

# **INSPECTION REPORT SUMMARY**

March 5, 2024

Aleksey and Tatyana :

At your request, a visual inspection of the above referenced property was conducted. An earnest effort was made on your behalf to discover all visible defects. The following is an opinion report, reflecting the the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

## **SUMMARY OF AREAS REQUIRING FURTHER EVALUATION**

**IMPORTANT: The Summary is not the entire report.** The complete report may include additional information of concern to the client. **IT IS THE CLIENT'S RESPONSIBILITY TO READ THE ENTIRE INSPECTION REPORT including the standards of practice and inspection agreement.** The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection **BEFORE** the close of escrow. Please call our office for any clarifications or further questions at **619.987.1321**.

Here is a list of important items that need further evaluation or repair by appropriately Licensed Contractors.

### **FOUNDATION/UNDER-FLOOR AREAS**

#### **BASEMENT CONDITIONS**

##### ***223 WALL CONDITION:***

**[FE]** The damp proofing on the exterior basement walls was damaged/deteriorated in some areas. These condition(s) are conducive to moisture intrusion and deterioration. We recommend further evaluation and corrections by a specialist in the appropriate trade.



### **EXTERIORS**

#### **GRADING/DRAINAGE/LANDSCAPING CONDITIONS**

##### ***363 SITE GRADING:***

**[CR]** There were areas around the building where the grading sloped toward the foundation (both buildings). This condition is conducive to ponding and foundation damage. We recommend correcting the condition(s) noted.



## ROOF COVERINGS

### ROOF CONDITIONS

#### *407 COMP SHINGLE:*

[FE] There were damaged/missing shingle tabs. These condition(s) are conducive to moisture intrusion, **roof leaks** and deterioration. We recommend further evaluation and corrections by a specialist in the appropriate trade.



[FE] The shingles had extensive granulation loss, erosion and cracking throughout the shingled surface. These condition(s) are conducive to moisture intrusion, **roof leaks**, and deterioration. We recommend further evaluation and corrections by a specialist in the appropriate trade.



[FE] There were substandard past repairs performed in areas. These condition(s) are conducive to moisture intrusion and deterioration. We recommend further evaluation and corrections by a specialist in the appropriate trade.



[CR] There was a lichen/algae growing on the roof in areas. We recommend correcting the condition(s) noted.



## PLUMBING

### PLUMBING CONDITIONS

#### 613 WASTE FLOW:

[FE] Some waste pipes drained slowly. We recommend further evaluation and corrections by a specialist in the appropriate trade.

## CENTRAL COOLING SYSTEMS

### AUXILIARY EQUIPMENT

#### 1019 GENERAL COMMENT:

[RU] We recommend having the HVAC system serviced by a professional in the appropriate trade, prior to closing.

[FE] **Due to the age, condition and lack of maintenance of the water heater and HVAC system, we strongly recommend a home warranty policy as an extra layer of protection as these systems can fail at any time for any reason.**

## KITCHEN

### KITCHEN CONDITIONS

#### 1101 WALLS/CEILING:

[CR] Moisture/stains were noted on the ceiling. The area tested **actively wet** during the inspection. We recommend locating correcting the source as well as any damaged materials.



## BATHROOMS

### LOWER BATH:

#### 1316 TOILETS:

[CR] The toilet showed evidence of **seepage/leakage** at the baseline/wax ring. These condition(s) are conducive to moisture intrusion and deterioration. We recommend correcting the condition(s) noted along with any and all damaged materials. (see other toilets in other bathrooms)



MASTER BATH:

1315 SINK/PLUMBING:

[CR] **Active leaks** were noted at the handle connection under the sink on the right side. We recommend correcting the condition(s) noted.



**BUILDING INTERIOR**

STUDIO:

1416 WINDOWS:

[CR] There was evidence of moisture stains and damage in the window sill(s). The area tested **actively wet** during the inspection. We recommend locating and correcting the source as well as any damaged materials.



Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Pacific Inspections.

# INSPECTION REPORT

*Prepared Exclusively For*

**Aleksey and Tatyana Feldman**  
2280 Wynola Road  
Julian, CA 92046



Prepared by:

***PACIFIC***

***Real Estate Inspection Services***

**800-305-3035**

**Text: 619.987.1321**

**[Jamie@PacificInspections.com](mailto:Jamie@PacificInspections.com)**

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## INSPECTION INFORMATION

It is the client's sole responsibility to read this report in its entirety and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of escrow. The client is to personally perform a diligent visual inspection of the property after the seller vacates to insure that no "condition" was concealed by personal property and/or stored items while occupied or damaged during the seller's evacuation of the building. Should any "condition" be revealed that was not addressed within this report prior to or after the close of escrow, please contact our office immediately for an additional evaluation regarding such "condition."

### CLIENT & SITE INFORMATION

101 FILE/DATE/TIME: File #9700 Date: March 5, 2024 Time: 10:00 AM Completion Time: 1:30 PM.  
 102 CLIENT NAME: Aleksey and Tatyana Feldman.  
 103 STREET: 2280 Wynola Road.  
 104 CITY: Julian.  
 105 STATE: CA.  
 106 ZIP CODE: 92046.

### CLIMATIC CHARACTERISTICS

109 WEATHER/SOIL: Weather conditions during the inspection: partly cloudy light breeze, 50-60 degrees and the ground was dry.

### BUILDING CHARACTERISTICS

110 MAIN ENTRY: Faces: Northeast.  
 111 STRUCTURE: Year Built: 1985, 2,176 square Ft. 2 story single-family residence as stated by buyers agent and online listing.  
 112 FOUNDATION: Foundation types: basement (finished)

### UTILITY SERVICES

113 ELECTRICITY: Municipal and added solar assist.  
 114 GAS: Private.  
 115 WATER/SEWER: Private.  
 116 UTILITIES: All utilities on.

### OTHER INFORMATION

117 ATTENDING: People present: buyer's agent, client(s) and inspector only.  
 118 OCCUPIED: The building was occupied and access to some items such as; electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.  
 119 INSPECTED BY: Jamie Heinkel (CPI, CCI)  
 120 COMMENTS: There were material defect(s) noted in the systems, structures, and components of the building. These conditions are preceded by codes e.g. [SC], [FE], [CR] and [RU]. Each code is defined in the "DEFINITIONS" section below. We recommend all maintenance, repairs, or corrections be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

### INTRODUCTORY NOTES

121 IMPORTANT INFORMATION: [NOTE] Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the building.

[FE] [NOTE] We recommend obtaining equipment operating manuals and documentation for all warranted items of the building.

[FE] [NOTE] We recommend inquiring about any/all permits and inspection records with final signatures for any changes/remodeling or additions that may have been made to the building, and/or any known conditions that may have been inadvertently left out of the disclosure statements.

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[NOTE] We recommend having the locks of all exterior doors re-keyed after taking possession of the building for security reasons.

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

[FE] Sections of the building appeared to have been remodeled. 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.

[FE] [NOTE] This report has been prepared for the benefit of the client. It is intended to report on the serviceability of the major systems and components of the property from a limited visual inspection. It should be used as a general guide to better help the client evaluate the overall condition and desirability of the property. **A general home inspection is in no way an insurance policy, warranty or guarantee.** We do not test for any hazardous materials and the furnishings and wall to floor coverings limit the inspection. The inspection report does not imply that every component was inspected or that every possible defect was uncovered. **Evaluations by a qualified tradesman may lead to the discovery of additional deficiencies which may involve additional repair costs.** Further, the inspection report is not a substitute for the required disclosures as described by California State Civil Code Section 1102. Patent defects are the responsibility of the seller to disclose. Due to the conditions stated above, **we unequivocally recommend purchasing a home warranty policy** for the building due to the fact that the conditions can change and system(s) can fail at any time for any reason.

122 ENVIRONMENTAL CONCERNS:

Environmental issues include, but are not limited to, asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination, and soil contamination. We are not trained or licensed to recognize or analyze any of these materials. We may make reference to one or more of these materials when/if noted during the inspection. Should further study or analysis seem prudent, then a full evaluation by a specialist in the appropriate trade is recommended. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

**DEFINITIONS**

## 123 MATERIAL DEFECT:

A material defect is a condition that significantly affects the value, desirability, habitability, or safety of the building. Style or aesthetics shall not be considered in determining whether a specific system, structure, or component is defective.

## 124 SAFETY CONCERNS:

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

## 125 FURTHER EVALUATION:

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

## 126 CORRECTIONS RECOMMENDED:

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

## 127 RECOMMENDED UPGRADE:

[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 receptacle(s) and smoke detector locations and the installation of safety glass where subject to human impact.

## 128 NOTE:

The term [NOTE], where used in this report was designed to draw your attention to a specific condition or component of a system. While corrective action may not be warranted, we felt it was important that you be aware of its existence.

## 129 SERVICEABLE:

Serviceable: As defined in Webster's Dictionary, "That can be of service; ready for use; useful; useable". Means that a system and/or component was capable of performing its intended *function* and/or task. It does not imply that the system and/or component was in perfect or in like-new condition or that it would meet every individual's interpretation of an acceptable state.

## 130 FUNCTIONED:

Functioned: as defined in the CREIA/ASHI Standards of Practice, "Performing its



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- normal, proper and characteristic action."
- 131 **FAILED:** Failed: As defined in Webster's Dictionary, "To be deficient or negligent in an obligation, duty, or expectation." If an item did not *function*, then it was not *serviceable* and was considered to have *failed*.
- 132 **SPECIALIST:** Specialist: as defined in Webster's Dictionary, "A person who specializes in a particular field of study, professional work. Any individual schooled, trained and/or who otherwise holds a special knowledge of specific systems or components." Trade school or factory trained individuals in specific fields of expertise may be considered a "*Specialist*", as well as qualified state licensed contractors in specific occupations.

**FOUNDATION/UNDER-FLOOR AREAS**

The visible areas of the foundation system and structural components were examined to determine their current condition. Areas of the foundation and/or structural components of the building were inaccessible because they were installed at or below grade level, and/or behind walls. Areas concealed from view by any means are excluded from this report. All concrete experiences some degree of cracking due to shrinkage in the drying process. If large cracks are present along with movement, we recommend further evaluation by a structural engineer. All exterior grades should allow for surface water and roof runoff to be directed away from the foundation system. All maintenance, repairs, or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

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

**FOUNDATION INFORMATION**

- 201 **TYPE:** Foundation types: finished basement.
- 202 **BOLTS/BRACING:** A visual examination could not confirm the presence or condition of foundation anchor bolting because of concealment due to the type of foundation system employed. (slab-on-grade)

**SLAB ON GRADE CONDITIONS**

- 204 **INT CONDITION:** The current condition of the concrete slab could not be confirmed by visual inspection due to wall-to-wall floor coverings.

**BASEMENT CONDITIONS**

- 222 **BASEMENT WALLS:** Block with finished walls on the interior.
- 223 **WALL CONDITION:** [FE] Cracks were noted in the basement walls (visible from exterior). We recommend further evaluation by a specialist in the appropriate trade.

[FE] Horizontal settlement cracks were noted on the interior walls of the finished basement. We recommend further evaluation and corrections by a specialist in the appropriate trade.



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[FE] The damp proofing on the exterior basement walls was damaged/deteriorated in some areas. These condition(s) are conducive to moisture intrusion and deterioration. We recommend further evaluation and corrections by a specialist in the appropriate trade.



[NOTE] Additional image.



[CR] There was a condition known as efflorescence on portions of the foundation walls. This is a salt deposit left when moisture in the foundation evaporates. It indicates that the foundation is experiencing wet and dry cycles. Efforts should be made to identify the source of the moisture and correct this condition. We recommend the exterior grading and drainage be improved to divert moisture away from the foundation.



