San Diego's Favorite Home Inspection Company
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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Nathan Pyle

INSPECTION ADDRESS

6959 Colorado Avenue, La Mesa, CA 91942

INSPECTION DATE

1/14/2025 9:00 am to 12:00 pm

GENERAL INFORMATION

Inspection Address: 6959 Colorado Avenue, La Mesa, CA 91942
Inspection Date: 1/14/2025 Time: 9:00 am to 12:00 pm
Weather: Clear and Dry - Temperature at time of inspection: 60-70 Degrees

Inspected by: Ron Cantor

Client Information: Nathan Pyle

Seller's Agent: Berkshire Hathaway Home Services
Charles Murch
Mobile: 619-517-5307
Email: chmurch@yahoo.com

Inspection Fee: $ 745.00

Structure Type: Wood Frame
Foundation Type: Raised Foundation
Furnished: Yes
Number of Stories: One

Structure Style: California Ranch

Structure Orientation: North

Estimated Year Built: 1950
Unofficial Sq.Ft.: 1538

People on Site At Time of Inspection: Seller(s)
Seller's Agent

PLEASE NOTE:

This report is the exclusive property of Cantor Property Inspection and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of Cantor Property Inspection and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of California Real Estate Inspection Association "CREIA", and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report

should be completed well before the close of escrow by licensed general contractor and or certified specialized, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property. We do not endorse the work preformed by handyman service providers or unlicensed contractor's.

This inspection report is prepared solely for Client and may not be relied upon by any other person. Client shall not use the inspection report as a substituted disclosure under California Civil Code section 1102.4, or any similar or related statute. CLIENT AGREES TO INDEMNIFY, DEFEND AND HOLD INSPECTOR HARMLESS FROM ANY CLAIMS, LIABILITIES, SUITS OR JUDGMENTS ARISING OUT OF CLIENT'S BREACH OF THIS PARAGRAPH."

Report File: 6959 Colorado Avenue

SCOPE OF WORK

You have contracted with Cantor Property Inspection to perform a generalist inspection in accordance with the standards of practice established by, the California Real Estate Inspection Association (CREIA) a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

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

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

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing

products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at www. epa.gov/radon/images/hmbuygud.pdf, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

SECTION NARRATIVES

Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life

expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Electrical

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

Heat

The components of most heating systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle any of the following concealed components: the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers .However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of all such systems, but we are not specialists. Therefore, in accordance with the terms of our contract, it is essential that any recommendation that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Heating and Air Conditioning

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Living

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and

facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Hallway

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Section 1.0 - Structural

Various Hard Surfaces

Common Observations

Informational Conditions

1.1 - There are common settling or curing cracks in the hard surfaces. This is somewhat predictable, and is typically not regarded as being structurally significant, but we are not specialists and you may wish to have this confirmed by one.

Structural Elements

Identification of Wall Structure

Informational Conditions

1.2 - The walls are conventionally framed with wooden studs.

Identification of Floor Structure

Informational Conditions

1.3 - The floor structure consists of posts, piers, girders, and joists, sheathed with plywood or diagonal boards.

Identification of Ceiling Structure

Informational Conditions

1.4 - The ceiling structure consists of standard joists.

Identification of Roof Structure

Informational Conditions

1.5 - The roof structure is conventionally framed with rafters, purlins, collar-ties, et cetera.

Raised Foundation

General Comments

Informational Conditions

1.6 - This residence has a raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than ¼" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Raised Foundation Type

Informational Conditions

1.7 - The concrete foundation is raised and bolted to the standards of the year in which it was constructed, which may well be adequate, but which may not meet current structural standards.

Method of Evaluation

Informational Conditions

1.8 - We evaluated the raised foundation by accessing and inspecting the components within the crawl space.

Crawlspace Observations

Informational Conditions

1.9 - The crawl space is accessible and in acceptable condition.

Other Conditions and or Repairs

1.10 - There is efflorescence on the stem wall in the raised foundation areas, which confirms that moisture has penetrated the area and activated minerals that form a white powdery formation of salt crystals. With the recent concerns about mold, this is a condition that should be monitored, and one that could produce musty odors.



1.11 - The crawl space is contaminated by rodents, which is a significant health hazard, and should be evaluated by an exterminator as soon as possible. Rodents can compromise not only the crawlspace and its various components, such as ducts and insulation, but can eventually contaminate the living space as well. Consequently, we disclaim any further responsibility for evaluating the crawlspace and its components.

Foundation or Stem Walls

Functional Components and Conditions

1.12 - The concrete foundation is functional.

Other Conditions and or Repairs

1.13 - Concrete is sloughing off the foundation walls due to moisture penetration, which you may wish to have further evaluated by a licensed foundation contractor.

1.14 - There is a horizontal crack and or exposed rusty rebar noted in the concrete foundation at the front of the crawl space. Further evaluation and repair by a licensed foundation contractor is advised.



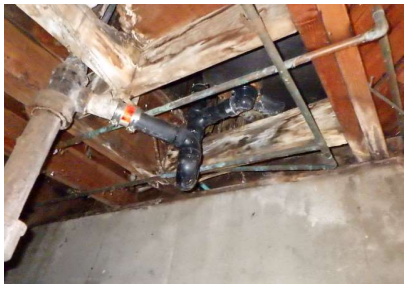
Intermediate Floor Framing

Functional Components and Conditions

1.15 - The intermediate floor framing is functional.

Other Conditions and or Repairs

1.16 - There are stains or moisture damage to the sub-floor beneath the floors in the bathrooms and kitchen of the home. Further evaluation and repair by a licensed Pest Control Operator and or contractor is advised.



Electrical

Functional Components and Conditions

1.17 - The electrical components that are visible within the crawl space appear to be in acceptable condition.

Ventilation

Informational Conditions

1.18 - The ventilation in the foundation crawl space appears to be standard and adequate.

Floor Insulation

Informational Conditions

1.19 - There is no floor insulation in the floors, which would not have been required when this residence was constructed.

Section 2.0 - Exterior

Site & Other Observations

Renovations & Additions

Other Conditions and or Repairs

2.1 - Additions and or remodeling have been made to this property. Therefore, you should request documentation that should include permits and any warranties or guarantees that might be applicable, because we do not approve of, or tacitly endorse, any work that was completed without permits, and latent defects could exist.

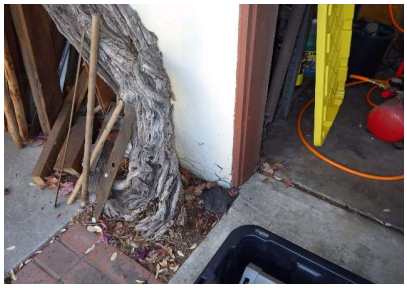
Landscaping Observations

Other Conditions and or Repairs

2.2 - One or more tree limbs are threatening the roof and or eaves, and should be removed by an arborist before they damage the roof and or eaves.



2.3 - A tree or trees that are adjacent to the foundation should be monitored for any growth that might affect the foundation.



2.4 - The roots of mature trees could have an adverse effect on either the water main or the sewer pipe, and you may wish to consult an arborist who could predict future growth potential.

2.5 - Overgrown landscaping was noted at various location throughout the exterior of the home, which should be removed and which limited the inspection.

Neglected Property Disclaimer

Components and Conditions Needing Service

2.6 - The property has been neglected and is in significant disrepair, we will not comment on all the obvious and numerous deficiencies. However, you should obtain estimates of repair from a licensed general contractor, because the cost of renovation could significantly effect your evaluation of the property.

Personal Items

Other Conditions and or Repairs

2.7 - Excessive personal items throughout the home and garage extremely limited the inspection. Further evaluation of these areas when fully visible and before the close of escrow is advised.

Major Defect Only Inspection

Informational Conditions

2.8 - This was a pre-listing inspection performed for the seller that was designed to locate major defects only. Although, minor defects may be included in the report, they are done so as a courtesy, and make not be inclusive of all minor defects. The future buyer should hire their own inspector to do a fully inspection of the property during the contingency period of that escrow, which would include all minor defects.

