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Inspection reference: 112124MG1

Confidential Inspection Report



November 21, 2024



Prepared for:



This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

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Inspection: 112124MG1 Address: [REDACTED]

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent.

Friday, November 22, 2024

CLIENT: [REDACTED]

At your request, a visual inspection of the above referenced property was conducted on Thursday, November 21, 2024. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to three (3) times the amount of the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF SAFETY & FURTHER EVALUATION ITEMS

IMPORTANT: The Summary is not the entire report, it is an auto generated list of Safety Concern items and Further Evaluation items. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. **This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property.**

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

Here is a list of **SAFETY CONCERN ITEMS** that need immediate further evaluation and/or corrections to be repaired or replaced by qualified, licensed professionals in the appropriate trade. Item numbers denote the comments location in the report.

FRAMING AND SHEATHING

4102 ROOF TRUSS(S)

1. [SC] There are holes/openings/unsealed joints in what appeared to be a fire or party separation wall in the attic.

ACCESS OPENING(S) AND ACCESSIBILITY

4201 ATTIC ACCESS CONDITIONS

2. [SC] There were attic access(es) in locations (closets and/or bathrooms or similar) that are difficult to access and/or safely set up a ladder for access. Thought should be given to creating an attic access in an easy accessible area that is away from operable doors that can come into contact with the ladder as well as block access in the event of an accident.

FUEL GAS PIPING

5102 GAS PIPING

3. [SC] There are areas (by meter / main shutoff) of the observed gas piping that have corrosion. This can lead to pipe failure and gas leakage, this is a safety hazard.

WATER SUPPLY PIPING

5112 WATER PIPING

4. [SC] There are un-insulated exterior water supply pipes. All exposed water supply pipes should be insulated to help protect against bursting pipes from freeze events and minimize water temps over 125 degrees during extreme heat events which is a safety hazard.

WATER HEATER CONDITIONS

5314 SEISMIC BRACING

5. [SC] The water heater is double strapped, it is not blocked at wall gaps to resist movement, this is a safety hazard. [SC] There are seismic strap(s) on the water heater that are too close to the controls or access cover(s). There should be a 4 inch minimum space above the controls for gas and not covering the access panels on electric.

5315 COMBUSTION AIR

6. [SC] The combustion air supply to the water heater appeared inadequate, most common is from outside (high in the cabinet & low in the cabinet). This condition restricts the free flow of combustion air to the water heater and may cause the unit to not function as designed.

5316 ENERGY SUPPLY

7. [SC] There are areas of the observed gas piping that have corrosion, this is a safety hazard.

SWITCHES, RECEPTACLE OUTLETS AND LUMINARIES [LIGHT FIXTURES]

6314 GROUNDED RECEPTACLES [OUTLETS]

8. [SC] There were receptacles that are painted, this is a fire hazard.

6315 LUMINARIES [LIGHTS/FIXTURES]

9. [SC] There were exterior luminaries [light] fixtures that are missing caulking and can allow water to come in contact with electrical connections, this is a safety hazard.

6317 GFCI DEVICE(S)

10. [SC] There are areas that are missing GFCI protected receptacles/outlets that are required with current construction/remodels. We recommend inquiring with the seller and if not installed, providing proper GFCI protection at locations where currently required: kitchen and laundry.

DOORS AND WINDOWS (As Viewed From Interior)

8200 EXTERIOR DOOR(S)

11. [SC] There are exterior door(s) with damage at entry. The safety/security of the door(s) may be compromised.

8205 EMERGENCY EGRESS

12. [SC] There are sleeping room windows in this building that may have met the building standards at the time of construction but do not meet today's standards for emergency egress, due to the following conditions: There are windows that are too high above the floor [above the 44" from the floor], there are windows that are too small [less than 20 inches wide, less than 24 inches high and/or less than 5.7 square feet]. Upgrading the windows to the present standards is not required, but it is important that the residents be aware of the conditions stated. Placing climbable furniture in front of higher windows would be beneficial for emergency egress should the need arise.

STAIRS, HANDRAILS AND GUARDRAILS

8300 STAIRWELL(S)/STEP(S)

13. [SC] There are stairs and/or steps with improper rise and/or run (more than 7 3/4 inches high and/or less than 10 inches deep) and is not adequate per accepted current standards. While riser heights of 8 to 9 inches and tread depth of 9 inches were acceptable in the past, rebuilding stairways and or steps to conform to present standards may not be economically feasible. This condition is currently considered a safety hazard. [SC] The steps/stairwell(s) are too narrow (less than 36 inches) and is not adequate per accepted current standards. This condition is a safety hazard. [SC] There are stairs with open risers more than 4 inches of space that are more than 30 inches above the floor/grade and is not adequate per accepted current standards. This condition is a safety hazard.

8301 HANDRAIL(S)

14. [SC] The handrail(s) are not considered to be graspable by today's standards. This condition is a safety hazard. We recommend upgrading the handrail(s) to meet today's standards for added safety.

8302 GUARDRAIL(S)

15. [SC] There are guardrails installed that have baluster spaces wider than 4 inches and/or spaces larger than 6 inches. This condition is a child safety hazard and recommended to be corrected. [SC] There are guardrail(s) that are less than 42 inches and not high enough to provide adequate protection against falling and did not meet the present standards.

KITCHEN APPLIANCE & COMPONENT CONDITION

8421 DISHWASHER(S)

16. [SC] The dishwasher drain line is connected directly to the garbage disposal or drain line, the unit is missing the required visible air gap device (some units may have internal air gap devices but that can not be confirmed during a home inspection). This is a cross contamination/safety hazard.

8423 EXHAUST VENT(S)

17. [SC] There are kitchen exhaust fans(s) and/or fan filters that are dirty, this inhibits their ability to work correctly. Exhaust fans remove moisture, smoke and combustion gases. This leads to moisture buildup and deterioration as well as being a safety and fire hazard. These fans and/or fan filters should be cleaned or repaired. [SC] There are vent termination screens attached to the exterior of the home that were dirty. This leads

to moisture buildup and deterioration as well as being a safety and fire hazard. These screens should be cleaned or repaired.

SMOKE & CARBON MONOXIDE DETECTORS (ALL UNITS)

8500 SMOKE DETECTOR(S)

18. [SC] There were smoke detectors without the date of installation written on the smoke detector, without dates it is not possible to know when the smoke detectors are past their usable life spans. This is a safety hazard. Recommend checking with the manufacturers installation instructions and installing new smoke detector(s) if needed. [SC] There are hallways without smoke detectors mounted before the beginning of bedroom doors and/or rooms without smoke detectors before bedroom doors. This is a safety hazard. Recommend checking with the manufacturers installation instructions and installing the smoke detector(s) as needed.

8501 CARBON MONOXIDE ALARM(S)/DETECTOR(S)

19. [SC] There were not observable separate carbon monoxide detectors outside of each separate bedroom area, upper and lower bedroom areas are missing (CO detectors were in bedrooms instead). This is a safety hazard. Recommend checking with the manufacturers installation instructions and installing the new carbon monoxide detector(s) as needed.

LAUNDRY COMPONENT & EQUIPMENT CONDITION

8612 DRYER VENT(S)

20. [SC] There are dryer vent hood(s) at the exterior wall has visible lint debris and/or the damper door is not functioning correctly, this is a fire hazard and should be corrected.

Here is a list of **FURTHER EVALUATION ITEMS** that need further evaluation and/or maintenance, repair or replacement by qualified, licensed professionals in the appropriate trade. Item numbers denote the comments location in the report.

CLADDING, VENEERS, FLASHING, TRIM, EAVES, SOFFITS, FASCIAS, RAFTER TAILS CONDITIONS

2300 NOTES

1. [FE] The exterior of the home appears to have been recently painted either completely or in sections, this can remove or conceal indications of any past conditions that may have been present prior to the work being done. We recommend inquiring the sellers about any past conditions that may no longer be observable.

2311 EXTERIOR TRIM

2. [FE] The exterior wood trim has moisture damage/deterioration at front of the building, there may be further hidden damage. These conditions are conducive to moisture intrusion/deterioration and wood destroying organism infestation/decay, additional information may be available in the Pest Report.

2312 EAVE(S)/SOFFIT(S)

3. [FE] There are eaves that are sealed/paneled over and the rafter tails and sheathing can not be inspected. Often this is considered a cosmetic improvement but this can also hide defects. Removal for inspection can be cost prohibitive and may be unnecessary.

OUTSIDE THE SCOPE OF THE INSPECTION

2902 FENCING/GATE(S)

4. [FE] The fencing/gate(s) has moisture damage/deterioration, there may be further hidden damage. These conditions are conducive to moisture intrusion/deterioration and wood destroying organism infestation/decay, additional information may be available in the Home Pest Report.

ROOF INFORMATION

3001 INSPECTION METHOD

5. [FE] Due to the inspector being unable to fully access the roof we recommend a full evaluation and/or correction(s) by a qualified, licensed, professional roofing contractor (C39).

ACCESS OPENING(S) AND ACCESSIBILITY

4201 ATTIC ACCESS CONDITIONS

6. [FE] There are attic access hatch(s) that are too small, minimum opening should be 22 inches x 30 inches. If mechanical equipment is located in the attic then the hatch should be large enough to accommodate removal of equipment.

WATER SUPPLY PIPING

5113 WATER PIPING MATERIALS

7. [FE] There was observed galvanized water supply piping in the building. Galvanized piping is generally considered past it's life expectancy. Although there may not be any visible evidence of leakage with this system at

this time, many of the piping and the pipe connections are concealed and are not visible for inspection. Out of an abundance of caution we recommend that you have the water supply system in this building evaluated and thereafter periodically inspected in its entirety for defects or evidence of leakage by an appropriately qualified and licensed plumbing contractor (C36) and repaired or replaced if deemed necessary. We recommend that this take place prior to the close of your inspection contingency period. [FE] There was observed copper water supply piping in the building. There have been many incidents of failure from deterioration of the copper piping in buildings, this kind of failure can occur at any time. This can be due in part to changes in the water quality and changes in the material content of the piping. Most of the piping and the pipe connections, however, are concealed and are not visible for inspection. We are unable to determine on a limited visual building inspection if the copper piping in this building is susceptible to this type of failure. It is now being understood that there are no guarantees with copper plumbing materials today. Although there may not be any visible evidence of leakage with this system at this time, out of an abundance of caution we recommend that you have the water supply system in this building evaluated and thereafter periodically inspected in its entirety for defects or evidence of leakage by an appropriately qualified and licensed plumbing contractor (C36) and repaired or replaced if deemed necessary. We recommend that this take place prior to the close of your inspection contingency period.

DRAIN, WASTE AND VENT PIPING

5122 WASTE PIPING

8. [FE] There were indications of past leakage observed at waste line pipe(s), leaks can be intermittent/recurring and homes that have been unoccupied for long periods can take a while (with resumed routine use) before old leaks become active again. [FE] There was no visible 2 way waste line clean out next to the home. It may be buried and/or not installed. These access points are used for inspection and maintenance, if the clean out is not located then installation should be considered.

FUNCTIONAL FLOW AND FUNCTIONAL DRAINAGE

5601 FUNCTIONAL DRAINAGE

9. [FE] During the limited testing of your drainage system today the drains operated, no blockage or slow drains were observed. Drains have been known to block at any time whether new construction, older properties and properties with either new and/or mature tree growth. We recommend locating all plumbing cleanout locations and to have a video camera test be performed on the drainage system prior to close of this transaction.

GROUNDING AND BONDING

6023 BONDING

10. [FE] The plumbing and gas bonding connection(s) not observed/located.

WIRING TYPES AND METHODS

6300 CIRCUIT WIRING

11. [FE] There are old and outdated electrical systems in the home, it was not confirmed that these systems were disconnected or if they were still in use. We recommend a thorough examination with costs to remediate by a professional, licensed electrician.

HEATING EQUIPMENT AND OPERATION

7011 HEATING UNIT(S)

12. [FE] The output air temperature differential was too low (less than 20 degrees), the system is under performing.

COOLING EQUIPMENT AND OPERATION

7117 SYSTEM CONDITION(S)

13. [FE] At the time of HVAC inspection the outside air temperature was below 65 degrees. Operating the cooling system under these conditions could damage the condensing unit compressor. We recommend having the system checked by a qualified, licensed HVAC professional when the outside air temperature has been above 65 degrees for a period of time.

CONDITIONED AIR DISTRIBUTION SYSTEMS

7402 DUCT TYPE(S)

14. [FE] The ducts were not observable to inspect or identify due to lack of access.

WALLS, CEILINGS AND FLOORS CONDITION

8100 FINISHED WALL(S)/CEILING(S)

15. [FE] There are visual indications of cracking at the wall and/or ceiling coverings. This may be due to wood support framing shrinkage, building settlement and/or movement, and/or possible past seismic events. [FE] There is wall and/or ceiling material that may contain asbestos or asbestos like material. This can be a safety hazard if

disturbed or when it is time for disposal. Recommend professional remediation for full evaluation and costs to correct.

8101 EXPOSED WALL FRAMING

16. [FE] There is moisture-related stains and/or deterioration/damage on the interior subfloor under upper hall bath (viewed from access hatch). Note that hidden damage may exist and more investigation is necessary to determine the extent of damage. These conditions are conducive to moisture intrusion/deterioration and wood destroying organism infestation/decay, additional information may be available in the Home Pest Report.

DOORS AND WINDOWS (As Viewed From Interior)

8203 VENTILATION

17. [FE] There were bathrooms and laundry rooms/areas with no means of powered ventilation to the exterior. This can lead to moisture buildup and deterioration. There were windows that need to be manually operated but consideration should be given to having ventilation fans installed in these areas if moisture buildup is occurring.