231 COMMENTS:

[FE] The basement was a finished area in the building with carpeted flooring and drywall installed. The area has been converted to a living space. Inquire about building permits for any changes/remodeling completed. The area was filled with stored items which restrict viewing.

## EXTERIORS

The visible exterior surfaces and materials of the building were visually examined to determine their current condition. 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 is the source of moisture damage and deterioration. We recommend sealing all cracks or openings in, and between the exterior siding and trim materials, especially around windows and doors. Routine maintenance may extend the service life and minimize deterioration of the exterior surfaces. All maintenance, repairs, or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

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

### EXTERIOR INFORMATION

- 301 SIDING TYPE: Materials: wood and manufactured wood siding.
- 303 EXT TRIM TYPE: Materials: wood.
- 304 EXT DOOR TYPE: Materials: wood and metal.
- 305 WINDOW TYPE: Types: horizontal sliding, vertical sliding and casement. There was a combination of single-pane/non-thermal and double-pane/thermal windows present.
- 306 WINDOW MATRLS: Materials: metal, wood and vinyl/plastic.

### EXTERIOR CONDITIONS

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309 WOOD SIDING:

[CR] The wood siding was damaged/deteriorated at some areas of the building. These conditions are conducive to moisture intrusion/deterioration. We recommend correcting the condition(s) noted.  
[FE] There was evidence of conditions that require further evaluation by a pest control operator. We recommend further evaluation and corrections by a specialist in the appropriate trade.



[NOTE] Additional image



[NOTE] Additional image



[NOTE] Additional image



[NOTE] Additional image.



[CR] There were cracks/gaps in the wood siding. These conditions are conducive to moisture intrusion/deterioration. We recommend correcting the conditions noted.

[CR] The wood siding finish appeared worn/weathered/aging. We recommend correcting the condition(s) noted.



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[CR] There were gaps between the wood siding and adjacent materials. These conditions are conducive to moisture intrusion/deterioration. We recommend correcting the condition(s) noted.



[CR] Sealant was present in the area between the well pump shed and the finished basement area. This seal needs to be maintained. These condition(s) are conducive to moisture intrusion and deterioration. We recommend correcting the condition(s) noted.



[CR] A large crack was noted on the exterior siding material in this area. These condition(s) are conducive to moisture intrusion and deterioration. We recommend correcting the condition(s) noted.

311 MFG. SIDING:

[CR] The manufactured siding was damaged/deteriorated at some areas of the building. These conditions are conducive to moisture intrusion/deterioration. We recommend correcting the condition(s) noted.

[CR] There were cracks/gaps in the manufactured siding. These conditions are conducive to moisture intrusion/deterioration. We recommend correcting the conditions noted.

317 EXT TRIM:

[FE] There were damaged/deteriorated trim materials noted at some eave, fascia and trim areas. We recommend further evaluation and corrections by a specialist in the appropriate trade.



[FE] There was evidence of conditions that require further evaluation by a pest control operator. We recommend further evaluation and corrections by a specialist in the appropriate trade.

[CR] The exterior trim materials appeared worn/weathered/aging. We recommend correcting the condition(s) noted.



318 EXT DOORS:

[CR] Some exterior doors were damaged. We recommend correcting the condition(s) noted.



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[FE] Past repairs were noted to the door thresholds. Inquire about any previous work done.



319 WINDOWS:

[NOTE] Most windows viewed from the exterior appeared serviceable with signs of aging and wear.

[FE] Condensation/stains were noted between the glass panes in some of the thermal window(s). We recommend having all of the thermal doors and windows evaluated by a specialist in the appropriate trade.

[NOTE] Double-pane windows/doors reduce noise and improve efficiency of heating/cooling systems. The space between the panes is factory sealed. If a seal fails, air from the environment enters the formerly sealed space. This condition causes condensation or fogging in the window(s), depending on the climatic conditions. We cannot assure the seal on each and every window, but we will attempt to note in the report the presence of visible condensation, fogging and/or moisture staining noted during the inspection. Due to climatic conditions, nature of the components and cleanliness of the glass, it is not possible to determine all failures.

[CR] A number of the window screens were damaged and/or missing. We recommend they be repaired or replaced as needed.

[CR] Retro-fitted windows need to be re-sealed around the frames to prevent moisture intrusion (ongoing maintenance). We recommend correcting the condition(s) noted.

322 LIGHTS/FIXTURES:

[CR] Some light(s) failed to function. We recommend correcting the condition(s) noted.

[NOTE] Some light(s) operated were serviceable.



[FE] The motion detector light(s) could not be checked in the daytime. We recommend inquiring about the condition(s) noted.



323 RECEPTACLES:

[SC] The accessible receptacles were not GFCI protected as required. This condition is a safety hazard. We recommend correcting the condition(s) noted.





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[SC] The GFCI receptacle was providing power, but failed to trip when tested. This condition is safety hazard. We recommend correcting the condition(s) noted.



[NOTE] Additional image



[CR] There was no power at the GFCI receptacle and it would not reset. We recommend correcting the condition(s) noted.



326 MOIST CONTROL:

[NOTE] Our observations regarding evidence of damaged or deteriorated wood should not be a substitute for an inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation

[CR] Present standards require a minimum of 4 inches clearance between the soil and any wood/metal/stucco construction. This condition is conducive to moisture intrusion and deterioration. We recommend maintaining this clearance as much as is practical without creating a negative slope towards the structure.

327 COMMENTS:

[FE] There was evidence of conditions that require further evaluation by a pest control operator. We recommend further evaluation and corrections by a specialist in the appropriate trade.



The items listed below were visually examined to determine their current condition during the inspection. Areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation, with the exception of lawn sprinklers and low-voltage yard lighting. This inspection is a visual examination and does not attempt to determine site drainage performance or the condition of any underground piping, including municipal or private water and sewer service piping or concealed clean-outs. 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.

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



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**GROUNDS INFORMATION**

- 328 DRIVEWAY: Materials: concrete.
- 330 WALKWAYS: Materials: concrete and stone on concrete.
- 331 STEPS & STAIRS: Materials: stone on concrete and wood.
- 332 MAIN ENTRY: Materials: manufactured wood.
- 333 PATIOS: Materials: concrete.
- 334 PATIO COVERS: Materials: an extension of the main roof structure and wood frame design.
- 336 RETAINING WALLS: Materials: stone.
- 337 FENCING & GATES: Materials: wire mesh.

**GROUNDS CONDITIONS**

- 339 DRIVEWAY: [CR] There were cracks in the driveway. We recommend correcting this condition to prevent moisture intrusion into concealed spaces.
- 341 WALKWAYS: [CR] There were cracks in the walkways. We recommend correcting this condition to prevent moisture intrusion into concealed spaces.  
[SC] Evidence of ponding water was noted on the walkway(s). This condition is a slip and fall hazard. We recommend correcting the condition(s) noted.  
[SC] Uneven sections were noted in the walkway surface. This condition is a trip hazard. We recommend correcting the condition(s) noted.
- 342 HANDRAILS: [SC] The handrail(s) were present and serviceable and may have met the standards at the time of construction, however they are not considered to be grippable by today's standards. We recommend upgrading the handrail(s) to meet today's standards for added safety.



[SC] The handrail(s) were damaged/deteriorated. We recommend correcting the condition(s) noted.



[NOTE] Additional image



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343 GUARDRAILS:

[SC] The guardrails were damaged/deteriorated in areas. We recommend correcting the condition(s) noted.



[NOTE] Additional image



[SC] Some guard rails had large gaps with no balusters. This is a fall hazard. We recommend correcting the condition(s) noted.



[RU] The guardrail(s) installed were in serviceable condition and appear to have meet the standards at the time of construction, however the wide spaces between the balusters pose a hazard for small children. Modern construction requires a maximum of 4 inch openings. While upgrading is not required, additional measures for child safety like netting or some other means is strongly recommended.



344 STEPS & STAIRS:

[CR] Damage framing was noted on the wood stairs throughout the area. We recommend correcting the condition(s) noted.

[SC] Some of the steps were loose/damaged. We recommend correcting the condition(s) noted.

[FE] There was evidence of conditions that require further evaluation by a pest control operator. We recommend further evaluation and corrections by a specialist in the appropriate trade.



345 MAIN ENTRY:

The entry/porch appeared serviceable with some cracks noted.

346 PATIOS:

[CR] There were cracks in the patio. We recommend sealing all cracks to help minimize moisture intrusion.

[SC] Evidence of ponding water was noted on the patio. This condition is a slip and fall hazard. We recommend correcting the condition(s) noted.

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347 PATIO/BALCONY COVERS: [FE] Damage/deterioration was noted on the patio cover at the following locations: framing and supporting posts. We recommend further evaluation and corrections by a specialist in the appropriate trade.

[NOTE] Wood frame design patio covers have a limited service life. Even the most well-maintained systems will need repair or eventual replacement. We suggest regular treatment with a combination wood preservative/UV inhibiting sealers.

[FE] There was evidence of conditions that require further evaluation by a pest control operator. We recommend further evaluation and corrections by a specialist in the appropriate trade.

[NOTE] Additional image



[NOTE] Additional image



348 WOOD DECKS:

[FE] There was damage/deterioration noted on the deck surface boards and/or framing materials. We recommend further evaluation and corrections by a specialist in the appropriate trade.

[FE] There was evidence of conditions that require further evaluation by a pest control operator. We recommend further evaluation and corrections by a specialist in the appropriate trade.

[CR] Damage was noted on the wood deck. We recommend correcting the condition(s) noted.

[NOTE] Wood decks have a limited service life. Even the most well-maintained deck will need repair or eventual replacement. We suggest regular treatment with a combination wood preservative/UV inhibiting sealers.



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[NOTE] Additional image



[CR] The deck was located too close too the ground. This condition is conducive to moisture damage and deterioration. We recommend correcting the condition(s) noted.

[CR] Earth to wood contact was noted on many of the wood posts for the elevated and ground level wood decks. We recommend correcting the condition(s) noted.



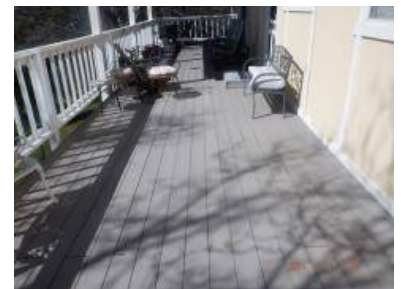
[NOTE] Additional image.



[NOTE] Additional image.



[NOTE] Some areas of the decking boards were in serviceable condition with signs of aging and wear.



[NOTE] Additional image





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350 *RETAINING WALLS:* The visible portions of the retaining walls appeared serviceable at time of inspection. Retainment requires periodic maintenance and repair.



351 *FENCING & GATES:* [CR] The wire mesh was rusted and loose in areas. We recommend correcting the condition(s) noted.

355 *SHED:* [FE] These structure(s) are outside the scope of the inspection and are not inspected. We recommend consulting with a specialist regarding the operation and maintenance of this system. [NOTE] We recommend the system(s) be demonstrated/explained to the buyer(s).



357 *COMMENTS:* [FE] There was dish equipment present/fastened to the structure. Inquire about this equipment.



[FE] The generator is out of the scope of the inspection and was not inspected. We recommend further evaluation and corrections by a specialist in the appropriate trade.



[NOTE] Additional image



**GRADING/DRAINAGE/LANDSCAPING INFORMATION**

358 *SITE GRADING:* Hill site.

359 *SITE DRAINAGE:* Surface drainage.

360 *LAWN SPRINKLRS:* [FE] These system(s) are outside the scope of the inspection and are not inspected. We recommend consulting with a specialist regarding the operation and maintenance of this system. [NOTE] We recommend the system(s) be demonstrated/explained to the buyer(s).