Grading & Drainage

General Comments

Informational Conditions

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

Interior-Exterior Elevations

Informational Conditions

2.10 - There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

Flat & Level Pad

Informational Conditions

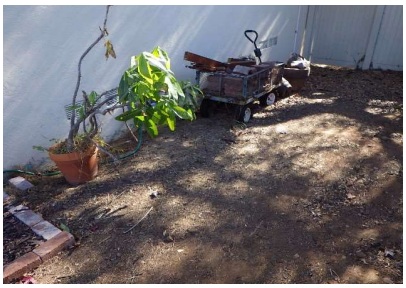
2.11 - The residence is situated on a lightly sloped lot, which would typically not need a geological evaluation. However, in as much as we do not have the authority of a geologist, you may wish to have a site evaluation.

Drainage Mode

Other Conditions and or Repairs

2.12 - Drainage on this property is solely dependant on soil-percolation and hard surfaces. Additionally, there are no roof gutters or area drains. Such conditions are not ideal, and water may pond at various points during prolonged rains. Therefore, you may wish to have a licensed drainage contractor further evaluate, but we did not see any evidence of moisture contaminating the living space.

2.13 - There are areas where water will be directed toward the foundation instead of away from it, as recommended. This not only allows for the possibility of moisture intrusion, but also differential settling, et cetera. Further evaluation and repair by a licensed foundation-drainage contractor is advised.



House Wall Finish

House Wall Finish Type

Informational Conditions

2.14 - The house walls are finished with stucco.

House Wall Finish Observations

Functional Components and Conditions

2.15 - The house wall finish is in acceptable condition.

Informational Conditions

2.16 - There are typical cracks in the stucco, which you should view for yourself. All cracks result from movement, and are structural in that respect, but the vast majority of them have only a cosmetic significance. However, you may wish to have this confirmed by a licensed stucco contractor.

Components and Conditions Needing Service

2.17 - There are atypical cracks in the stucco at the rear of the home. Further evaluation and repair by a licensed contractor is advised.


Other Conditions and or Repairs

2.18 - The stucco extends down to the soil without the benefit of a weep-screed. Weep screed is a horizontal strip of metal that isolates the stuccoed house walls from the foundation and allows them to move independent of the foundation. This not only prevents horizontal cosmetic cracks that are commonly seen at the base of many stuccoed walls, but also isolates the stucco from the soil and inhibits the wicking effect of moisture being drawn up into the stucco which in turn creates the flaking and peeling that is common on such surfaces.

2.19 - There are small holes and or damage in the stucco at various locations throughout the home, that should be properly repaired by a licensed contractor.


2.20 - There are moisture stains and or damage in the stucco at the base of the walls, at various locations around the home. This is a cosmetic defect which is caused by poorly aimed sprinklers, roof run-off, and or improper soil height. Further evaluation and repair by a licensed contractor is advised.



2.21 - There are horizontal cracks in the stucco at the base of the walls, which appear to be common. These cracks are at the intersection of the foundation and framed wall and occur due to minor settlement and or movement. There does not appear to be any structural significance to these cracks, however, you may wish to have a licensed foundation contractor confirm this.


Exterior Components

General Comments

Informational Conditions

2.22 - It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Driveways

Informational Conditions

2.23 - The driveway is in acceptable condition.

Other Conditions and or Repairs

2.24 - There are cracks and or offsets in the driveway that could prove to be trip-hazards, particularly for children or the elderly, which you may wish to evaluate for yourself.

2.25 - Improper drainage was observed, which will direct water towards the garage. Further evaluation and proper repair by a licensed foundation contractor is advised.

Walkways

Informational Conditions

2.26 - The walkways are in acceptable condition.

Other Conditions and or Repairs

2.27 - There are cracks and or offsets in the walkways that could prove to be trip-hazards.

There are cracks and or offsets in the walkways that could prove to be trip-hazards - *Continued*

2.28 - The brick style walkways are functional, however, are slightly uneven and or displaced, which may pose as a trip hazard.

2.29 - There is an uneven paver stone walkway at the front of the home that may pose as a possible trip hazard.

Yard Walls

Informational Conditions

2.30 - Portions of the yard walls are obscured by foliage or other material and could not be fully examined.

Components and Conditions Needing Service

2.31 - The yard wall at the rear of the residence is cracked, displaced, and has been compromised. Further evaluation and repair by a licensed masonry contractor during the contingency period of the escrow is advised.

The retaining wall at the rear of the residence is cracked displaced and has been compromised - *Continued*





2.32 - There are damaged and or partially removed yard walls noted at the rear of the home. Further evaluation and repair by a licensed masonry contractor is advised.


Fences & Gates

Informational Conditions

2.33 - The fences and gates are serviceable, but have damage commensurate with their age.

2.34 - Portions of the fences are obscured by foliage or other material, which prevents a thorough inspection.

Other Conditions and or Repairs

2.35 - The gates needs typical maintenance-type service to open and close and or latch properly.

Fascia & Trim

Other Conditions and or Repairs

2.36 - Sections of the fascia and trim need maintenance type service, and particularly on the South facing side where they are exposed to direct sunlight.
2.37 - There are signs of previous leaks and stains on the under side of the eaves in several locations. Further evaluation and repair by a licensed contractor is advised.





2.38 - There is possible moisture and or termite damage noted in the wood trim, fascia boards, and or eaves at various locations throughout the building. Further evaluation and repair by a licensed Pest Control Operator is advised.





Sliding Glass Doors
Informational Conditions

2.39 - The sliding glass door is tempered and in acceptable condition.

Exterior Wooden Doors

Informational Conditions

2.40 - The exterior doors are in acceptable condition.

Patio Covers or Gazebos

Informational Conditions

2.41 - The front porch cover is part of the main roof system and is in acceptable condition.

Components and Conditions Needing Service

2.42 - The rear and left side patio cover posts are bearing poorly on piers that are improperly made out of damaged concrete block. Further evaluation and repair by a licensed contractor is advised.



Other Conditions and or Repairs

2.43 - The front porch and rear patio covers have substandard aspects, which imply that they could have been built without the benefit of a required building permit. We can elaborate on this issue, but you should request the building permit from the sellers, or seek a second opinion from a licensed contractor.




2.44 - There is possible termite and or moisture damage to the front porch and rear patio covers, that should be further evaluated and repaired by a licensed Pest Control Operator.

There is possible termite and or moisture damage to the front porch and rear patio covers - *Continued*





2.45 - There are moisture stains and signs of prior leakage on the underside of the rear wood patio cover. Further evaluation and repair by a licensed roofer is advised.

Porches or Stoops

Informational Conditions

2.46 - The porch is in acceptable condition.

Other Conditions and or Repairs

2.47 - The front porch guardrails do not conform to current standards. They should be a minimum of forty-two inches high with pickets spaced no more than four inches for child safety, and you may wish to have them brought into compliance.


2.48 - Personal items limited the inspection of the front porch, which should further evaluated when the porch is fully visible and during the contingency period.

Steps & Handrails

Other Conditions and or Repairs

2.49 - As a safety precaution, we recommend installing handrails on steps that have three or more risers, and particularly if children or the elderly visit or occupy the property.

2.50 - The guardrails do not conform to current building standards. They should be a minimum of forty-two inches high with pickets spaced no more than four inches for child safety, and you may wish to have them brought into compliance.

2.51 - The risers are unequal in height, which could prove to be a trip-hazard. The rise should not be less than 4 inches, nor greater than 7 inches. In addition, the dimensions of the risers should not exceed 3/8 of an inch from the smallest dimension on the entire run of the stairs.

2.52 - There are cracked and or damaged steps at the rear patio. Proper repair by a licensed contractor is advised.

Windows

Informational Conditions

2.53 - In accordance with industry standards, we only test a representative sample of windows. A portion of the windows appear to be the same age as the house, and will not necessarily function smoothly. However, we do test every unobstructed window in every bedroom to ensure that they facilitate an emergency exit.

2.54 - A portion of the windows throughout the home have been replaced. You should request documentation from the sellers, which would confirm a professional installation, and could include a transferable warranty, etc.

Components and Conditions Needing Service

2.55 - The replacement windows and doors appear to be improperly installed and or are incomplete throughout the home. Further evaluation and repair by a licensed replacement window contractor is advised.

The replacement windows and doors appear to be improperly installed and or are incomplete throughout the home - *Continued*





Screens

Informational Conditions

2.56 - One or more of the window screens are missing. Screens are often removed for aesthetic reasons, but you may wish to have them installed.