KITCHEN APPLIANCE & COMPONENT CONDITION

8424 RANGE(S)

18. [FE] There were ranges that were holding items and the anti-tip could not be checked. There should be an anti-tip device at the rear as required by the manufacturer, this condition can be a topple hazard for small children.

Other major and minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear. Thank you for selecting our firm to do your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,
Michael Gill
Mr. Inspector
916-709-1517

REPORT DEFINITIONS & SCOPE

Thank you for selecting **Mr.Inspector** to provide your property inspection. Our business is mostly through referrals and we would appreciate you recommending our service to your family, friends and associates who may be in need of our services.

Our inspectors are proud members of **CREIA** (California Real Estate Inspection Association) and/or **ASHI** (American Society of Home Inspectors), the two major professional organizations for property inspectors in California. Both **CREIA** and **ASHI** require members to meet and adhere to all membership standards set forth in their standards of practice, they mandate a strict code of ethics and they require continual education in the property inspection profession.

This report describes the property conditions on the date of the inspection, to current **CREIA** standards. Within the **CREIA** standards, our judgment is based upon locally accepted practice for comparable properties with respect to quality and workmanship allowing for reasonable wear and tear. Our service is not a code compliance inspection or local city/municipality ordinance compliance inspection.

Soil conditions, inaccessible features, and cosmetic considerations are specifically excluded from the scope of this report. Our work is not technically exhaustive and does not include tests such as an appropriate professional might perform on any given system. We test components with normal operating controls and do not break down nor take apart any system. Our fees do not include guarantees or warranties either expressed or implied.

Some features are not inspected. For instance: Sewer drainage, which can become blocked without warning; timer controlled devices; thermostats and similar control devices are not checked for calibration; security systems; elevators; and personal property such as refrigerators, shutters and drapes. We cannot judge what we cannot see, such as conditions hidden within walls, behind paneling, beneath rugs, or deliberately masked. We do not dismantle, turn on gas service to appliances, nor venture into or onto areas, which our judgment may be hazardous. The inspection is strictly limited to those items detailed in this report. To review our standards of practice and code of ethics please visit <https://www.creia.org>.

We're here to help and encourage you so please call if you have any questions. Our code of ethics does not allow us to provide professional referrals.

This Report Complies with the CREIA Residential Home Inspection Standards of Practice - Four or Fewer Units

Part I. Definition and Scope

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

A. A home inspection is a noninvasive visual survey and basic operation of the systems and components of a home 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) to assist client in determining what corrections or further evaluations the Client should have corrected, evaluated or obtained estimates for repair prior to the release of contingencies.

B. A home inspection report provides written documentation of material defects discovered in the inspected building's 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. All corrections or further evaluations need to be provided by can appropriate, competent, licensed and/or certified professional as stated in the CA Business and Professions Code 7195(c).

D. Client should consider all available information when negotiating regarding the Property.

E. 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.

F. Cosmetic and aesthetic conditions shall not be considered.

Part II. Standards of Practice

A real estate inspection includes the *readily accessible systems* and components or a *representative number* of multiple or similar *components* listed in SECTIONS 1 through 9 of this written report and listed in the Inspection Agreement and the CREIA Residential Home Inspection Standards of Practice Part II, Standards of Practice, subject to the limitations, exceptions, and exclusions in Part III, Limitations, Exceptions, and Exclusions which can be located by visiting here <https://www.creia.org/creia-standards-of-practice>.

SECTION 1 - Foundation, Basement, and Under-floor Areas - Items to be inspected/reported:

1. Foundation
2. Floor framing
3. Under-floor ventilation
4. Foundation anchoring
5. Cripple wall bracing
6. Wood separation from soil
7. Insulation

SECTION 2 - Exterior - Items to be inspected/reported:

1. Surface grade directly adjacent to the building
2. Doors and windows
3. Attached decks, porch, and balconies
4. Stairways that are attached to the building, attached decks or porch
5. Wall cladding and trim
6. Portions of patios, walkways and driveways that are adjacent to the buildings
7. Pool/spa drowning prevention safety features, for the sole purpose of identifying which, if any, are present
8. Pool/spa drowning prevention safety features, for the sole purpose of identifying if less than two are present

SECTION 3 - Roof - Items to be inspected/reported:

1. Covering
2. Drainage
3. Flashings
4. Penetrations
5. Skylights

SECTION 4 - Attic Areas and Roof Framing - Items to be inspected/reported:

1. Framing
2. Ventilation
3. Insulation

SECTION 5 - Plumbing - Items to be inspected/reported:

1. Water supply piping
2. Drain, waste, and vent piping
3. Faucets, toilets, sinks, tubs, and showers
4. Fuel gas piping
5. Water heaters

SECTION 6 - Electrical - Items to be inspected/reported:

1. Service equipment
2. Electrical panels
3. Circuit wiring
4. Switches, receptacles, outlets, and lighting fixtures

SECTION 7 - HVAC - Items to be inspected/reported:

1. Heating equipment
2. Central cooling equipment
3. Energy source and connections
4. Combustion air
5. Exhaust vents
6. Condensate drainage
7. Conditioned air distribution systems

SECTION 8 - Interior - Items to be inspected/reported:

1. Walls, ceilings, and floors
2. Doors and windows
3. Stairways
4. Permanently installed cabinets
5. Permanently installed cook-tops
6. Ovens
7. Cooktop exhaust vents
8. Dishwashers
9. Food waste disposals
10. Absence of smoke and carbon monoxide alarms
11. Vehicle doors and openers

SECTION 9 - Fireplaces and Chimneys - Items to be inspected/reported:

1. Chimney exterior
2. Spark arrestor
3. Firebox
4. Damper
5. Hearth extension

Part III. Limitations, Exceptions, and ExclusionsA. The following are excluded from a *home inspection*:

1. *Determine* size, spacing, location, or adequacy of foundation bolting or bracing *components* or reinforcing *systems*
2. *Determine* the composition or energy rating of insulation materials.
3. *Inspect* door or window screens, shutters, awnings, or security bars
4. *Inspect* fences or gates or automated door or gate openers or their safety *devices*, except as required by applicable law
5. Use a ladder to inspect *systems* or *components*
6. Walk on the roof if in the opinion of the *Inspector* there is risk of damage or a hazard to the *Inspector*
7. Warrant or certify that roof *systems*, coverings, or *components* are free from leakage
8. *Inspect* mechanical attic ventilation *systems* or *components*
9. Fill any fixture with water, inspect overflow drains or drain stops, or evaluate backflow *devices*, waste ejectors, sump pumps, or drain line cleanouts
10. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation, or solar heating *systems* or *components*
11. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*
12. *Inspect* fuel tanks or *determine* if the fuel gas *system* is free of leaks
13. *Inspect* wells, private water *supply* or water treatment *systems*
14. *Operate* circuit breakers
15. *Inspect* de-icing *systems* or *components*
16. *Inspect* onsite electrical generation or storage or emergency electrical supply *systems* or *components*

17. *Inspect* heat exchangers or electric heating elements
18. *Inspect* non-central air conditioning units or evaporative coolers
19. *Inspect* radiant, solar, hydronic, or geothermal *systems* or *components*
20. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution *system*
21. *Inspect* electronic air filtering or humidity control *systems* or *components*
22. *Determine* whether a *building* is secure from unauthorized entry
23. *Operate*, test or *determine* the type of smoke or carbon monoxide alarms
24. *Inspect* chimney interiors, fireplace inserts, seals, or gaskets. *Operate* any fireplace or *determine* if a fireplace can be safely used
25. Test vehicle door safety impact reversing *devices*
26. *Inspect 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 are not to be *inspected*
27. *Inspect* site improvements or amenities (i.e., accessory *buildings*, fences, planters, landscaping, irrigation, swimming *pools*, *spas*, ponds, waterfalls, fountains, landscape stairs...)
28. *Inspect* auxiliary features of *appliances* beyond the *appliances* basic function
29. *Inspect systems* or *components*, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water
30. *Inspect* common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems* or *components* located in common areas
31. *Determine* compliance with manufacturers installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, easements, setbacks, covenants, or other restrictions
32. *Determine* adequacy, efficiency, suitability, quality, age, marketability or advisability of purchase or remaining life of any *building*, *system*, or *component*.
33. Conduct structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
34. *Evaluate* acoustical or other nuisance characteristics of any *system* or *component* of a *building*, complex, adjoining property, or neighborhood
35. Report Wood Destroying Organisms (WDO) including termites or any insect, as well as rot or any fungus, that damage wood.
36. *Inspect* or identification for the presence of animals or animal activity
37. *Evaluate* risks associated with events or conditions of nature including (i.e., geological, seismic, wildfire, flood...)
38. Conduct any water testing or *determine* leakage in any body of water (i.e., shower pans, water features...)
39. *Determine* the integrity of hermetic seals or reflective coatings at multi-pane glazing
40. Differentiate between original construction or subsequent additions or modifications
41. Review or interpret information or reports from any third-party (i.e., permits, disclosures, product defects, construction documents, litigation concerning the Property, recalls, insurance requirements...)
42. Specify correction procedures or estimating cost to correct
43. *Inspect* communication, computer, security, or low-voltage, timer, sensor, or similarly controlled *systems* or *components*
44. *Evaluate* fire extinguishing and suppression *systems* and *components* or *determine* fire resistive qualities of materials or assemblies
45. *Inspect* elevators, lifts, and dumbwaiters
46. Lighting pilot lights or activating or *operate* any *system*, *component*, or *appliance* that is shut down, unsafe to *operate*, or does not respond to *normal user controls*
47. *Operate* shutoff valves or shutting down any *system* or *component*
48. Dismantle any *system*, structure or *component* or removing cover plates or access panels other than those provided for homeowner maintenance
49. Test, *operate* or *determine* if any *drowning prevention safety feature* is installed properly or is adequate, effective or meets ASTM standards

PART IV. Home Glossary of Terms

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

Appears: When the *Inspector* observes an item or defect but, cannot *determine* the state or cause of the item or defect,

when analysis or procedures are out of the scope of the Standard of Practice, or it is beyond the *Inspectors* expertise

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

Correction: The appropriate *corrective* action taken by the appropriate, competent, licensed and/or certified person (i.e., repair, replace, remove...)

Determine: Arrive at an opinion or conclusion

Device: A *component* designed to perform a particular task or *function*

Drowning Prevention Safety Features (as per CA Health and Safety Code 115992):

1. Isolation barrier
2. Mesh barrier
3. Pool/spa cover
4. Home exit alarms
5. Self-closing and self-latching home doors
6. Pool/spa alarm

Equipment: An *appliance, fixture, or device*

Evaluate: Form an idea of the amount, number, or value of; assess

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*

Further Evaluation: a recommendation when the *Inspector* can not determine the state or cause, when analysis or procedures are out of the scope of the Standard of Practice, or it is beyond the *Inspectors* expertise

Home Inspection: Refer to Part I, 'Definitions and Scope', Paragraph A

Inspect: Refer to Part I, 'Definition and Scope', Paragraph A

Inspector: One who performs a *home inspection*

Isolation Barrier: The barrier around the pool area that isolates the pool area from the house

Mesh Barrier: The barrier around the pool area that isolates the pool area from the house of which any portion is made of mesh

Natural Barrier: A portion of the barrier that is not man-made (cliff, lake, boulder...)

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*, which may be attached or detached. Only one primary parking structure may be designated as primary.

Readily Accessible: Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property

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 *home inspection*, which may require disassembly, specialized knowledge, specialized *equipment*, measuring, calculating, quantifying, specialized testing, exploratory probing, research, or analysis

REPORT DEFINITIONS

SAFETY CONCERNS

[SC] Safety Concerns: Conditions evident that may pose a hazard to humans, the building or both. These conditions warrant IMMEDIATE further evaluation and corrections by a qualified, licensed professional in the appropriate trade.

FURTHER EVALUATION

[FE] Further Evaluation: Conditions evident that warrant further evaluation and/or corrections by a qualified, licensed professional in the appropriate trade.

BUDGET TO REPLACE

[BR] Budget to Replace: Conditions evident that systems and/or components that are

at or near the end of their expected life span. These may be currently functioning but could expire or cease to function correctly at any time. We recommend that all corrections be made by a qualified, licensed professional in the appropriate trade.

*C O R R E C T I O N S
RECOMMENDED*

[CR] Corrections Recommended: Conditions evident in need of maintenance, repair or replacement. We recommend that all corrections be made by a qualified, licensed professional in the appropriate trade.

RECOMMENDED UPGRADE

[RU] Recommended Upgrades: Upgrades are systems and/or components that may not have been available or have been improved since the building was originally constructed. These may be, but are not limited to safety related items; such as GFCI receptacles and smoke detector locations and the installation of safety glass where subject to human impact. We recommend that all corrections be made by a qualified, licensed professional in the appropriate trade.

SB442

[SB442] Items Specific to Drowning Prevention per SB442: Conditions evident that may pose a hazard to humans in regards to drowning safety. These conditions are detailed in California Senate Bill SB442 - Pool Safety Act (instituted January 2018).

INSPECTION INFORMATION

This report is intended to be used only as a general guide in order to provide our clients with current pertinent information in helping them make an informed purchasing decision and is not intended to reflect the value of the property, nor make any representation as to the advisability of purchase. The report expresses the opinion of the inspector, based upon visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, removal/lifting of carpet, moving of furniture, appliances or stored items or evacuation was performed. All components and conditions which by the nature of their location are concealed, camouflaged, or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include but are not limited to: formaldehyde, lead paint, mold, asbestos, radon, toxic or flammable materials, and other environmental hazards; pest infestation, recreational or playground equipment, calibration or efficiency measurement of insulation or heating and cooling equipment, concealed or underground drainage or plumbing piping systems, storage tanks, any systems which are shut down or otherwise secured; water wells (water quality and quantity); zoning ordinances; building set-backs, property lines, intercoms; security systems; heat sensors; cosmetics; or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. The report does not constitute any expressed or implied warranty of merchantability or fitness for use regarding the condition of the property, and it should not be relied upon as such.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales, repairs, replacements, modifications or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration as set forth in the Inspection Agreement, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or replacements or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

All repairs, safety issues or upgrades should be completed by an appropriate qualified and licensed professional in the appropriate trade and requiring building permits for any work performed shall be obtained from the authority having jurisdiction (Local Building Department). This is the best assurance that the repairs are done correctly, for the protection of everyone involved. If the seller is accepting responsibility for any repairs, ask for contractor bill(s) as proof of completion. The prospective buyer is specifically cautioned to obtain any further evaluations, information, price quotes, et cetera pertaining to the recommendations made in this report prior to the removal of transaction inspection contingencies. These licensed and/or qualified specialists may well identify additional defects and/or recommend additional upgrades, the scope and price of which could effect your valuation of the property. An overview of this inspection is provided at the front of this report where I list the recommendations that I believe may be important to the client. These recommendations should not be considered the only significant finding or issues. The reader must establish their own priorities after thoroughly studying this report, reviewing all the information and recommendations in this report and consulting with other experts and/or specialists as they deem necessary.

Re-inspections are only performed on items not accessible or that were unable to be inspected due to utilities not being turned on at the time of original inspection. Should repairs be necessary we suggest they be performed by an appropriate professional in the appropriate trade and that all work complies with applicable laws, including governmental permits, inspections, and approval requirements. Buyer should obtain from seller receipts for repairs/replacements performed by others, a written statement indicating the date of repairs performed by seller and provide copies of receipts and statements of seller prior to final verification of condition.

See body of report for detailed descriptions of findings and recommendations.

California law requires a broad disclosure statement to be provided by the sellers to buyer of most residential property (CA D.R.E. Form TDS-14). If the statement was provided to us, it is used at the inspection to double-check problem areas. We do not cover all the items in the state form; and some items may not be inspected.

NOTWITHSTANDING POSSIBLE STATEMENTS TO THE CONTRARY IN THE REAL ESTATE TRANSFER



Inspection: 112124MG1 Address: [REDACTED]

DISCLOSURE STATEMENT (CA D.R.E.FORM TDS-14), OUR INSPECTION IS NOT A SUBSTITUTE DISCLOSURE AS DESCRIBED BY CIVIL CODE 1102. This means we are not responsible for any errors or omissions on the disclosure statement nor any possible consequences of such errors or omissions.

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

NOTICE TO THIRD PARTIES: This report is a work product and is copyrighted as of the date of this report. The inspection report is for the sole benefit and reliance of the Client named in this report and is non transferable. No other intended users are identified. the report is a summary of the inspection and all consultation between Inspector and Client. The report is issued subject to the terms, conditions and limitations under which the inspection was performed. The terms, conditions and limitations are a part of this report and attached hereto and incorporated by reference herein. Inspector assumes no liability for third party interpretation and/or use of this report. Third parties are encouraged to obtain a property inspection from a qualified inspector of their choice.

Unauthorized duplication and/or distribution of, use of, or reliance on this report by any party other than the named has the effect of all parties agreeing to hold harmless, individually, jointly, and/or otherwise, the Inspector, the Inspection Company, their successors and assigns from any third party claims arising out of unauthorized distribution of the inspection report. Any use or reliance, whether authorized or unauthorized, of the information contained herein, constitutes your ascent to the terms of use and scope of work governing this document and to the scope and limitations of the inspection as described in the terms of use, the written agreement and in the CREIA Standards of Practice.

Resources for lowering your energy costs: Online Consumer & Business Conservation Rebate Database www.consumerenergycenter.org California Department of Consumer Affairs: www.dca.ca.gov Local Utility companies (partial list): PG&E 800-743-5000, SMUD 888-742-7683.

CLIENT & SITE INFORMATION

<i>DATE/TIME</i>	Date: 11/21/2024 Time: 9:00 AM.
<i>LOCATION</i>	[REDACTED]
<i>CLIENT NAME</i>	[REDACTED]
<i>BUYER'S AGENT</i>	[REDACTED]
<i>LISTING AGENT</i>	[REDACTED]
<i>WEATHER/SOIL</i>	Weather conditions during the inspection: overcast/ light rain, 51 - 55 degrees, and the ground is wet.

BUILDING CHARACTERISTICS

<i>MAIN ENTRY</i>	Faces: Southwest.
<i>DESCRIPTION</i>	Reportedly: year built: 1973, square feet: 1116, stories: 2, townhome single family residence.
<i>FOUNDATION</i>	Foundation types: concrete slab on grade.

UTILITIES

<i>ELECTRICITY</i>	Municipal electric supply indicated.
<i>GAS</i>	Municipal gas supply indicated.
<i>WATER</i>	Municipal water supply indicated.
<i>SEWER</i>	It is believed the sewer is connected to municipal lines as there is no visible evidence of a septic system. This is not verified by the home inspector and is out of scope for a home inspection. You are advised to verify the connection with the proper local utility authorities.



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UTILITIES

All utilities on: yes.

OTHER INFORMATION

PEOPLE PRESENT

People present: home owner(s)/occupant(s), buyer's agent, and home inspector.

BUILDING OCCUPIED

Portions of the property were furnished and/or personal property was present. Access to components, systems and surfaces/interior finishes was restricted. in accordance with CREIA Standards of Practice, the Inspector will not move furniture, lift carpets, move wall decorations, personal property, etc. Due to the limitations of this visual inspection, it is possible that conditions, issues and/or defects may not have been visible and hence go undetected. Prior to the close of escrow, interested parties should perform a diligent visual inspection when the dwelling is vacant/empty.

INSPECTED BY

Michael Gill.

COMMENTS

Where evident, material defect(s) in the systems, structures, or components of the building are preceded by condition codes i.e. [SC], [FE], [BR], [CR], [RU], and [SB442]. Each code is defined in the end of the "Report Definitions and Scope" section of this report. We recommend all maintenance, repairs, or corrections be made by the appropriate persons "professionals in the appropriate trades" using approved methods prior to the close of this transaction.

There is also a coding system represented by three dots to the right of the subheading, noted as Good, Fair, Poor and Fail. Good is defined as "in working condition and does not require immediate or short term repairs", Fair is defined as "in working condition, but may require maintenance and/or minor repairs", Poor is defined as "in working condition, but requires immediate or short term repairs", Fail is defined as "not in working condition and may require immediate repair or replacement".

INTRODUCTORY NOTES

IMPORTANT INFORMATION

Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the building's main entrance.

Line item numbers within report and summary are for reference and identification purposes only. The numbers correlate to the section of the report that they are located in.

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

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

Photographs, when used, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed. All photographs and/or video taken during the inspection remains the property of Mr.Inspector.

Regardless of the age of the building we recommend inquiring about any permits and inspection records with final signatures for the building and for any changes, remodels or additions that may have been made to the building.

We are not soil or geotechnical engineers and cannot render an opinion regarding soil stability or potential soil movement. If desired, the qualified professionals in the appropriate trades should be consulted on these matters.

Shortly before closing Escrow and transfer of title you will be given an opportunity for a final walk through of the property to assure you that the property is as it should be. We suggest that you ask the present occupant/seller if any adverse conditions, changes, or remedial work done by others, which may have caused damage behind furniture or to another component of the building have occurred since your property inspection was performed.

Repairs shall be completed prior to final verification of condition unless otherwise agreed in writing. Repairs to be performed at Seller's expense may be performed by Seller or through others, provided that the work complies with applicable Law, including governmental permit, inspection and approval requirements. Repairs shall be performed in a good, skillful manner with materials of quality and appearance comparable to existing materials. It is understood that exact restoration of appearance or cosmetic items following all Repairs may not be possible. Seller shall: (l) obtain receipts for

Repairs performed by others; (ii) prepare a written statement indicating the Repairs performed by Seller and the date of such Repairs; and (iii) provide Copies of receipts and statements to Buyer prior to final verification of condition.

We are not warranting the insurability of the property.

CONDO/TOWNHOME SPECIFIC - The residential dwelling unit appears to be part of a complex that is managed and maintained by a Homeowners Association. The exterior inspection will be a visual evaluation of the systems and components of this condo/townhome limited to the balconies, decks, front door, windows and features directly related to the subject unit only.

The current condition of the "common elements" such as, but not limited to, roofs; stairs; landings; porches; hallways; walks; balconies; decks; patios; pools; spas; recreational areas/equipment; elevators; utility metering; parking stalls/ports; building site condition; structural stability; drainage systems; and all common areas on the property are not considered to be part of the inspection report. Any comments made regarding same have been made as a courtesy only and should be addressed to the Homeowners Association or their representative.

We could not confirm or rule out the presence of proper fire-rated walls between the units, the original plans and specifications might be available for review to verify that such protection was originally intended. You can consult with the Homeowners Association to determine whether adequate firewalls are in place. We also recommend that you ask a representative of the Homeowners Association for information regarding the location and operation of the utility shutoffs for the various systems in your unit.

It is suggested that the Homeowners Association's Pro forma Operating Budget, including a "Reserve Study" as required by California Civil Code Section 1365 & 1365.5 and the Department of Real Estate, be carefully reviewed. The "Reserve Study" should provide an awareness as to the anticipated remaining life expectancies of the major components and systems. The budget should also include a statement of present funds, and a funding strategy to cover future major repair and/or replacement. Approved or anticipated special assessments should also be addressed.

It is also suggested that the current residential unit owner (the seller) and the Homeowners Association be consulted regarding known past defects, all corrective work performed, and to thoroughly review the "C.C.& R' s" and Reserve Study for disclosure of pertinent facts affecting the current condition and market value of the residential unit, the complexes common elements and areas, and any existing or pending litigation.

[NOTE] Sections and/or components of the building showed indications of having been altered, remodeled, and/or added on to. We recommend confirming any/all permits and inspection records with final signatures for any changes or additions that may have been made to the building. It is advisable to obtain copies of all appliance maintenance and installation information. These documents may also include information related to warranties, guarantees, etc. this inspection does not tacitly approve, endorse or guarantee the integrity of the work done without benefit of permit and any potential latent defects that may exist.

[NOTE] Repairs are evident, verification on the nature and extent of repairs performed and all warranties of work done are to be provided by the tradesperson(s) that performed the repairs.

[NOTE] The pool/spa and/or hot tub and/or related equipment are common area equipment (part of a complex that is managed and maintained by a Homeowners Association or Mobile Home Park) and are not included in the inspection.

ENVIRONMENTAL CONCERNS

Client acknowledges what is being contracted for is a building inspection and not an environmental evaluation and the inspection is not intended to; detect, identify or disclose any health or environmental concerns regarding the building(s) and/or adjacent property, including but not limited to, the presence of asbestos, radon, lead, urea-formaldehyde, fungi, mold, bio-organic growth, PCB's, electromagnetic radiation, chinese drywall, buried fuel oil tanks, ground water contamination, soil contamination, or any other toxic materials or substances contained in the water, air, soils, or building materials or products. We are not trained or licensed to recognize or analyze any of these materials. We may make reference to one or more of these materials when/if discovered during the inspection. Should further study or analysis seem prudent, then a full evaluation by an appropriate professional in the appropriate trade is recommended. Information related to these products can be found in the "California Disclosures: Guide

Inspection: 112124MG1 Address: [REDACTED]

to Earthquake Safety & Environmental Hazards" pamphlet.

MICROBIAL GROWTHS: Conditions associated with all forms of microbial growth may or may not be present at this property. CREIA Standards of Practice require reporting visible conditions resulting from moisture intrusion and/or the resulting damage/deterioration. The evaluation of microbial growths/molds/mildews is outside the scope of this inspection. All such issues are SPECIFICALLY DISCLAIMED. If conditions related to possible moisture intrusion and/or damage are noted within the report, it is recommended that further evaluation/testing/remediation be conducted by a qualified specialist such as an industrial hygienist. Any necessary repair/correction of moisture damage and/or mold remediation should follow generally accepted standards such as IIRC S500 for Water Damage Restoration or IIRC S520 for Mold Remediation. Failure to follow generally accepted guidelines or standards can result in reoccurrence of such issues and the need for additional remediation or corrective measures.

RECALLS: New product recalls and product safety alerts are added daily to the thousands of existing notices. Should the reader be concerned about recall/safety alerts for the appliances/systems installed in the dwelling, it is suggested that the information at the U.S. Consumer Safety Commission (CPSC) web site www.cpsc.gov or www.recalls.com be reviewed. In accordance with CREIA standards of practice, this report does not include the identification or research as to which appliances/systems may be subject to recalls, safety bulletins and/or may appear on the CPSC lists. The Inspector make note of certain systems that they have personal knowledge of in the course of an inspection. Any such notations are made for the convenience of the client and should never be considered exhaustive. Interested parties should independently research all installed systems should this be an area of personal concern.

BUILDINGS BUILT PRIOR TO 1990: The evaluation/identification of hazardous materials, such as asbestos and lead, is outside of the inspectors expertise and the scope of this inspection. All such issues are SPECIFICALLY DISCLAIMED. Only a qualified specialist is qualified to determine the presence of these materials, any associated health risk and any remedial action necessary for the specific conditions present. the presence of asbestos, lead paint, etc. in buildings constructed prior to the early 1990's would not be an uncommon finding. Asbestos containing materials (ACM) can often be found in ventilation duct wrap materials, some older insulation, "popcorn" or "cottage-cheese" ceiling texture material, older floor tile materials, wall texturing materials, paints, etc.

There are Federal and State regulations governing activities that disturb painted surfaces in dwellings built before 1981. These rules are intended to prevent lead contamination/ingestion by the occupants. This includes any activity that disturbs finishes such as a window replacement or demolition. This applies to all residential housing, and some other buildings built before 1981. Always ask to see your contractor's certification. Please refer to the EPA web site at www.epa.gov and the Cal EPA web site at calepa.ca.gov for additional information and requirements.

The United States Environmental Protection Agency (EPA) publishes a wealth of material on asbestos and its use in residential construction. Interested parties desiring further information or that are concerned about the issues are encouraged to consult the information available online at: www.epa.gov/asbestos/ and www.epa.gov/lead/ . Given the apparent age of this dwelling, it is recommended that the property be evaluated by a licensed, hazardous materials abatement firm or other qualified specialist.

WDO/Termite Inspection Performed: I understand that the property has, will or may undergo a WDO/Structural Pest Control inspection. Issues related to the presence of WDO/Structural Pests, etc are specifically disclaimed from the scope of this inspection. Any comments made are for the convenience of the client and are not a substitute for an inspection by a qualified specialist. Interested parties should refer to the WDO/Structural Pest specialists report for further information and any specific service recommendations.

FOUNDATION, BASEMENTS AND UNDER-FLOOR AREAS

SECTION 1

A. Items to be inspected/reported:

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

We recommend that all material defects documented be fully evaluated and/or corrected by an appropriate, competent, licensed and/or certified professional as stated in the CA Business and Professions Code 7195(c), prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [BR] Budget to Replace
[CR] Corrections Recommended [RU] Recommended Upgrade

FOUNDATION SYSTEM(S) INFORMATION

1001 FOUNDATION TYPE(S) Foundation types: Concrete slab on grade.

FOUNDATION AND SUPPORT COMPONENTS CONDITIONS

	GOOD	FAIR	POOR	FAIL	
1100 FOUNDATION EXTERIOR	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

The observed exterior areas of the concrete foundation showed no sign of unusual cracking or movement, with exceptions.

[CR] There were areas (left side) of the foundation that were undermined and lacking the support of the soil, this should be corrected to prevent damage to the foundation.



Missing soil @ left of home

1101 SLAB INTERIOR and/or GARAGE FLOOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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Unable to observe all of the interior areas of the concrete slab due to floor coverings.

1102 FOUNDATION INTERIOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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There are below grade foundation components that are not exposed and visible for inspection under slab construction.

1104 FRAMING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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Not applicable to this structure.

UNDER-FLOOR ACCESS OPENING(S) AND ACCESSIBILITY

1210 CRAWL SPACE ACCESS Not applicable to this structure.

UNDER-FLOOR VENTILATION CONDITIONS

1300 VENTILATION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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Not applicable to this structure.

FOUNDATION ANCHORING AND CRIPPLE WALL BRACING CONDITIONS

	GOOD	FAIR	POOR	FAIL	
1400 ANCHORING & BRACING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A visual examination could not confirm the presence or condition of foundation anchor bolting because of concealment due to the type of foundation system employed. (slab-on-grade)
1401 CRIPPLE WALL(S)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not applicable to this structure.

WOOD SEPARATION FROM SOIL

1500 SEPARATION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not applicable to this structure.
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INSULATION CONDITIONS

1600 INSULATION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	[NOTE] Insulation under the floor restricts the observation of the subfloor and limits the ability to see leaks and/or moisture damage that may be occurring. Not applicable to this structure.
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SECTION 1

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

EXTERIOR

SECTION 2

A. Items to be inspected/reported:

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

We recommend that all material defects documented be fully evaluated and/or corrected by an appropriate, competent, licensed and/or certified professional as stated in the CA Business and Professions Code 7195(c), prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [BR] Budget to Replace
[CR] Corrections Recommended [RU] Recommended Upgrade

EXTERIOR SYSTEM(S) INFORMATION

2002 DRIVEWAY(S)	There is no driveway on this property.
2003 PARKING LOT(S)	Materials: asphalt, where visible.
2005 WALKWAY(S)	Materials: concrete, where visible.
2006 STEP(S)	Materials: concrete, where visible.
2007 STAIR(S)	Not applicable to this structure.
2008 MAIN ENTRY(S)	Materials: concrete, where visible.
2009 PATIO(S)/LANDING(S)	Materials: concrete, where visible.
2011 SITE DRAINAGE	Surface drainage where visible, no underground drainage visible.
2012 SIDING/CLADDING(S)	Materials: stucco, where visible.
2013 VENEER(S)	Materials: brick, where visible.
2014 EXTERIOR TRIM	Materials: wood, where visible.
2015 DOOR(S)	Materials: wood/metal door(s), where visible.
2016 WINDOW(S)	Materials: vinyl/plastic, where visible.

SURFACE GRADE, HARDSCAPING AND DRAINAGE CONDITIONS

2100 ASSOCIATIONS	[NOTE] Please read the residential dwelling unit statement "Condo/Townhome" in the "Introductory Notes" section on the "Inspection Information" page of the report.				
	GOOD	FAIR	POOR	FAIL	
2101 SITE GRADING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There are area's of the grading at the foundation that appeared to be adequate to drain excess surface water away from the building.
2103 PARKING LOT(S)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The parking lot appeared functional, not fully observable due to stored items, with exceptions. [CR] There are cracks/gaps in the parking lot.



Cracks in asphalt

	GOOD	FAIR	POOR	FAIL	
2105 WALKWAY(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	[NOTE] There are municipalities that may not be financially responsible for the cost of repairs to city/county sidewalks that pass through private property and that have become potential safety hazards. There are sections of walkways that appeared functional.
2106 STEP(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There are steps that are visibly intact.
2107 MAIN ENTRY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The entry(s) appeared functional, not fully observable due to stored items [NOTE] Common cracks are present, as long as these cracks do not present trip hazards they are mainly a cosmetic issue.
2109 PATIO(S)/LANDING(S)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There were patio(s)/landing(s) that were visually intact, not fully observable due to debris/stored items, with exceptions. [CR] There are cracks in the patio, these should be sealed to prevent further water intrusion and potential displacement.



2111 SITE DRAINAGE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There is no drainage system installed [RU] There is no observable underground drainage system for this property. It is recommended to consider adding a drainage system to collect and divert surface water and roof runoff to an appropriate location.
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ATTACHED DECKS, PORCHES, BALCONIES, STAIRS, HANDRAILS AND GUARDRAILS CONDITIONS

2200 DECK/PORCH(S)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not applicable to this structure.
2201 BALCONY(S)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not applicable to this structure.
2203 STAIR(S)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not applicable to this structure.

CLADDING, VENEERS, FLASHING, TRIM, EAVES, SOFFITS, FASCIAS, RAFTER TAILS CONDITIONS

2300 NOTES					[NOTE] Please read the residential dwelling unit statement "Condo/Townhome" in the "Introductory Notes" section on the "Inspection Information" page of the report. [FE] <u>The exterior of the home appears to have been recently painted either completely or in sections, this can remove or conceal indications of any past conditions that may have been present prior to the work being done. We recommend inquiring the sellers about any past conditions that may no longer be observable.</u>
2301 STUCCO CLADDING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	[NOTE] Stucco siding needs routine monitoring and maintenance to perform correctly and not be conducive to moisture intrusion and deterioration. Cracking is common with stucco but cracks need to be corrected before becoming large enough to allow for water infiltration and potentially creating hidden

damage.

There were observed areas of stucco siding that were visibly intact

[RU] This building was built in an era before weep screeds were installed at the bottom edge of the stucco siding, the stucco extended into the soil or grade. The stucco wicks water up out of the soil, we recommend minimizing moisture around the building to help protect the stucco and the foundation from moisture damage.

2309 VENEER

GOOD FAIR POOR FAIL

There is accessible decorative veneer that was visibly intact, with exceptions.

[CR] There was visible veneer materials that had cracks, this can allow for moisture intrusion and hidden damage.



Crack in veneer @ left of home

2310 FLASHING(S)

There are installed flashings that were visibly intact.

2311 EXTERIOR TRIM

There are exterior trim materials that were visibly intact, with exceptions.

[CR] There are trim materials that lacked adequate clearance from and/or are buried in the ground and/or concrete, 4 to 6 inches of clearance from grade (ground and/or concrete) is recommended. These conditions are conducive to moisture intrusion/deterioration and if not able to be corrected this condition will require more frequent observation and maintenance to prevent hidden damage.

[FE] The exterior wood trim has moisture damage/deterioration at front of the building, there may be further hidden damage. These conditions are conducive to moisture intrusion/deterioration and wood destroying organism infestation/decay, additional information may be available in the Pest Report.



Moisture damage @ left of front door

	GOOD	FAIR	POOR	FAIL	
2312 EAVE(S)/SOFFIT(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There are eave and soffit materials that were visibly intact [FE] <u>There are eaves that are sealed/paneled over and the rafter tails and sheathing can not be inspected. Often this is considered a cosmetic improvement but this can also hide defects. Removal for inspection can be cost prohibitive and may be unnecessary.</u>
2313 FASCIA(S)/BARGE RAFTERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There are barge rafter and/or fascia materials that were visibly intact.
2314 RAFTER TAILS/CORBELS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There are rafter tails not visible due to sealed eaves.
2315 LANDSCAPING	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[CR] <u>There are areas of the property where maintenance, trimming or removal of vegetation is needed to prevent and/or remove overgrowth and encroachment onto the building. This allows the exterior siding to dry after getting wet, prevents deterioration by brush rubbing against the siding and discourages against nesting areas for rodents and pests.</u> [CR] <u>Trees are that are too close to the home and/or touching or over-hanging the roof, as trees continue to grow in size, damage may occur to the roof, foundation and/or structure. The trees should be trimmed to prevent debris and damage to the roofing surface and allow free flow of roof runoff. Consideration should also be given to removal of the trees to prevent potential damage to the foundation and/or structure.</u>



Tree & plant too close to home

DOORS AND WINDOWS (As Viewed From Exterior) CONDITIONS

2400 DOOR(S)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	[NOTE] Exterior doors need regular maintenance to perform correctly and not be conducive to moisture intrusion and deterioration to the adjoining siding
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material. The caulking applied to the area between the doors and home siding needs regular monitoring and maintenance (if found needing) to prevent gaps that can allow for water intrusion. Caulking generally has a 2 - 5 year life span.

There were exterior doors that when viewed from the exterior that were visibly intact, with exceptions.

[CR] There were exterior doors and/or screen doors that have corrosion.

[CR] There were exterior doors that have loose, deteriorated and/or missing paint/finish and/or caulking. This condition can allow pest and moisture intrusion and damage.



2401 WINDOW(S)

GOOD FAIR POOR FAIL

[NOTE] Exterior windows need regular maintenance to perform correctly and not be conducive to moisture intrusion and deterioration to the adjoining siding material. The caulking applied to the area between the windows and home siding needs regular monitoring and maintenance (if found needing) to prevent gaps that can allow for water intrusion. Caulking generally has a 2 - 5 year life span.

There were windows that when viewed from the exterior were visibly intact, with exceptions.

[CR] There are window(s) (various) that have damaged weep holes, this condition can prevent the frames from draining water and can create noise during wind events. All windows and sliding doors be examined and returned to functioning condition if found deficient.



OUTSIDE THE SCOPE OF THE INSPECTION

2902 FENCING/GATE(S)

These system(s) are outside the scope of the inspection and are not inspected. We recommend consulting with a qualified, licensed professional fence repair contractor regarding the operation and maintenance of this system. Any comments made are as a courtesy only.

[CR] There were gate(s) that had corroded hardware.

[CR] There is wood fencing/gate that is attached (in contact with) directly to home and/or garage, this allows for moisture intrusion into the siding.

[FE] The fencing/gate(s) has moisture damage/deterioration, there may be further hidden damage. These conditions are conducive to moisture intrusion/deterioration and wood destroying organism infestation/decay, additional information may be available in the Home Pest Report.

2 9 0 5
GAZEBO(S)/PERGOLA(S)/VEHICLE COVER(S)

These structure(s) are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional in the appropriate trade. Any comments made are as a courtesy only.

[CR] The carport was holding debris, had corrosion and damage.

2906 STORAGE SHED(S)

[NOTE] These structure(s) are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional in the appropriate trade. Any comments made are as a courtesy only.

[CR] There were storage shed(s) that have damaged doors.

IMPORTANT SAFETY INFORMATION REGARDING THE POOL/SPA ON THIS PROPERTY: The scope of this particular home inspection MAY not include the physical inspection of the swimming pool/spa equipment (per instructions from the home inspection client). However, it is our duty under the California SB442 - Pool Safety Act (instituted January 2018) in connection with the transfer, as defined in subdivision (e), of real property with a swimming pool or spa, an appropriate inspection shall include a noninvasive physical examination of the pool or spa and dwelling for the purpose of identifying which, if any, of the seven drowning prevention safety features listed in subdivision (a) of Section 115922 of the Health and Safety Code the pool or spa is equipped. **It is highly recommended that the safety requirements be brought up to date before use of the pool and/or spa to ensure not just child drowning prevention safety but any potential liability arising from such incidents as well.** Please refer to the following information:

- 1) An Enclosure - That meets the requirements of Health & Safety Code section 115923 and isolates the swimming pool or spa from the private single-family home. (NOTE: this enclosure requirement may be in force even if you do **NOT** have a pool but your immediate neighbor **DOES** have a pool. Your fence **MUST** restrict a child below the age of five (5) years to climb over and access your neighbor's pool.
- 2) Removable Mesh Fencing - That meets the American Society for Testing and Materials (ASTM) specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.
- 3) An Approved Safety Pool Cover - As defined in subdivision (d) of (H&S) section 115921.

4) Exit Alarms - On the private single-family homes doors that provide direct access to the swimming pool or spa. The exit alarm(s) may cause either an alarm noise or a verbal warning, such as a repeating notification declaring "the door to the pool is open"

5) On the Private, Single-Family Homes Doors that Provide Direct Access to the Swimming Pool or Spa MUST Have Self-Closing, Self-Latching Devices - with release mechanisms placed no lower than 54 inches above the floor.

6) A Motion Type Alarm - That, when placed in a swimming pool or spa , will sound upon detection of unauthorized entrance into the water (set off by a disruptive wave action/movement). The alarm(s) shall meet and be independently certified to the ASTM standard F2208 "Standard Safety Specifications for Residential Pool Alarms", which include surface motion, pressure, sonar, laser and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm, that is attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is NOT a qualifying drowning prevention safety feature.

7) Other Means of Protection - If the degree of protection is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the American Society of Mechanical Engineers (ASME).

EXTERIOR ADDITIONAL INFORMATION

2999 COMMENTS

There are indications of conditions that require further evaluation for the presence of wood-destroying pests or organisms. As there may be hidden/unseen damage as well as the conditions noted, we recommend further evaluation of the complete system with written findings and costs to correct by a qualified, licensed professional structural pest inspector (Branch 3), additional information may be available in the Home Pest Report.

There are indications of rodent activity, it is possible that no current infestation exists. If evidence of existing rodent activity is discovered, we recommend further evaluation with written findings and costs to correct by a qualified, licensed professional exterminator (Branch 2).

SECTION 2

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

ROOF COVERINGS

SECTION 3

A. Items to be inspected/reported:

1. Covering
2. Drainage
3. Flashing
4. Penetrations
5. Skylights

We recommend that all material defects documented be fully evaluated and/or corrected by an appropriate, competent, licensed and/or certified professional as stated in the CA Business and Professions Code 7195(c), prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [BR] Budget to Replace
[CR] Corrections Recommended [RU] Recommended Upgrade

ROOF INFORMATION

3001 INSPECTION METHOD

[NOTE] Please read the residential dwelling unit statement "Condo/Townhome" in the "Introductory Notes" section on the "Inspection Information" page of the report. Condominium roofs are not walked on, but are viewed from the eaves, windows and the ground when possible. These precautions are taken to prevent damage to the roof material and for inspector safety. This is a limited inspection
[FE] Due to the inspector being unable to fully access the roof we recommend a full evaluation and/or correction(s) by a qualified, licensed, professional roofing contractor (C39).

3003 ROOF COVERING(S)

Materials: fiberglass/asphalt composition shingles, where visible.

3004 ROOF LAYER(S)

1 layer visible at observable area

3008 ROOF DRAINAGE

Materials: metal rain gutters, where visible.

ROOF COVERINGS

3100 NOTES

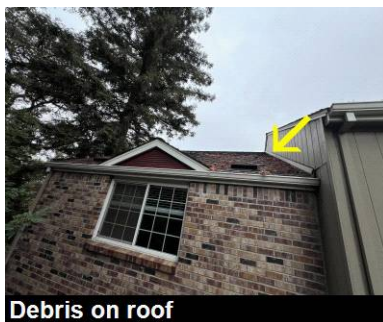
[NOTE] Please read the residential dwelling unit statement "Condo/Townhome" in the "Introductory Notes" section on the "Inspection Information" page of the report
Routine inspection and maintenance is vital to getting the most life out of your roof and is always recommended.

3101 COMP. SHINGLES

GOOD FAIR POOR FAIL

There are areas of the composition shingles that were visually intact, with exceptions.

[CR] There was debris accumulating on the roof. We recommend the debris be removed and the roof be inspected regularly.



DRAINAGE

3200 GUTTERS

GOOD FAIR POOR FAIL

[NOTE] Gutters are installed to help divert rain water to appropriate locations as well as protect the rafter tails, fascia boards and eaves from moisture damage. Frequent inspection and maintenance are vital for protecting the home and roof components from damage.

There were accessible areas of the gutters that were visually intact, with exceptions.

[CR] There were observable gutters that contain debris, this inhibits correct operation of the gutters and should be corrected.



3201 DOWNSPOUTS

[NOTE] Downspouts are installed to help divert rain water to appropriate locations away from the homes exterior. Frequent inspection and maintenance are vital for protecting the home and roof components from damage.

There were accessible areas of the downspouts that were visually intact.

FLASHINGS

3300 FLASHING(S)

There were roof flashings that were visibly intact.

PENETRATIONS

3400 PENETRATION(S)

There were roof penetrations that were visibly intact.

3401 FLUE PIPE(S)

There are exhaust flue pipes and weather caps that were visibly intact.

SKYLIGHTS

3500 SKYLIGHT(S)

Not applicable to this structure.

SECTION 3

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

ATTIC AND ROOF FRAMING

SECTION 4

A. Items to be inspected/reported:

- 1. Framing
- 2. Ventilation
- 3. Insulation

We recommend that all material defects documented be fully evaluated and/or corrected by an appropriate, competent, licensed and/or certified professional as stated in the CA Business and Professions Code 7195(c), prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [BR] Budget to Replace
 [CR] Corrections Recommended [RU] Recommended Upgrade

ATTIC AND FRAMING SYSTEM(S) INFORMATION

- 4001 ROOF FRAMING Framing types: factory built truss framing, where visible.
- 4002 ROOF SHEATHING Materials: plywood over skipped sheathing (spaced boards), where visible.
- 4003 INSULATION Materials: batts and blown-in/loose fill, where visible.
- 4004 VENTILATION Vent types: roof/ridge, gable and soffit, where visible.

FRAMING AND SHEATHING

- | | GOOD | FAIR | POOR | FAIL | |
|--------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--|
| 4100 ROOF FRAMING | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Not applicable to this structure. |
| 4102 ROOF TRUSS(S) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | There are accessible, observable roof trusses that were visibly intact, with exceptions. |

[SC] There are holes/openings/unsealed joints in what appeared to be a fire or party separation wall in the attic.



- | | GOOD | FAIR | POOR | FAIL | |
|-----------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|---|
| 4105 CEILING JOIST(S) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | There are ceiling joists that are not fully observable due to insulation. |
| 4106 ROOF SHEATHING | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | There are areas of the roof sheathing that were visibly intact. |

ACCESS OPENING(S) AND ACCESSIBILITY

4200 ATTIC ACCESS

Access locations: 1
Location: a secondary bedroom closet
Type: hatch(s) in the ceiling

4201 ATTIC ACCESS CONDITIONS

ATTIC

ACCESS

GOOD FAIR POOR FAIL

The attic examination is conducted from the access opening. We do not enter attics with insulation that covers the ceiling joists due to possible damage to the ceiling and potential personal injury

[CR] There were attic access panel(s) and/or door(s) that have gaps, this allows for the escape of conditioned air.

[FE] There are attic access hatch(s) that are too small, minimum opening should be 22 inches x 30 inches. If mechanical equipment is located in the attic then the hatch should be large enough to accommodate removal of equipment.

[SC] There were attic access(es) in locations (closets and/or bathrooms or similar) that are difficult to access and/or safely set up a ladder for access. Thought should be given to creating an attic access in an easy accessible area that is away from operable doors that can come into contact with the ladder as well as block access in the event of an accident.



VENTILATION

4300 VENTILATION

There was observed attic ventilation that appeared functional, with exceptions.

[CR] There are attic vents that have been blocked/painted and/or dirty with built-up debris, reducing the ventilation. This condition is conducive to moisture build-up in the winter and excess heat build-up in the summer.



Paint & debris @ soffit vents

INSULATION

4400 INSULATION

GOOD FAIR POOR FAIL

There was observed attic insulation that was visibly intact, with exceptions.

[CR] There are attic hatch gasket(s) and/or insulation that is missing or out of place (pictures are not provided as this is a very common issue).

[CR] There were attic hatches where the insulation is not blocked away from the opening. It is not possible to remove the hatch without insulation falling to the ground.



No blocking to keep in insulation

ATTIC AND FRAMING ADDITIONAL INFORMATION

4999 COMMENTS

There are indications of rodent activity, it is possible that no current infestation exists. If evidence of existing rodent activity is discovered, we recommend further evaluation with written findings and costs to correct by a qualified, licensed professional exterminator (Branch 2).

SECTION 4

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

PLUMBING

SECTION 5

A. Items to be inspected/reported:

1. Water supply piping
2. Drain, waste and vent piping
3. Faucets, toilets, sinks, tubs and showers
4. Fuel gas piping
5. Water heaters

We recommend that all material defects documented be fully evaluated and/or corrected by an appropriate, competent, licensed and/or certified professional as stated in the CA Business and Professions Code 7195(c), prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [BR] Budget to Replace
[CR] Corrections Recommended [RU] Recommended Upgrade

PLUMBING SYSTEM INFORMATION

5001 GAS SHUTOFF

The gas meter(s) and shutoff valve(s) are located at the rear of the building.



5002 GAS PIPING

Materials: steel pipe, where observable.

5003 WATER SHUTOFF

The main water shutoff valve(s) appears to be located at the front of the building.



5004 WATER PRESSURE

[NOTE] The generally accepted standard range for water pressure is 40 - 80 PSI (pounds per square inch), this ensures adequate pressure for operation without putting undue strain on piping systems. Water pressure can vary as neighborhood demands change during the day.

Water Pressure: 65 - 70 PSI (pounds per square inch), as measured at an exterior hose faucet.

5005 MAIN WATER LINE

Materials: copper pipe, where observable.

5006 WATER DISTRIBUTION PIPING

Materials: copper piping and galvanized steel piping, where observable.

5007 DRAINAGE/WASTE LINES

Materials: plastic pipe (ABS and/or PVC), where observable.

FUEL GAS PIPING

	GOOD	FAIR	POOR	FAIL	
5100 GAS SHUTOFF	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The supply shutoff was visibly intact, we do not operate these devices [RU] There is no emergency shutoff wrench present. We recommend providing a wrench or installing a seismic automatic shut off valve for emergencies. Some jurisdictions require the installation of an automatic shut off valve upon resale. We do not know if this jurisdiction requires such a mandate.
5102 GAS PIPING	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There are observed areas of the gas piping that was visibly intact, with exceptions. <u>[SC] There are areas (by meter / main shutoff) of the observed gas piping that have corrosion. This can lead to pipe failure and gas leakage, this is a safety hazard.</u>



Corrosion @ pipe by gas meter

5103 COMMENTS

Given the condition(s) present, we recommend a full evaluation and/or correction(s) by a qualified, licensed professional plumbing contractor. If you are located in a PG&E natural gas service area they can be contacted at 1-877-660-6789 in regards to gas equipment diagnosis. If it is their equipment at fault they will correct it. If you are in an area serviced with liquid propane you should contact the propane provider with any questions regarding the propane supply equipment.

WATER SUPPLY PIPING

5110 NOTES

[NOTE 1] There is no water supply system and associated components that does not have the potential for failure, either due to age and deterioration, manufacturing defect, installation errors and/or water supply/quality issues. Even relatively new homes are not immune to problems and have had issues. These systems are for the most part hidden away in walls, floors and ceilings and are not visible for inspection. Visible areas of the materials of the system in this home will be identified if possible and noted as to known potential problems even though the system may be currently operating without any visible failures. The only way to prepare against damage from a failure in the water supply system is with periodic inspection by a qualified, licensed plumbing contractor.

[NOTE 2] There are plumbing valves that are not operated during an inspection as the inspector is not equipped to repair plumbing that fails (leaks) due to very

infrequent operation, age and/or mineral deposits. Operation of the main water shutoff valve(s) and plumbing fixture angle stops are outside the scope of the inspection and are not operated but only visibly assessed, if observable.

	GOOD	FAIR	POOR	FAIL	
5111 WATER SHUTOFF	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The observed main water shutoff valve(s) was visibly intact (we do not operate these devices)
5112 WATER PIPING	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There were observable areas of water supply piping that were visibly intact, with exceptions <u>[CR] There are un-insulated hot water supply pipes.</u> <u>[SC] There are un-insulated exterior water supply pipes. All exposed water supply pipes should be insulated to help protect against bursting pipes from freeze events and minimize water temps over 125 degrees during extreme heat events which is a safety hazard.</u>

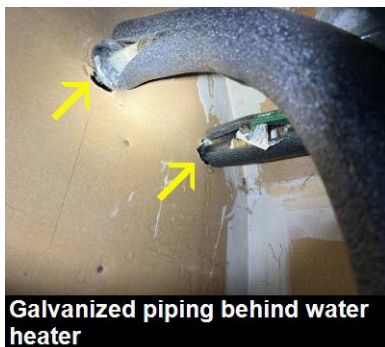


5113 WATER PIPING MATERIALS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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[FE] There was observed galvanized water supply piping in the building. Galvanized piping is generally considered past it's life expectancy. Although there may not be any visible evidence of leakage with this system at this time, many of the piping and the pipe connections are concealed and are not visible for inspection. Out of an abundance of caution we recommend that you have the water supply system in this building evaluated and thereafter periodically inspected in its entirety for defects or evidence of leakage by an appropriately qualified and licensed plumbing contractor (C36) and repaired or replaced if deemed necessary. We recommend that this take place prior to the close of your inspection contingency period.

[FE] There was observed copper water supply piping in the building. There have been many incidents of failure from deterioration of the copper piping in buildings, this kind of failure can occur at any time. This can be due in part to changes in the water quality and changes in the material content of the piping. Most of the piping and the pipe connections, however, are concealed and are not visible for inspection. We are unable to determine on a limited visual building inspection if the copper piping in this building is susceptible to this type of failure. It is now being

understood that there are no guarantees with copper plumbing materials today. Although there may not be any visible evidence of leakage with this system at this time, out of an abundance of caution we recommend that you have the water supply system in this building evaluated and thereafter periodically inspected in its entirety for defects or evidence of leakage by an appropriately qualified and licensed plumbing contractor (C36) and repaired or replaced if deemed necessary. We recommend that this take place prior to the close of your inspection contingency period.

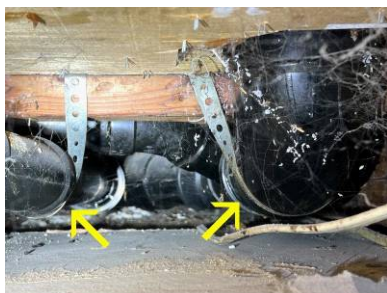


DRAIN, WASTE AND VENT PIPING

5120 NOTES

[NOTE] There is no water drain/waste/vent (D/W/V) piping system that does not have the potential for failure, either due to age and deterioration, manufacturing defect, installation errors and/or water supply/quality issues. Even relatively new homes are not immune to problems and have had issues. These systems are for the most part hidden away in walls, floors and ceilings between floors and are not visible for inspection. Visible areas of the materials of the system in this home will be identified if possible and noted as to known potential problems even though the system may be currently operating without any visible failures. The only way to prepare against damage from a failure in the water drain/waste system is with periodic inspection by a qualified, licensed plumbing contractor.

	GOOD	FAIR	POOR	FAIL	
5121 DRAIN PIPING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There was observed drain piping that was visibly intact.
5122 WASTE PIPING	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There was observed waste piping that was visibly intact, with exceptions. <u>[CR] There were metal straps used to support the ABS waste piping, this can damage the plastic. Appropriate strapping should be used to ensure longevity of the waste lines.</u> <u>[FE] There were indications of past leakage observed at waste line pipe(s), leaks can be intermittent/recurring and homes that have been unoccupied for long periods can take a while (with resumed routine use) before old leaks become active again.</u> <u>[FE] There was no visible 2 way waste line clean out next to the home. It may be buried and/or not installed. These access points are used for inspection and maintenance, if the clean out is not located then installation should be considered.</u>



Metal straps @ upper bathroom waste lines

5123 VENT PIPING

GOOD FAIR POOR FAIL

There was observed areas of the vent pipes that were visibly intact.

FAUCETS AND FIXTURES CONDITIONS

5200 LOCATION(S)

There were water faucets or fixtures located at: attached to the exterior of the home (hose faucets), kitchen, upper hall bathroom, powder/half bathroom (sink & toilet only), laundry area (for clothes washer hookup and drain see Section 8 - Building Interior: Item #875)

5201 HOSE FAUCET(S)

There were accessible hose faucets that were visibly intact and functional, with exceptions.

[CR] There are hose faucet(s) (front) that have damaged threads and hoses and accessories may not attach correctly or at all.



Bad threads @ front hose faucet

5202 SINK FAUCET(S)

[NOTE] Angle stops (valves that control water supply) are not operated. Faucets that have low or no water flow may need adjustment at angle stops, or the angle stops may be turned off due to leaks or problems.

There were sink faucets and supply lines that were visibly intact and functioned, with exceptions.

[CR] There were sinks (kitchen) where the hand sprayer was not functioning



Kitchen sprayer not working

5203 SINK(S)

GOOD	FAIR	POOR	FAIL
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

There were observed and accessible sinks that appeared functional.

5204 TOILET(S)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There were toilet(s) that were visibly intact and functioned, with exceptions.

[CR] There were toilets that are loose on the floor (both). This is conducive to moisture intrusion and damage into concealed spaces and should be corrected and recaulked to the floor.



Loose toilets in home

5206 BATHTUB(S) WITH SHOWER(S)

There were bathtubs with shower(s) that were visibly intact and functioned, with exceptions.

[CR] There were bathtubs without permanently installed stopper mechanisms or stoppers that are defective/need adjustment and/or missing parts.

[CR] There were bathtub(s) with installed shower(s) that have grout and/or caulking is cracked and/or missing. We recommend correcting this condition to prevent moisture intrusion into concealed spaces.

[CR] There are tub-to-shower diverter(s) that failed to fully divert the water flow to/from the showerhead.



Leaking diverter & missing caulking

5209 ENCLOSURE(S)

GOOD FAIR POOR FAIL

There were enclosure(s): shower curtain rods, that were visibly intact and functioned.

WATER HEATER INFORMATION

5300 LOCATION

The water heater was located in an interior utility closet.



Water heater @ upper hall closet

5301 BRAND NAME(S)

Bradford White.



Water heater ID tag

- 5302 MANUFACTURE DATE 2015 based on the ID tag information.
- 5303 SIZE / GALLONS 40 gallon based on the ID tag information.
- 5304 ENERGY TYPE(S) Gas.

WATER HEATER CONDITIONS

- 5310 VENTING SYSTEM There were observed areas of the flue vent that were visibly intact.
- 5311 SUPPLY PIPING **[NOTE]** The operation of water shutoff valves is outside the scope of the inspection and are not operated.
The shutoff valve and observed water supply connectors were visibly intact and are insulated to minimize heat loss, with exceptions.
[CR] There are water supply connectors that have corrosion.
- 5312 TEMPERATURE & A temperature & pressure relief valve (TPR) and discharge line are installed. The discharge line extended to the exterior and terminated close to the ground facing downward.
- 5313 TANK **[Note]** Water heaters require routine maintenance to ensure long life and correct operation.
The observable areas of the water heater tank was visibly intact.
- 5314 SEISMIC BRACING The water heater is double strapped to resist movement, with exceptions.
[SC] The water heater is double strapped, it is not blocked at wall gaps to resist movement, this is a safety hazard.
[SC] There are seismic strap(s) on the water heater that are too close to the controls or access cover(s). There should be a 4 inch minimum space above the controls for gas and not covering the access panels on electric.
- 5315 COMBUSTION AIR A combustion air supply for the water heater is present, with exceptions.
[SC] The combustion air supply to the water heater appeared inadequate, most common is from outside (high in the cabinet & low in the cabinet). This condition restricts the free flow of combustion air to the water heater and may cause the unit to not function as designed.
- 5316 ENERGY SUPPLY The gas shutoff valve and flexible gas connector were visibly intact, with exceptions.
[SC] There are areas of the observed gas piping that have corrosion, this is a safety hazard.
- 5317 CONTROLS The temperature control is set in the "normal range" and there is water at the faucets that is warm/hot.
- 5318 LOCATION The water heater is a style [electric or FVIR (Flamable-Vapor Ignition-Resistant)] or in a location that did not require the ignition source/pilot light (if gas) to be elevated above the floor.

FUNCTIONAL FLOW AND FUNCTIONAL DRAINAGE

- | | GOOD | FAIR | POOR | FAIL | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--|
| 5600 FUNCTIONAL FLOW | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | There were plumbing fixtures that were operated simultaneously with a functional water flow |
| 5601 FUNCTIONAL DRAINAGE | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A number of drains were emptied simultaneously and appeared functional
[FE] During the limited testing of your drainage system today the drains operated, no blockage or |

slow drains were observed. Drains have been known to block at any time whether new construction, older properties and properties with either new and/or mature tree growth. We recommend locating all plumbing cleanout locations and to have a video camera test be performed on the drainage system prior to close of this transaction.

PLUMBING ADDITIONAL INFORMATION

5999 COMMENTS

Given the condition(s) present; As there may be hidden/unseen damage as well as the conditions noted, we recommend further evaluation of the complete system with written findings and costs to correct by a qualified, licensed professional plumbing contractor (C36).

SECTION 5

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 determined if the fuel gas system is free of leaks
5. *Inspect* wells or water treatment *systems*

ELECTRICAL

SECTION 6

A. Items to be inspected/reported:

- 1. Service equipment.
- 2. Electrical panels.
- 3. Circuit wiring.
- 4. Switches, receptacle outlets and lighting *fixtures*.

We recommend that all material defects documented be fully evaluated and/or corrected by an appropriate, competent, licensed and/or certified professional as stated in the CA Business and Professions Code 7195(c), prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [BR] Budget to Replace
 [CR] Corrections Recommended [RU] Recommended Upgrade

ELECTRICAL SERVICE INFORMATION

6001 SERVICE TYPE Underground.
 6003 MAIN PANEL(S) Located at the rear of the building.



Main electrical shutoff

6004 SERVICE RATING 120/240 volt, single phase system, rated at 100 Amperes.
 6005 SERVICE WIRING Not observable in the main panel.
 6006 CIRCUIT WIRING Materials: copper and aluminum, where visible.
 6007 DISCONNECT TYPE Circuit breakers

GROUNDING AND BONDING

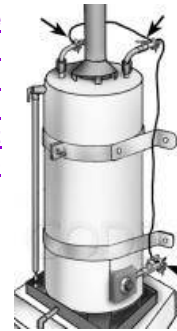
6020 GROUND TYPE(S) The main grounding connection was not observed/located during the inspection.

6022 GROUNDING GOOD FAIR POOR FAIL

The observed ground connection(s) were visibly intact
[NOTE] The access cover for the foundation/rebar ground connection is painted and was not opened.

6023 BONDING

[FE] The plumbing and gas bonding connection(s) not observed/located.



Bonding the Piping System

Bonding of piping systems is required by code. Many jurisdictions prefer to have hot, cold, and gas piping systems bonded together at the water heater. Furthermore, some require that a bonding jumper sized the same as the GEC be run from the water heater to the GEC or service.

©2004 Code Check

SERVICE EQUIPMENT

	GOOD	FAIR	POOR	FAIL
6100 SERVICE WIRING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6102 CAPACITY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The underground service lateral is not observable to inspect.

[NOTE] While the present electrical system may meet the current needs of the building. We recommend consulting with a qualified, licensed professional electrical contractor about upgrading the electrical system if there are plans to add additional electric loads, circuits and/or appliances.

The electrical system capacity appeared adequate for the structures current needs.

DISTRIBUTION PANELS

6110 MAIN ELECTRIC PANEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6111 MAIN ELECTRIC PANEL WORKMANSHIP	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The main panel enclosure was visibly intact and there are labeled circuit breakers in the panel (the accuracy of the labeling is not verified)

The wiring within the panel was visibly intact.

WIRING TYPES AND METHODS

6300 CIRCUIT WIRING

There are observed areas of the branch circuit wiring that was visibly intact, with exceptions.

[FE] There are old and outdated electrical systems in the home, it was not confirmed that these systems were disconnected or if they were still in use. We recommend a thorough examination with costs to remediate by a professional, licensed electrician.



Fuse @ utility cabinet

SWITCHES, RECEPTACLE OUTLETS AND LUMINARIES [LIGHT FIXTURES]

	GOOD	FAIR	POOR	FAIL	
6310 DOOR BELL(S)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There were no visible door bell(s) installed.
6311 SWITCHES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There were accessible switches that were visibly intact and functional.
6314 GROUNDED RECEPTACLES [OUTLETS]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There were accessible receptacles (outlets) that are visibly intact and functional, with exceptions. <u>[SC] There were receptacles that are painted, this is a fire hazard.</u>



Paint on outlet @ bedroom

6315 LUMINARIES [LIGHTS/FIXTURES]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There are luminaries [lights] that are visible intact and functional, with exceptions. <u>[SC] There were exterior luminaries [light] fixtures that are missing caulking and can allow water to come in contact with electrical connections, this is a safety hazard.</u>
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6316 PADDLE FAN(S) [CEILING FAN(S)]
 GOOD FAIR POOR FAIL

[NOTE] The proper wiring and mounting of paddle fans [ceiling fans] cannot be determined by visual observations or operational checks. Paddle fans [ceiling fans] are heavier than standard luminaire [light] fixtures and require special mounting. We recommend further evaluation and correction(s) if warranted by a qualified, licensed professional electrical contractor.

There are ceiling fan(s) and luminaries [light(s)] that are visibly intact and functional.

6317 GFCI DEVICE(S)

[NOTE] GFCI (Ground Fault Circuit Interrupter) device receptacles should be tested frequently and have limited service lives. They may not have been required when the home was built but if permitted remodeling was done to the home, there are certain areas that may have been required to be updated at the time the work was done.

There were GFCI protection devices that were accessible, visibly intact and functional that are located (and/or there are GFCI connected receptacles that are labeled as GFCI) in the following areas: exterior, bathroom(s), kitchen, with exceptions.

[SC] There are areas that are missing GFCI protected receptacles/outlets that are required with current construction/remodels. We recommend inquiring with the seller and if not installed, providing proper GFCI protection at locations where currently required: kitchen and laundry.



6318 AFCI DEVICE(S)

[RU] There is no AFCI (Arc-Fault Circuit Interrupter) protection provided at the areas where required today. We recommend correcting

the condition by providing AFCI protection at the appropriate locations but due to the age of the home it may not be possible to install AFCI protection without extensive rewiring.

OUTSIDE THE SCOPE OF THE INSPECTION

6903 AUDIO/VIDEO/SMART HOME SYSTEMS These system(s) are outside the scope of the inspection and are not inspected. We recommend requesting all available informational material (original documentation and warranty) for the system from the current homeowners as well as consulting with a qualified, licensed professional low voltage systems contractor (C7) specializing in audio/visual systems regarding the operation and maintenance of this system. Any comments made are as a courtesy only.

ELECTRICAL ADDITIONAL INFORMATION

6999 COMMENTS Given the condition(s) present; as there may be hidden/unseen damage as well as the conditions noted, we recommend further evaluation of the complete system with written findings and costs to correct by a qualified, licensed professional electrical contractor (C10).

SECTION 6

B. The Inspector is not required to:

- 1. Operate circuit breakers
- 2. Inspect de-icing systems or components
- 3. Inspect onsite electrical generation or storage or emergency electrical supply systems or components

HVAC

SECTION 7

A. Items to be inspected/reported:

1. Heating *equipment*
2. Central cooling *equipment*
3. Energy source connections
4. Combustion air and exhaust vent *systems*
5. Condensate drainage
6. Conditioned air distribution *systems*

We recommend that all material defects documented be fully evaluated and/or corrected by an appropriate, competent, licensed and/or certified professional as stated in the CA Business and Professions Code 7195(c), prior to the close of this transaction or contingencies. Failure to heed an inspectors recommendation to have further inspection prior to close of escrow (may) cause a Home Warranty Company to void protection/coverage, due to "pre-existing" conditions. Speak to your Home Warranty representative for further information.

[SC] Safety Concerns [FE] Further Evaluation [BR] Budget to Replace
 [CR] Corrections Recommended [RU] Recommended Upgrade

HEATING SYSTEM INFORMATION

7001 LOCATION GOOD FAIR POOR FAIL

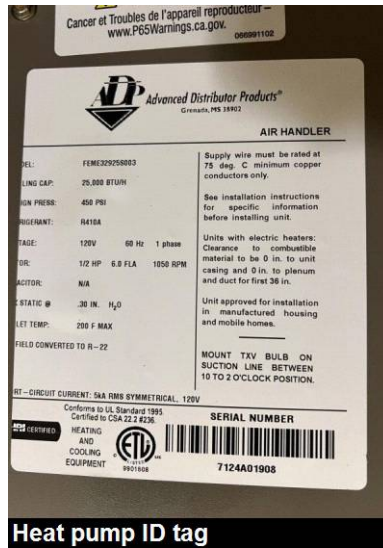
The heat is provided by a heat pump. A heat pump is the process of running your air conditioner in reverse. The heat pump/air conditioner equipment is located at the rear exterior of the home and an interior utility closet of the building.



Heat pump @ utility closet
 Advanced Distributor Products.

7002 BRAND

Inspection: 112124MG1 Address: [REDACTED]



Heat pump ID tag

- 7003 MANUFACTURE DATE
- 7004 TYPE & FUEL
- 7005 APPROX. BTU(S)
- 7006 FILTER TYPE(S)

2024.
[Heat Pump] An air condition system, that when operated in reverse generates heat.
 25,000 maximum BTU's (british thermal units) based on the ID tag information
 Material: disposable, where visible.

HEATING EQUIPMENT AND OPERATION

- 7100 SUPPLY PLENUM(S)
- 7101 HEATING UNIT(S)
- 7104 BLOWER / FILTER(S)

The supply air plenum was visibly intact.
 The heater was visibly intact and operated, with exceptions.
[FE] The output air temperature differential was too low (less than 20 degrees), the system is under performing.

- 7104 BLOWER / FILTER(S)

[NOTE] Air filters need changing/cleaning multiple times a year depending on system usage and seasonal conditions (heavy wildfire activity). Also be aware that some systems have multiple air filters installed at various locations that may be different sizes.
 The blower was operating and there were filter(s) that were installed, with exceptions.
[CR] There were air filter(s) and/or return air grills that were dirty, this blocks the air flow. We recommend the filter(s) be cleaned and/or replaced.
[CR] There were air filter(s) that were incorrectly closed and were not sealing the intake opening, this condition allows dirt and debris to be drawn up into the system which in turn lowers the systems efficiency.

- 7105 RETURN PLENUM(S)

The observed return air plenum was visibly intact.

COOLING EQUIPMENT INFORMATION

- 7100 LOCATION

GOOD FAIR POOR FAIL

The compressor and condenser unit is located at the rear of the building.



Exterior HVAC unit

- 7101 BRAND

General Electric (Haier)

- 7102 MANUFACTURE DATE 2023 based on the ID tag information.
- 7103 SYSTEM TYPE "Split system" The condensing unit and evaporator coils are at different locations.
- 7104 APPROX. SIZE 2 ton based on the ID tag information.
- 7105 REFRIGERANT USED Refrigerant type: R410A based on the ID tag information.

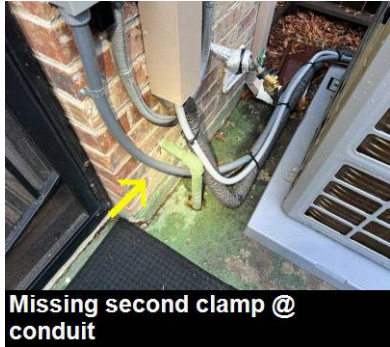
COOLING EQUIPMENT AND OPERATION

- 7110 COMPRESSOR & CONDENSER UNIT(S) & The compressor and condenser unit was visibly intact, the unit was not operated.
- 7117 SYSTEM CONDITION(S)

[FE] At the time of HVAC inspection the outside air temperature was below 65 degrees. Operating the cooling system under these conditions could damage the condensing unit compressor. We recommend having the system checked by a qualified, licensed HVAC professional when the outside air temperature has been above 65 degrees for a period of time.

ENERGY SOURCE CONNECTIONS

- | | GOOD | FAIR | POOR | FAIL | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|---|
| 7200 HEATING EQUIPMENT (Gas Powered) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Not applicable to building. |
| 7201 CENTRAL COOLING/HEAT PUMP EQUIPMENT | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The observable electrical disconnect(s) is present, in sight of and providing power to the unit(s), with exceptions.
<u>[CR] There were flex connector/conduit that was not fastened to the wall correctly (minimum 2 conduit clamps) after exiting the electrical disconnect panel.</u> |



CONDENSATE DRAINAGE

- | | | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--|
| 7300 CONDENSATE DRAIN(S) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | There were observed areas of the condensate drain line(s) that were visibly intact
[NOTE] There was an overflow alarm at the secondary condensate drain connection. These alarms are installed to signal when the system is experiencing problems with excess condensate (water) and to prevent potential water damage in the home. These are not tested during a home inspection. Testing should be done by a HVAC technician during regular service visits. |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--|

CONDITIONED AIR DISTRIBUTION SYSTEMS

- | | | | | | |
|-----------------------------|---|--------------------------|--------------------------|--------------------------|---|
| 7400 THERMOSTAT(S) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | There were thermostat(s) that were visibly intact and operational. |
| 7402 DUCT TYPE(S) | <u>[FE] The ducts were not observable to inspect or identify due to lack of access.</u> | | | | |
| 7404 REGISTER(S) & GRILL(S) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | There were air register(s)/grill(s) that were visibly intact and there was air movement from the air register(s)/grill(s) when the system was operated. |

HVAC ADDITIONAL INFORMATION

7999 COMMENTS

Given the condition(s) present; As there may be hidden/unseen damage as well as the conditions noted, we recommend further evaluation of the complete system with written findings and costs to correct by a qualified, licensed professional warm-air heating, ventilation and air-conditioning contractor (C20).

[NOTE] Failure to heed an inspectors recommendation to have (further) inspection by a qualified, licensed HVAC professional prior to the close of escrow (may) cause a Home Warranty Company to void protection/coverage, due to "pre-existing" conditions. Speak to your Home Warranty representative for further information.

SECTION 7**B. The Inspector is not required to:**

1. *Inspect* heat exchangers or electrical 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*

BUILDING INTERIOR

SECTION 8

A. Items to be inspected/reported:

1. Walls, ceilings and floors
2. Doors and windows
3. Stairways
4. *Permanently installed* cabinets
5. *Permanently installed* cook-tops
6. Ovens
7. Cooktop exhaust vents
8. Dishwashers
9. Food waste disposals
10. Absence of smoke alarms and carbon monoxide alarms
11. Vehicle doors and openers

We recommend that all material defects documented be fully evaluated and/or corrected by an appropriate, competent, licensed and/or certified professional as stated in the CA Business and Professions Code 7195(c), prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [BR] Budget to Replace
[CR] Corrections Recommended [RU] Recommended Upgrade

BUILDING INTERIOR INFORMATION

- | | |
|-------------------------|--|
| 8000 ROOMS INSPECTED | All. |
| 8002 WALL(S)/CEILING(S) | Materials: drywall, where visible. |
| 8003 FLOOR(S) | Materials: wood and/or simulated wood (laminated/vinyl/wood composite), carpet, tile (natural stone/ceramic) and/or simulated tile (laminated/vinyl), where visible. |

WALLS, CEILINGS AND FLOORS CONDITION

- | | | | | | | |
|------|--------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--|
| | | GOOD | FAIR | POOR | FAIL | |
| 8100 | FINISHED | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | WALL(S)/CEILING(S) | | | | | |

There were observed areas of the walls and ceiling that were visually intact, with exceptions.

[CR] There are area(s) (upper utility closet) where damaged and/or missing sections were observed on the wall(s) and/or ceiling.

[FE] There are visual indications of cracking at the wall and/or ceiling coverings. This may be due to wood support framing shrinkage, building settlement and/or movement, and/or possible past seismic events.

[FE] There is wall and/or ceiling material that may contain asbestos or asbestos like material. This can be a safety hazard if disturbed or when it is time for disposal. Recommend professional remediation for full evaluation and costs to correct.



Hole in wall @ utility closet

8101 EXPOSED WALL GOOD FAIR POOR FAIL
FRAMING

There were observed areas of the walls and ceiling that were visually intact, with exceptions.

[FE] There is moisture-related stains and/or deterioration/damage on the interior subfloor under upper hall bath (viewed from access hatch). Note that hidden damage may exist and more investigation is necessary to determine the extent of damage. These conditions are conducive to moisture intrusion/deterioration and wood destroying organism infestation/decay, additional information may be available in the Home Pest Report.



Moisture deterioration under bathtub

8103 CLOSET(S)

There were accessible closet(s) and/or closet door(s) that were visibly intact and operated, there were also closet(s)/closet door(s) that were not fully observable/accessible due to stored items, with exceptions.

[CR] There were closet door(s) that did not latch to the jamb.



Upper hall closet door does not latch

	GOOD	FAIR	POOR	FAIL	
8104 CARPET FLOORING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There are areas of the carpet that were visibly intact, not fully observable due to stored items.
8105 TILE FLOORING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There were areas of the tile floor(s) that were visibly intact, not fully observable due to stored items.
8107 WOOD/SIMULATED WOOD FLOORING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There are areas of the wood and/or simulated wood (vinyl/composite/laminate) floor(s) that were visibly intact, not fully observable due to stored items.

DOORS AND WINDOWS (As Viewed From Interior)

8200 EXTERIOR DOOR(S)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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[NOTE] It is highly recommended to change out or re-key all locks in the residence upon completion of escrow for all exterior doors/access points.

There were accessible exterior doors that were visibly intact and functional, with exceptions.

[SC] There are exterior door(s) with damage at entry. The safety/security of the door(s) may be compromised.



Damage @ entry door

GOOD	FAIR	POOR	FAIL
------	------	------	------

8201 INTERIOR DOOR(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There were accessible doors that were visibly intact and functional.
8202 WINDOW(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There were accessible windows that were visibly intact and functional.
8203 VENTILATION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There were ventilation components that were visibly intact and functional, with exceptions. <u>[CR] There were ventilation components in bathroom(s) and/or laundry room that were dirty. This leads to moisture buildup and deterioration. These fans should be cleaned.</u> <u>[CR] There are vent terminations attached to the exterior of the home that were dirty and/or painted. This leads to moisture buildup and deterioration. These should be cleaned.</u> <u>[FE] There were bathrooms and laundry rooms/areas with no means of powered ventilation to the exterior. This can lead to moisture buildup and deterioration. There were windows that need to be manually operated but consideration should be given to having ventilation fans installed in these areas if moisture buildup is occurring.</u>



Dirty vent fan

8205 EMERGENCY EGRESS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>[SC] There are sleeping room windows in this building that may have met the building standards at the time of construction but do not meet today's standards for emergency egress, due to the following conditions: There are windows that are too high above the floor [above the 44" from the floor], there are windows that are too small [less than 20 inches wide, less than 24 inches high and/or less than 5.7 square feet]. Upgrading the windows to the present standards is not required, but it is important that the residents be aware of the conditions stated. Placing climbable furniture in front of higher windows would be beneficial for emergency egress should the need arise.</u>
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Windows are small & too high

SAFETY GLAZING SUBJECT TO HUMAN IMPACT

	GOOD	FAIR	POOR	FAIL	
8210 SAFETY GLAZING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

There are locations subject to human impact (windows and/or doors with glass) that have visible safety glass markings.

STAIRS, HANDRAILS AND GUARDRAILS

8300 STAIRWELL(S)/STEP(S)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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[NOTE] There are stairways and/or steps that are of older construction and may not conform to current safety standards. It may not be economically feasible to rebuild or repair them to current standards but caution should exercised when using.

There are interior stairs and/or steps that were visibly intact, with exceptions.

[SC] There are stairs and/or steps with improper rise and/or run (more than 7 3/4 inches high and/or less than 10 inches deep) and is not adequate per accepted current standards. While riser heights of 8 to 9 inches and tread depth of 9 inches were acceptable in the past, rebuilding stairways and or steps to conform to present standards may not be economically feasible. This condition is currently considered a safety hazard.

[SC] The steps/stairwell(s) are too narrow (less than 36 inches) and is not adequate per accepted current standards. This condition is a safety hazard.

[SC] There are stairs with open risers more than 4 inches of space that are more than 30 inches above the floor/grade and is not adequate per accepted current standards. This condition is a safety hazard.



8301 HANDRAIL(S)

GOOD FAIR POOR FAIL

There are handrail(s) that were visibly intact and functional, with exceptions.

[SC] The handrail(s) are not considered to be graspable by today's standards. This condition is a safety hazard. We recommend upgrading the handrail(s) to meet today's standards for added safety.



8302 GUARDRAIL(S)

There are guardrails that were visibly intact and functional, with exceptions.

[SC] There are guardrails installed that have baluster spaces wider than 4 inches and/or spaces larger than 6 inches. This condition is a child safety hazard and recommended to be corrected.

[SC] There are guardrail(s) that are less than 42 inches and not high enough to provide adequate protection against falling and did not meet the present standards.



CABINET AND COUNTERTOP SURFACES

8310 CABINET(S) GOOD FAIR POOR FAIL

There were accessible cabinet(s) that were visibly intact and functional, not fully observable and/or accessible due to stored items, with exceptions.

[CR] There were cabinets (sinks) with gaps, holes and/or unfinished wall sections in the wall and/or floor. These should be sealed to prevent pest, rodent and/or moisture intrusion.



8311 COUNTERTOP(S)

There were accessible countertops that were visibly intact and functional, not fully observable due to stored items.

KITCHEN APPLIANCE & COMPONENT INFORMATION

- 8400 GARBAGE DISPOSAL(S) 1 present.
- 8401 DISHWASHER(S) 1 present.
- 8402 MICROWAVE(S) Present.
- 8403 EXHAUST VENT(S) Up draft system.
- 8404 RANGE(S) A gas range (cooktop & oven)
- 8 4 0 7 Present
- REFRIGERATOR(S)/FREEZER(S)

KITCHEN APPLIANCE & COMPONENT CONDITION

NOTES

[NOTE] Features such as clocks, timers, visual appearance and determining thermostat calibration, etc. of permanently installed appliances are outside the scope of the inspection and are not inspected; moving inappropriate stored items off of or from inside of an appliance are outside the scope of the inspection and the appliance may not be operated. We recommend requesting all available informational material (original documentation and warranty) for the system from the current homeowners regarding the operation and maintenance of this various permanently installed appliances in the home.

8420 GARBAGE DISPOSAL(S)

8421 DISHWASHER(S)

There were garbage disposal(s) that were visibly intact and functioned.

[NOTE] Dishwasher drain lines are not smooth and collect debris over time, periodic cleaning of the drain

line and any integral filters is necessary to ensure proper operation and prevent clogging.

The dishwasher(s) was visibly intact and functioned through the "Normal Cycle", with exceptions.

[CR] The dishwasher drain line is dirty, this can lead to blockage and/or leakage.

[SC] The dishwasher drain line is connected directly to the garbage disposal or drain line, the unit is missing the required visible air gap device (some units may have internal air gap devices but that can not be confirmed during a home inspection). This is a cross contamination/safety hazard.



8422 MICROWAVE(S)

GOOD FAIR POOR FAIL

The microwave oven was visibly intact and functioned.

8423 EXHAUST VENT(S)

[NOTE] Kitchen exhaust filters/grease traps need consistent cleaning/maintenance to ensure correct performance and reduce the risk of fires.

There are kitchen exhaust fan(s) and light(s) that functioned, with exceptions.

[SC] There are kitchen exhaust fans(s) and/or fan filters that are dirty, this inhibits their ability to work correctly. Exhaust fans remove moisture, smoke and combustion gases. This leads to moisture buildup and deterioration as well as being a safety and fire hazard. These fans and/or fan filters should be cleaned or repaired.

[SC] There are vent termination screens attached to the exterior of the home that were dirty. This leads to moisture buildup and deterioration as well as being a safety and fire hazard. These screens should be cleaned or repaired.



8424 RANGE(S)

There were ranges with accessible range burners and



Inspection: 112124MG1 Address: [REDACTED]

oven(s) that functioned

[FE] There were ranges that were holding items and the anti-tip could not be checked. There should be an anti-tip device at the rear as required by the manufacturer, this condition can be a topple hazard for small children.

8427 REFRIGERATOR(S) GOOD FAIR POOR FAIL

[NOTE] Refrigerators need periodic cleaning and maintenance to ensure proper and efficient operation. Cooling coils need to be cleaned an average of every 6 months and integral water filters (if present) need to be replaced periodically as well.

The kitchen refrigerator was visibly intact and was operating

[NOTE] There is no observable water line connection available to the refrigerator location.

SMOKE & CARBON MONOXIDE DETECTORS (ALL UNITS)

8500 SMOKE DETECTOR(S)

The smoke detectors(s) (when present) are inspected for location only. The latest standards require that smoke detectors be installed in all bedroom at the time of construction or if any significant remodeling is done, or (in some jurisdictions) when the residence is sold. Testing of smoke detectors is not included in this inspection. We recommend installing smoke detectors to comply with any real estate sales contract contingencies and local or city ordinances. We also recommend upgrading to the current building standards by installing smoke detectors in each of the sleeping rooms and areas adjacent to them and in all other locations recommended by the smoke detector manufacturer's installation instructions.

For future reference, pushing the "test" button only verifies that the horn is working and that there is power at the detector, either a battery or wired to the house wiring and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked on a routine basis and the batteries should be changed frequently.

The two most commonly recognized smoke detection are **ionization** and **photoelectric** smoke detection.

Ionization smoke alarms are generally more responsive to flaming fires. How they work: Ionization-type smoke alarms have a small amount of radioactive material between two electrically charged plates, which ionizes the air and causes current to flow between the plates. When smoke enters the chamber, it disrupts the flow of ions, thus reducing the flow of current and activating the alarm. This ion disruption however, may take much longer before the detection is made and the alarm sounds.

Photoelectric smoke alarms are generally more responsive to fires that begin with a long period of smoldering (called "smoldering fires"). How they work: Photoelectric-type alarms aim a light source into a sensing chamber at an angle away from the sensor.

Inspection: 112124MG1 Address: [REDACTED]

Smoke enters the chamber, reflecting light onto the sensor, triggering the alarm. this detection process occurs much faster, allowing the alarm to sound sooner. Source: NFPA

For each type of smoke alarm, the advantage it provides may be critical to life safety in some fire situations. Home fatal fires, day or night, include a large number of smoldering fires and a large number of flaming fires. You can not predict the type of fire you have in the home or when it will occur. Any smoke alarm technology, to be acceptable, must perform for both types of fires in order to provide early warning of fire at all times of the day or night and whether you are asleep or awake.

For best protection, it is recommended both **ionization** and **Photoelectric** technologies be used in homes. In addition to individual alarms, combination alarms that include both technologies in a single device are available. Ask to see these alarms at your local hardware store

If smoke detectors appear to be old or "yellowed" in color, replacement should be considered (safety hazard). The age of a detector can often be determined by looking for a date on its back side. The National Fire Protection Agency recommends replacing smoke detectors every 10 years. If the age can not be determined, it is also recommended to replace the smoke detector. When replacing "wired" smoke alarms it's suggested they be of the same brand or it may be possible that the alarm won't sound. We advise replacing all smoke alarms at the same time. **It is the safest practice to just go ahead and completely change out the smoke detectors and carbon monoxide detectors with new units when occupying a new residence.**

Smoke detectors were located at: hallways and/or rooms before bedrooms (at each floor if applicable) and inside of bedrooms, with exceptions.

[SC] There were smoke detectors without the date of installation written on the smoke detector, without dates it is not possible to know when the smoke detectors are past their usable life spans. This is a safety hazard. Recommend checking with the manufacturers installation instructions and installing new smoke detector(s) if needed.

[SC] There are hallways without smoke detectors mounted before the beginning of bedroom doors and/or rooms without smoke detectors before bedroom doors. This is a safety hazard. Recommend checking with the manufacturers installation instructions and installing the smoke detector(s) as needed.



8501 CARBON MONOXIDE ALARM(S)/DETECTOR(S) GOOD FAIR POOR FAIL

[NOTE] Refer to manufacturers installation guidelines for proper installation locations. These are not tested, they are only noted as being present. Best practice would be to replace the unit(s) with new ones and note the installation dates on the units and then to replace accordingly to manufacturers instructions. Carbon monoxide (CO) is a gas and collects low to the ground, when carbon monoxide detectors are placed high up it limits their ability detect the gas as soon as possible

Carbon monoxide (CO) alarm(s)/detector(s) were located in the home at all floors, with exceptions.

[SC] There were not observable separate carbon monoxide detectors outside of each separate bedroom area, upper and lower bedroom areas are missing (CO detectors were in bedrooms instead). This is a safety hazard. Recommend checking with the manufacturers installation instructions and installing the new carbon monoxide detector(s) as needed.

LAUNDRY COMPONENT & EQUIPMENT INFORMATION

- 8600 LOCATION(S) Located in the kitchen.
- 8601 WASHER SERVICE Present: a clothes washing machine was installed.
- 8602 DRYER SERVICE Present: a clothes drying machine was installed.
- 8603 DRYER VENT(S) Present.

LAUNDRY COMPONENT & EQUIPMENT CONDITION

8610 WASHER SERVICE

[NOTE] Clothes washing machine appliances are outside the scope of the inspection and are not operated or inspected. If the appliance is included in the transfer of the home, we recommend requesting all available informational material (original documentation and warranty) for the system from the current homeowners regarding the operation and maintenance of this system.

There were laundry faucets that were visibly intact,

a machine is connected. We do not operate the faucets, The observed areas of the drain piping were visibly intact

	GOOD	FAIR	POOR	FAIL
8611 DRYER SERVICE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

[NOTE] Clothes drying appliances are outside the scope of the inspection and are not operated or inspected. If the appliance is included in the transfer of the home, we recommend requesting all available informational material (original documentation and warranty) for the system from the current homeowners regarding the operation and maintenance of this system.

The only observable hookup for dryer is provided for an electric unit only, a machine is connected

	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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[NOTE] Periodic cleaning/maintenance of the dryer vent line is required to mitigate against potential fire hazards.

Dryer venting is provided and terminated at the exterior, with exceptions.

[CR] There are dryer vents that terminate within 3 feet of an AC condenser, hot and moist dryer exhaust can reduce condenser efficiency and damage the condenser.

[SC] There are dryer vent hood(s) at the exterior wall has visible lint debris and/or the damper door is not functioning correctly, this is a fire hazard and should be corrected.



Debris in dryer vent

GARAGE COMPONENT & EQUIPMENT INFORMATION

8700 TYPE/LOCATION Not present (No garage on property)

GARAGE COMPONENT & EQUIPMENT CONDITION

8712 GARAGE DOOR(S)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not applicable to this structure.
8713 GARAGE DOOR OPENER(S)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not applicable to this structure.
8714 FIRE SEPARATION WALL(S)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not applicable to this structure.
8715 FIRE SEPARATION DOOR(S)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not applicable to this structure.

OUTSIDE THE SCOPE OF THE INSPECTION

8900 WINDOW COVERING(S) These system(s) are outside the scope of the inspection and are not inspected. We recommend consulting with a qualified, professional regarding the operation and maintenance of this system. Any comments made are as a courtesy only.

INTERIOR ADDITIONAL INFORMATION

8998 COMMENTS

There are indications of conditions that require further evaluation for the presence of wood-destroying pests or organisms. We recommend further evaluation with written findings and costs to correct by a qualified, licensed professional structural pest inspector (Branch 3).

There are indications of rodent activity, it is possible that no current infestation exists. If evidence of existing rodent activity is discovered, we recommend further evaluation with written findings and costs to correct by a qualified, licensed professional exterminator (Branch 2).

SECTION 8**B. The Inspector is not required to:**

1. *Determine* whether a *building* is secure from unauthorized entry
2. *Operate, test* or *determine* the type of smoke or carbon monoxide alarms
3. *Test* vehicle door safety impact reversing devices
3. Use a ladder to *inspect systems* or *components*.

FIREPLACES & CHIMNEYS

SECTION 9

A. Items to be inspected/reported:

1. Chimney exterior
2. Spark arrestor
3. Firebox
4. Damper
5. Hearth extension

We recommend that all material defects documented be fully evaluated and/or corrected by an appropriate, competent, licensed and/or certified professional as stated in the CA Business and Professions Code 7195(c), prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [BR] Budget to Replace
 [CR] Corrections Recommended [RU] Recommended Upgrade

FIREPLACE #1

LOCATION

Not applicable to this structure.

SECTION 9

B. The Inspector is not required to:

1. *Inspect* chimney interiors, fireplace inserts, seals or gaskets. *Operate* any fireplace or *determine* if the fireplace can be safely used