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361 LOW VOLT LIGHTS:

[FE] These system(s) are outside the scope of the inspection and are not inspected. We recommend consulting with a specialist regarding the operation and maintenance of this system. [NOTE] We recommend the system(s) be demonstrated/explained to the buyer(s).



**GRADING/DRAINAGE/LANDSCAPING CONDITIONS**

363 SITE GRADING:

[CR] The site grading appeared to have inadequate slope in areas to drain excess surface water away from the foundation. The grading should fall away from the foundation at a rate of 1 inch per foot for at least 6 feet to prevent moisture accumulation next the foundation. We recommend correcting the condition(s) noted.

[CR] There were areas around the building where the grading sloped toward the foundation (both buildings). This condition is conducive to ponding and foundation damage. We recommend correcting the condition(s) noted.



364 SITE DRAINAGE:

The exposed areas of the surface drainage system appeared serviceable.

[NOTE] A site drainage system is designed to collect and divert surface water and roof runoff away from the foundation. It is typically installed with plastic piping and flows downhill to an appropriate location or into a sump pump. The water should not be directed or diverted to neighboring sites or municipal waste systems.

365 LANDSCAPING:

[CR] There was vegetation was growing in contact with the building. This condition limits the inspection, and is conducive to moisture intrusion/deterioration. We recommend correcting the condition(s) noted.



[CR] Trees were touching or overhanging the roof. We recommend they be trimmed to prevent damage to the roofing surface, and allow free flow of roof runoff.



[CR] Tree(s) were planted too close to the building. We recommend considering removal, as trees continue to grow in size and damage may occur to the foundation, structure, plumbing system or roof. [NOTE] We recommend monitoring the conditions noted.





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[NOTE] Root activity was noted near the foundation.



[NOTE] **Defensible Space:** the area surrounding a building that is mitigated to protect it from wildfires. Adequate defensible space is one of the most important factors in determining a building's ability to survive a wildfire. Some rural areas in Southern California require 100 feet of defensible space. We strongly recommend inquiring with your local Authority Having Jurisdiction (AHJ) or local fire department about the requirements for your area.

## ROOF COVERINGS

The visible areas of the roof and components were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The testing of gutters, downspouts and underground drain piping is beyond the scope of this report. All maintenance, repairs or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

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

### ROOF INFORMATION

- 401 *INSPECT METHOD:* The inspector walked on the roof and viewed the accessible roofing components.
- 402 *ROOF COVERING:* Materials: fiberglass/asphalt composition shingles and rolled roofing.
- 403 *ROOF LAYERS:* There were an undetermined number of layers.
- 404 *CHIMNEY/FLUE:* Materials: metal chimney flue pipe and vent cap.
- 405 *ROOF DRAINAGE:* Materials: metal rain gutters.

### ROOF CONDITIONS

- 407 *COMP SHINGLE:* [FE] There were damaged/missing shingle tabs. These condition(s) are conducive to moisture intrusion, **roof leaks** and deterioration. We recommend further evaluation and corrections by a specialist in the appropriate trade.



[NOTE] Additional image



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[NOTE] Additional image



[NOTE] Additional image



[NOTE] Additional image



[FE] The shingles had extensive granulation loss, erosion and cracking throughout the shingled surface. These condition(s) are conducive to moisture intrusion, **roof leaks**, and deterioration. We recommend further evaluation and corrections by a specialist in the appropriate trade.



[NOTE] Additional image



[NOTE] Additional image



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[NOTE] Additional image



[NOTE] Additional image



[NOTE] Additional image.



[NOTE] Additional image



[CR] There were acorns stored underneath the roofing material in some areas. We recommend correcting the condition(s) noted.



[FE] There were substandard past repairs performed in areas. These condition(s) are conducive to moisture intrusion and deterioration. We recommend further evaluation and corrections by a specialist in the appropriate trade.



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[NOTE] Additional image



[NOTE] Additional image



[NOTE] Additional image



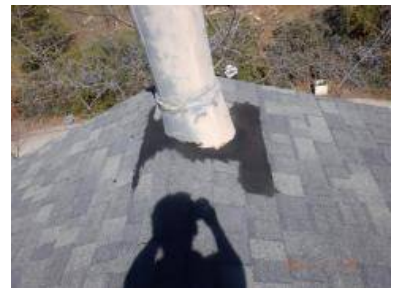
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[CR] There was a lichen/algae growing on the roof in areas. We recommend correcting the condition(s) noted.



[NOTE] Additional image



[CR] There was dish equipment mounted through the roofing material. These condition(s) are conducive to moisture intrusion and deterioration. We recommend correcting the condition(s) noted.



[CR] Trees were touching/overhanging the roof. We recommend they be trimmed and the debris removed to prevent **damage** to the roof and to prevent animal access.



[CR] There was debris accumulating on the roof. Debris traps moisture on the materials which is conducive to deterioration and potential **leakage**. We recommend the debris be removed and the roof be inspected regularly.



[FE] There was evidence of past repairs performed. Inquire about any previous work done.



[NOTE] Additional image

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[NOTE] Additional image



[NOTE] Additional image



[NOTE] Some visible areas of the roof appeared serviceable with signs of weathering and aging. Periodic inspection and maintenance is recommended.



[NOTE] Additional image



[NOTE] Additional image



[NOTE] Additional image





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[NOTE] Additional image



[NOTE] Additional image



[NOTE] Additional image



[NOTE] Additional image



[NOTE] Additional image



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[NOTE] Additional image



[NOTE] Additional image



414 BUILT-UP ROOF:

[CR] While serviceable, there were areas of the roof that require maintenance. We recommend correcting the condition(s) noted.



416 FLASHINGS:

[CR] The mastic used to seal some of the roof connections and penetrations was cracked. We recommend correcting the condition(s) noted using approved methods. [NOTE] Ongoing maintenance



[NOTE] Flashings need to be re-sealed ideally on an annual basis to prevent moisture intrusion. Moisture inevitably causes deterioration, damage and decay.



[CR] Some of the flashings were rusty. We recommend they be cleaned, painted and/or replaced as needed.



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417 FLUE PIPES:

[CR] There were rusted-out/damaged/deteriorated flue pipe cap(s). We recommend correcting the condition(s) noted.



418 SKYLIGHTS:

The visible skylight(s) appeared serviceable, with no evidence of leakage.



419 CHIMNEY / CAP:

The visible areas of the chimney [from the roof line up] appeared serviceable  
There was a spark arrester installed.



420 ROOF DRAINAGE:

[RU] The roof drainage was directed to collect into gutters. They were not installed on all down-sloped roofs. We recommend additional gutters and downspouts be installed.

[CR] The gutters were filled with debris which restricts proper drainage. We recommend correcting the condition(s) noted.



[CR] The rain gutter(s) were improperly sloped and holding water. We recommend correcting the condition(s) noted.



421 DOWNSPOUTS:

[CR] Runoff water from the roof discharged next to the building. We recommend the downspouts be routed sufficiently away from the building to prevent ponding, pooling, and saturation of the soil at the foundation.



422 COMMENTS:

[FE] We recommend further evaluation and corrections of the roof system and



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conditions noted above by a specialist in the appropriate trade.

[RU] Annual inspections and maintenance is recommended for this roof system.

[NOTE] Inspector cannot and does not view the underlayment. The underlayment is excluded from this inspection report. We recommend inquiring with the current owner as to the condition and maintenance of the underlayment.

[NOTE] Although roof covering materials are designed to protect the underlying home structure from moisture, most are not considered waterproof, but water resistant. They are designed to work together with an underlying membrane and the effectiveness of both the membrane and the roof covering material are dependent upon the material quality and the use of proper installation methods. Inspector does not remove material to view the underlayment. This is a limited, visual inspection. Inspector makes no guarantees or indications on future conditions of the roof system and material or the likelihood of future roof leaks. Client is responsible for performing regular maintenance, inspections and repairs to the roof system.

## ATTIC AREAS & ROOF FRAMING

The visible areas of the attic and roof framing were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for basic operation. Thermostatically operated attic vent fans are excluded from the inspection. All maintenance, repairs, or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

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

### ATTIC/FRAMING INFORMATION

501 ATTIC ACCESS: Accesses: 1 located in the upper hallway.  
 502 FRAMING: Framing types: conventional framing.  
 503 SHEATHING: Materials: plywood.

504 INSULATION: Materials: fiberglass batts.  
 505 VENTILATION: Vent types: gable.

### ATTIC/FRAMING CONDITIONS

506 ACCESS: The attic space was restricted by framing and/or vaulted ceilings. The attic examination was limited to the accessible areas.  
 507 FRAMING: The original framing was noted to be in serviceable condition. Although the framing does not conform to present standards, no adverse conditions were noted and no action is necessary.  
 508 RAFTERS: The visible areas of the rafter framing appeared serviceable  
 [NOTE] Rafters are structural members used to support the roof sheathing and roof covering.

512 CEILING JOISTS: The visible areas of the ceiling joists appeared serviceable.



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513 SHEATHING:

[FE] Moisture stains were noted on the sheathing and framing in areas. Some of the stains tested to be **actively wet** during the inspection. Some of the stains were dry during the inspection. We recommend locating repairing the source as well as any damaged materials.



[NOTE] Additional image



[NOTE] Additional image



514 INSULATION:

The visible attic insulation appeared serviceable.

515 VENTILATION:

The visible attic ventilation appeared adequate.

[NOTE] Good attic ventilation is beneficial to the longevity of the roofing material and comfort of the living spaces. Attic ventilation can be provided by a variety of static or powered venting systems.

516 ELECT WIRING:

[SC] There was improper wiring in the attic in the form of open junction boxes with exposed wire connections. We recommend correcting the condition(s) noted.



[SC] There was improper wiring in the attic in the form of splices in wiring that were not contained in approved/covered boxes. We recommend correcting the condition(s) noted.



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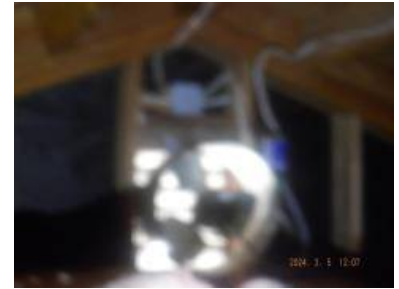
519 PESTS:

[FE] Evidence of rodent activity was noted in the attic. We recommend a full evaluation by a specialist in the appropriate trade.



520 COMMENTS:

[NOTE] We recommend the vent fan system(s) be demonstrated/explained to the buyer(s).



[CR] The attic light failed to function. We recommend correcting the condition(s) noted.

## PLUMBING

The visible areas of the main water line, shutoff valve, water supply and drain lines, gas meter and piping were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for basic operation. Leakage or corrosion in underground or concealed piping cannot be detected by a visual examination. Older fixtures or components should be budgeted for replacement. Some corrosion is common. We are not equipped to repair leaky shutoffs, therefore we do not operate fixture shutoffs. We recommend fixture shutoffs be examined by a specialist in the appropriate trade equipped to repair or replace the shutoffs should leakage occur. All maintenance, repairs or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

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

### PLUMBING INFORMATION

601 MAIN WATER LINE:

Materials: copper piping where visible.

602 WATER SHUTOFF:

The main water shutoff valve was located at the right side of the building (well house)

603 WATER PRESSRE:

50-60 PSI.



604 WATER PIPING:

Materials: copper piping where visible.

605 WASTE LINES:

Materials: ABS black plastic piping where visible.

606 GAS SHUTOFF:

The propane tank, gas meter and shutoff valve are located at the front of the building.