Other Conditions and or Repairs

2.57 - One or more of the window screens are damaged, and you may wish to have them repaired.

Outlets

Other Conditions and or Repairs

2.58 - One or more of the exterior outlets that were tested are functional, however, do not include ground-fault protection. Adding ground fault protection to the outlets is advised by a licensed electrician.

Lights

Informational Conditions

2.59 - The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights.

2.60 - One or more of the exterior lights appear to be on timers or sensors, which did not allow me to operate them. Confirming all exterior lights are functional with the seller is advised.

Patios

Informational Conditions

2.61 - The concrete patio is in functional condition, with only minor cracking and or displacement noted.

2.62 - Personal items limited the inspection of the patio, which should further evaluated when the patio is fully visible and during the contingency period.

Other Conditions and or Repairs

2.63 - It appears that a block wall around the perimeter of the rear patio was removed, which has created a possible fall hazard. Proper repair by a licensed contractor is advised.



Section 3.0 - Roof

Composition Shingle Roof

General Comments

Informational Conditions

3.1 - There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

Method of Evaluation

Informational Conditions

3.2 - We evaluated the roof and its components by walking on its surface.

Other Conditions and or Repairs

3.3 - Debris was noted on the roof, that should be removed now and on a regular basis, which also limited the inspection.





Estimated Age

Informational Conditions

3.4 - The roof appears to be ten to twelve years old. However, this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any guarantee or warranty that might be applicable.

Roofing Material

Informational Conditions

3.5 - The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

Flashings

Informational Conditions

3.6 - The roof flashings are in acceptable condition.

Other Conditions and or Repairs

3.7 - Mastic has been coated on one or more of the roof vent pipes and ventilation flashings, which may indicate previous leaks. Further evaluation and repair by a licensed roofer is advised.

Turbine Vent

Informational Conditions

3.8 - The added roof turbine ventilation appears to be serviceable.

Flat Roof

General Comments

Informational Conditions

3.9 - Flat roofs are designed to be waterproof, not just water resistant, and to last approximately fifteen years. They are rarely flat, and generally slope toward drains, in or near surrounding parapet walls. However, water ponds on many of these roofs that will only be dispersed by evaporation. For this and related reasons, flat roofs have always been problematic and must be maintained. They are comprised of several layers of rolled roofing materials, which are either hot-mopped or torched-down, that expand and contract in the daily and sometimes radical temperature extremes, and eventually buckle, split, separate, and finally deteriorate. When this happens, the roof is susceptible to leaks. However, although gradual decomposition of the roofing materials is inevitable, most leaks result from poor maintenance. Therefore, regardless of the age of a flat roof, it should be inspected seasonally, kept clean, and serviced frequently. Although less expensive that other roofs, they can end up costing more if they are not maintained.

Method of Evaluation

Informational Conditions

3.10 - We evaluated the roof and its components by walking on its surface.

Other Conditions and or Repairs

3.11 - Debris and or vegetation was noted on the roof, which limited the inspection and should be removed.



Estimated Age

Informational Conditions

3.12 - The roof appear to be twelve to fourteen year old. However, this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty or guarantee that might be applicable.

Roofing Material

Informational Conditions

3.13 - The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

Flashings

Informational Conditions

3.14 - The roof flashings are in acceptable condition.

Other Conditions and or Repairs

3.15 - There are no visible roof to wall flashings around the flat roof areas, as required by building standards. These areas are currently sealed with mastic, which will need to be monitored on a regular basis to prevent future moisture intrusion from occurring. Further evaluation and repair by a licensed roofer is advised.


Gutters & Drainage

Informational Conditions

3.16 - There are no gutters on the residence, which are recommended for the general welfare of the residence and its foundation, inasmuch as moisture is a perennial problem.

Section 4.0 - Plumbing

Potable Water Supply Pipes

Water Main Shut-off Location

Informational Conditions

4.1 - The 3/4" copper main water shut-off valve is located at the front of the residence.

Pressure Regulators

Other Conditions and or Repairs

4.2 - The pressure at the street is 40 to 42 PSI and a regulator is not required on the plumbing system, however, it is always advisable to have a pressure regulator installed on the system.

Pressure Relief Valves

Informational Conditions

4.3 - There is a pressure relief valve on the plumbing system, as required.

Copper Water Pipes

Informational Conditions

4.4 - The potable water pipes are in acceptable condition.

General Gas Components

Gas Main Shut-Off Location

Informational Conditions

4.5 - The gas main shut-off is located on the right side of the building. You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

Gas SupplyPipes

Informational Conditions

4.6 - The visible portions of the gas pipes appear to be in acceptable condition.

Gas Water Heaters

General Comments

Informational Conditions

4.7 - There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

Age Capacity & Location

Other Conditions and or Repairs

4.8 - Hot water is provided by a 9 to 10 year old, 50 gallon water heater that is located on the rear patio of the home. The water heater is installed without a storage shed or closet for protection. Proper repair by a licensed plumber is advised.

The water heater that is located on the rear patio of the home - *Continued*

Common Observations

Informational Conditions

4.9 - The water heater is functional, but beyond its warranty period and replacement may be needed in the near future.

Water Shut-Off Valve & Connectors

Informational Conditions

4.10 - The shut-off valve and water connectors are functional.

Other Conditions and or Repairs

4.11 - The 1/2" water lines are small by current standards, and may be inadequate if multiple fixture are operated at the same time. Further evaluation and repair by a licensed plumber is advised.

4.12 - There is rust and or corrosion noted on the supply line connectors and or shut-off valve, which should be serviced by a licensed plumber.

Gas Shut-Off Valve & Connector

Informational Conditions

4.13 - The gas control valve and its connector at the water heater are functional.

Vent Pipe & Cap

Informational Conditions

4.14 - The vent pipe is functional.

Other Conditions and or Repairs

4.15 - The vent pipe is not well seated and or is missing screws securely attaching all connections, and should be serviced.

Relief Valve & Discharge Pipe

Functional Components and Conditions

4.16 - The water heater is equipped with a mandated pressure-temperature relief valve.

Other Conditions and or Repairs

4.17 - The pressure relief valve on the water heater does not have a discharge pipe. A TPR pipe should be installed that terminates approximately six inches above grade by a licensed plumber. Further evaluation and repair by a licensed plumber is advised.

The pressure relief valve on the water heater does not have a discharge pipe - *Continued*

Drain Valve

Informational Conditions

4.18 - The drain valve is in place and presumed to be functional.

Combustion Air Vents

Functional Components and Conditions

4.19 - The water heater does have appropriate combustion-air vents.

Seismic Straps

Other Conditions and or Repairs

4.20 - The water heater is not properly secured, and needs to be strapped in accordance with local standards. Properly strapping the water heater to meet current building standards is advised.

Irrigation or Sprinklers

General Comments

Informational Conditions

4.21 - There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate matters, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We test every visually accessible manual sprinkler actuator and evaluate its coverage, but due to the variety and complexity of many automatic control panels we do not test them. However, inasmuch as the actuators are under pressure, we look for any evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program.

Automatic Sprinklers

Informational Conditions

4.22 - We do not evaluate sprinkler systems, which should be demonstrated by the sellers.

Hose Bibs

Other Conditions and or Repairs

4.23 - The hose bibs that we tested are functional, but all do not include anti-siphon valves. These valves are relatively inexpensive, and are required by current standards.

Waste & Drainage Systems

General Comments

Informational Conditions

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

Type of Material

Informational Conditions

4.25 - The visible portions of the drain lines are a combination of cast iron, galvanized, and plastic ABS pipe.

Drain Waste & Vent Pipes

Informational Conditions

4.26 - Based on industry recommended water tests, the drain pipes are functional at this time. However, only a video-scan of the main drain pipe can confirm its actual condition.

Components and Conditions Needing Service

4.27 - There is a leak at the hall bathroom sink drain pipe in the crawl space, which should be further evaluated and repaired by a licensed plumber.

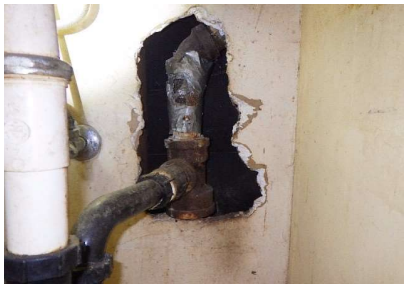
Other Conditions and or Repairs

4.28 - It is recommended that a video camera inspection of the cast iron drain lines be performed by a licensed plumbing contractor, due to tree roots in the front yard and or slow and aging cast iron drain lines.

