CONDITIONS

SERVICE RATING

112: - The capacity rating of the electrical service for this structure consist of minimum amperage required.

SERVICE WIRING

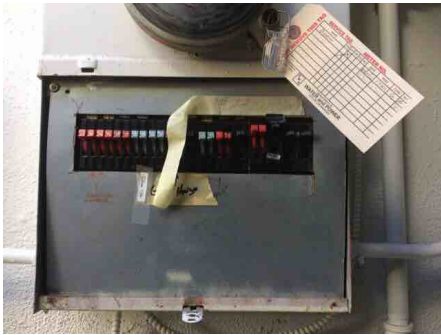
113: - The overhead service wires and weatherhead are in satisfactory condition.

GROUNDING

114: - The grounding electrode connections are proper. Modern electrical services are typically grounded to the water piping within five feet of where it enters the building, a driven rod in the earth, and/or steel rods embedded in the foundation. Older electrical services are typically grounded only to the water piping. A grounding conductor is often visible at the main panel, but it is not possible to locate the grounding connection. The gas piping and other metallic interior piping should be bonded to the grounding system, including a "bonding jumper" across any removable components in the metal piping of the building (i.e.: water pressure regulator, water softener, water meter).

MAIN PANEL

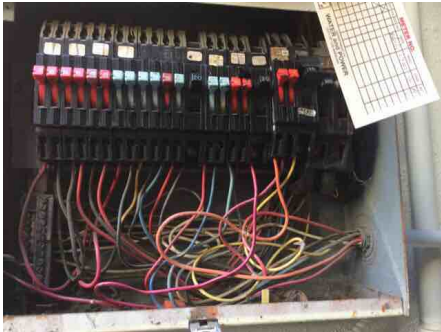
CR 115: - A number of breakers were not labeled or faded and were illegible. **RECOMMENDATION:** We recommend they be accurately labeled to allow individual circuits to be shut off for maintenance or emergency needs.



SC 116: - The main panel is manufactured by Zinsco. Panels of this type have been known to present latent hazards by malfunctioning under certain conditions resulting in jammed circuit breakers. The breakers may not trip (disconnect) under imposed load conditions. **RECOMMENDATION:** Further evaluation and/or upgrading this panel box to a more reliable one by a qualified electrician is recommended.

WORKMANSHIP

117: - The visually accessible wiring and system components within the panel are in satisfactory condition.



BREAKER, FUSE PROTECTION/ CONDUCTORS

118: - The breakers to conductor wire connections were compatible where visible within the panel.

BRANCH CIRCUIT CONDITIONS

RECEPTACLES

SC 119: - One or more receptacles were found to have reversed polarity connection. This is an unsafe connection and needs repaired for user safety. Location: guest room



SC 120: - Receptacles were found to have a loose/unsecured connection to the box or loose blades inside the receptacle. This is conducive to wires arcing and overheating, creating a potential fire hazard. Repair is recommended. We recommend evaluation of all receptacles and repair as necessary by a qualified electrician.

Location: dining room, guest room



SWITCHES

121: - The representative sampling and visually accessible switches functioned as intended. Other deficiencies may be identified in the location of the conditions.

LIGHTS AND FIXTURES

SC 122: - The light fixture was damaged or missing.

RECOMMENDATION: We recommend evaluation of the wiring and replacement of the fixture by a qualified electrical contractor.

Location: rear yard steps



CR 123: - One or more light(s) did not respond. This may be due to burnt/missing bulbs. **RECOMMENDATION:** We recommend replacement of the bulb(s). If this does not correct the condition, further evaluation and correction by a qualified electrical contractor is advised..

Location:



CR 124: - One or more of the exterior light fixtures is loose from the wall and does not consist of a weather tight seal/gasket to prevent moisture penetration and deterioration. Recommend securing and sealing as necessary to prevent damage.



WIRING

SC 125: - Spliced electrical wires outside of a junction box was noted at the garage. This is an improper wiring condition and safety concern. All spliced wires should terminate in a junction box

Location: attic



SC 126: - Electrical cables/ wires are missing/damaged strain relief clamps where the wires enter the junction boxes. This condition allows the potential for mechanical damage to the cable and indicates non professional installation. RECOMMENDATION: We recommend correction by a qualified electrical contractor



SC 127: - The exposed wiring within six feet of the attic access opening was not protected from damage. This condition is non conforming to industry standards. RECOMMENDATION: We recommend that the wiring in this area be protected from damage for safety reasons.



SC 128: - Exposed non metallic sheathed cables non rated for exterior use and subject to damage. This is a potential safety hazard and needs corrected.



GFCI DEVICES

129: - Ground Fault Circuit Interrupters are breakers or receptacle outlets designed to protect against electrical shocks. In recent years most jurisdictions have required ground fault protection for outlets in bathrooms, exteriors, basements, and garages (except those in a designated appliance location - such as for laundry equipment). Recent regulations also require GFCI receptacles or breakers for all kitchen countertop outlets and for wet bars. A single GFCI receptacle may be used to protect other outlets downstream from it on the same circuit. GFCI outlets and breakers have test buttons that should be operated periodically to assure the devices are functioning properly.

CR 130: - Exterior cover damaged/missing and needs repaired/replaced.



OTHER BUILDING SYSTEM COMPONENTS

DOOR BELL

131: - The door bell functioned when the button was operated

ALARM SYSTEM

NOTE 132: - These systems are outside the scope of the inspection and are not inspected. RECOMMENDATION: We recommend consulting with a residential alarm system specialist regarding the operation and maintenance of this system.

INTERCOM

FE 133: - The system failed to function at front gate.

RECOMMENDATION: We recommend further evaluation and corrections by a specialist in the appropriate trade.

HEATING

Our examination of the heating system includes a visual inspection of the exposed and accessible heating equipment, thermostat, safety controls, venting and the means of distribution. Our inspection of the heating system includes activating the heating system via the thermostat and a visual inspection of the components listed below. Thermostats are not checked for calibration or timed functions. Those components listed are inspected for proper function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design and must be completely removed from the furnace to be evaluated, therefore determining the condition of heat exchangers is beyond the scope of a home inspection. Heat flow from registers, steam radiators, floor or ceiling radiant heat systems is not in the scope of this inspection. Areas concealed from view by any means are excluded from this report. We do not light pilot lights or activate any system or component that is shut down, unsafe to operate, or does not respond to user controls. Routine maintenance is recommended per the manufacturers specifications and operating conditions. All maintenance, repairs, corrections or upgrades should be made by qualified specialists in the appropriate trade using approved methods. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

HEATING SYSTEM

UNIT

NOTE 134: - Note: The heating unit is newer and recommend permit verification and paper work such as receipts from licensed Contractor, Manufactures instructions, etc.

LOCATION

135: - The heating unit is located in the attic.

TYPE & FUEL

136: - Forced air natural gas fired system.

MANUFACTURER

137: - Trane

MANUFACTURED DATE

138: - 2004



FILTER TYPE

139: - Disposable

HEATING UNIT

FE 140: - The furnace functioned when operated. No recent service tags were noted on the heating unit. It is suggested that a service inspection and cleaning of the unit be performed prior to any sale or transfer of property and routinely (every six months) thereafter.

VENTING SYSTEM

141: - The visible areas of the flue vent piping were intact and secured at the connections

COMBUSTION AIR

142: - The combustion air supply for the furnace appeared adequate.

SUPPLY PLENUM AND REGISTERS

143: - The supply air plenum is in satisfactory condition.

ENERGY SUPPLY

CR 144: - A sediment trap is not installed on the gas supply. This condition is non conforming to current industry standards and manufacturer's installation instructions. The sediment trap is used to collect sediment before it can reach and clog the burner orifice.

RECOMMENDATION: We recommend correction by a qualified plumbing contractor.

BLOWER / FILTER

145: - The blower and filter are in satisfactory condition. Periodic maintenance by cleaning and/or replacement of dirty filters is recommended to help the efficiency of the furnace and to help alleviate air borne dust and allergens.

HEATING SYSTEM ELECTRICAL DISCONNECT

146: - The heating system is provided with an electrical disconnect. The electrical disconnect allows the unit to be shut off when servicing or repairs are performed without relying solely on the thermostat. We recommend that the unit disconnect be shut off when repairing, servicing or replacing the filters.

THERMOSTAT

147: - The thermostat(s) was operated and the system responded.

FE 148: - There were multiple thermostats connected to one system. This system is provided with switched relays on the heat ducts providing zone control. Because of the complexities of this system, operation of each area control by zone controls was not performed. A standard operational test to determine basic function only was performed. RECOMMENDATION: Demonstration of operation should be performed by the home owner or heating and air conditioning specialist that installed the system.

DUCT TYPE

149: - Plastic covered and insulated flexible ducting

CONDITION

150: - The visible areas of the conditioned air ducts are in satisfactory condition.

KITCHEN

Our inspection of kitchen includes a visual inspection of the readily accessible portions of the floors, wall, ceilings, cabinets, countertops and appliances. The kitchen was inspected for proper function, excessive or unusual wear and general state of repair. We tested built in appliances using normal operating controls. Accuracy and/ or function of clocks, timer controls, temperature controls, and oven self cleaning functions is beyond the scope of this inspection. Refrigerators are not tested or inspected. Areas concealed from view by any means are excluded from this report. All maintenance, repairs, corrections or upgrades should be made by qualified specialists in the appropriate trade using approved methods. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

KITCHEN/APPLIANCES

CABINETS AND COUNTERTOPS

151: - The cabinets and countertop are in satisfactory condition

CR 152: - Doors/drawers are blocked and need repair/re-designed to be functional. We recommend the advice and services of a California licensed electrical contractor.



SINK AND SINK PLUMBING

CR 153: - The sink needs sealed to the counter top to prevent moisture intrusion inside cabinet.



CR 154: - The faucet mounting is loose. RECOMMENDATION: We recommend correction by a qualified tradesperson.

CR 155: - The sink drain was slow or blocked. RECOMMENDATION: We recommend correction by a qualified plumbing contractor. Guest kitchen



RECEPTACLES

SC 156: - Some GFCI protected countertop receptacles were installed but not all are protected. The kitchen appears to have been recently remodeled. This condition is non conforming to industry standards. **RECOMMENDATION:** We recommend providing GFCI protection for all countertop receptacles for safety reasons by a qualified electrician.



LIGHTS AND FIXTURES

157: - The representative sampling and visually accessible lights functioned as intended.

DISPOSAL

158: - The garbage disposal functioned

DISHWASHER

CR 159: - The dishwasher was connected directly to the garbage disposal. This is conducive to cross contamination and needs service. **RECOMMENDATION:** Installation of an air gap device to prevent back siphoning is recommended.



COOKING APPLIANCE

160: - Natural gas freestanding range.

SC 161: - The range lacked an anti-tip device at the rear as required by the stove manufacturer. This condition is a topple hazard for small children. **RECOMMENDATION:** We recommend installation of anti-tip brackets installed in accordance with the manufacturer's instructions by a qualified tradesperson.

CR 162: - The display was not lit and unable to easily view. Recommend an appliance repair specialist to repair as necessary.

EXHAUST VENT

SC 163: - The grease screen is missing on the exhaust fan. This condition allows grease to accumulate into the motor affecting operation of the motor. **RECOMMENDATION:** Installation of a proper sized grease screen for the exhaust fan is recommended to insure proper operation and prevention of grease accumulation from cooking.

CR 164: - The exhaust vent terminates inside the attic and should vent to the exterior to prevent moisture related damage. Recommend a qualified specialist provide service as necessary.



FLOORS

165: - The visible areas of the flooring are in satisfactory condition.

LAUNDRY

The visible areas of the walls, ceilings, floors, cabinets and counters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment are checked for basic operation. Drain lines and water/gas supply valves serving the laundry machines are not operated during the inspection. The supply valves sit for long periods of time without being operated and are subject to leak when turned off and the present equipment is removed. We recommend checking these valves for evidence of leakage during your final walk-thru before closing escrow. All maintenance, repairs, corrections or upgrades should be made by qualified specialists in the appropriate trade using approved methods. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

LAUNDRY FACILITIES

LOCATION

166: -

WASHER SERVICE

NOTE 167: - NOTE: The water supply to washing machines is commonly left on, and the rubber hoses that are commonly used to supply water can become stressed and burst. For this reason we recommend replacing all rubber supply hoses with metal-braided ones that are more resilient.

DRYER SERVICE

168: - The dryer hookup was provided for a gas unit only.

DRYER VENTING

169: - Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture.

BATHROOMS

Our inspection of the bathrooms includes a visual inspection of the readily accessible portions of the walls, floors, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are visually inspected for water damage, deterioration to floors and walls, proper function of components, active leakage, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and volume. Fixtures are tested using normal operating features and controls. Areas concealed from view by any means are excluded from this report. All maintenance, repairs, corrections or upgrades should be made by qualified specialists in the appropriate trade using approved methods. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

HALF BATHROOM

DOOR

170: - The bathroom doors functioned properly at the time of inspection

VENTILATION

171: - The exhaust fan functioned.

CR 172: - Exterior vent screen is missing. This is conducive to birds, rodents and small animals entering. Recommend a qualified specialist provide service as necessary.



RECEPTACLES

SC 173: - The accessible receptacles were not GFCI protected. RECOMMENDATION: We recommend upgrading to provide GFCI protection for the receptacles for safety reasons.



CABINETS AND COUNTERTOPS

CR 174: - The door/drawer did not operate smoothly or close properly. Blocked by electrical wall switch.

RECOMMENDATION: We recommend proper repair as necessary by a qualified tradesperson.



SINK AND SINK PLUMBING

CR 175: - The sink drain has an "S" type drain trap configuration. This is an older type of drain configuration that can lead to a loss a trap seal and does not allow proper venting of the sink drain. RECOMMENDATION: We recommend correction by a qualified plumbing contractor.



TOILETS

176: - The toilet(s) identified as a 1.6 or 1.28 GPM

Guest Bathroom

DOOR

177: - The bathroom doors functioned properly at the time of inspection

WINDOW

178: - The windows located in the bathrooms functioned properly at the time of inspection.

VENTILATION

179: - The ventilation was being provided by a vent fan or the window. Both were functional.

180: - The exhaust vent does not extend to the exterior and should to prevent moisture related damage. Recommend a qualified specialist provide service as necessary.o

RECEPTACLES

181: - The accessible receptacles were serviceable and GFCI protected where required.

182: - The three prong duplex receptacle is not grounded; therefore, does not provide adequate user protection for appliances using a three prong type plug. We recommend this to be either grounded or replaced with a GFCI receptacle.



SINK AND SINK PLUMBING

CR **183:** - Sink is loose from the wall. Recommend a qualified specialist provide service as necessary.

TOILETS

184: - The toilet(s) identified as a 1.6 or 1.28 GPM

CR **185:** - The toilet is loose on the floor. No leakage was observed. RECOMMENDATION: We recommend, utilizing caution, tightening the bolts securing the toilet to the floor. Note: Overtightening can result in breakage of the porcelain toilet bowl mounting flange.

ENCLOSURE

186: - The enclosure is provided with safety glass markings.

SHOWER CONDITIONS

187: - Caulked joints should be checked frequently and recaulked as necessary. Proper caulking prevents water penetration and damage to walls and floors. Before caulk is applied, the surfaces should be cleaned carefully and any loose caulk should be removed. A good quality bathroom caulk, such as silicone, should be used. Bathrooms are areas of high humidity and special care should be exercised to keep them well ventilated. Windows should be left open when showering or bathing and fan-powered vents should be used when available

188: - The shower valves and head were operated and functioned properly.

FLOORS

189: - The visible areas of the flooring are in satisfactory condition.

SHARED BATHROOM

DOOR

190: - The bathroom doors functioned properly at the time of inspection

WINDOW

CR **191:** - The counter balance mechanism on the window(s) were damaged or non functional. RECOMMENDATION: Replacement of the damaged mechanism is suggested. We recommend proper repair as necessary by a qualified tradesperson.

VENTILATION

192: - The ventilation was being provided by a vent fan or the window. Both were functional.

193: - the exhaust vent terminates inside the attic and should vent to the exterior to prevent moisture related damage.

RECEPTACLES

194: - The accessible receptacles were serviceable and GFCI protected where required.

CABINETS AND COUNTERTOPS

195: - The cabinet and countertop were in serviceable condition.

SINK AND SINK PLUMBING

CR 196: - The bath sink was cracked. No leakage was observed. **RECOMMENDATION:** Replacement of the sink before leakage occurs is advised.



CR 197: - The hot water valve was defective and needs repaired/replaced. Water flow starts strong and then shuts down. We recommend the services of a California licensed Plumbing Contractor



TOILETS

198: - The toilet(s) identified as a 1.6 or 1.28 GPM

CR 199: - The toilet leaked water internally and is refilling itself. **RECOMMENDATION:** We recommend correction by a qualified plumbing contractor.

CR 200: - The toilet flushes slow and sluggish and needs service. Recommend a qualified licensed Plumber to further evaluate

CR 201: - The toilet is not loose on the floor however there was leakage observed. RECOMMENDATION: We recommend correction by a qualified plumbing contractor.



ENCLOSURE

202: - The enclosure is provided with safety glass markings.

BATHTUB CONDITIONS

203: - Caulked joints should be checked frequently and recaulked as necessary. Proper caulking prevents water penetration and damage to walls and floors. Before caulk is applied, the surfaces should be cleaned carefully and any loose caulk should be removed. A good quality bathroom caulk, such as silicone, should be used. Bathrooms are areas of high humidity and special care should be exercised to keep them well ventilated. Windows should be left open when showering or bathing and fan-powered vents should be used when available

CR 204: - The tiled tub/surround was noted to be deteriorating on the surface. This condition allows bacteria growth. Replacement of the tiled surround is recommended. Suggestion: We recommend repair by a specialist in the appropriate trade.



CR 205: - The grout/caulking was deteriorated or missing in a number of areas in the tub enclosure. Suggestion: We recommend correcting this condition to prevent moisture intrusion into concealed spaces.

CR 206: - There was no hot water emitting from the hot water valve. Hot water available elsewhere. Recommend a Plumbing specialist to further evaluate and repair as necessary.

CR 207: - The control valves/spout were not sealed to the wall/deck. This is a potential leak source. Suggestion: We recommend correcting this condition to prevent moisture intrusion into concealed spaces.



WALLS AND CEILING

208: - The visible areas of the walls and ceiling were in acceptable condition

FLOORS

209: - The visible areas of the flooring are in satisfactory condition.

MIRRORS

210: - The mirror(s) were serviceable

BUILDING INTERIOR

Our inspection of the interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, windows, fastened cabinetry, stairways and railings. These features are examined for proper function, excessive or unusual wear and general state of repair. A representative sampling of the accessible doors, windows, lights, receptacles and permanently installed components or equipment are checked for basic operation. In some cases, all or portions of these components may not be visible because of furnishings and personal items. Moving furniture or appliances, removal or pulling back carpeting or other destructive testing was not performed and is beyond the scope of this inspection. Areas concealed from view by any means are excluded from this report. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Insulated glass window seals can fail at any time. All fireplaces should be cleaned and inspected on a regular basis to insure safe operation. Smoke detectors must be installed before transfer of title and should be installed in locations recommended by the local jurisdiction and according to the detector(s) manufacturer's instructions. We recommend older homes be upgraded to meet the current smoke detector installation standards for added occupant safety. To examine or test smoke detector(s) is outside the scope of this inspection. All maintenance, repairs, corrections or upgrades should be made by qualified specialists in the appropriate trade using approved methods. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

INTERIOR ROOMS INFORMATION

ROOMS INSPECTED

211: - All interior rooms considered to be habitable living spaces were inspected, unless stated otherwise.

WALLS/CEILINGS

212: - plaster

WINDOW TYPE

NOTE **213:** - The windows are not original and most been replaced with dual glazed windows. We can not determine if the windows were installed properly including proper flashing, which is hidden under the exterior wall cladding, to prevent future leaking. If possible, recommend asking for receipts for work performed and to know what company installed the windows, if they were California state licensed and if they were installed with use of a permit.

FLOORS

214: - tile

215: - wood

FIREPLACES

216: - One

217: - gas or wood burning

SMOKE DETECTORS

218: - Smoke detectors should be installed on every floor and in hallways near sleeping areas. Most jurisdictions now require that smoke detectors also be installed in each bedroom. Smoke detectors are required to be a 10 year detector and/or to consist of a 10 year battery starting July 1, 2014. In new construction, or when modifications exceeding \$1000 in value are performed, (since Jan 1, 2014) the alarms should be interlinked to activate alarms simultaneously. Smoke detectors should be tested routinely by following the instructions in the detector operating manual. Fire extinguishers should be provided in kitchens and garages for emergency use.

219: - For your Safety: Ionization smoke alarms react poorly to deadly smoldering fires. They do however, respond to kitchen cooking smoke (burnt toast) and become a nuisance alarm, while photoelectric alarms react much faster to smoldering smoke. Ionization alarms are present in over 90% of homes in America and have a high failure rate when it comes to detecting deadly smoldering smoke. Most deadly fires are smoldering fires and not fast flaming fires. Recommend replacing Ionized with photo electric which responds to all types. Replace all smoke alarms, including alarms that use 10-year batteries and hard-wired alarms, when they are 10 year old or less. For more information please go to: <http://www.ashireporter.org/HomeInspection/Articles/Silent-Alarms-Deadly-Differences/2537> or http://www.newsnet5.com/dpp/money/consumer/consumer_specialist/Results-of-smoke-alarm-test-have-some-experts-sounding-an-alarm-but-not-Ohio-Fire-Marshal

220: - Smoke detectors were noted at the hallways and bedrooms

CARBON MONOXIDE DETECTORS

221: - As of July 1, 2011. the owner of a dwelling unit intended for human occupancy must install a carbon monoxide device in each existing dwelling unit having a fossil fuel burning heater, appliance, fireplace, or an attached garage. The required carbon monoxide devices must be installed between now in existing single-family dwellings and between now and January 1, 2013 for existing multi-dwelling units. It is very important to install carbon monoxide detectors near or in each separate sleeping area. Many states now require that a carbon monoxide detector is placed in each bedroom. For added protection, placement of an additional carbon monoxide detector at least 15-20 feet away from the furnace or fuel burning heat sources is recommended. Also, install carbon monoxide detectors at least 10 feet from sources of humidity like bathrooms and showers. In two story houses, install one carbon monoxide alarm on each level of the home. If you have a basement, carbon monoxide detector placement is recommended at the top of the basement stairs.

INTERIOR ROOMS COND

SMOKE DETECTOR

SC **222:** - One or more of the smoke detectors failed to function. We recommend correcting the condition(s) noted.

WALLS AND CEILINGS

223: - The visible areas of the walls and ceiling are in acceptable condition

CR 224: - Unfinished repair work noted and needs finished. Guest room



FIREPLACES

NOTE 225: - LIVING ROOM:

FE NOTE 226: - The inspection of the fireplace is a visual inspection only and is not a warranty and/ or guarantee that the fireplace(s), chimney(s), flue and termination caps has been properly or safely installed/ built. No seismic assessments have been made on the fireplace(s). A NFPA Level II safety and structural inspection of the fireplace(s) by a qualified fireplace/ chimney specialist is advised prior to the sale or transfer of property.

SC 227: - A fireplace screen is not installed at the fireplace opening. This condition can allow hot embers from the fireplace to effect combustible materials.

RECOMMENDATION: Installation of a fireplace screen is advised prior to use of the fireplace.

228: - There was a gas log set installed in the fireplace. The gas log set responded to the switch/ valve control and appeared serviceable.

SC 229: - There was a gas log set installed in the fireplace. As a safety measure, we recommend that the flue damper stop be installed so damper remains in the open position to prevent products of combustion from spilling out into the room.

FLOORS

CR 230: - There is a soft or weak floor area beneath the carpet in the hallway. Recommend further evaluation to determine cause by a qualified licensed Contractor.



INTERIOR DOORS

231: - The interior doors are in satisfactory condition.

CR 232: - Door stops were missing/damaged on one or more interior swinging doors. **RECOMMENDATION:** Installation of door stops is recommended to prevent potential damage from the door knobs striking the wall surfaces.

EXTERIOR DOORS

CR 233: - The door did not latch to the jamb top and/or bottom.

RECOMMENDATION: We recommend adjustment of the latch plate to restore proper operation.



CR 234: - The sliding glass door(s) did not operate smoothly, probably because of worn or poorly adjusted rollers. RECOMMENDATION: We recommend the track be cleaned and the rollers adjusted or replaced as needed to restore proper operation.

Location:



SC 235: - There were no visible safety glass markings on the glass panes in one or more of the doors. This was not originally required but is by today's standards. RECOMMENDATION: As a safety upgrade, we recommend the glass be changed to tempered glass. Location:

WINDOWS

CR 236: - The rear bay crank window have cracked or broken glass. RECOMMENDATION: We recommend replacement of all cracked or broken glass by a qualified window specialist.



CR 237: - The counter balance mechanism on the window(s) in the [] were damaged and non functional. RECOMMENDATION: Replacement of the damaged mechanism is suggested. We recommend proper repair as necessary by a qualified tradesperson.



CR 238: - Several window crank handles were stripped or missing. This condition does not allow operation of the windows. Suggestion: We recommend correcting the condition noted.



CR 239: - One or more of the window lock were not latching/defective/missing. Suggestion: We recommend correcting the condition noted for security reasons. Location: kitchen, living room,



GARAGE - CARPORT

The visually accessible areas of the walls, ceilings, floors, cabinets and counters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles and permanently installed components or equipment are checked for basic operation. The garage door balance and spring tension should be checked regularly by a garage door specialist. All garage door openers should have functional auto-reverse system safety features for child safety. All maintenance, repairs, corrections or upgrades should be made by qualified specialists in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

OSL Garage

TYPE & LOCATION

FE 240: - The garage was converted to living area. Recommend verifying permits.

INTERIOR WALLS

241: - Sheetrock

GARAGE VEHICLE DOOR(S)

242: - Wood

ATTIC AREAS

Our inspection of the attic includes a visual inspection of the accessible areas of the attic and roof framing to determine their current condition. We inspected these systems and components for proper operation, excessive or unusual wear, general state of repair, leakage, ventilation and improper modifications. When low clearances and deep insulation prohibit walking in the attic, inspection is performed from the access opening only. Areas concealed from view by any means are excluded from this report. Thermostatically operated attic vent fans are excluded from the inspection. All maintenance, repairs, corrections or upgrades should be made by qualified specialists in the appropriate trade using approved methods. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ATTIC

ATTIC ACCESS

243: - One

FRAMING

244: - Conventional framing

SHEATHING

245: - Skipped sheathing: spaced boards under plywood. This indicates wood shake shingles were originally installed.

INSULATION

246: - Blown-in fiberglass.

VENTILATION

247: - Roof

248: - Gable

ACCESS

NOTE 249: - The attic space was restricted by framing, blown insulation, duct work and/or vaulted ceilings. The inspection is limited to the accessible areas. Viewed from catwalk/ platform provided.

FRAMING

250: - The visible portions of the roof framing appeared to be in serviceable condition

CEILING JOISTS

251: - The ceiling joists were not visible for inspection due to insulation concealing the joists. No representations can be made as to their overall condition.

SHEATHING

252: - The visible portions of the roof sheathing appeared to be in serviceable condition.

INSULATION

253: - The visible attic insulation appeared to be in serviceable condition.

VENTILATION

254: - The whole house fan responded to the switch located inside the furnace closet.



EXHAUST VENTS

SC **255:** - The kitchen vent fan is exhausting into the attic. This condition is non conforming to industry standards. **RECOMMENDATION:** We recommend correcting the condition noted using approved methods.

CR **256:** - The bath vent fan is exhausting into the attic. This condition is conducive to a high moisture condition which leads to mold and mildew activity. **RECOMMENDATION:** We recommend correcting the condition noted using approved methods.

FOUNDATION

The foundation elements of the building include, but are not necessarily limited to, a perimeter foundation, footings and a concrete floor slab. Our inspection of these components includes a visual inspection of the exposed portions of these items whenever possible. These components were inspected for proper function, excessive or unusual wear and general state of repair. Areas of the foundation and/or structural components of the building that are installed at or below grade level, and/or behind walls were considered inaccessible. Areas concealed from view by any means are excluded from this report. Evaluating the structural integrity of a structural building component is beyond the scope of a home inspection. The inspector's observations take into account the age of the building and the construction standards of that time. Older buildings may lack many of the modern framing and seismic connections presently being utilized. Foundations may have curing cracks that do not represent a structural problem. All concrete experiences some degree of cracking due to shrinkage in the drying process. If large cracks are present along with movement or other unusual conditions, we recommend further evaluation by a structural engineer, foundation specialist or a geologist. All exterior grades should allow for surface and roof water to be diverted away from the foundation system. All maintenance, repairs, corrections or upgrades should be made by qualified specialists in the appropriate trade using approved methods. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

SLAB FOUNDATION

EXTERIOR CONDITION

257: - We could not view the exterior stem wall due to ext siding walls covering to the ground.

INTERIOR CONDITION

FE 258: - There was significant movement in portions of the slab foundation as evidenced by sloping floors in a number of areas. It is beyond the scope of this inspection in determining structural integrity or any loss there of. **RECOMMENDATION:** We recommend further evaluation by a qualified civil or structural engineer to determine the cause of the movement and what corrective steps are needed to help minimize further movement

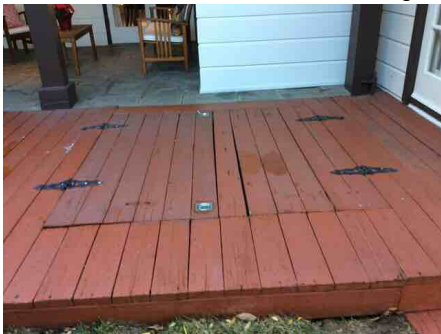
POOLS & SPAS

We recommend that all material defects noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

LOCATION AND TYPE OF POOL/SPA

1001 LOCATION

259: - Located at the front of the building



NOTE 260: - The pool/spa was not part of this inspection report. Recommend a licensed pool/spa specialist instruct you on operating procedures and maintenance procedures.

Executive Summary

This is a summary review of the inspector's 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:

SITE & GROUNDS

SITE AND GROUNDS CONDITION

GATES

CR s-1: - The gate(s) need adjustment or repairs to restore proper operation. RECOMMENDATION: We recommend proper repair as necessary by a qualified technician.

HANDRAILS

SC s-2: - The safety handrail serving the rear yard steps is missing. This condition is a safety hazard. RECOMMENDATION: We recommend installation of a handrail as a safety upgrade by a qualified technician. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

GRADING/DRAINAGE/LANDSCAPING INFORMATION

TOPOGRAPHY

FE **NOTE** s-3: - NOTE: The roots of mature trees could have an adverse effect on either the water main or the sewer pipe and/or foundation walls and you may wish to consult an arborist who could predict future growth potential. If trees are present, or may have been present previously, we would recommend a video scan of the sewer pipe by a qualified Plumber to the curb due to tree roots which may have entered into the sewer pipe. Also recommend asking Sellers if ever a problem with the sewer line blockage.

FE s-4: - Because this is a hillside property, it should have a geological evaluation that should include an evaluation of other important and related issues such as grading and drainage. Recommend a California state licensed Geo-tech engineer further evaluate.

EXTERIOR

EXTERIOR CONDITIONS

WOOD SIDING

CR s-5: - The siding was embedded into the masonry surface. This condition is conducive to moisture relate deterioration. Present standards require a minimum of 6 inches clearance between the finish grade and any wood/metal construction RECOMMENDATION: We recommend correction to prevent moisture infiltration and deterioration to the siding.

STEPS & STAIRS

SC s-6: - The riser heights/ tread depths on the steps/stairs was inconsistent and greater then 3/8's of an inch in variance. This condition is non complying and presents a safety hazard. RECOMMENDATION: We recommend modification of the stairs in accordance with current industry standards. Current building standards recommend no more than 3/8" difference in variation on the stair risers and tread run.

ROOF COVERINGS

Roof

CHIMNEY EXT CONDITION

FE s-7: - The chimney wall is cracked on exterior facing and should be further evaluated by a certified chimney specialist.

CHIMNYCAP/SPARK

CR s-8: - The chimney has a spark arrestor but not a weather cap, which is recommended. Moisture access into chimney/fireplace will result. Recommend installation of a weather cap.

COMP SHINGLE

CR s-9: - There was debris on the roof. RECOMMENDATION: We recommend the debris be removed and the roof be inspected regularly.

FLASHINGS

CR s-10: - The flashings were not all painted. This is conducive to premature deterioration and recommend painting by a qualified specialist.

ROOF DRAINAGE

CR s-11: - The roof needs to be cleaned and any foliage removed to facilitate drainage.

CR s-12: - The gutters were partially filled with debris. RECOMMENDATION: We recommend all debris be removed to ensure proper drainage. Keeping the gutters free of debris as part of a routine maintenance schedule is recommended.

PLUMBING

PLUMBING INFORMATION

WATER PRESSURE

s-13: - The water pressure was tested to be above 80 PSI, which exceeds the maximum per the building standards. See the "Water Pressure" comment below for the details.

DRAIN, WASTE AND VENT PIPING

NOTE s-14: - Newer plumbing work has been completed to the drain, waste or vent piping. Recommend verifying permits and ask Seller to provide details concerning the repair / replacement work, i.e. receipts, company name, warranties, etc.

PLUMBING CONDITIONS

MAIN WATER SUPPLY PIPING/ SHUTOFF

CR **s-15:** - The pressure relief valve is capped indicating possible prior leakage and prohibits Proper functioning of the valve. We recommend the services of a California licensed Plumbing Contractor

WATER PRESSURE

CR **s-16:** - The pressure regulator installed in the water supply line by the main shutoff valve had allowed the water pressure to exceed the 80 PSI building standard. This may be an indication that the regulator is not functioning as designed. **RECOMMENDATION:** We recommend the regulator be adjusted, repaired or replaced.

WATER SUPPLY PIPING

CR **s-17:** - There are hot and cold water pipes running through unheated space, which we recommend be insulated to guard against energy loss.

WATER FLOW

CR **s-18:** - An excessive loss of water volume occurred while operating a number of fixtures simultaneously. The cause was not determined **RECOMMENDATION:** We recommend locating and correction of the source by a qualified plumbing contractor.

DRAINAGE PIPING

FE **NOTE** **s-19:** - 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. We recommend that you ask the sellers if they have ever experienced any drainage problems and...

RECOMMEND you have the main waste line video-scanned before the end of contingency/close of escrow.

WASTE FLOW

CR **s-20:** - One or more of the drain/waste pipes were slow. These are listed in their designated areas. **RECOMMENDATION:** We recommend correction by a qualified plumbing contractor.

GAS PIPING

SC **s-21:** - Gas piping did not have the proper corrosion protection tape entering the ground. This condition can lead to damage to the piping and is non conforming to industry standards. **RECOMMENDATION:** We recommend correction by a qualified plumbing contractor.

WATER HTR

WATER HEATER CONDITIONS

WATER PIPES

CR **s-22:** - The water supply and gas piping at the water heater did not have an electrical bonding jumper installed to all the inlet and outlet metal pipes as per current building standards requirements. A bonding jumper is used to provide a reliable conductor to ensure the required conductivity between metal parts required to be bonded. **RECOMMENDATION:** We recommend installation of an approved bonding jumper to be installed by a qualified specialist.

ENERGY SUPPLY

CR s-23: - There is no sediment trap on the gas line which Manufacturers recommend and todays standards require. RECOMMENDATION: We recommend installation of a sediment trap by a qualified plumbing contractor.

CONTROLS

CR s-24: - The tankless water heater control alarm sounded when more than one hot water outlet was open. Recommend further evaluation and repair as necessary by a qualified licensed plumbing specialist

ELECTRICAL

ELECTRICAL SERVICE CONDITIONS

MAIN PANEL

CR s-25: - A number of breakers were not labeled or faded and were illegible. RECOMMENDATION: We recommend they be accurately labeled to allow individual circuits to be shut off for maintenance or emergency needs.

SC s-26: - The main panel is manufactured by Zinsco. Panels of this type have been known to present latent hazards by malfunctioning under certain conditions resulting in jammed circuit breakers. The breakers may not trip (disconnect) under imposed load conditions. RECOMMENDATION: Further evaluation and/or upgrading this panel box to a more reliable one by a qualified electrician is recommended.

BRANCH CIRCUIT CONDITIONS

RECEPTACLES

SC s-27: - One or more receptacles were found to have reversed polarity connection. This is an unsafe connection and needs repaired for user safety. Location: guest room

SC s-28: - Receptacles were found to have a loose/unsecured connection to the box or loose blades inside the receptacle. This is conducive to wires arcing and overheating, creating a potential fire hazard. Repair is recommended. We recommend evaluation of all receptacles and repair as necessary by a qualified electrician.
Location: dining room, guest room

LIGHTS AND FIXTURES

SC s-29: - The light fixture was damaged or missing.
RECOMMENDATION: We recommend evaluation of the wiring and replacement of the fixture by a qualified electrical contractor.
Location: rear yard steps

CR s-30: - One or more light(s) did not respond. This may be due to burnt/missing bulbs. RECOMMENDATION: We recommend replacement of the bulb(s). If this does not correct the condition, further evaluation and correction by a qualified electrical contractor is advised..

Location:

CR s-31: - One or more of the exterior light fixtures is loose from the wall and does not consist of a weather tight seal/gasket to prevent moisture penetration and deterioration. Recommend securing and sealing as necessary to prevent damage.

WIRING

SC s-32: - Spliced electrical wires outside of a junction box was noted at the garage. This is an improper wiring condition and safety concern. All spliced wires should terminate in a junction box

Location: attic

SC s-33: - Electrical cables/ wires are missing/damaged strain relief clamps where the wires enter the junction boxes. This condition allows the potential for mechanical damage to the cable and indicates non professional installation. RECOMMENDATION: We recommend correction by a qualified electrical contractor

SC s-34: - The exposed wiring within six feet of the attic access opening was not protected from damage. This condition is non conforming to industry standards. RECOMMENDATION: We recommend that the wiring in this area be protected from damage for safety reasons.

SC s-35: - Exposed non metallic sheathed cables non rated for exterior use and subject to damage. This is a potential safety hazard and needs corrected.

GFCI DEVICES

CR s-36: - Exterior cover damaged/missing and needs repaired/replaced.

HEATING

HEATING SYSTEM

UNIT

NOTE s-37: - Note: The heating unit is newer and recommend permit verification and paper work such as receipts from licensed Contractor, Manufactures instructions, etc.

ENERGY SUPPLY

CR s-38: - A sediment trap is not installed on the gas supply. This condition is non conforming to current industry standards and manufacturer's installation instructions. The sediment trap is used to collect sediment before it can reach and clog the burner orifice. RECOMMENDATION: We recommend correction by a qualified plumbing contractor.

KITCHEN

KITCHEN/APPLIANCES

CABINETS AND COUNTERTOPS

CR s-39: - Doors/drawers are blocked and need repair/redesigned to be functional. We recommend the advice and services of a California licensed electrical contractor.

SINK AND SINK PLUMBING

CR s-40: - The sink needs sealed to the counter top to prevent moisture intrusion inside cabinet.

CR s-41: - The faucet mounting is loose. RECOMMENDATION: We recommend correction by a qualified tradesperson.

CR s-42: - The sink drain was slow or blocked. RECOMMENDATION: We recommend correction by a qualified plumbing contractor. Guest kitchen

RECEPTACLES

SC s-43: - Some GFCI protected countertop receptacles were installed but not all are protected. The kitchen appears to have been recently remodeled. This condition is non conforming to industry standards. RECOMMENDATION: We recommend providing GFCI protection for all countertop receptacles for safety reasons by a qualified electrician.

DISHWASHER

CR s-44: - The dishwasher was connected directly to the garbage disposal. This is conducive to cross contamination and needs service. RECOMMENDATION: Installation of an air gap device to prevent back siphoning is recommended.

COOKING APPLIANCE

SC s-45: - The range lacked an anti-tip device at the rear as required by the stove manufacturer. This condition is a topple hazard for small children. RECOMMENDATION: We recommend installation of anti-tip brackets installed in accordance with the manufacturer's instructions by a qualified tradesperson.

CR s-46: - The display was not lit and unable to easily view. Recommend an appliance repair specialist to repair as necessary.

EXHAUST VENT

SC s-47: - The grease screen is missing on the exhaust fan. This condition allows grease to accumulate into the motor affecting operation of the motor. RECOMMENDATION: Installation of a proper sized grease screen for the exhaust fan is recommended in insure proper operation and prevention of grease accumulation from cooking.

CR s-48: - The exhaust vent terminates inside the attic and should vent to the exterior to prevent moisture related damage. Recommend a qualified specialist provide service as necessary.

BATHROOMS

HALF BATHROOM

VENTILATION

CR s-49: - Exterior vent screen is missing. This is conducive to birds, rodents and small animals entering. Recommend a qualified specialist provide service as necessary.

RECEPTACLES

SC s-50: - The accessible receptacles were not GFCI protected. RECOMMENDATION: We recommend upgrading to provide GFCI protection for the receptacles for safety reasons.

CABINETS AND COUNTERTOPS

CR s-51: - The door/drawer did not operate smoothly or close properly. Blocked by electrical wall switch. RECOMMENDATION: We recommend proper repair as necessary by a qualified tradesperson.

SINK AND SINK PLUMBING

CR s-52: - The sink drain has an "S" type drain trap configuration. This is an older type of drain configuration that can lead to a loss a trap seal and does not allow proper venting of the sink drain. RECOMMENDATION: We recommend correction by a qualified plumbing contractor.

Guest Bathroom

VENTILATION

s-53: - The exhaust vent does not extend to the exterior and should to prevent moisture related damage. Recommend a qualified specialist provide service as necessary.o

RECEPTACLES

s-54: - The three prong duplex receptacle is not grounded; therefore, does not provide adequate user protection for appliances using a three prong type plug. We recommend this to be either grounded or replaced with a GFCI receptacle.

SINK AND SINK PLUMBING

CR s-55: - Sink is loose from the wall. Recommend a qualified specialist provide service as necessary.

TOILETS

CR s-56: - The toilet is loose on the floor. No leakage was observed. RECOMMENDATION: We recommend, utilizing caution, tightening the bolts securing the toilet to the floor. Note: Overtightening can result in breakage of the porcelain toilet bowl mounting flange.

SHARED BATHROOM

WINDOW

CR s-57: - The counter balance mechanism on the window(s) were damaged or non functional. RECOMMENDATION: Replacement of the damaged mechanism is suggested. We recommend proper repair as necessary by a qualified tradesperson.

VENTILATION

s-58: - the exhaust vent terminates inside the attic and should vent to the exterior to prevent moisture related damage.

SINK AND SINK PLUMBING

CR s-59: - The bath sink was cracked. No leakage was observed. RECOMMENDATION: Replacement of the sink before leakage occurs is advised.

CR s-60: - The hot water valve was defective and needs repaired/replaced. Water flow starts strong and then shuts down. We recommend the services of a California licensed Plumbing Contractor

TOILETS

CR s-61: - The toilet leaked water internally and is refilling itself. RECOMMENDATION: We recommend correction by a qualified plumbing contractor.

CR s-62: - The toilet flushes slow and sluggish and needs service. Recommend a qualified licensed Plumber to further evaluate

CR s-63: - The toilet is not loose on the floor however there was leakage observed. RECOMMENDATION: We recommend correction by a qualified plumbing contractor.

BATHTUB CONDITIONS

CR s-64: - The tiled tub/surround was noted to be deteriorating on the surface. This condition allows bacteria growth. Replacement of the tiled surround is recommended. Suggestion: We recommend repair by a specialist in the appropriate trade.

CR s-65: - The grout/caulking was deteriorated or missing in a number of areas in the tub enclosure. Suggestion: We recommend correcting this condition to prevent moisture intrusion into concealed spaces.

CR s-66: - There was no hot water emitting from the hot water valve. Hot water available elsewhere. Recommend a Plumbing specialist to further evaluate and repair as necessary.

CR s-67: - The control valves/spout were not sealed to the wall/deck. This is a potential leak source. Suggestion: We recommend correcting this condition to prevent moisture intrusion into concealed spaces.

BUILDING INTERIOR

INTERIOR ROOMS COND

SMOKE DETECTOR

SC s-68: - One or more of the smoke detectors failed to function. We recommend correcting the condition(s) noted.

WALLS AND CEILINGS

CR s-69: - Unfinished repair work noted and needs finished. Guest room

FIREPLACES

SC s-70: - A fireplace screen is not installed at the fireplace opening. This condition can allow hot embers from the fireplace to effect combustible materials.

RECOMMENDATION: Installation of a fireplace screen is advised prior to use of the fireplace.

SC s-71: - There was a gas log set installed in the fireplace. As a safety measure, we recommend that the flue damper stop be installed so damper remains in the open position to prevent products of combustion from spilling out into the room.

INTERIOR DOORS

CR s-72: - Door stops were missing/damaged on one or more interior swinging doors. RECOMMENDATION: Installation of door stops is recommended to prevent potential damage from the door knobs striking the wall surfaces.

EXTERIOR DOORS

CR s-73: - The door did not latch to the jamb top and/or bottom.

RECOMMENDATION: We recommend adjustment of the latch plate to restore proper operation.

CR s-74: - The sliding glass door(s) did not operate smoothly, probably because of worn or poorly adjusted rollers. RECOMMENDATION: We recommend the track be cleaned and the rollers adjusted or replaced as needed to restore proper operation.

Location:

SC s-75: - There were no visible safety glass markings on the glass panes in one or more of the doors. This was not originally required but is by today's standards. RECOMMENDATION:As a safety upgrade, we recommend the glass be changed to tempered glass. Location:

WINDOWS

CR s-76: - The rear bay crank window have cracked or broken glass. RECOMMENDATION: We recommend replacement of all cracked or broken glass by a qualified window specialist.

CR s-77: - The counter balance mechanism on the window(s) in the [] were damaged and non functional. RECOMMENDATION: Replacement of the damaged mechanism is suggested. We recommend proper repair as necessary by a qualified tradesperson.

CR s-78: - Several window crank handles were stripped or missing. This condition does not allow operation of the windows. Suggestion: We recommend correcting the condition noted.

CR s-79: - One or more of the window lock were not latching/defective/missing. Suggestion: We recommend correcting the condition noted for security reasons. Location: kitchen, living room,

GARAGE - CARPORT

OSL Garage

TYPE & LOCATION

FE s-80: - The garage was converted to living area. Recommend verifying permits.

ATTIC AREAS

ATTIC

EXHAUST VENTS

SC s-81: - The kitchen vent fan is exhausting into the attic. This condition is non conforming to industry standards. RECOMMENDATION: We recommend correcting the condition noted using approved methods.

CR s-82: - The bath vent fan is exhausting into the attic. This condition is conducive to a high moisture condition which leads to mold and mildew activity. RECOMMENDATION: We recommend correcting the condition noted using approved methods.