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**PLUMBING CONDITIONS**

- 607 *WATER SHUTOFF:* The main water shutoff valves are outside the scope of the inspection and are not tested.
- 608 *WATER PRESSRE:* [NOTE] The water pressure measured at an exterior hose faucet was within the acceptable range. Water pressure regulators need periodic maintenance/replacement. We recommend monitoring water pressure levels periodically.
- 609 *WATER PIPING:* The visible water supply piping appeared serviceable.  
 [FE] Due to the age of the building, there may be polybutylene supply piping present in areas that cannot be seen. Any plumbing concealed from view is excluded from this report and not inspected. We recommend inquiring with a specialist as to the presence and/or condition of this material. We recommend further evaluation and corrections by a specialist in the appropriate trade.
- 610 *WATER FLOW:* A number of fixtures were operated simultaneously with a serviceable water flow.
- 611 *HOSE FAUCETS:* [CR] Some hose faucets leaked at the handles when operated. We recommend correcting the condition(s) noted.  
 [RU] There were no vacuum breakers on the exterior hose faucets. We recommend installing these devices as an upgrade.  
 [CR] A hose faucet attached to the garage was loose in the wall. This is conducive to leakage. We recommend correcting the condition(s) noted.
- 612 *WASTE PIPING:* The visible waste piping appeared serviceable.
- 613 *WASTE FLOW:* [FE] Some waste pipes drained slowly. We recommend further evaluation and corrections by a specialist in the appropriate trade.
- 615 *VENT PIPING* The visible areas of the vent pipes appeared serviceable.  
 [CR] One vent pipe was covered on the main structure. We recommend correcting the condition(s) noted.
- 616 *GAS SHUTOFF:* [RU] The supply shutoff appeared serviceable. We do not operate these devices. There is no emergency shutoff wrench or automatic valve present. We recommend providing a wrench or installing a seismic automatic shut off valve for emergencies.
- 617 *GAS PIPING:* [CR] Areas of the visible gas piping were corroded. We recommend correcting the condition(s) noted.
- 619 *COMMENTS:* [CR] Corrosion was noted on the piping in areas. No leakage noted at this time unless otherwise specified in this report. Corroded valves can leak at any time. We recommend monitoring the conditions noted and correcting as needed.



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[FE] The well and all associated equipment is out of the scope of the inspection and was not inspected. We recommend further evaluation and possible corrections by a specialist in the appropriate trade.



[NOTE] Additional image



[NOTE] Additional image



[NOTE] Additional image



[FE] The well tank was rusted and showed evidence of past leakage. We do not test for function or potable water. We recommend further evaluation and corrections by a specialist in the appropriate trade.



[NOTE] We recommend the filtration system(s) be demonstrated/explained to the buyer(s).



[NOTE] Inspector tests plumbing fixtures for normal use with user controls, and report

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on leaks, corrosion and abnormal function. Plumbing leaks and drainage issues can be present but not evident in the course of a normal inspection. Plumbing concealed behind walls, under rodent barriers or underground is excluded from this inspection. Determining the presence of mold/mildew is out of the scope of the inspection.

**SEPTIC SYSTEM**

620 SEPTIC TANK:

[FE] This system is outside the scope of the inspection and was not inspected. We recommend consulting with a specialist regarding the operation and maintenance of this system.

**SOLAR SYSTEM**

636 SYSTEM LOCATION:

[FE] This system is outside the scope of the inspection and was not inspected. We recommend consulting with a specialist regarding the operation and maintenance of this system.  
[NOTE] Two systems present.



[NOTE] Additional image



637 MANUFCTR:

Solar Edge.



638 CONTROLS:

The controls appeared serviceable. with signs of aging and wear.

641 COLLECTORS:

The visible areas of the panels/collectors appeared serviceable.



[NOTE] Additional image



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642 COMMENTS: [FE] Inquire if the solar system is leased or owned. [FE] We recommend the solar assist system(s) be demonstrated/explained to the buyer(s).

WATER HEATERS

The water heater(s) and the related components were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. Water heaters that were shut down, turned off or inactive will not be turned on or activated. Water that is hotter than the manufacturer's recommended setting of 125 degrees is considered a scald hazard. The water temperature should not be set higher than the manufacturer's recommended setting. All maintenance, repairs or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

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

WATER HEATER INFORMATION

701 LOCATION: Left side of the building.



702 MANUFACTURER: Noritz.



703 MANUFCTR DATE: 2006.

704 SIZE / GALLONS: [NOTE] Tankless on demand type.

705 ENERGY TYPE: Propane gas.

WATER HEATER CONDITIONS

706 UNIT NUMBER: [NOTE] Manufacturer Label.



707 VENTING SYSTEM: The visible areas of the flue vent piping were intact and secured at the connections.

708 WATER PIPES: The shutoff valve and visible water supply connectors appeared serviceable and were insulated to minimize heat loss.



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[NOTE] The water supply connectors were corroded, no leakage noted. We recommend monitoring the condition(s) noted.



709 T&P VALVE:

A temperature and pressure relief (T&P) valve and discharge line were installed. The discharge line extended to the exterior and terminated close to the ground facing downward.



712 COMBUSTION AIR:

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

[NOTE] Combustion air provides oxygen for fuel-burning appliances. Adequate ventilation around all fuel-burning appliances is vital for their safe operation.

713 ENERGY SUPPLY:

The gas shutoff valve and flexible gas connector appeared serviceable.

714 CONTROLS:

The temperature control was set in the "normal range" and the water at the faucets was warm/hot.



[NOTE] Additional image



715 ELEVATION:

The water heater ignition source/pilot light was elevated 18 inches or more above the floor.

717 COMMENTS:

[NOTE] The water heater was an older functioning unit. We recommend budgeting for a replacement.

**WATER HEATER INFORMATION**

701 LOCATION:

The water heater was located in the garage.





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702 MANUFACTURER: Rheem.  
 703 MANUFCTR DATE: 1998.  
 704 SIZE / GALLONS: 30 gallon.  
 705 ENERGY TYPE: Propane gas.

**WATER HEATER CONDITIONS**

706 UNIT NUMBER: [NOTE] Manufacturer Label.



707 VENTING SYSTEM: The visible areas of the flue vent piping were intact and secured at the connections.

708 WATER PIPES: [RU] The shutoff valve and visible water supply connectors appeared serviceable, but they were not insulated. We recommend insulating the exposed water piping to minimize heat loss.

709 T&P VALVE: A temperature and pressure relief (T&P) valve and discharge line were installed. The discharge line extended to the exterior and terminated close to the ground facing downward.

710 TANK: [FE] The water heater made boiling sounds while operating. We recommend further evaluation and corrections by a specialist in the appropriate trade.

711 SEISMIC : The water heater was double strapped and stabilized/blocked to resist movement.

712 COMBUSTION AIR: A combustion air supply for the water heater was present. Adequate ventilation for all fuel-burning appliances is vital for their safe operation.  
 [NOTE] Combustion air provides oxygen for fuel-burning appliances. Adequate ventilation around all fuel-burning appliances is vital for their safe operation.

713 ENERGY SUPPLY: The gas shutoff valve and flexible gas connector appeared serviceable.

[RU] Recommend adding a sediment hard pipe to the gas line as an upgrade to the current standard. We recommend correcting the condition(s) noted as needed.



714 CONTROLS: The temperature control was set in the "normal range" and the water at the faucets was warm/hot.



715 ELEVATION: The water heater ignition source/pilot light was elevated 18 inches or more above the floor.

717 COMMENTS: [RU] There was no drip pan and drain line under the water heater to catch and divert any dripping water to the exterior. We recommend a pan and drain line be installed for water heaters located in interior spaces.  
 [FE] There was no expansion tank installed at the water heater. This system is required in some jurisdictions on newer installations. We recommend inquiring with the local

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Authority Having Jurisdiction (AHJ) about this condition and correcting as needed.

[NOTE] The water heater was an older functioning unit. We recommend budgeting for a replacement.

## ELECTRICAL SYSTEMS

The service entrance, grounding system, main and sub panels were examined to determine their current condition. Areas concealed from view by any means are excluded from the report. Lights, ceiling fans and accessible receptacles were checked for basic operation. Light fixtures that have missing or dead bulbs were considered nonfunctional. The location of GFCI circuit protection devices will be identified when present. The operation of time control devices is not verified. The location of smoke detectors will be identified when present. All maintenance, repairs, or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

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

### ELECTRICAL SERVICE INFORMATION

- 801 SERVICE TYPE: Overhead.
- 802 MAIN PANEL: Located at the front of the building.
- 803 SERVICE RATING: 120/240 volt system, rated at 175 amperes.



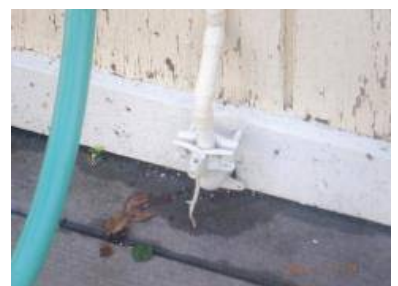
- 804 SERVICE WIRING: Materials: copper and aluminum.
- 805 BRANCH WIRING: Materials: copper where visible in the main panel.
- 806 DISCONNECT TYPE: Circuit breakers.



[FE] Please inquire to understand the proper method/procedure to shut off power to both sources for possible maintenance or emergency needs.



- 807 GROUNDING: Water piping.



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Driven rod into the earth.



**ELECTRICAL SERVICE CONDITIONS**

808 SERVICE WIRING:

[CR] Tree branches were in contact with the overhead service entrance cables. We recommend correcting the condition(s) noted.



809 GROUNDING:

The visible ground connections appeared serviceable.

810 MAIN PANEL:

[SC] A number of breakers were not labeled clearly. We recommend they be accurately labeled to allow individual circuits to be shut off for maintenance or emergency needs. [NOTE] Labeling should be more detailed.



811 WORKMANSHIP:

The wiring within the panel appeared serviceable.



812 BREAKERS/WIRE:

The breaker-to-wire connection(s) appeared compatible where visible within the panel.



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[NOTE] Additional image



**HOUSEHOLD COMPONENT CONDITIONS**

- 817 DOOR BELL: The doorbell functioned when the button was operated.
- 818 SWITCHES: Serviceable overall; deficiencies are identified in the location of the conditions.
- 819 LIGHTS/FIXTURES: Serviceable overall; deficiencies are identified in the location of the conditions.
- 820 RECEPTACLES: Serviceable overall; deficiencies are identified in the location of the conditions.
- 821 GFCI DEVICES: GFCI protection devices were located in the following areas: exterior, garage, kitchen and bathroom(s)

[NOTE] Ground fault circuit interrupter devices (GFCI) afford additional protection against electrical shock. GFCI protection is typically found in homes built from the mid-1970's in areas where electrical receptacles are located near sources of water. Local building codes vary as to where these devices or their protection feature are required and when the requirement began. We have identified areas that are appropriate for GFCI installation.

- 822 SMOKE DETCTRS: Smoke detectors were noted at: upper and lower hallways and bedrooms.

[NOTE] If the home were to be constructed today, standards would require installation of smoke detectors in each sleeping room and the hallway accessing each sleeping area. Multistory dwellings would require a smoke detector on each level. Future installation of additional smoke detectors at any unprotected location is recommended for increased fire safety. We have listed the present areas where a smoke detector is located. We recommend that the units be tested at move-in and at the manufacturer's recommended intervals.

[CR] The smoke detectors appeared visibly older. We recommend upgrading to newer systems.



- 828 COMMENTS: [SC] There were no carbon monoxide detectors present in the building. These condition(s) are a safety hazard. We recommend correcting the condition(s) noted.

**ELECT. SUBPANEL CONDITIONS**

- 829 LOCATION: Garage.





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830 PANEL RATING: 120/240 volt, rated at 60 amperes.



831 DISCNNCT TYPE: Circuit breakers.

832 ELECTRIC PANEL: [SC] A number of breakers were not labeled clearly. We recommend they be accurately labeled to allow individual circuits to be shut off for maintenance or emergency needs. [NOTE] Labeling should be more detailed.