4.29 - The cast iron drain lines that remain are at the end of their useful life, with signs of rust, prior leaks, and wear visible. Further evaluation and repair by a licensed plumber is advised during the contingency period of the escrow.

4.30 - There is a hole and or damage noted in the vent pipe in the wall under the kitchen sink. Proper repair by a licensed plumber is advised.

There is a hole and or damage noted in the vent pipe in the wall under the kitchen sink - *Continued*



Section 5.0 - Electrical

Main Panel

General Comments

Informational Conditions

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

Service Entrance

Informational Conditions

5.2 - The service entrance, mast weather head, and cleat are in acceptable condition.

Other Conditions and or Repairs

5.3 - The utility company's overhead conductor lines are running through tree limbs that should be trimmed.

Panel Size & Location

Informational Conditions

5.4 - The residence is served by a 100 amp, 220 volt panel, located in the rear of the residence.

Main Panel Observations

Informational Conditions

5.5 - The panel and its components have no visible deficiencies.

Other Conditions and or Repairs

5.6 - Various circuits within the panel are not labeled, but should be, so that the appropriate load calculations and breaker sizes can be determined.

5.7 - The panel is not an original installation. Therefore, you should request documentation from the sellers, which will confirm that the installation was made with permit and by a licensed contractor.

Panel Cover Observations

Informational Conditions

5.8 - The exterior panel cover is in acceptable condition.
5.9 - The interior panel cover is in acceptable condition.

Other Conditions and or Repairs

5.10 - Sharp tipped screws are used to secure the panel cover. For safety reasons, blunt tipped screws should be installed.
5.11 - The old meter socket opening is missing a waterproof cover, which should be installed by a licensed electrician.

Wiring Observations

Functional Components and Conditions

5.12 - The residence is wired with a modern vinyl conduit known as Romex or non-metallic sheathed cable.

Informational Conditions

5.13 - The visible portions of the wiring has no visible deficiencies. We did not observe any burnt, scorched, or damaged wiring in panel.
5.14 - The residence is wired with a metal conduit known as BX armored cable through which the wires are drawn.

Other Conditions and or Repairs

5.15 - The home was originally wired with a two wire non-grounded electrical system. Many of the outlets throughout the home have been changed to three prong grounded style, however, remain ungrounded. Further evaluation and repair by a licensed electrician is advised.

Circuit Breakers

Informational Conditions

5.16 - There are no visible deficiencies with the circuit breakers.

Other Conditions and or Repairs

5.17 - There are two or more different brands of circuit breakers in the main panel. They all appear to be functional and fit properly, however, the manufacture recommends using only their brand of circuit breakers in the panel. You may wish to obtain the opinion of a licensed electrician on this issue.

Grounding

Functional Components and Conditions

5.18 - The main panel appears to be properly grounded.

Sub Panels

General Comments

Informational Conditions

5.19 - Sub-panels are often located inside residences, but they should not be located inside clothes closets, where they might be concealed and could impede an emergency disconnect. Additionally, when they are located outside they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

Sub Panel Location

Informational Conditions

5.20 - The sub panel is located in the guest bedroom closet.

Sub Panel Observations

Other Conditions and or Repairs

5.21 - Various circuits within the sub-panel are not labeled and should be serviced by a licensed electrician, so that the appropriate load calculations and breaker sizes could be determined.

5.22 - The sub-panel is not an original installation. Therefore, you should request documentation from the sellers, which will confirm that the installation was made with permit and by a licensed contractor.

5.23 - The sub-panel is unconventionally located inside a closet, which would not be permitted by current standards, but may have been permitted at original construction. Therefore, you may wish to verify its installation permit or have a licensed electrician further evaluate it.

Panel Cover Observations

Other Conditions and or Repairs

5.24 - The sub panel cover does not fit properly and should be serviced by a licensed electrician.

Wiring Observations

Informational Conditions

5.25 - There are no visible deficiencies with the wiring in the sub panel.

Other Conditions and or Repairs

5.26 - There are Romex wires missing bushings or clamps where they enter the back of the sub panel.

Circuit Breakers

Informational Conditions

5.27 - The circuit breakers have no visible deficiencies in the sub panels.

Other Conditions and or Repairs

5.28 - There are two or more different brands of circuit breakers in the sub panel. They all appear to be functional and fit properly, however, the manufacture recommends using only their brand of circuit breakers in the panel. You may wish to obtain the opinion of a licensed electrician on this issue.

Grounding

Functional Components and Conditions

5.29 - The panel grounding is correct.

Section 6.0 - Heat

Wall Furnaces

Age & Location

Informational Conditions

6.1 - Heat is provided by a 2 to 3 year-old, 50,000 BTU two sided wall furnace, that is located in living room and hallway.

Wall Furnace

Informational Conditions

6.2 - The wall furnace is functional.

Other Conditions and or Repairs

6.3 - Lint and dirt has accumulated around the combustion chamber, which poses a fire-hazard. Therefore, it should be serviced and further evaluated by a licensed HVAC contractor.

Vent Pipe

Informational Conditions

6.4 - The vent pipe is functional.

Gas Valve & Connector

Informational Conditions

6.5 - The gas valve and connector are in acceptable condition.

Combustion-Air Vents

Informational Conditions

6.6 - The combustion-air vents for the gas furnace are functional.

Thermostats

Informational Conditions

6.7 - The thermostat is functional.

Section 7.0 - Heating and Air Conditioning

Split Wall Mounted Systems

Age and Location

Informational Conditions

7.1 - Heating and air-conditioning to the living room and family room are provided by mini split-systems, consisting of a 3 to 6 year-old ceiling unit in the living room and a wall mounted unit in the family room, and a 3 to 6 year-old condensing coil that is located on the rear of the home.

Common Observations

Functional Components and Conditions

7.2 - The mini split-system appears to be functional.

Other Conditions and or Repairs

7.3 - The mini-split system and its components are dirty and need to be serviced. Further evaluation and repair by a licensed HVAC contractor is advised.

Condensing Coil

Informational Conditions

7.4 - The condensing coil responded to the thermostat and is functional.

Condensing Coil Disconnect

Informational Conditions

7.5 - The electrical disconnect at the condensing coil is functional.

Condensate Drain Pipe

Informational Conditions

7.6 - The condensate drain pipes discharge correctly outside the residence.

Other Conditions and or Repairs

7.7 - The condensate discharge pipe is not plumbed to drain efficiently (Visible in the attic). It should be level or slope at one-quarter inch per foot to drain effectively, and should be serviced by a licensed HVAC contractor.

Thermostat

Informational Conditions

7.8 - The hand held thermostats are functional.

Differencial Temperature Readings

Functional Components and Conditions

7.9 - The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the systems and that coming out, of twelve to twenty degrees.

Refrigerant Lines

Informational Conditions

7.10 - The refrigerant lines are in acceptable condition.

Return Air Compartments

Other Conditions and or Repairs

7.11 - The filter is dirty and should be changed soon and every two or three months. If filters are not changed regularly, the evaporator coil and the ducts can become contaminated, and can be expensive to clean.

Section 9.0 - Living

Indoor Environmental Issues

Environmental Observations

Informational Conditions

9.1 - We did not test for mold or measure indoor air quality, which the Consumer Product safety Commission ranks fifth among potential contaminants. Regardless, a person's health is a truly personal responsibility, and inasmuch as we did not inspect for mold or test for other environmental contaminants, we recommend that you schedule an inspection by an environmental hygienist before the close of escrow. This would be imperative if you or any member of your family suffers from allergies or asthma, and could require the sanitizing of air ducts and other concealed areas.

Note: Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately, or the potential for mold infestation will remain.

9.2 - Given the age of the residence, asbestos and lead-based paint could be present. In fact, any residence built before 1978 should not be assumed to be free from these and other well-known contaminants. Regardless, we do not have the expertise or the authority to detect the presence of environmental contaminants, but if this is a concern you should consult with an environmental hygienist, particularly if you intend to remodel any area of the residence.

Other Conditions and or Repairs

9.3 - Paint was seen chipping, flaking, and peeling at various throughout the interior and or exterior of the home, which may contain lead. Further evaluation by a licensed contractor specializing in environmental abatement is

advised.

9.4 - There is evidence of rodent activity throughout the home, which can be a significant health hazard, and should be evaluated by a licensed exterminator. Rodents can compromise not only the attic and its various components, such as ducts and insulation, but can eventually compromise the living space as well. Consequently, we disclaim any further responsibility for evaluating the attic and its components.

Personal Items

Other Conditions and or Repairs

9.5 - Excessive personal items and limited access to rooms throughout the home, extremely limited the inspection. Further evaluation of all inaccessible areas before the close of escrow is advised.

Living Room

Doors

Functional Components and Conditions

9.6 - The door is functional.

Components and Conditions Needing Service

9.7 - The door and or jamb are out of square, which may indicate movement has occurred. Further evaluation and repair by licensed engineer or foundation contractor is advised during the contingency period of the escrow.

Other Conditions and or Repairs

9.8 - The double cylinder keyed deadbolt on the exterior door could prevent or impede an emergency exit, and should be replaced with a safer latch type.

The double cylinder keyed deadbolt on the exterior door could prevent or impede an emergency exit - *Continued*

Flooring

Informational Conditions

9.9 - The floor is worn or cosmetically damaged, which you should view for yourself.

Components and Conditions Needing Service

9.10 - The hardwood floor is cupped, or moisture damaged, and should be evaluated by a specialist. Cupping occurs when the hardwood absorbs excessive moisture on the underside, which causes expansion that results in cupping.

Walls & Ceiling

Other Conditions and or Repairs

9.11 - The walls or ceiling have cosmetic cracking, holes, and or damage.

9.12 - There is a hole and or damage in the wall, which should be properly repaired by a licensed contractor.

Single-Glazed Windows

Informational Conditions

9.13 - The windows are functional.

Other Conditions and or Repairs

9.14 - One or more windows will need service to work well, such as sanding, shaving, trimming, or servicing the hardware.

Outlets

Other Conditions and or Repairs

9.15 - One or more outlets have an open ground, and should be serviced by a licensed electrician.

9.16 - There are one or more damaged outlets in the living room, which should be replaced by a licensed electrician.

9.17 - One or more cover plates are missing, which should be replaced.

Furnished Residence Comment

Informational Conditions

9.18 - The residence is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

Dining Room

Flooring

Informational Conditions

9.19 - The floor is worn or cosmetically damaged, which you should view for yourself.

Components and Conditions Needing Service

9.20 - The hardwood floor is cupped, or moisture damaged, and should be evaluated by a specialist. Cupping occurs when the hardwood absorbs excessive moisture on the underside, which causes expansion that results in cupping.

Walls & Ceiling

Other Conditions and or Repairs

9.21 - The walls or ceiling have cosmetic cracking and or damage.

Lights

Functional Components and Conditions

9.22 - The lights are functional.

Outlets

Other Conditions and or Repairs

9.23 - The ungrounded and obsolete outlets should be upgraded to include more modern and safer ones, which provide a pathway for the current to travel harmlessly to ground.

9.24 - One or more outlets are missing cover plates. Properly covering the outlets with cover plates is advised.

Family Room

A Renovation or Addition

Other Conditions and or Repairs

9.25 - The family room appears to have been remodeled or part of an addition. If so, we recommend that you verify the required building permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a building permit, and latent defects could exist.

Doors

Informational Conditions

9.26 - The doors are functional.

Other Conditions and or Repairs

9.27 - The trim is missing around the doors, which should be installed.

Flooring

Components and Conditions Needing Service

9.28 - The floor appears to be out of level and or uneven. We can elaborate, but this condition should be further evaluated and repaired by a licensed engineer or a foundation contractor during the contingency period of the escrow.

Walls & Ceiling

Informational Conditions

9.29 - The walls or ceiling have cosmetic cracking and or damage.

Other Conditions and or Repairs

9.30 - There are patched areas in the walls and or ceiling, which you should question the seller about or have further evaluated by a licensed contractor.



Dual-Glazed Windows

Functional Components and Conditions

9.31 - The windows are functional.

Lights

Other Conditions and or Repairs

9.32 - One or more ceiling lights did not respond and is improperly hanging by its wiring, which should be properly repaired by a licensed electrician.

9.33 - There are open electrical junction boxes, which are incomplete.

Outlets

Functional Components and Conditions

9.34 - The outlets that were tested are functional.

Other Conditions and or Repairs

9.35 - There are not as many outlets as would be required by current standards, and you may wish to consult an electrician with a view to adding more.

Section 10.0 - Bedrooms

Master Bedroom

Location

Informational Conditions

10.1 - The master bedroom is located at the front of the home.

Doors

Other Conditions and or Repairs

10.2 - The door rubs in the jamb, and needs to be serviced to work smoothly.

10.3 - The door striker is missing on the door knob, which should be serviced.

Flooring

Informational Conditions

10.4 - The floor is worn or cosmetically damaged, which you should view for yourself.

Components and Conditions Needing Service

10.5 - The hardwood floor is cupped, or moisture damaged, and should be evaluated by a specialist. Cupping occurs when the hardwood absorbs excessive moisture on the underside, which causes expansion that results in cupping.

Walls & Ceiling

Informational Conditions

10.6 - The walls or ceiling have cosmetic cracking and or damage.

Single-Glazed Windows

Other Conditions and or Repairs

10.7 - One or more windows are stuck, nailed, or painted shut, and should be serviced.

10.8 - One or more window panes are cracked, which you may wish to have repaired.

10.9 - One or more windows will need service to work well, such as servicing the hardware.

Lights

Functional Components and Conditions

10.10 - The lights are functional.

Outlets

Components and Conditions Needing Service

10.11 - There is one or more outlets that are not functional, which should be further evaluated and repaired by a licensed electrician.

Other Conditions and or Repairs

10.12 - One or more of the outlets have an open ground, and should be serviced by a licensed electrician.
10.13 - There are not as many outlets as would be required by current standards, and you may wish to consult a licensed electrician with a view to adding more.

Smoke Detector

Components and Conditions Needing Service

10.14 - There is no smoke detector, which is mandated in this jurisdiction and should be installed.

1st Guest Bedroom

Location

Informational Conditions

10.15 - The first guest bedroom is located at the right side of the home.

Doors

Functional Components and Conditions

10.16 - The door is functional.

Flooring

Informational Conditions

10.17 - The floor is worn or cosmetically damaged, which you should view for yourself.

Components and Conditions Needing Service

10.18 - The hardwood floor is cupped, or moisture damaged, and should be evaluated by a specialist. Cupping occurs when the hardwood absorbs excessive moisture on the underside, which causes expansion that results in cupping.

Walls & Ceiling

Informational Conditions

10.19 - The walls or ceiling have cosmetic cracking and or damage.

Single-Glazed Windows

Other Conditions and or Repairs

10.20 - One or more window panes are cracked, which you may wish to have repaired.

One or more window panes are cracked - *Continued*

10.21 - One or more windows will need service to work well, such as servicing the hardware.

Closets

Other Conditions and or Repairs

10.22 - The closet doors have been removed, which you may wish to have replaced.

Lights

Functional Components and Conditions

10.23 - The lights in the bedroom are functional.

Outlets

Other Conditions and or Repairs

10.24 - One or more of the outlets have an open ground, and should be serviced by a licensed electrician.

10.25 - There are not as many outlets as would be required by current standards, and you may wish to consult a licensed electrician with a view to adding more.

Smoke Detector

Other Conditions and or Repairs

10.26 - The smoke detector did not respond, and should be serviced.

2nd Guest Bedroom

Location

Informational Conditions

10.27 - The second guest bedroom is located at the right rear of the home.

Doors

Functional Components and Conditions

10.28 - The door is functional.

Flooring

Informational Conditions

10.29 - The floor is worn or cosmetically damaged, which you should view for yourself.

Components and Conditions Needing Service

10.30 - The hardwood floor is cupped, or moisture damaged, and should be evaluated by a specialist. Cupping occurs when the hardwood absorbs excessive moisture on the underside, which causes expansion that results in cupping.

The hardwood floor is cupped and should be evaluated by a specialist - *Continued*

Walls & Ceiling
Informational Conditions
10.31 - The walls or ceiling have cosmetic cracking and or damage.
Single-Glazed Windows
Components and Conditions Needing Service
10.32 - A window pane is cracked, which you may wish to have repaired.
Other Conditions and or Repairs
10.33 - One or more windows will need service to work well, such as servicing the hardware.
Closets
Other Conditions and or Repairs
10.34 - The closet doors have been removed, which you may wish to have replaced.
Lights
Functional Components and Conditions
10.35 - The lights are functional.
Outlets
Other Conditions and or Repairs
10.36 - One or more of the outlets have an open ground, and should be serviced by a licensed electrician.
10.37 - There are not as many outlets as would be required by current standards, and you may wish to consult a licensed electrician with a view to adding more.
Smoke Detector
Other Conditions and or Repairs
10.38 - There is no smoke detector, which is mandated in this jurisdiction and should be installed.

Section 11.0 - Bathrooms

Hallway Bathroom

Doors
Functional Components and Conditions
11.1 - The door is functional.
Flooring
Informational Conditions
11.2 - The floor is worn or cosmetically damaged, which you should view for yourself.
Other Conditions and or Repairs
11.3 - There is moisture damaged in the flooring and or sub floor adjacent to the bathtub. Further evaluation and repair by a licensed Pest Control Operator and or contractor is advised during the contingency period of the escrow.

There is moisture damaged in the flooring and or sub floor adjacent to the bathtub - *Continued*

Walls & Ceiling

Informational Conditions

11.4 - The walls and ceilings have typical cosmetic damage that is commensurate with time and use.

Dual-Glazed Windows

Functional Components and Conditions

11.5 - The window is functional.

Cabinets

Informational Conditions

11.6 - The cabinets have typical, cosmetic damage.

Other Conditions and or Repairs

11.7 - The floor of the sink cabinet is functional, but moisture stained or damaged, which you may wish to see for yourself.

Sink Faucet Valves & Connectors Trap & Drain

Components and Conditions Needing Service

11.8 - The sink is badly cracked and needs to be replaced. Further evaluation and repair by a licensed plumber is advised.

Tub-Shower

Components and Conditions Needing Service

11.9 - There are cracked, loose, and or damaged tiles in the tub-shower area. Further evaluation and repair by a licensed Pest Control Operator and or contractor is advised.

There are cracked loose and or damaged tiles in the tub-shower area - *Continued*

Other Conditions and or Repairs

11.10 - There are open grout-joints in the tiles around the tub area, that should be caulked to prevent moisture damage.

11.11 - The tub stopper is missing or incomplete and should be repaired or replaced.

11.12 - There were chips, wear, and or deterioration noted in the bathtub finish, which you may wish to view for yourself.

Toilet & Bidet

Functional Components and Conditions

11.13 - The toilet is functional.

Ceiling Heater

Functional Components and Conditions

11.14 - The ceiling heater is functional.

Exhaust Fan

Functional Components and Conditions

11.15 - The exhaust fan is functional.

Lights

Functional Components and Conditions

11.16 - The lights are functional.

Other Conditions and or Repairs

11.17 - One or more wall lights does not respond (The switch located on the side of the medicine cabinet is damaged), and should be serviced.

Outlets

Other Conditions and or Repairs

11.18 - The sink outlet has an open-ground (Poorly located inside the medicine cabinet), which should be serviced to have ground-fault protection by a licensed electrician.

Section 12.0 - Kitchen

Kitchen

Doors

Functional Components and Conditions

12.1 - The pocket door is functional.

Other Conditions and or Repairs

12.2 - The interior door has been removed from the jamb, which you may wish to have replaced.

Flooring

Informational Conditions

12.3 - The floor is worn or cosmetically damaged, which you should view for yourself.

Other Conditions and or Repairs

12.4 - The floor appears to be out of level and or uneven. We can elaborate, but this condition should be further evaluated and repaired by a licensed foundation contractor during the contingency period of the escrow.

12.5 - A hole has been drilled into the floor, which should be properly repaired.

12.6 - There are patched and or damaged areas in the floor under the refrigerator, which you should question the seller about, or have further evaluated by a licensed contractor.

Walls & Ceiling

Other Conditions and or Repairs

12.7 - The walls or ceiling have cosmetic cracking and or damage.

12.8 - There are moisture stains and or damage on the walls and or ceiling, which you should ask the sellers to explain or have explored further by a licensed roofer.


12.9 - There are patched and or damaged areas in the walls and or ceiling, which you should question the seller about, or have further evaluated by a licensed contractor.


Dual-Glazed Windows

Functional Components and Conditions

12.10 - The window is functional.

Sink & Countertop

Informational Conditions

12.11 - The counter tops have typical cosmetic damage, which would not necessarily need to be serviced.

Other Conditions and or Repairs

12.12 - The sink is functional, but has minor chips and or wear in the finish, which you may wish to view for yourself.

Cabinets

Informational Conditions

12.13 - The cabinets have typical, cosmetic damage, or that which is commensurate with their age.

12.14 - The cabinets are the same age as the residence, and may not function as well as newer ones.

Other Conditions and or Repairs

12.15 - The cabinets will need service to work well, such as replacing or adjusting drawer glides, pull latches, hinges, catches, etc.

12.16 - The floor of the sink cabinet and or walls are functional, but moisture stained and or damaged. Further evaluation and repair by a licensed Pest Control Operator and or contractor is advised.

12.17 - There is a hole in the wall in the cabinet under the sink. The hole should be properly sealed up to prevent insect from entering.

Valves & Connectors

Informational Conditions

12.18 - The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

Faucet

Components and Conditions Needing Service

12.19 - The faucet leaks while in use, which should be repaired or replaced by a licensed plumber.


Trap and Drain

Components and Conditions Needing Service

12.20 - The trap and drains are functional, however, there is a hole in the vent pipe which is visible from under the sink. Further evaluation and repair by a licensed plumber is advised.

Garbage Disposal

Components and Conditions Needing Service

12.21 - The garbage disposal is frozen, possibly from inactivity. However, it is not uncommon for them to continue freeze up, in which case they must be replaced. Further evaluation and repair by a licensed plumber is advised during the contingency period of the escrow.

Gas Range

Functional Components and Conditions

12.22 - The gas range is functional.

Other Conditions and or Repairs

12.23 - The range is not equipped with an anti-tip device, which prevents the range from tipping, or its contents from spilling, should a child attempt to climb on it or its open door. This is a recommended safety feature that should be installed, and particularly if small children occupy or visit the residence.

Dishwasher

Informational Conditions

12.24 - There is no dishwasher in the kitchen.

Exhaust Fan or Downdraft

Informational Conditions

12.25 - There is a gravity vent over the cooktop. A exhaust fan duct to the exterior is advised.

Lights

Informational Conditions

12.26 - The light is functional.

Other Conditions and or Repairs

12.27 - The combination ceiling fan and light are operated by a dimmer switch. Dimmer switches are not advised for use on fans. Using a dimmer switch on a fan at less than full power may burn out the fan motor.

Outlets

Other Conditions and or Repairs

12.28 - The ungrounded and obsolete wall outlets should be upgraded to more modern and safer ones, which provide a pathway for the current to travel harmlessly to ground.

12.29 - One or more outlets have an open ground, which should be serviced by a licensed electrician.

12.30 - The outlets that were tested are functional, however, do not include ground-fault protection. Installation of ground fault protection on the outlets is advised by a licensed electrician.

Refrigerator

Informational Conditions

12.31 - The slide-in refrigerator was not inspected, and is not considered part of this report.

Section 14.0 - Hallway

Primary Hallway

Flooring

Informational Conditions

14.1 - The floor is worn or cosmetically damaged, which you should view for yourself.

Components and Conditions Needing Service

14.2 - The floor is cupped or moisture damaged, and should be evaluated by a specialist. Cupping occurs when the floor material absorbs excessive moisture on the underside, which causes expansion that results in the damage to the floor.

Walls & Ceiling

Other Conditions and or Repairs

14.3 - The walls or ceiling have cosmetic cracking and or damage.

Closets & Cabinets

Informational Conditions

14.4 - The closets and or cabinets are in acceptable condition.

14.5 - The cabinets are the same age as the residence, and will not function as well as newer ones.

Lights

Functional Components and Conditions

14.6 - The lights are functional.