833 WORKMANSHIP: The wiring within the panel appeared serviceable.



834 BREAKERS/WIRE: The breaker-to-wire connection(s) appeared compatible where visible within the panel.



**ELECT. SUBPANEL CONDITIONS**

829 LOCATION: Well closet.



831 DISCNNCT TYPE: Circuit breakers.

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832 *ELECTRIC PANEL:*

[SC] A number of breakers were not labeled clearly. We recommend they be accurately labeled to allow individual circuits to be shut off for maintenance or emergency needs. [NOTE] Labeling should be more detailed.



833 *WORKMANSHIP:*

The wiring within the panel appeared serviceable.



[SC] The neutral wires and the grounding wires were connected to the same busbar. This is an improper wiring arrangement in a subpanel. We recommend correcting the condition(s) noted.



834 *BREAKERS/WIRE:*

The breaker-to-wire connection(s) appeared compatible where visible within the panel.

836 *COMMENTS:*

[FE] We recommend further evaluation of the conditions noted by a specialist in the appropriate trade.

## HEATING SYSTEMS

The visible areas of the heating system(s) and related components were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for basic operation. Determining the condition of heat exchangers is beyond the scope of this report. The inspector does not light pilot lights. Thermostats are not checked for calibration or timed functions. Routine maintenance is recommended per the manufacturer's specifications and operating conditions. All maintenance, repairs, or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

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

### HEATING SYSTEM INFORMATION

901 *LOCATION:*

The unit was located in the laundry room.



903 *MANUFCTR DATE:*

1997.

904 *TYPE & FUEL:*

Forced air propane gas-fired system.

905 *APPROX. BTU'S:*

80,000 Btu's.

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906 *FILTER TYPE:* Washable [NOTE] Located in the bottom compartment of the heating unit.



**HEATING SYSTEM CONDITIONS**

907 *UNIT NUMBER:* [NOTE] Manufacturer label.



908 *VENTING SYSTEM:* [SC] The flue vent pipe installation was partially horizontal. We recommend correcting the condition(s) noted.



909 *SUPPLY PLENUM:* The supply air plenum appeared serviceable.

910 *HEATING UNIT:* [NOTE] The furnace was serviceable, but it was an older unit and nearing the end of its expected service life. We recommend budgeting for a replacement.



911 *COMBUSTION AIR:* The combustion air supply for the furnace appeared adequate.

[NOTE] Combustion air provides oxygen for fuel-burning appliances. Adequate ventilation around all fuel-burning appliances is vital for their safe operation.

912 *ENERGY SUPPLY:* The gas shutoff valve and flexible gas connector appeared serviceable.

[RU] Recommend adding a sediment hard pipe to the gas line as an upgrade to the current standard.

913 *BURNERS:* The burner flame(s) appeared typical for this type of unit.

914 *HEAT EXCHANGR:* [NOTE] The heat exchanger was not visible to inspect without dismantling the unit, which is beyond the scope of the inspection.

915 *BLOWER / FILTER:* The blower and filter appeared serviceable.

916 *RETURN PLENUM:* The return air ducting appeared serviceable.

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917 THERMOSTAT:

[FE] The thermostat was operated and the system responded. We recommend the system(s) be demonstrated/explained to the buyer(s).  
[NOTE] Located at: middle hallway



[CR] There was a thermostat in the upper hallway that did not respond to operating controls. We recommend correcting the condition(s) noted.



919 COMMENTS:

[RU] Annual Inspections and maintenance is recommended for heating systems.

**DUCTING SYSTEM CONDITIONS**

920 TYPE:

Materials: plastic-covered insulated flexible ducting.



921 CONDITION:

[CR] The outer plastic covering on the conditioned air ducts was deteriorated. We recommend correcting the condition(s) noted.



**CENTRAL COOLING SYSTEMS**

The visible areas of the central cooling system(s) and related components were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation. All maintenance, repairs or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

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

**AIR CONDITIONING SYSTEM INFORMATION**



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1001 LOCATION(S): The unit was located at the rear of the building.



1002 MANUFACTURER: Goodman.

1003 MANUFCTR DATE: 1997.

1004 SYSTEM TYPE: "Split system". The condensing unit and evaporator coils were at different locations.

1005 APPROX. SIZE: 3.5 ton.

**AIR CONDITIONING SYSTEM CONDITIONS**

1006 UNIT NUMBER: [NOTE] Manufacturer Label.



1007 ENERGY SUPPLY: [CR] The flex connector/conduit was not fastened to the wall after exiting the electrical disconnect panel. We recommend correcting the condition(s) noted.



1008 CONDNSNG UNIT: [CR] A number of the coil fins of the condensing unit were damaged/deteriorated. This condition reduces the unit's overall performance We recommend correcting the condition(s) noted.



[CR] The insulation on the coolant lines was damaged/deteriorated/missing by the condensing unit. We recommend correcting the condition(s) noted.



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[CR] The condensing unit was not level. This condition puts stress on the coolant lines and accelerates motor bearing wear. We recommend correcting the condition(s) noted.

[CR] The condensing unit was not elevated above the surrounding grade. This condition is conducive to deterioration of the unit. We recommend correcting the condition(s) noted.

[RU] The condensing unit was not bolted/fastened/strapped in place. We recommend correcting the condition(s) noted.



1009 SYSTEM CONDTN:

[FE] The outside air temperature was below the 65 degree "Do Not Operate" temperature. Operating the system under these conditions could damage the condensing unit compressor. We recommend having the system checked by a specialist in the appropriate trade when the outside air temperature has been above 65 degrees for a period of time.

1010 CONDNSTE LINE:

The visible areas of the condensate drain line(s) appeared serviceable.



[RU] There was no secondary condensate line installed. We recommend correcting the condition(s) noted.



1011 THERMOSTAT:

[FE] The thermostat was operated and the system responded. We recommend the system(s) be demonstrated/explained to the buyer(s).

1012 AIR DUCTS:

The air-conditioning ducts are the same as the heating system.

1013 COMMENTS:

[RU] Annual Inspections and maintenance is recommended for cooling systems.

[NOTE] The condensing unit was approaching or beyond its expected service life. We recommend budgeting for replacement.

[FE] There was a device present on the condensing unit that allows the utilities company to shut off the equipment during high usage times. Inquire about this equipment.



**AUXILIARY EQUIPMENT**

Inspection Report Exclusively For: Aleksey and Tatyana Feldman

1016 WINDOW/WALL A/C UNIT: A window/wall unit was present. These units are outside the scope of the inspection and was not inspected.



1019 GENERAL COMMENT:

[RU] We recommend having the HVAC system serviced by a professional in the appropriate trade, prior to closing.

[FE] Due to the age, condition and lack of maintenance of the water heater and HVAC system, we **strongly recommend** a home warranty policy as an extra layer of protection as these systems can fail at any time for any reason.

[FE] The HVAC system may be slightly undersized for the square footage of the building. See attached chart for reference. Air conditioning system was a 3.5 ton with 2,176 square footage. We recommend further evaluation and corrections by a specialist in the appropriate trade.

Bryant AC Unit Prices by Size

Installing a new air conditioner in a good environment for good home, but you need to pick the correct size. Buy 12000 BTU capacity unit will be able to handle the cooling and heating needs for your home's square footage. 24000 BTU unit from 1200-2400 sq. ft. and can also operate 24,000 to 30,000 sq. ft. If your home has 1000 to 1500 square feet, you will need a 24000 BTU air conditioner. Cooling around \$3,380 for total installation costs. See the full chart of prices by size below.

BTU per hour	Square Footage	Installation Cost	AC Unit Only
12000	1000-1500	\$3,380	\$1,800
18000	1500-2000	\$3,380	\$1,800
24000	2000-2500	\$3,380	\$1,800
30000	2500-3000	\$3,380	\$1,800
36000	3000-3500	\$3,380	\$1,800
42000	3500-4000	\$3,380	\$1,800
48000	4000-4500	\$3,380	\$1,800

# KITCHEN

The visible areas of the walls, ceilings, floors, cabinets, and counters were examined 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. Self or continuous cleaning functions, timing devices, and thermostat accuracy are beyond the scope of the inspection. All maintenance, repairs, or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

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

## KITCHEN CONDITIONS

1101 WALLS/CEILING:

[CR] Moisture/stains were noted on the ceiling. The area tested **actively wet** during the inspection. We recommend locating correcting the source as well as any damaged materials.



[NOTE] Testing **actively wet**



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[NOTE] General image.



1105 WOOD FLOOR:

The visible areas of the simulated wood flooring appeared serviceable with signs of aging and wear.



1107 INT DOORS:

[CR] The door(s) were removed. We recommend correcting the condition(s) noted.

1109 WINDOWS:

The accessible window(s) were serviceable with signs of aging and wear.

1110 HEAT & COOL:

There was air movement from the air register(s)/grill(s)

1111 LIGHTS/FIXTURES:

The light(s) were serviceable.

1112 RECEPTACLES:

The accessible receptacles were serviceable and GFCI protected where required.

1113 CABINETS/TOPS:

[CR] There was evidence of past moisture staining in the cabinet. The area tested dry at time of inspection. We recommend correcting the condition(s) noted.

[CR] The grout/caulking was cracked, damaged or missing. This condition is conducive to moisture intrusion into concealed spaces. We recommend correcting the condition(s) noted.



1114 SINK/PLUMBING:

The faucet(s), sink(s) and piping were serviceable, no leakage noted with signs of aging/wear.



1115 DISPOSAL:

The garbage disposal(s) functioned with signs of aging/wear.

1116 DISHWASHER:

The dishwasher(s) functioned through the "Normal Cycle", no leakage noted with signs of aging/wear.





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[NOTE] There was an air gap device present at the sink, no leakage noted at time of inspection.



1117 COMPACTOR:

No trash compactor installed.

1118 EXHAUST VENT:

Internal recirculating type system: The exhaust vent fan built into the microwave functioned.

1119 COOKTOP:

Gas: The cooktop/range burners functioned.



1120 OVEN(S):

[CR] The oven light failed to function. We recommend correcting the condition(s) noted.

Electric: The oven functioned with signs of aging/wear.



1121 MICROWAVE:

The microwave oven functioned and heated a glass of water with signs of aging/wear.



1124 REFRIGERATOR:

[FE] These system(s) are outside the scope of the inspection and are not inspected. We recommend consulting with a specialist regarding the operation and maintenance of this system.

[NOTE] We recommend the system(s) be demonstrated/explained to the buyer(s).



## LAUNDRY

The visible areas of the walls, ceilings, floors, cabinets and counters were examined 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-through before closing escrow. All maintenance, repairs or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

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

### LAUNDRY CONDITIONS

1201 LOCATION:

Located in an interior laundry room.

1202 WALLS/CEILING:

The visible areas of the walls and ceiling appeared serviceable with some cracks noted.



[FE] Past repairs were noted on the wall(s)/ceiling. We recommend inquiring about any previous work done and any moisture issues that may have occurred here.

1205 VINYL FLOOR:

The visible areas of the vinyl floor appeared serviceable with signs of aging and wear.



1208 INT DOORS:

The door(s) were serviceable with signs of aging and wear.

1209 EXT DOORS:

[CR] There was evidence of moisture intrusion at the base and threshold of the exterior exit door(s). We recommend locating and repairing the source as well as any damaged materials.



1210 WINDOWS:

The accessible window(s) were serviceable with signs of aging and wear.

1211 HEAT & COOL:

There was air movement from the air register(s)/grill(s)

1212 LIGHTS/FIXTURES:

The light(s) were serviceable.

1213 RECEPTACLES:

The accessible receptacles were serviceable and GFCI protected where required.

1214 VENTILATION:

The ventilation was provided by a window which appeared adequate.

1215 CABINETS/TOPS:

The cabinet(s)/ counter(s) were serviceable with signs of aging/wear.

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1216 SINK/PLUMBING:

[CR] The sink drain was slow or blocked. We recommend correcting the condition(s) noted.



1217 WASHR SERVICE:

[NOTE] The laundry faucets were serviceable, no visible leaks, a machine was connected. We do not operate the faucets and cannot determine if there are leaks present from this system or piping.  
[RU] There was no visible leak pan/drain line for the washing machine in the laundry area. We recommend correcting the condition(s) noted.



[CR] The laundry faucet(s) were corroded. We recommend correcting the condition(s) noted.



1218 DRYER SERVICE:

There was both gas and 220-volt electric hookups for a dryer. The 220-volt dryer receptacle was serviceable.



[NOTE] The gas service was capped off. An approved gas valve will need to be installed if you plan on using the gas service.



1219 DRYER VENTING:

Dryer venting was provided and terminated at the exterior.

1220 COMMENTS:

[NOTE] There were steel braided hoses in use for the water connections to the washing machine. These are the preferred type.

# BATHROOMS

The visible areas of the walls, ceilings, floors, cabinets and counters were examined 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. All maintenance, repairs, or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

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

## NUMBER OF BATHROOM PRESENT

4 BATHROOMS (4 full baths and 1 half baths):

### LOWER BATH:

Located in the laundry area.

1301 WALLS/CEILING:

The visible areas of the walls and ceiling appeared serviceable with signs of aging and wear.



[FE] Past repairs were noted on the wall(s)/ceiling. We recommend inquiring about any previous work done.



1304 VINYL FLOOR:

[CR] The vinyl flooring was damaged. We recommend correcting the condition(s) noted.



[NOTE] Additional image



1307 INT DOORS:

The door(s) were serviceable with signs of aging and wear.

1309 WINDOWS:

There were no window(s) in this room and they are not required when light and ventilation are provided by other means.

1310 HEAT & COOL:

There was air movement from the air register(s)/grill(s)

1311 LIGHTS/FIXTURES:

The light(s) were serviceable.



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1312 RECEPTACLES: The accessible receptacles were serviceable and GFCI protected where required.  
 1313 VENTILATION: The exhaust vent fan functioned.

1314 CABINETS/TOPS: [FE] The interior of the cabinet was not visible due to stored personal items. We recommend correcting the condition(s) noted and viewing this area for damage prior to closing.



1315 SINK/PLUMBING: [CR] The faucet aerator was dirty/damaged/missing. We recommend correcting the condition(s) noted.



[CR] Corrosion was noted on the shutoff valves. No leakage noted at this time. We recommend correcting the condition(s) noted.



1316 TOILETS: [CR] The toilet showed evidence of **seepage/leakage** at the baseline/wax ring. These condition(s) are conducive to moisture intrusion and deterioration. We recommend correcting the condition(s) noted along with any and all damaged materials.



[CR] The toilet was not readily identifiable as a 1.6 gallon per flush [gpf] or low flush type. We recommend correcting the condition(s) noted.

1321 SHOWER: [CR] The grout/caulking was cracked, damaged or missing. This condition is conducive to moisture intrusion into concealed spaces. We recommend correcting the condition(s) noted.

[CR] There were cracked tiles in the shower. This condition is conducive to moisture intrusion into concealed spaces. We recommend correcting the condition(s) noted.

[CR] The faucet(s) were not sealed to the wall. This condition is conducive to moisture intrusion into concealed spaces. We recommend correcting the condition(s) noted.

1322 ENCLOSURE: The enclosure(s) were serviceable, with safety glass markings with signs of aging/wear.

1325 MEDICINE: The medicine cabinet(s) were serviceable with signs of aging/wear.

1327 TOWEL BARS: The towel bar(s) and toilet paper holder(s) were serviceable with signs of aging/wear.

**MIDDLE HALF BATH:**

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1301 WALLS/CEILING: [FE] Past repairs were noted on the wall(s)/ceiling. We recommend inquiring about any previous work done.



1305 WOOD FLOOR: The visible areas of the simulated wood flooring serviceable with signs of aging and wear.



1307 INT DOORS: The door(s) were serviceable with signs of aging and wear.

1309 WINDOWS: There were no window(s) in this room and they are not required when light and ventilation are provided by other means.

1310 HEAT & COOL: There was air movement from the air register(s)/grill(s)

1311 LIGHTS/FIXTURES: The light(s) were serviceable.

[SC] Switch cover plates were cracked. We recommend correcting the condition(s) noted.



1312 RECEPTACLES: The accessible receptacles were serviceable and GFCI protected where required.

1313 VENTILATION: The exhaust vent fan functioned.

1314 CABINETS/TOPS: [FE] The interior of the cabinet was not visible due to stored personal items. We recommend correcting the condition(s) noted and viewing this area for damage prior to closing.

[CR] The grout/caulking was cracked, damaged or missing. This condition is conducive to moisture intrusion into concealed spaces. We recommend correcting the condition(s) noted.



1315 SINK/PLUMBING: [CR] The sink drain was slow or blocked. We recommend correcting the condition(s) noted.



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1316 TOILETS: The toilet(s) functioned, no leakage noted with signs of aging/wear.



1325 MEDICINE: There was no medicine cabinet present and they are not required.

1326 MIRRORS: The mirror(s) were serviceable with signs of aging/wear.

1327 TOWEL BARS: The towel bar(s) and toilet paper holder(s) were serviceable with signs of aging/wear.

**UPPER HALL BATH:**

1301 WALLS/CEILING: [CR] Moisture/stains were noted on the walls and ceiling. The area tested dry during the inspection. We recommend locating and correcting the source as well as any damaged materials.



[NOTE] General image



1302 CARPET FLOOR: [CR] The carpet was soiled. We recommend correcting the condition(s) noted. [NOTE] Carpeted bathrooms can trap moisture, urine, feces and other substances that can cause damage and health issues. It can also create conditions that may encourage the growth of microbes such as fungi-mold. It also reduces the accuracy for moisture testing around the toilet wax ring. This is not a sanitary or recommended practice and we recommend that all carpet be removed from bathroom areas.



1307 INT DOORS: The door(s) were serviceable with signs of aging and wear.

1309 WINDOWS: The accessible window(s) were serviceable with signs of aging and wear.

1310 HEAT & COOL: There was air movement from the air register(s)/grill(s)

1311 LIGHTS/FIXTURES: The light(s) were serviceable.

1312 RECEPTACLES: [SC] The accessible receptacles were not GFCI protected as required. This condition is a safety hazard. We recommend correcting the condition(s) noted.



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1313 VENTILATION:

The ventilation was provided by a window which appeared adequate.

1314 CABINETS/TOPS:

[CR] There was evidence of past moisture staining in the cabinet. The area tested dry at time of inspection. We recommend correcting the condition(s) noted.



[CR] The grout/caulking was cracked, damaged or missing. This condition is conducive to moisture intrusion into concealed spaces. We recommend correcting the condition(s) noted.



1315 SINK/PLUMBING:

The faucet(s), sink(s) and piping were serviceable, no leakage noted with signs of aging/wear.

1316 TOILETS:

The toilet(s) functioned, no leakage noted with signs of aging/wear.



[CR] Toilet bolt covers were missing. We recommend correcting the condition(s) noted.

[CR] The toilet was not readily identifiable as a 1.6 gallon per flush [gpf] or low flush type. We recommend correcting the condition(s) noted.



1319 TUB/SHOWER:

The tub/shower and faucet(s) were serviceable with signs of aging/wear.





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[CR] The faucet(s)/spout were not sealed to the wall/deck. This condition is conducive to moisture intrusion into concealed spaces. We recommend correcting the condition(s) noted.



[CR] The grout/caulking was cracked, damaged or missing. This condition is conducive to moisture intrusion into concealed spaces. We recommend correcting the condition(s) noted.



[CR] The faucet leaked at the shower head connection when operated. We recommend correcting the condition(s) noted.



[CR] The tub drain was slow/blocked. We recommend correcting the condition(s) noted.



1322 ENCLOSURE:

There was a shower curtain present.

1325 MEDICINE:

There was no medicine cabinet present and they are not required.

1326 MIRRORS:

[NOTE] The mirror was hung like a picture and may not be staying with the building. We recommend inquiring about the condition(s) noted.

1327 TOWEL BARS:

The towel bar(s) and toilet paper holder(s) were serviceable with signs of aging/wear.

**MASTER BATH:**

1301 WALLS/CEILING:

The visible areas of the walls and ceiling appeared serviceable with signs of aging and wear.



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[NOTE] Additional image



[CR] Moisture/stains were noted on the wall near the shower head. The area tested dry during the inspection. We recommend locating and correcting the source as well as any damaged materials.



[CR] Damaged wall paper was noted in areas. We recommend correcting the condition(s) noted.



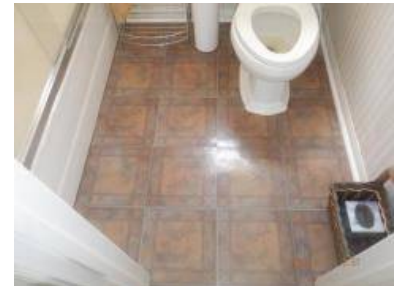
1302 CARPET FLOOR:

[CR] The carpet was soiled. We recommend correcting the condition(s) noted.  
 [NOTE] Carpeted bathrooms can trap moisture, urine, feces and other substances that can cause damage and health issues. It can also create conditions that may encourage the growth of microbes such as fungi-mold. It also reduces the accuracy for moisture testing around the toilet wax ring. This is not a sanitary or recommended practice and we recommend that all carpet be removed from bathroom areas.



1304 VINYL FLOOR:

The visible areas of the vinyl floor appeared serviceable with signs of aging and wear.



1307 INT DOORS:

The door(s) were serviceable with signs of aging and wear.

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1309 WINDOWS:

[CR] There was evidence of moisture stains in the window sill(s). The area tested dry during the inspection. We recommend locating and correcting the source as well as any damaged materials.



[NOTE] Additional image



1310 HEAT & COOL:

There was air movement from the air register(s)/grill(s)

1311 LIGHTS/FIXTURES:

The light(s) were serviceable.

1312 RECEPTACLES:

[SC] The accessible receptacles were not GFCI protected as required. This condition is a safety hazard. We recommend correcting the condition(s) noted.



[NOTE] Additional image



1313 VENTILATION:

The ventilation was provided by a window which appeared adequate.

1314 CABINETS/TOPS:

[CR] There was evidence of past moisture staining in the cabinet. The area tested dry at time of inspection. We recommend correcting the condition(s) noted.



[CR] The cabinet interior was **actively wet** (right side). We recommend locating and correcting the source as well as any damaged materials.

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[CR] The grout/caulking was cracked, damaged or missing. This condition is conducive to moisture intrusion into concealed spaces. We recommend correcting the condition(s) noted.



1315 SINK/PLUMBING:

[CR] **Active leaks** were noted at the handle connection under the sink on the right side. We recommend correcting the condition(s) noted.



[CR] The faucet leaked at the handle(s). We recommend correcting the condition(s) noted.



1316 TOILETS:

[CR] The toilet showed evidence of **seepage/leakage** at the baseline/wax ring. These condition(s) are conducive to moisture intrusion and deterioration. We recommend correcting the condition(s) noted along with any and all damaged materials.



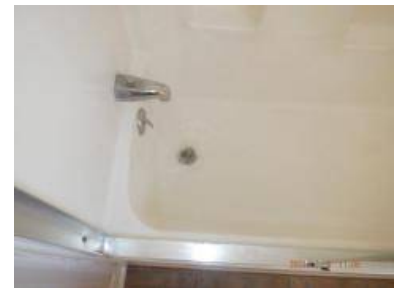
1319 TUB/SHOWER:

[CR] The stopper mechanism was defective/missing parts. We recommend correcting the condition(s) noted.