Smoke Detector

Functional Components and Conditions

14.7 - The smoke detector is functional, but should be checked periodically.

Carbon Monoxide Detector

Informational Conditions

14.8 - The carbon monoxide detector is functional.

Section 16.0 - Laundry

Laundry Area

Flooring

Other Conditions and or Repairs

16.1 - Due to the machines being in place, the floor was not fully visible, and could not be fully inspected.

Walls & Ceiling

Informational Conditions

16.2 - The walls and ceilings have typical cosmetic damage.

16.3 - Due to the machines being in place the walls were not fully visible, and could not be fully inspected.

Sink

Components and Conditions Needing Service

16.4 - There is no P-trap in the drain line below the sink and the drain pipes are improperly installed. Further evaluation and repair by a licensed plumber is advised.

Other Conditions and or Repairs

16.5 - The laundry sink is functional, however, it is loose and should be properly secured to the wall.

16.6 - The sink drains too slowly, and should be serviced to ensure that the blockage has not progressed beyond the trap.

Faucet

Functional Components and Conditions

16.7 - The laundry sink faucet is functional.

Valves & Connectors

Functional Components and Conditions

16.8 - The valves and or connectors are functional. However, because they are not in daily use they typically become stiff or frozen.

Other Conditions and or Repairs

16.9 - Rust and or corrosion was noted on the hose faucet hook-ups for the washer, which should be serviced.

Trap & Drain

Functional Components and Conditions

16.10 - The trap and drain are functional.

Gas Valve & Connector

Informational Conditions

16.11 - Due to the machines being in place the gas line, if there is one, is not visible and could not be inspected.

Other Conditions and or Repairs

16.12 - The gas pipe does not appear to have a shut-off valve. Further evaluation and repair by a licensed plumber is advised.

220 Volt Receptacle

Informational Conditions

16.13 - There is no visible 220 volt outlet for a dryer.

Dryer Vent

Informational Conditions

16.14 - The dryer vents vertically. The lint trap must be kept clean, because trapped lint can rapidly turn into a fire hazard.

Other Conditions and or Repairs

16.15 - The dryer vent terminates improperly within the foundation crawl space. Further evaluation and repair by a licensed contractor advised.

The dryer vent terminates improperly within the foundation crawl space - *Continued*

Outlets

Other Conditions and or Repairs

16.16 - One or more outlets have reversed polarity, and should be serviced by a licensed electrician.

Section 17.0 - Garage

Single-Car Garage

Slab Floor

Informational Conditions

17.1 - The garage is too full to permit a clear view of the slab and garage. Further evaluation when full visible and before the close of escrow is advised.

Other Conditions and or Repairs

17.2 - Efflorescence on the slab floor or foundation walls confirms that moisture has penetrated. Further evaluation and repair by a licensed foundation contractor is advised.

Walls & Ceiling

Components and Conditions Needing Service

17.3 - There are moisture stains on the walls and or ceiling, the cause of which should be explained or explored further by a licensed contractor.



Other Conditions and or Repairs

17.4 - There is signs of possible termite activity in the garage framing. Consult the services of a licensed Pest Control operator.

Single-Glazed Windows

Informational Conditions

17.5 - The window appears to be functional.

Ventilation Ports

Functional Components and Conditions

17.6 - The ventilation ports are functional.

Firewall Separation

Components and Conditions Needing Service

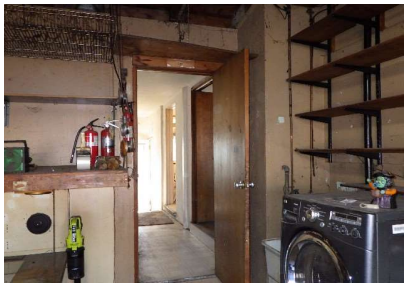
17.7 - There is no firewall separation between the garage and the residence (At the family room addition), which is required by building standards. Further evaluation and repair by a licensed contractor is advised.



Entry Door Into the House

Components and Conditions Needing Service

17.8 - The house entry door is not self-closing and is required to be, to maintain the necessary firewall separation between a garage and living quarters, and will need to be serviced.



Other Conditions and or Repairs

17.9 - The house entry door opens incorrectly over a step, and should open over a platform the width of the door, which should be repaired.

17.10 - The step at the entry to the home is loose and not properly secured, which could be a slip and fall hazard. Further evaluation and repair by a licensed contractor is advised.

Garage Door & Hardware

Informational Conditions

17.11 - The garage door is a heavy, wooden, type that is potentially dangerous because of its weight. Therefore, its springs should be periodically tested to make sure that they are able to bear the full weight of the door at almost any angle, and particularly if children or the elderly occupy the residence.

Components and Conditions Needing Service

17.12 - The lower rail on the garage door is cracked and or damaged and has an improper repair. Proper repairs are recommended by a licensed contractor.

Other Conditions and or Repairs

17.13 - The is moisture and or termite damage in the overhead garage door and or jamb. Further evaluation and repair by a licensed Pest Control Operator is advised.

Lights

Other Conditions and or Repairs

17.14 - Shop lights were added that are not permanently wired. Further evaluation and repair by a licensed electrician is advised.

Shop lights were added that are not permanently wired - *Continued*

Outlets

Other Conditions and or Repairs

17.15 - One or more outlets have an open ground, and should be serviced by a licensed electrician.

17.16 - There is exposed Romex wiring noted on the walls and or ceiling of the garage. Further evaluation and repair by a licensed electrician is advised.

17.17 - There is improper extension cord wiring in the garage. All permanently installed fixtures should be properly hard wired by a licensed electrician.

17.18 - The outlets that were tested are functional, however, are not ground fault protected. Installation of ground fault protected outlets is advised by a licensed electrician.

Stairs

Other Conditions and or Repairs

17.19 - The step from the garage to the interior of the home is improperly installed and is loose, which may pose as a trip hazard. Proper repair by a licensed contractor is advised.

The step from the garage to the interior of the home is improperly installed and is loose - *Continued*

Section 18.0 - Attic

Primary Attic

Attic Access Location

Informational Conditions

18.1 - The attic can be accessed through a hatch in the hallway ceiling.

Method of Evaluation

Informational Conditions

18.2 - We evaluated the attic by direct access, however, due to the configuration of the framing and ductwork, inspection of the attic was limited.

Common Observations

Other Conditions and or Repairs

18.3 - There is evidence possible rodent activity in the attic, which can be a significant health hazard, and should be evaluated by a licensed exterminator. Rodents can compromise not only the attic and its various components, such as ducts and insulation, but can eventually compromise the living space as well. Consequently, we disclaim any further responsibility for evaluating the attic and its components.

18.4 - There were several rat traps and or poison noted in the attic. This may indicate a rodent problem that should be further evaluated by a licensed Pest Control Operator.

Framing

Informational Conditions

18.5 - The visible portions of the conventionally stacked roof framing are in acceptable condition, and would conform to the standards of the year in which they were installed.

Other Conditions and or Repairs

18.6 - There are signs of possible termite activity in the attic. Further evaluation and repair by a licensed Pest Control Operator is advised.

18.7 - There is evidence that the roof has leaked in several locations, which should be reasonably explained, or the roof should be further evaluated by a licensed roofer.



Ventilation

Informational Conditions

18.8 - Ventilation is provided by a combination of eave, dormer, turbine, or gable vents, and should be adequate.

Other Conditions and or Repairs

18.9 - The ventilation port screens are damaged or missing, which will allow rodents or other pests to enter and contaminate the area.

Electrical

Informational Conditions

18.10 - The electrical components that are fully visible appear to be in acceptable condition.

Heat Vents

Informational Conditions

18.11 - The heat vents appear to be functional.

Plumbing Vents

Informational Conditions

18.12 - The drain pipe vents that are fully visible are in acceptable condition.

Exhaust Ducts

Other Conditions and or Repairs

18.13 - The hall bathroom exhaust duct terminates improperly in the attic, which should be extended to an exterior vent port.

AFFILIATIONS AND CERTIFICATIONS

Inspector
Ron Cantor

CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION

STANDARDS OF PRACTICE

Originally Adopted September 13, 1983
Revised November 1, 1996
Revised April 15, 1999
Revised July 12, 2003
Revised April 15, 2006

Part I. Definitions and Scope

These Standards of Practice provide guidelines for a real estate inspection and define certain terms relating to these inspections. Italicized words in these Standards are defined in Part IV, Glossary of Terms.

A. A real estate inspection is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). Cosmetic and aesthetic conditions shall not be considered.
B. A real estate inspection report provides written documentation of material defects discovered in the inspected buildings systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives. The report may include the Inspector's recommendations for correction or further evaluation.
C. Inspections performed in accordance with these Standards of Practice are not technically exhaustive and shall apply to the primary building and its associated primary parking structure.

Part II. Standards of Practice

A real estate inspection includes the readily accessible systems and components or a representative number of multiple similar components listed in Sections 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

SECTION 1 - Foundation, Basement, and Under-floor Areas

A. Items to be inspected:
1. Foundation system
2. Floor framing system
3. Under-floor ventilation
4. Foundation anchoring and cripple wall bracing
5. Wood separation from soil
6. Insulation

B. The Inspector is not required to:
1. Determine size, spacing, location, or adequacy of foundation bolting/bracing components or reinforcing systems
2. Determine the composition or energy rating of insulation materials

SECTION 2 - Exterior

A. Items to be inspected:
1. Surface grade directly adjacent to the buildings
2. Doors and windows
3. Attached decks, porches, patios, balconies, stairways, and their enclosures
4. Wall cladding and trim
5. Portions of walkways and driveways that are adjacent to the buildings

B. The Inspector is not required to:
1. Inspect door or window screens, shutters, awnings, or security bars
2. Inspect fences or gates or operate automated door or gate openers or their safety devices

3. Use a ladder to inspect systems or components

SECTION 3 - Roof Covering

A. Items to be inspected:
1. Covering
2. Drainage
3. Flashings
4. Penetrations
5. Skylights

B. The Inspector is not required to:
1. Walk on the roof surface if in the opinion of the Inspector there is risk of damage or a hazard to the Inspector
2. Warrant or certify that roof systems, coverings, or components are free from leakage

SECTION 4 - Attic Areas and Roof Framing

A. Items to be inspected:
1. Framing
2. Ventilation
3. Insulation

B. The Inspector is not required to:
1. Inspect mechanical attic ventilation systems or components
2. Determine the composition or energy rating of insulation materials

SECTION 5 - Plumbing

A. Items to be inspected:
1. Water supply piping
2. Drain, waste, and vent piping
3. Faucets and fixtures
4. Fuel gas piping
5. Water heaters
6. Functional flow and functional drainage

B. The Inspector is not required to:
1. Fill any fixture with water, inspect overflow drains or drain- stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts
2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components
3. Inspect whirlpool baths, steam showers, or sauna systems or components
4. Inspect fuel tanks or determine if the fuel gas system is free of leaks
5. Inspect wells or water treatment systems

SECTION 6 - Electrical

A. Items to be inspected:
1. Service equipment
2. Electrical panels
3. Circuit wiring
4. Switches, receptacles, outlets, and lighting fixtures

B. The Inspector is not required to:
1. Operate circuit breakers or circuit interrupters
2. Remove cover plates
3. Inspect de-icing systems or components

4. Inspect private or emergency electrical supply systems or components

SECTION 7 - Heating and Cooling

A. Items to be inspected:
1. Heating equipment
2. Central cooling equipment
3. Energy source and connections
4. Combustion air and exhaust vent systems
5. Condensate drainage
6. Conditioned air distribution systems

B. The Inspector is not required to:
1. Inspect heat exchangers or electric heating elements
2. Inspect non-central air conditioning units or evaporative coolers
3. Inspect radiant, solar, hydronic, or geothermal systems or components
4. Determine volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system
5. Inspect electronic air filtering or humidity control systems or components

SECTION 8 - Fireplaces and Chimneys

A. Items to be inspected:
1. Chimney exterior
2. Spark arrestor
3. Firebox
4. Damper
5. Hearth extension

B. The Inspector is not required to:
1. Inspect chimney interiors
2. Inspect fireplace inserts, seals, or gaskets
3. Operate any fireplace or determine if a fireplace can be safely used

SECTION 9 - Building Interior

A. Items to be inspected:
1. Walls, ceilings, and floors
2. Doors and windows
3. Stairways, handrails, and guardrails
4. Permanently installed cabinets
5. Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers
6. Absence of smoke alarms
7. Vehicle doors and openers

B. The Inspector is not required to:
1. Inspect window, door, or floor coverings
2. Determine whether a building is secure from unauthorized entry
3. Operate or test smoke alarms or vehicle door safety devices
4. Use a ladder to inspect systems or components

Part III. Limitations, Exceptions, and Exclusions

A. The following are excluded from a real estate inspection:
1. Systems or components of a building, or portions thereof, which are not readily accessible, not permanently installed, or not inspected due to circumstances beyond the control of the Inspector or which the Client has agreed or specified are not to be inspected

2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their components or accessories
3. Auxiliary features of appliances beyond the appliance's basic function
4. Systems or components, or portions thereof, which are under ground, under water, or where the Inspector must come into contact with water
5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit systems or components located in common areas
6. Determining compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions
7. Determining adequacy, efficiency, suitability, quality, age, or remaining life of any building, system, or component, or marketability or advisability of purchase
8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
9. Acoustical or other nuisance characteristics of any system or component of a building, complex, adjoining property, or neighborhood
10. Conditions related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from
11. Risks associated with events or conditions of nature including, but not limited to; geological, seismic, wildfire, and flood
12. Water testing any building, system, or component or determine leakage in shower pans, pools, spas, or any body of water
13. Determining the integrity of hermetic seals at multi-pane glazing
14. Differentiating between original construction or subsequent additions or modifications
15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices
16. Specifying repairs/replacement procedures or estimating cost to correct
17. Communication, computer, security, or low-voltage systems and remote, timer, sensor, or similarly controlled systems or components
18. Fire extinguishing and suppression systems and components or determining fire resistive qualities of materials or assemblies
19. Elevators, lifts, and dumbwaiters
20. Lighting pilot lights or activating or operating any system, component, or appliance that is shut down, unsafe to operate, or does not respond to normal user controls
21. Operating shutoff valves or shutting down any system or component
22. Dismantling any system, structure, or component or removing access panels other than those provided for homeowner maintenance

B. The Inspector may, at his or her discretion:
1. Inspect any building, system, component, appliance, or improvement not included or otherwise excluded by these Standards of Practice. Any such inspection shall comply with all other provisions of these Standards.
2. Include photographs in the written report or take photographs for Inspector's reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

IV. Glossary of Terms

*Note: All definitions apply to derivatives of these terms when italicized in the text.

Appliance: An item such as an oven, dishwasher, heater, etc. which performs a specific function
Building: The subject of the inspection and its primary parking structure
Component: A part of a system, appliance, fixture, or device Condition: Conspicuous state of being
Determine: Arrive at an opinion or conclusion pursuant to a real estate inspection
Device: A component designed to perform a particular task or function
Fixture: A plumbing or electrical component with a fixed position and function Function: The normal and

characteristic purpose or action of a system, component, or device
Functional Drainage: The ability to empty a plumbing fixture in a reasonable time
Functional Flow: The flow of the water supply at the highest and farthest fixture from the building supply shutoff valve when another fixture is used simultaneously
Inspect: Refer to Part I, “Definition and Scope”, Paragraph A
Inspector: One who performs a real estate inspection
Normal User Control: Switch or other device that activates a system or component and is provided for use by an occupant of a building Operate: Cause a system, appliance, fixture, or device to function using normal user controls
Permanently Installed: Fixed in place, e.g. screwed, bolted, nailed, or glued Primary Building: A building that an Inspector has agreed to inspect
Primary Parking structure: A building for the purpose of vehicle storage associated with the primary building
Readily Accessible: Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property
Real Estate Inspection: Refer to Part I, “Definitions and Scope”, Paragraph A
Representative Number: Example, an average of one component per area for multiple similar components such as windows, doors, and electrical outlets
Safety Hazard: A condition that could result in significant physical injury
Shut Down: Disconnected or turned off in a way so as not to respond to normal user controls
System: An assemblage of various components designed to function as a whole
Technically Exhaustive: Examination beyond the scope of a real estate inspection, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis

REPORT CONCLUSION

6959 Colorado Avenue, La Mesa, CA 91942

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of rooter service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

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