[CR] The faucet leaked at the handles when operated. We recommend correcting the condition(s) noted.

[CR] The faucet(s)/spout were not sealed to the wall/deck. This condition is conducive to moisture intrusion into concealed spaces. We recommend correcting the condition(s) noted.

[CR] The tub drain was slow/blocked. We recommend correcting the condition(s) noted.



1322 ENCLOSURE:

The enclosure(s) were serviceable, with safety glass markings with signs of aging/wear.

1325 MEDICINE:

There was no medicine cabinet present and they are not required.

1326 MIRRORS:

The mirror(s) were serviceable with signs of aging/wear.



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1327 TOWEL BARS:

The towel bar(s) and toilet paper holder(s) were serviceable with signs of aging/wear.

**STUDIO BATH:**

1301 WALLS/CEILING:

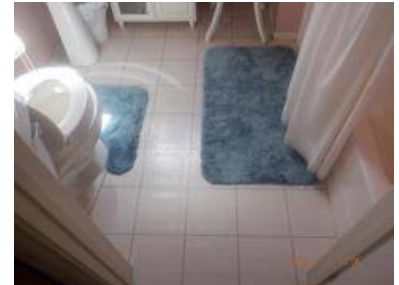
Located in the studio above the detached garage.

The visible areas of the walls and ceiling appeared serviceable with some cracks noted.



1304 VINYL FLOOR:

The visible areas of the vinyl floor appeared serviceable with signs of aging and wear.



1307 INT DOORS:

The door(s) were serviceable with signs of aging and wear.

1309 WINDOWS:

[CR] There was evidence of moisture stains and damage in the window sill(s). The area tested dry during the inspection. We recommend locating and correcting the source as well as any damaged materials.



[NOTE] Additional image



[FE] Condensation/stains were noted between the glass panes in the thermal window(s). We recommend having all of the doors and windows evaluated by a specialist in the appropriate trade.



1310 HEAT & COOL:

There was no source of heat in this area and it is not required.

1311 LIGHTS/FIXTURES:

The light(s) were serviceable.

1312 RECEPTACLES:

The accessible receptacles were serviceable and GFCI protected where required.

1313 VENTILATION:

The ventilation was provided by a window which appeared adequate.

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1315 SINK/PLUMBING:

[CR] The sink/surface was cracked. We recommend correcting the condition(s) noted.



1316 TOILETS:

[CR] The toilet showed evidence of **seepage/leakage** at the baseline/wax ring. These condition(s) are conducive to moisture intrusion and deterioration. We recommend correcting the condition(s) noted along with any and all damaged materials.



[CR] The toilet was not readily identifiable as a 1.6 gallon per flush [gpf] or low flush type. We recommend correcting the condition(s) noted.

1319 TUB/SHOWER:

The tub/shower and faucet(s) were serviceable with signs of aging/wear.

[CR] The tub drain was slow/blocked. We recommend correcting the condition(s) noted.



[CR] The faucet(s)/spout were not sealed to the wall/deck. This condition is conducive to moisture intrusion into concealed spaces. We recommend correcting the condition(s) noted.

[CR] The grout/caulking was cracked, damaged or missing. This condition is conducive to moisture intrusion into concealed spaces. We recommend correcting the condition(s) noted.



[CR] The faucet leaked at the shower head connection when operated. We recommend correcting the condition(s) noted.



1322 ENCLOSURE:

There was a shower curtain present.

1325 MEDICINE:

There was no medicine cabinet present and they are not required.

1326 MIRRORS:

[NOTE] The mirror was hung like a picture and may not be staying with the building. We recommend inquiring about the condition(s) noted.

1327 TOWEL BARS:

The towel bar(s) and toilet paper holder(s) were serviceable with signs of aging/wear.

## BUILDING INTERIOR

The visible areas of the walls, ceilings, floors, cabinets and counters were examined 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. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. In general almost all insulated glass window seals will fail and can fail at any time. Fireplaces with gas lines should have the damper fixed so it will not close and the gas line should be sealed to the wall where it enters the fireplace. All fireplaces should be cleaned and inspected on a regular basis to insure safe operation. Smoke detectors should be installed within 15 feet of all sleeping rooms. To examine or test smoke detectors is beyond the scope of the inspection. We recommend older homes be upgraded to meet the current smoke detector installation standards for additional occupant safety. All maintenance, repairs, or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

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

### BUILDING INTERIOR INFORMATION

1401 ROOMS INSPCTD:	Front entry, living room, dining room, family room, office/study, bonus room, stairwell(s), hallway(s) and bedroom(s)
1402 WALLS/CEILINGS:	Materials: sheetrock and other manufactured materials.
1403 FLOORS:	Materials: carpet, vinyl, simulated wood, wood.
1405 FIREPLACES #:	2 Wood stove(s): located in the living room and studio.



1406 SMOKE DETCTRS:	Smoke detectors were noted at: upper and lower hallways and bedrooms.
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### BUILDING INTERIOR CONDITIONS

1407 COMMENTS:	<p>[NOTE] Small cracks in drywall or plaster are typically attributed to wood shrinkage or settlement. Minor cracks should be expected and will normally not effect the integrity of the structure. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Occupants furnishings may restrict viewing of interior components and may prevent the testing of some windows.</p> <p>[FE] Moisture inevitably causes damage and deterioration over time. It can also be conducive to fungi-mold, decay and wood destroying insects that cannot always be seen. <u>Anytime</u> moisture or evidence of moisture is noted in this report, we commend further evaluation by a specialist in the appropriate trade to locate the source and correct <u>any and all</u> damaged materials. Determining the presence of mold/mildew is <u>out of the scope of the inspection.</u></p> <p>[FE] It is the client's <u>sole responsibility</u> to read the <u>entire</u> inspection report, standards of practice and follow up on the conditions and recommendations made by the inspector. The inspector makes him or herself available after the inspection for questions/concerns and advice. Client must do their due diligence and take a "buyer's beware" approach to purchasing a home. General home inspections are limited, visual, non-invasive inspections only that cannot predict future events/conditions. The client is to <u>personally</u> perform a detailed walkthrough of the building after stored items have been removed, <u>prior to closing. The inspector is unequivocally not responsible for lack of effort, repairs and maintenance by the client after the purchase of the property.</u></p> <p>[FE] A general home inspection is in no way a substitute for an inspection done by a pest company who are experts in wood destroying organisms. We recommend further evaluation and corrections by a specialist in the appropriate trade.</p> <p>[CR] There were a number of outlet receptacles that were loose or did not hold a connection to a plug well. We recommend checking and replacing each of the receptacles as needed.</p> <p>[FE] The interior of the building was repainted and there have been flooring changes. Each of these can remove or conceal evidence of any past conditions that may have</p>
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been present prior to the work being done. We recommend inquiring about any past conditions and/or any moisture issues/roof leaks that may no longer be visible.

[FE] The building was occupied at time of inspection and the majority of cabinets, closets and under-sink areas were filled with personal items which restrict viewing. **We strongly recommend** completing a detailed walkthrough, **prior to closing** when these items are removed and viewing these areas for any possible damage or hidden conditions.

**MAIN HOUSE INTERIOR:**

1408 WALLS/CEILING:

[CR] Moisture/stains were noted on the walls and ceiling. The area tested dry during the inspection. We recommend locating and correcting the source as well as any damaged materials.



[NOTE] Additional image



[NOTE] Additional image



[FE] Past repairs were noted on the wall(s)/ceiling. We recommend inquiring about any previous work done and any moisture issues that may have occurred here.



[NOTE] Additional image





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[NOTE] Additional image



[NOTE] Additional image.



[CR] Damage was noted on the wall(s)/ceiling. We recommend correcting the condition(s) noted.



[NOTE] Additional image



[FE] Some ceilings were made of the older "popcorn" material. Inquire about this condition.



[CR] Minor cosmetic damage was noted throughout the building. We recommend correcting the condition(s) noted.



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The visible areas of the walls and ceiling appeared serviceable with some cracks noted.



[NOTE] Additional image



[NOTE] Additional image



[CR] Some settlement cracks were noted. We recommend correcting the condition(s) noted.

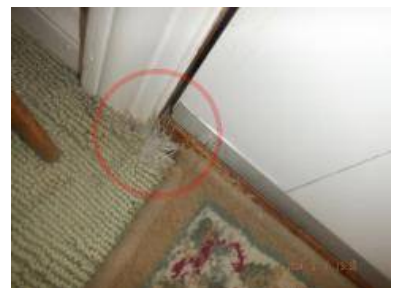


[NOTE] Additional image



1409 CARPET FLOOR:

[CR] The carpet was damaged. We recommend correcting the condition(s) noted.



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[CR] The carpet was soiled/stained in areas. We recommend correcting the condition(s) noted.



1412 WOOD FLOOR:

[CR] The carpet was loose in areas. We recommend correcting the condition(s) noted.

[CR] The wood floor was worn and scratched. We recommend correcting the condition(s) noted.



[CR] Moisture/stains were noted on the wood flooring. The area tested dry during the inspection. We recommend locating and correcting the source as well as any damaged materials.



The visible areas of the simulated wood flooring serviceable with signs of aging and wear.

[CR] The floor squeaked when walked on. We recommend correcting the condition(s) noted.

1414 INT DOORS:

[CR] Some interior door(s) rubbed the jamb/floor/each other. We recommend correcting the condition(s) noted.

[CR] Some door stoppers were missing. We recommend correcting the condition(s) noted.

[CR] Some interior door(s) were removed. We recommend correcting the condition(s) noted.



1415 EXT DOORS:

[CR] Some door(s) rubbed the jamb/floor/each other. We recommend correcting the condition(s) noted.

[CR] Some door(s) were difficult to operate. We recommend correcting the condition(s) noted.

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[CR] There was evidence of moisture intrusion at the base and threshold of the exterior exit door(s). We recommend locating and repairing the source as well as any damaged materials.

[CR] Some exterior door(s) were damaged/deteriorated. We recommend correcting the condition(s) noted.



[NOTE] Additional image



**1416 WINDOWS:**

[FE] Condensation/stains were noted between the glass panes in the thermal window(s). We recommend having all of the doors and windows evaluated by a specialist in the appropriate trade.

[CR] There was evidence of moisture stains and damage in the window sill(s). The area tested wet during the inspection. We recommend locating and correcting the source as well as any damaged materials.



[CR] Some window screen(s) had damaged mesh/frames/latches or were missing. We recommend correcting the condition(s) noted.

[CR] Some window(s) were difficult to open/close. We recommend correcting the condition(s) noted.

[NOTE] Double-pane windows/doors reduce street noise and improve efficiency of heating/cooling systems. The space between the panes is factory sealed. If a seal is broken, air from the environment may enter the formerly sealed space. This condition may cause condensation or fogging in the window(s), depending on the climatic conditions. We cannot assure the seal on each and every window, but we will report the presence of visible condensation, fogging and/or moisture staining noted during the inspection. Unless otherwise noted in the report, no condensation, fogging or stains were present during the inspection.

**1417 HEAT & COOL:**

There was air movement from the air register(s)/grill(s)

**1418 LIGHTS/FIXTURES:**

The light(s) and ceiling fan were serviceable.





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[NOTE] Additional image



[SC] There was improper wiring in the form of an open junction box in the well equipment closet. We recommend correcting the condition(s) noted.



[FE] We recommend the battery operated remote system(s) be demonstrated/explained to the buyer(s).

1419 RECEPTACLES:

The accessible receptacles were serviceable.



1420 CLOSET(S):

[NOTE] The visible areas of the closet(s) appeared serviceable, stored items were present. Any conditions concealed from view due to stored items is excluded from this report. We strongly recommend viewing these areas prior to closing.



1421 SMOKE DETCTR:

To examine or test smoke detectors is outside the scope of the inspection. We recommend regular testing.

1424 HANDRAILS:

The handrail(s) were serviceable.

1425 GUARD RAILS:

The guardrails were serviceable.

1426 STAIRWELLS:

[SC] One or more of the stair step(s) were loose. We recommend correcting the condition(s) noted.

1427 WOODSTOVE:

[CR] The woodstove and flue were dirty. We recommend the fireplace and flue be cleaned by a specialist in the appropriate trade.



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[CR] There were cracked blocks in the firebox. We recommend correcting the condition(s) noted.



[NOTE] No moisture noted around ceiling connection.



1428 COMMENTS:

[FE] There was a moisture related odor present in the finished basement area. A large moisture stain was noted by the well pump equipment closet. The area was damp (12-15% moisture reading) at time of inspection. See grading in exterior section also. We recommend locating and correcting the source and any damaged materials.



[NOTE] Additional image.



[FE] Areas of the flooring were not level in the finished basement area. We recommend further evaluation and corrections by a specialist in the appropriate trade.



[NOTE] There was an access hatch in the finished basement wall to a waste cleanout.



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**STUDIO:**

1408 WALLS/CEILING:

[FE] Past repairs were noted on the wall(s)/ceiling. We recommend inquiring about any previous work done and any moisture issues that may have occurred here.



Some visible areas of the walls and ceiling appeared serviceable with some cracks noted.



[NOTE] No moisture around skylight.



1409 CARPET FLOOR:

[CR] The carpet was soiled/stained in areas. We recommend correcting the condition(s) noted.



[CR] The floor squeaked when walked on. We recommend correcting the condition(s) noted.

1411 VINYL FLOOR:

The visible areas of the vinyl floor appeared serviceable with signs of aging and wear.



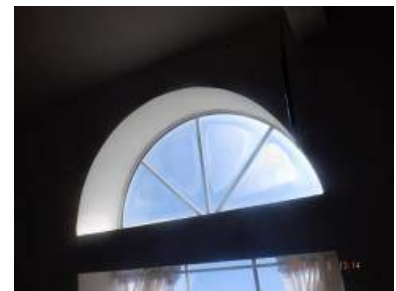
1415 EXT DOORS:

The door(s) were serviceable with signs of aging and wear.

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1416 WINDOWS:

[FE] Condensation/stains were noted between the glass panes in the thermal window(s). We recommend having all of the doors and windows evaluated by a specialist in the appropriate trade.



[CR] Some window screen(s) had damaged mesh/frames/latches or were missing. We recommend correcting the condition(s) noted.



[CR] There was evidence of moisture stains and damage in the window sill(s). The area tested **actively wet** during the inspection. We recommend locating and correcting the source as well as any damaged materials.



[NOTE] Double-pane windows/doors reduce street noise and improve efficiency of heating/cooling systems. The space between the panes is factory sealed. If a seal is broken, air from the environment may enter the formerly sealed space. This condition may cause condensation or fogging in the window(s), depending on the climatic conditions. We cannot assure the seal on each and every window, but we will report the presence of visible condensation, fogging and/or moisture staining noted during the inspection. Unless otherwise noted in the report, no condensation, fogging or stains were present during the inspection.

[CR] Some window(s) were difficult to open/close. We recommend correcting the condition(s) noted.

1417 HEAT & COOL:

The electric/gas wall heater was serviceable.



[NOTE] Additional image





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[NOTE] Additional image



[CR] The flue for the studio heater was rusted. We recommend correcting the condition(s) noted.



1418 LIGHTS/FIXTURES: The light(s) and ceiling fan were serviceable.



1419 RECEPTACLES: The accessible receptacles were serviceable.



1420 CLOSET(S): [NOTE] The visible areas of the closet(s) appeared serviceable, stored items were present. Any conditions concealed from view due to stored items is excluded from this report. We strongly recommend viewing these areas prior to closing.

1421 SMOKE DETCTR: To examine or test smoke detectors is outside the scope of the inspection. We recommend regular testing.

1422 CABINETS/TOPS: [CR] The cabinet doors were missing. We recommend correcting the condition(s) noted.



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1423 SINK/PLUMBING:

The faucet(s), sink(s) and piping were serviceable, no leakage noted with signs of aging/wear.



[NOTE] Evidence of past leakage was noted at the water supply piping/shutoff valves. We recommend monitoring this area for future leaks.



1427 WOODSTOVE:

[CR] The woodstove and flue were dirty. We recommend the woodstove and flue be cleaned by a specialist in the appropriate trade.



[NOTE] Additional image



[NOTE] No moisture noted around ceiling connection.



## GARAGE

The visible areas of the walls, ceilings, floors, cabinets and counters were examined 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 or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

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

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**GARAGE INFORMATION**

- 1501 TYPE & LOCATN: Detached two car garage.
- 1503 VENTILATION: Vent types: None Viewed.
- 1504 EXT DOOR TYPE: Materials: wood.
- 1505 WINDOW TYPE: Window types: horizontal sliding.
- 1506 WINDOW MATRL: Materials: metal.
- 1507 GARAGE DOOR(S): Door types: wood tilt-up(s)
- 1508 INTERIOR WALLS: Materials: block and unfinished.
- 1509 INTERIOR FLOOR: Materials: concrete.

**GARAGE CONDITIONS**

- 1510 VENTILATION: [CR] The combustion air vents were noted to be absent. These vents remove possible contaminated air from exhaust fumes. We recommend correcting the condition(s) noted.
- 1511 EXT DOORS: The door(s) were serviceable with signs of aging and wear.
- 1512 WINDOWS: The accessible window(s) were serviceable with signs of aging and wear. [CR] There was evidence of moisture stains in the window sill(s). The area tested dry during the inspection. We recommend locating and correcting the source as well as any damaged materials.
- 1513 FRAMING: [CR] Moisture stains were noted on the sheathing and framing in areas. The stains tested dry during the inspection. We recommend locating and correcting the source as well as any damaged materials.

[NOTE] Additional image

[NOTE] Additional image



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[NOTE] Additional image



[SC] The garage ceiling/wall tie framing was being used for storage. The additional weight can damage the framing. We recommend it be engineered or removed.



[RU] There was no seismic bracketing at some post to beam connections. We recommend correcting the condition(s) noted.



[NOTE] Some post-to-beam connections had seismic bracketing.



1514 INTERIOR WALLS:

[FE] There were efflorescence (white mineral salts) stains on the walls (see grading in exterior). This condition is an indication of moisture intrusion. We recommend locating and correcting the source and any damaged materials.



[SC] There were homeowner-built shelves hanging from the ceiling/walls. The additional weight can damage the framing. We recommend it be engineered or removed.





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[FE] Portions of the interior walls and ceiling were not visible at this time due to stored personal items. We recommend checking these areas after the items have been removed.



1515 GARAGE FLOOR:

[FE] There were efflorescence (white mineral salts) stains on the floor. This condition is an indication of moisture intrusion. We recommend locating and correcting the source as well as any damaged materials.

[CR] Concrete was stained in areas. We recommend correcting the condition(s) noted.

[CR] There were cracks in the garage floor. We recommend correcting the condition(s) noted.

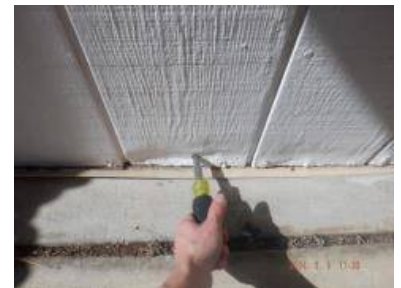


[FE] The floor was not fully visible, due to stored items. We recommend checking these areas after the stored items are removed.



1520 GARAGE DOOR(S):

[CR] The car door(s) were damaged. We recommend correcting the condition(s) noted.



1521 DOOR OPENERS:

The doors were manually operated.

1522 LIGHTS/FIXTURES:

[CR] Some lights **failed** to function and were missing lenses/globes. We recommend correcting the condition(s) noted.



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[SC] There was improper wiring installed in the form of nonmetallic sheathed wiring exposed to human contact and/or mechanical damage. We recommend correcting the condition(s) noted.



[SC] There was improper wiring installed in the form of open junction boxes. We recommend correcting the condition(s) noted.



[SC] There was improper wiring installed in the form of improperly terminated wiring. We recommend correcting the condition(s) noted.



1523 RECEPTACLES:

The accessible receptacles were serviceable and GFCI protected where required.



1524 COMMENTS:

[FE] There was evidence of conditions that require further evaluation by a pest control operator. We recommend further evaluation and corrections by a specialist in the appropriate trade.



[CR] The insulation (for studio above) was installed upside down. The vapor barrier should be against the conditioned air space. We recommend correcting the condition(s) noted.



# SUPPLEMENTAL PHOTOGRAPHS

Photographs when used, are simply a tool to convey our findings. They are not intended to enhance those findings or diminish any findings not photographed. All maintenance, repairs or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

PHOTO # 1:



PHOTO # 2:



PHOTO # 3:



PHOTO # 4:



PHOTO # 5:



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PHOTO # 6:



PHOTO # 7:



PHOTO # 8:

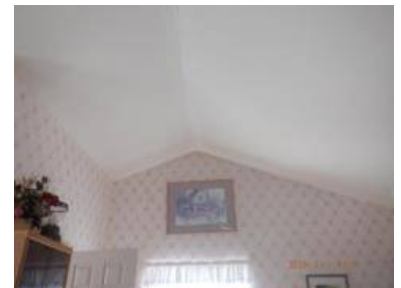


PHOTO # 9:



PHOTO # 10:



PHOTO # 11:





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PHOTO # 12:



PHOTO # 13:



PHOTO # 14:



PHOTO # 15:



PHOTO # 16:



PHOTO # 17:



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PHOTO # 18:



PHOTO # 19:



PHOTO # 20:



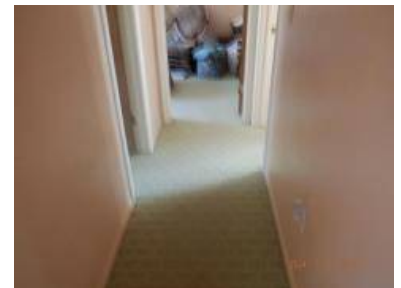
PHOTO # 21:



PHOTO # 22:



PHOTO # 23:



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PHOTO # 24:



PHOTO # 25:



PHOTO # 26:

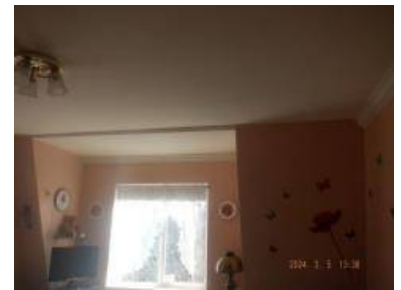


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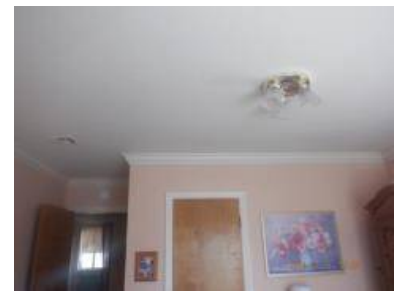
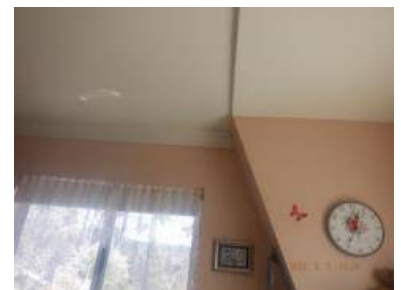


PHOTO # 28:



PHOTO # 29:



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PHOTO # 30:

