

Prepared for Exclusive Use by:

[REDACTED]

Address of Property:

[REDACTED]

Santa Barbara CA [REDACTED]

Date of Service:

[REDACTED]



Company Providing Service:

Shelby Hendrix

HouseMaster

1187 Coast Village Rd 1-284

Santa Barbara Ca 93108

(805) 898-2698

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## INSPECTION INFORMATION

**CLIENT:**

**PROPERTY ADDRESS:**

[REDACTED]  
Santa Barbara CA [REDACTED]

**INSPECTION DATE/TIME:**

**INSPECTOR:**

Shelby Hendrix

**INSPECTION COMPANY:**

HouseMaster  
1187 Coast Village Rd 1-284  
Santa Barbara Ca 93108  
(805) 898-2698

## INSPECTION DETAILS

**DESCRIPTION:**

Multi-Unit Property

**TYPE OF INSPECTION:**

Standard Home Inspection

**AGE OF HOME:**

104 Years

**PEOPLE PRESENT:**

Client, Buyers Agent, Sellers Agent,  
Inspector

**STATUS OF HOME:**

Occupied/Vacant Mixed

**WEATHER:**

Sunny

**TEMPERATURE:**

70 TO 75

## INTRODUCTION

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable home inspection industry standards. The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property. The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report, including all Addenda, should be reviewed in its entirety.

## REPORT TERMINOLOGY

The following terminology may be used to report conditions observed during the inspection. Additional terms may also be used in the report:

**SATISFACTORY** - Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, although routine maintenance may be needed.

**FAIR** - Element was functional at time of inspection but has a probability of requiring repair, replacement or other remedial work at any time due to its age, condition, lack of maintenance or other factors. Have element regularly evaluated and anticipate the need to take action.

**POOR** - Element requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified specialist.

**NOT APPLICABLE** - All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

**NOT INSPECTED (NOT RATED)** - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside scope of the inspection, and/or was not inspected due to other factors, stated or otherwise.

**Independent inspection(s) may be required to evaluate element conditions.** If any condition limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

**IMPORTANT NOTE:** All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine the conditions of the dwelling and property at the time of closing. If any decision about the property or its purchase would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decisions.

## NATURE OF THE FRANCHISE RELATIONSHIP

The Inspection Company ("Company") providing this inspection report is a franchisee of HouseMaster SPV LLC ("Franchisor"). As a franchisee, the Company is an independently owned and operated business that has a license to use the HouseMaster names, marks, and certain methods. In retaining the Company to perform inspection services, the Client acknowledges that Franchisor does not control this Company's day-to-day activities, is not involved in performing inspections or other services provided by the Company, and is in no way

responsible for the Company's actions. Questions on any issues or concerns should be directed to the listed Company.

## GENERAL INSPECTION LIMITATIONS

**CONSTRUCTION REGULATIONS** - Building codes and construction standards vary regionally. A standard home inspection **does not include** evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

**HOME MAINTENANCE** - All homes require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1 to 3% (or more) of the sales price of a house depending on age, design, and/or the degree of prior maintenance. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

**ENVIRONMENTAL AND MOLD ISSUES (AND EXCLUSIONS)** - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any house are varied. A home inspection **does not include** the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on MOLD/MICROBIAL ELEMENTS below.

**AESTHETIC CONSIDERATIONS** - A standard building inspection does not include a determination of all potential concerns or conditions that may be present or occur in the future **including** aesthetic/cosmetic considerations or issues (appearances, surface flaws, finishes, furnishings, odors, etc.).

**DESIGN AND ADEQUACY ISSUES** - A standard home inspection **does not include** any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the function or suitability of floor plans or other design features. Furthermore, no determinations are made regarding product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings related to any material or element that may be present in any house or on any property.

**AGE ESTIMATIONS AND DESIGN LIFE RANGES** - Any age estimations represent the inspector's opinion as to the approximate age of components. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Design life ranges represent the typical economic service life for elements of similar design, quality and type, as measured from the time of original construction or installation. Design life ranges do not take into consideration abnormal, unknown, or discretionary factors, and are **not a prediction of future service life**. Stated age or design life ranges are given in "years," unless otherwise noted, and **are provided for general guidance purposes only**. Obtain independent verification if knowledge of the specific age or future life of any element is desired or required.

**ELEMENT DESCRIPTIONS** - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report **should be addressed prior to closing**.

**REMEDIAL WORK** - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a home inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. **If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company** to arrange a re-inspection to assess conditions. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

**SELLER DISCLOSURE** - This report is **not a substitute for Seller Disclosure**. A Property History Questionnaire form may be provided with this report to help obtain background information on the property in the event a full Seller Disclosure form is not available. The buyer should review this form and/or the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the house (prior to or at the time of closing) is also recommended.

**WOOD-DESTROYING INSECTS/ORGANISMS** - In areas subject to wood-destroying insect activity, it is advisable to obtain a current wood-destroying insect and organism report on the property from a qualified specialist, whether or not it is required by a lender. A standard home inspection **does not include** evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage.

**ELEMENTS NOT INSPECTED** - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

**HOUSE ORIENTATION** - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

**CONDOMINIUMS** - The Inspection of condominium/cooperative do not include exteriors/typical common elements, unless otherwise noted. Contact the association/management for information on common element conditions, deeds, and maintenance responsibilities.

## MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS



The purpose and scope of a standard home inspection **does not include** the detection, identification or assessment of fungi and other biological contaminants, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists over a period of time can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the probability of mold growth. There are many different types of molds; most molds do not create a health hazard, but others are toxic.

Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in almost all homes. Factors such as the type of construction materials and methods, occupant lifestyles, and the amount of attention given to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture. The sources of moisture in a house are numerous and include water leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity or condensation caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions are other sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any water leakage or moisture problems is critical. For information on mold testing or assessments, contact a qualified mold specialist.

**Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a standard home inspection. Accordingly, the Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.**

## ADDITIONAL COMMENTS

## 1. ROOFING

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; **elements and areas concealed from view for any reason cannot be inspected.** This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, antennas, solar panels, low-voltage lighting, and other similar elements, unless specifically stated. Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection. Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

**MATERIAL:**

MIXED  
3-TAB  
COMPOSITION FIBERGLASS/ASPHALT SHINGLES  
AND  
SHEET/ROLLED

**ESTIMATED AGE:**

05 TO 10 YEARS  
25 TO 30 YEARS  
MIXED

**DESIGN LIFE:**

20 TO 25 YEARS  
25 TO 30 YEARS

**LOCATION:**

## WHOLE STRUCTURE

**INSPECTION METHOD:**

WALKED ON

## S F P NANI

					<p><b>1.0 ROOFING</b></p> <p>Roof shingles are failing with granule loss and exposed fiberglass with areas of previous patching observed on roof. Consult a roofing contractor to determine roof replacement cost estimates prior to close of escrow. (See Picture(s))</p> <p>Exposed nailheads at ridge caps. Suggest sealing to extend service life and prevent water penetration. (See Picture(s))</p>
					<p><b>1.1 EXPOSED FLASHING</b></p> <p>Exposed nailheads at flashings observed on roof. Seal nailheads as required to prevent water penetration and extend service life. (See Picture(s))</p> <p>Anticipate replacing flashing when reroofing.</p>
					<p><b>1.2 PLUMBING STACKS</b></p> <p>Gaps noted at roof penetrations. Reseal roof penetrations now and on a routine basis to prevent leakage to interior of structure. (See Picture(s))</p>
					<p><b>1.3 VENTILATION COVERS</b></p> <p>Rusting observed at furnace gas vent caps. Paint or replace to extend service life and prevent water penetration. (See Picture(s))</p> <p>Consider removing transite (asbestos containing) vent pipe in attic when reroofing. (See Picture(s))</p>
					<p><b>1.4 RAIN GUTTERS / EAVETROUGHS</b></p> <p>Multiple failed gutters observed. Anticipate replacement. (See Picture(s))</p> <p>Buildup in rain gutters. Suggest cleaning and flushing now and on an annual basis for proper drainage. Consider upgrade of gutter guards to prevent leaf buildup. (See Picture(s))</p> <p>Suggest installation of rain gutters and downspouts at all pitched roof edges to aide in controlling water run off away from structure and hardscaping. Gutters and downspouts help aide in reducing water runoff from splashing onto/penetrating into structure. Consider adding built in drains/subsurface drains and connecting downspouts into drain system. (See Picture(s))</p>
					<p><b>1.5 DOWNSPOUTS / ROOF DRAINS</b></p> <p>See comment above.</p> <p>Recommend extending rain gutter downspouts to move water away from the foundation. Downspouts near structure may allow excessive water to pond and/or penetrate into structure. Consider installing downspouts into built in drains to aide in diverting water run off. (See Picture(s))</p>
					<p><b>1.6 FASCIA / SOFFITS</b></p> <p>Wood damage noted at fascia/eaves/soffit members. Anticipate repairs. Consult pest control company for evaluation and repair/treatment cost estimate. (See Picture(s))</p> <p>Peeling/loose paint observed at fascia/eaves. Due to the age of the home (1978 and older), the paint may</p>

S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected



contain lead. Suggest repainting to preserve wood. Use care when working with old materials, especially with paint. Have tested prior to disturbing. (See Picture(s))

Suggest consultation with a licensed painting contractor certified in lead paint testing/removal prior to close of escrow.

S F P N A N I S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



1.0 ROOFING (See Picture(s))



1.0 ROOFING (See Picture(s))



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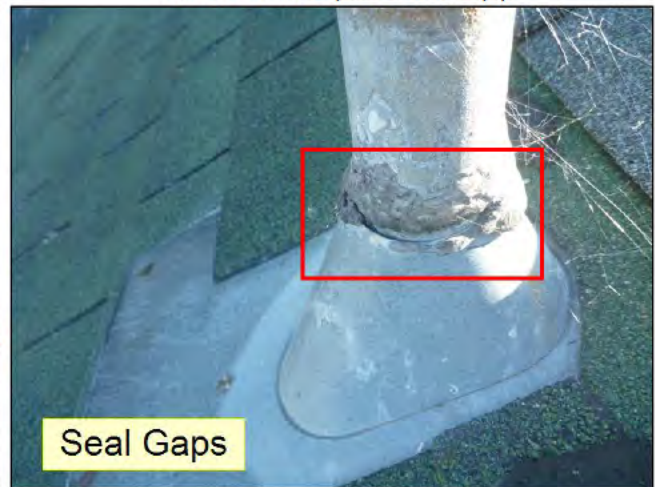
1.0 ROOFING (See Picture(s))



1.0 ROOFING (See Picture(s))



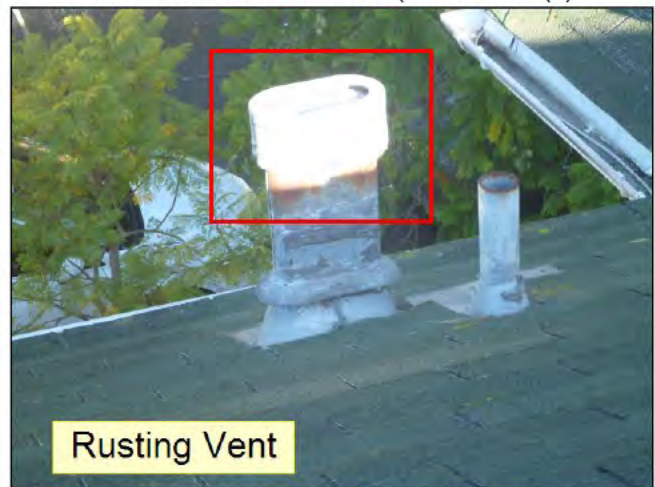
1.1 EXPOSED FLASHING (See Picture(s))



1.2 PLUMBING STACKS (See Picture(s))

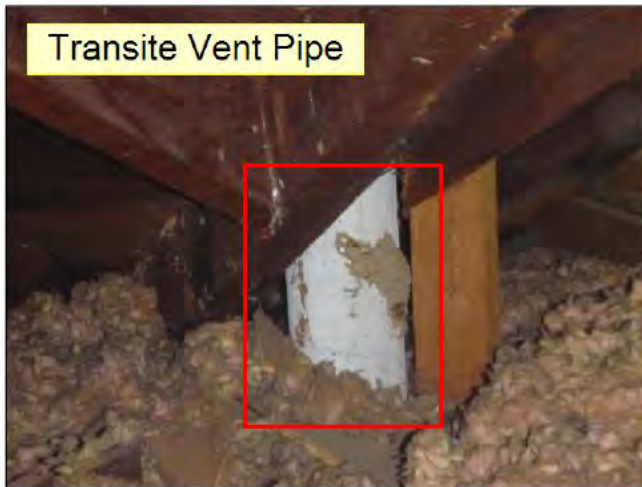


1.2 PLUMBING STACKS (See Picture(s))



1.3 VENTILATION COVERS (See Picture(s))





Transite Vent Pipe

1.3 VENTILATION COVERS (See Picture(s))



Failed Gutters

1.4 RAIN GUTTERS / EAVETROUGHES (See Picture(s))



No Gutters

1.4 RAIN GUTTERS / EAVETROUGHES (See Picture(s))



Clean Gutters

1.4 RAIN GUTTERS / EAVETROUGHES (See Picture(s))



Extend Downspouts

1.5 DOWNSPOUTS / ROOF DRAINS (See Picture(s))



Seal Gaps/Cracks. Peeling Paint.

1.6 FASCIA / SOFFITS (See Picture(s))





1.6 FASCIA / SOFFITS (See Picture(s))



1.6 FASCIA / SOFFITS (See Picture(s))



1.6 FASCIA / SOFFITS (See Picture(s))



1.6 FASCIA / SOFFITS (See Picture(s))



1.6 FASCIA / SOFFITS (See Picture(s))

**NOTE:** All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defects can result in leakage, mold, and subsequent damage. Conditions such as hail damage, manufacturing defects, or the lack of roof underlayment or proper nailing methods are not readily detectable during a home inspection, but may result in latent concerns. Gutters (eavetroughs) and downspouts (leaders) will require regular cleaning and maintenance. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly if roof or gutter leakage and/or defects exist. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, and/or other limitations, arrangements should be made to have it inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Roof Systems** - The watertightness of a roofing system is dependent on the proper installation of the roofing material and underlayment, its physical condition, and the proper function of all flashings (metal or other membrane installed at protrusions through the roof, such as vent pipes, skylights and valleys). While

general roofing conditions were reported, this report is not a guarantee the roof is or will be watertight or leak free.

**Plumbing Vents/Stacks** - The flashing/boot seal at plumbing vents are prone to leakage. All vent pipe flashings should be checked periodically and should be repaired and/or sealed as needed. Vent stacks must have adequate clearance from windows and other roof or wall openings or vents. Extending the vent may prevent detrimental conditions.

**Roofer Opinion** - Obtain the roof manufacturer's and/or a qualified roofer's opinions as to roof conditions and, if necessary, remedial needs and associated costs, prior to closing. If overall roof wear or damage exists, replacement is normally required. In other cases, recommendations for roof replacement versus repair needs can be subjective and based on economic issues or discretionary issues.

**Gutters/Downspouts** - The need for gutters and downspouts (leaders) will vary with house/roof design, locale and surface drainage conditions. If present, regular checks and cleaning are advised. If not present, consider the benefits to be gained from proper control of roof run-off and diversion away from foundation.

## 2. EXTERIOR ELEMENTS

Inspection of exterior elements is limited to readily visible and accessible outer surfaces of the house envelope and appurtenances as listed herein; **elements concealed from view by any means cannot be inspected**. Like roofs, these elements are subject to the effects of both long-term wear and sudden damage due to ever-changing weather conditions. Descriptions are based on predominant/representative elements and are provided for general informational purposes only; specific materials and/or make-up are not verified. Neither the efficiency nor integrity of insulated window units is determined in a standard home inspection. Furthermore, the presence and condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items are not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the INTERIOR and FOUNDATION/SUBSTRUCTURE sections.

**SIDING:**

MIXED  
STUCCO  
WOOD  
WITH WOOD TRIM

**SPECIAL LIMITATIONS:**

VEGETATION  
STORAGE

**S F P N A N I**

		●			<b>2.0 SIDING</b> Wood rot observed at exterior wood siding. See pest control report for conditions related to wood siding, trim and framing members. (See Picture(s))  Paint is peeling/loose. Due to the age of the home (1978 and older), the paint may contain lead. Suggest repainting to preserve wood. Use care when working with old materials, especially with paint. Have tested prior to disturbing. (See Picture(s)) Suggest consultation with a licensed painting contractor certified in lead paint testing/removal prior to close of escrow. Failed door at crawlspace access. Anticipate repair. (See Picture(s))  Suggest sealing now and annually at any holes, gaps, cracks, around light fixtures, windows, doors, trim, etc...to aide in preventing water penetration and pest intrusion. (See Picture(s)) Recommend raising wood siding and installing flashing where wood siding meets driveway to prevent further wood deterioration. (See Picture(s))
		●			<b>2.1 ENTRY DOOR</b> Multiple weathered front doors and screen doors. Anticipate refinishing, repair, or replacement as desired. (See Picture(s))
		●			<b>2.2 STAIRS / STOOPS</b> Weathering, wood rot, and peeling paint noted at visible portion of stairs. Anticipate repair.
		●			<b>2.3 RAILINGS</b> Loose rail at rear stairs. Anticipate repair/replacement. (See Picture(s))  Suggest adding rails where there is a three foot drop or three steps or more for added safety. (See Picture(s))
		●			<b>2.4 ELECTRIC / GFCI</b> Missing weatherproof covers noted at exterior wall outlets. Installation required to prevent moisture and pest intrusion. (See Picture(s))  Suggest upgrades to Ground Fault Circuit Interrupters (GFCI) outlets at all exterior outlets for added safety. Consult licensed electrical contractor for installation.
		●			<b>2.5 FENCING</b> The inspection of fencing, site walls and sheds is not including in the scope of a standard home inspection. Wood components are prone to decay and insect damage. Advise a check of these elements for current conditions and assurance of personal acceptability.

**S F P N A N I** S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

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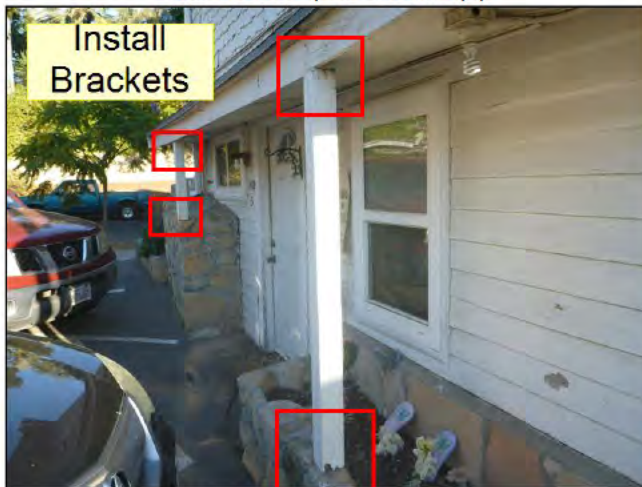




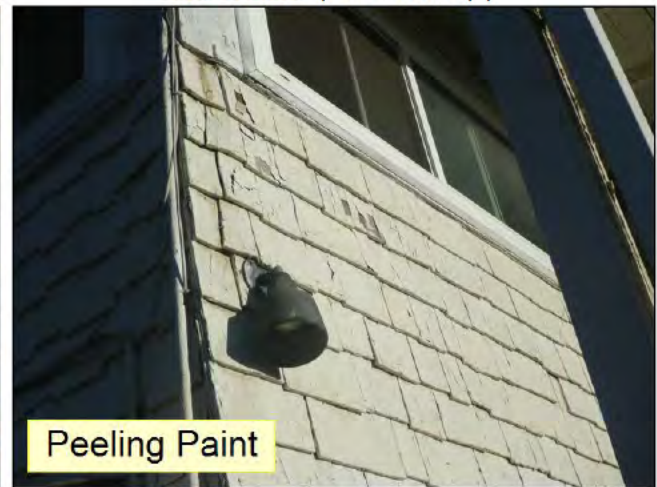
2.0 SIDING (See Picture(s))



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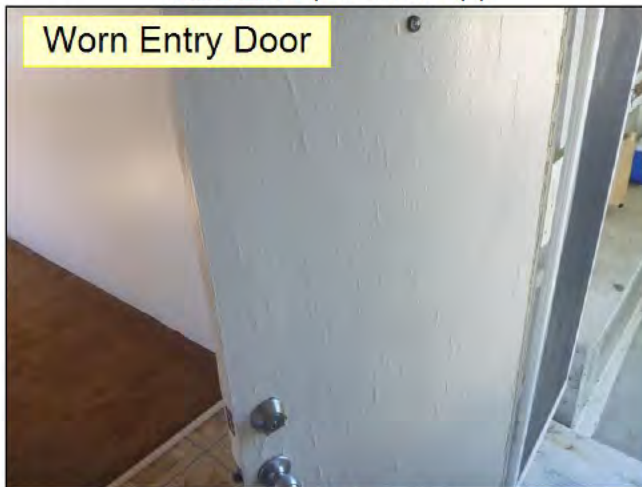




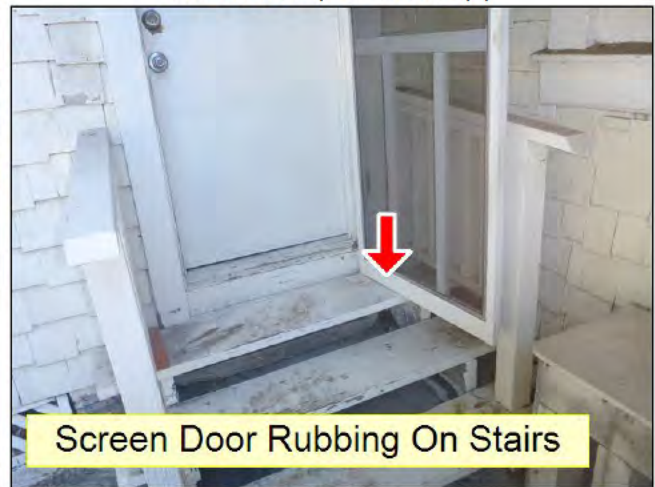
2.0 SIDING (See Picture(s))



2.0 SIDING (See Picture(s))



2.1 ENTRY DOOR (See Picture(s))



2.1 ENTRY DOOR (See Picture(s))



2.3 RAILINGS (See Picture(s))



2.3 RAILINGS (See Picture(s))





## 2.4 ELECTRIC / GFCI (See Picture(s))

**NOTE:** All surfaces of the exterior envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, or mold. The use of properly treated lumber or alternative products help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may become apparent as they occur, spread, or are discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

### **SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Wood Deterioration** - Exterior wood elements are particularly susceptible to decay and insect damage. The use of treated lumber may help to minimize these concerns but will not eliminate them altogether. While we have attempted to identify readily apparent areas of decay, additional areas of concern may be identified as they occur, spread, or are discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact our office. All exterior wood elements should be inspected at least annually; repair and/or refinish as needed.

**Lead-Based Paints** - Exterior surfaces may be covered with lead-based paint, particularly in pre-1978 homes. The likelihood of exposure to lead hazards is minimal if the paint is intact or covered with another product. Neither testing nor assessment is part of a standard home inspection. Testing by a qualified specialist should be arranged if paint damage or other potential hazards exist or to address individual concerns.

**Wood To Soil** - Siding materials and wood components close to or in direct contact with soil or mulch are conducive to decay and/or wood destroying insect infestation. Whenever possible, at least six (6) inches of clearance should be provided above the soil. All areas in contact or close to the ground should be checked. Foam insulations or other foundation cover increase the potential for hidden damage due to moisture or insect concerns.

**Exterior Electric** - Due to weathering factors and the potential hazards of exterior wiring, precaution must be used for the installation and maintenance of electrical components. Any damaged components should be corrected immediately. Recommend adding Ground-Fault Circuit-Interrupter (GFCI) protection if not present. GFCI noted, however, test operation indicated unit malfunctioned or did not work properly. All exterior circuitry should be inspected by a qualified electrician.

**Wood Decay/Insects** - Conditions conducive to decay also are conducive to infestation with wood destroying insects. Any damage should be corrected/ addressed properly to minimize consequential damage or further infestation.



### 3. SITE ELEMENTS

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected. Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason. Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/SUBSTRUCTURE and WATER PENETRATION sections.

**PATIO(S):**  
CONCRETE  
**DRIVEWAY:**  
ASPHALT

**PATIO LOCATION:**  
REAR  
**RETAINING WALLS:**  
ROCK/STONE  
MIXED

**WALKWAY:**  
CONCRETE  
**RETAINING WALL LOCATION:**  
FRONT

S F P N A N I

		●			<b>3.0 WALKWAYS</b> Numerous cracks at front entry walkways at units 1, 2, and 3. See retaining wall section of report. See rain gutter and downspout comments in roofing section of report. (See Picture(s))  Suggest sealing at any hardscaping (walks, patios & driveways) cracks for enhanced life span of material.
		●			<b>3.1 PATIO(S)</b> Cracking and settlement noted at rear concrete patio. Anticipate repairs. See roofing section of report regarding gutter and downspout upgrades to control water from roof cover. (See Picture(s))
		●			<b>3.2 DRIVEWAY</b> Cracking noted at driveway. Suggest sealing of cracks to prevent water penetration, further cracking and to extend service life. See roofing section of report regarding rain gutter and downspout upgrades. (See Picture(s))
		●			<b>3.3 GROUND SLOPE AT FOUNDATION</b> See comment in roof section of report regarding rain gutter and downspout installation for proper control of water away from structure and hardscaping.
		●			<b>3.4 RETAINING WALL(S)</b> Cracking/displacement observed at front retaining wall. Consult a contractor for further evaluation and repairs. (See Picture(s))

S F P N A N I S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



3.0 WALKWAYS (See Picture(s))



3.0 WALKWAYS (See Picture(s))





3.0 WALKWAYS (See Picture(s))



3.1 PATIO(S) (See Picture(s))



3.2 DRIVEWAY (See Picture(s))



3.4 RETAINING WALL(S) (See Picture(s))



3.4 RETAINING WALL(S) (See Picture(s))



3.4 RETAINING WALL(S) (See Picture(s))

**NOTE:** Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other soil/site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluations by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays and uncompacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified servicepersons is recommended prior to closing.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Site Elements** - While informational comments may be made related to the condition of certain site elements, the primary intent of inspection of any site element is limited to evaluation relative to its effect on the building.

**Grading and Drainage** - To reduce the amount of water run-off or possibility of water penetration and/or structural concerns, provide proper contouring (grading) along the foundation and where needed on the site. Houses on hills or in low-lying areas will be prone to drainage concerns. Improper/inadequate grading and/or drainage can cause/contribute to foundation movement and/or failure. Deficiencies must be corrected to prevent problems.

**Fencing/Sheds** - The inspection of fencing, site walls, and sheds is not included in the scope of a standard home inspection. Wood components are prone to decay and insect damage. Advise a check of these elements for current conditions and assurance of personal acceptability.



#### 4. WATER HEATER

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.** An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

**WATER HEATER TYPE:**  
DIRECT-HEATED TANK  
**FUEL:** NATURAL GAS  
**ESTIMATED CAPACITY:**  
75 GALLONS

**WATER HEATER LOCATION:**  
LAUNDRY ROOM

**ESTIMATED AGE:**  
1 YEAR

**SYSTEM MAKE:**  
*BRADFORD WHITE*

**DESIGN LIFE:**  
*08 TO 12 YEARS*

S F P N A N I

		●			<p><b>4.0 WATER HEATER</b></p> <p>Three seismic straps are required on a 75 gallon water heater as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation. (See Picture(s))</p> <p>Corrosion noted at plumbing of water heater. Replace components as needed to prevent leaks and moisture damage. (See Picture(s))</p> <p>Water heater operated properly at the time of inspection. It is 1 year old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.</p>
		●			<p><b>4.1 VENT CONNECTOR</b></p> <p>Vent pipe disconnected at water heater. Contact a plumber for repair to prevent carbon monoxide from entering units. (See Picture(s))</p>
●					<b>4.2 GAS / FUEL LINES AT UNIT</b>
		●			<p><b>4.3 SAFETY VALVE PROVISIONS</b></p> <p>The drain pipe for the Temperature Pressure Relief Valve is not installed within 6 to 24 inches off of ground. Contact a plumber for correct installation. See supplemental information for additional comments. (See Picture(s))</p>

**S F P NA NI** S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

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#### 4.0 WATER HEATER (See Picture(s))



#### 4.0 WATER HEATER (See Picture(s))





4.1 VENT CONNECTOR (See Picture(s))



4.3 SAFETY VALVE PROVISIONS (See Picture(s))

**NOTE:** Maintain hot-water supply temperatures at no more than about 120 degrees F (49 degrees Celsius) for personal safety; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Domestic Hot Water** - The adequacy of the domestic hot water supply or temperatures was not determined. Evaluations are limited to assessment of visual conditions and confirmation of heated water flow to the fixtures. Newer tanks should be drained periodically, but many old tanks are best left alone.

**Relief Valves** - All standard water heaters require temperature-pressure relief valves (TPRV). These units are not operated during a standard home inspection but should be checked regularly for proper operation.

**Flue/Venting Conditions** - All venting systems must be maintained to ensure an adequate draft. Any indication of a potential concern requires immediate attention as health/safety hazards may exist, including the introduction of carbon monoxide into the house air.

**T&PRV Pipe** - Temperature pressure relief valve discharge should be through a drain line to a readily visible area so that it can be monitored. The lines should not be reduced below valve opening size (3/4 inch), or restricted in any way. Metal piping is recommended for the drain line; if plastic is used, only high temperature plastic is acceptable.

**Overflow Pan** - Water heaters located within the house or in attic should have an overflow pan under them. An overflow line should also be provided for relief valve discharge to the pan.

**Seismic Restraint** - Restraining straps are required on heaters in active seismic zones. Straps should secure the unit to the structure. Contact a local plumber or the building department for current requirements for seismic protection.

## 5. ATTIC

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., **many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any loads, the thermal value or energy efficiency of any insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation levels and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

**DESCRIPTION:**

MULTIPLE AREA(S)  
EXPOSED FRAMING

**INSPECTION METHOD:**

ENTERED

**FRAMING:**

WOOD FRAME  
RAFTERS

**SHEATHING:**

SPACED BOARDS SHEATHING  
WITH  
PLYWOOD  
OVERLAY

**INSULATION:**

LOOSE FILL  
FIBERGLASS  
6 TO 8 AVERAGE INCHES

**SPECIAL LIMITATIONS:**

INSULATION  
DESIGN  
INACCESSIBLE AREA(S)

**S F P N A N I**

●						<b>5.0 ROOF FRAMING</b> No structural conditions to report in attic. See pest control company report for conditions related to wood framing members. Recommend installing attic access hatch in unit 3 to access attic at left side of building.
	●					<b>5.1 ROOF DECK / SHEATHING</b> Stains noted in various locations of framing in the attic. Unable to determine if active. Monitor condition and repair leaks as needed to prevent moisture penetration and damage. Any notation of leakage or stains does not preclude additional areas of leakage and/or hidden damage. Any on going and/or questionable situations should be assessed and corrected. See roofing section of report.
●						<b>5.2 VENTILATION PROVISIONS</b>
●						<b>5.3 INSULATION</b>

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Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

**NOTE:**Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general informational purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials—avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist. Leakage can lead to mold concerns and structural damage.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Limitations/Obstructions** - Due to typical design/accessibility constraints (insulation, storage, etc.) evaluation of attic areas, including structural components, is generally limited. Any specifically noted limitations/obstructions are intended to highlight limitations beyond the norm. A complete check of the attic should be made when non-permanent limitations are removed.

**Insulation** - An energy assessment or audit is outside the scope of the standard home inspection. Any comments on amounts and/or materials are for general informational purposes only and were not verified. Some insulations may contain or release potentially hazardous materials; avoid disturbing. Wall insulation is not readily visible. Pre-1970s homes are more likely to have been constructed with insulation levels significantly below present day standards.

**Leakage/Stains** - Any specific notation of leakage or stains does not preclude additional areas of leakage and/or hidden damage. Monitor attic for any changes; ongoing or questionable situations should be assessed and corrected. Leakage can lead to mold concerns.



## 6. HEATING SYSTEM

The inspection of heating systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection for any reason cannot be inspected. A standard home inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection or draft test, solar system inspection, or buried fuel tank inspection. Furthermore, portable units and system accessories or add-on components such as electronic air cleaners, humidifiers, and water treatment systems are not inspected, unless specifically indicated. The functional check of heating systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Additional information related to the heating system may be found under other headings in this report, including the COOLING SYSTEM section.

**SYSTEM TYPE:**

MULTIPLE UNITS

**SYSTEM MAKE:**

WILLIAMS

**LOCATION:**

MULTIPLE UNITS/ZONES

**ESTIMATED AGE:**

MULTIPLE UNITS

**DESIGN LIFE:**

20 to 25 YEARS

**GENERAL DISTRIBUTION:**

INDIVIDUAL ROOM SUPPLY

**SPECIAL LIMITATIONS:**

FINISH MATERIALS

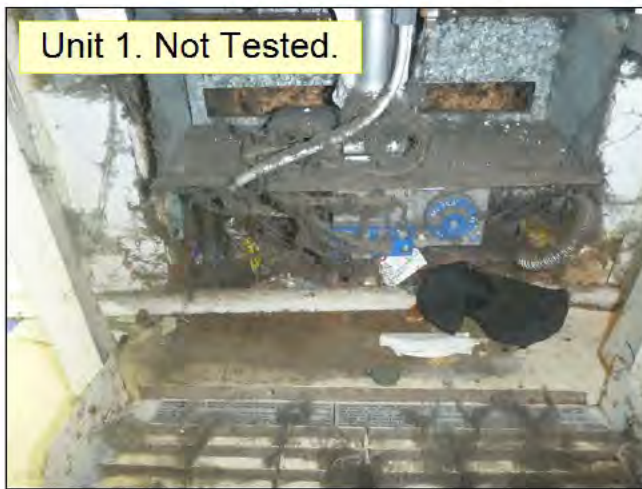
INACCESSIBLE AREA(S)

**S F P N A N I**

					<b>6.0 HEATING UNIT</b>
					Unit 1: Estimated 25-30 years old. Not tested due to significant lint buildup fire hazard. Have unit cleaned and tested. Unit is nearing/has reached end of design life. Anticipate future repair/replacement.
					Unit 2: 13 years old. Operated properly.
					Unit 3: 21 years old. Operated properly.
					Unit 4: 34 years old. Pilot light not lit and ignitor inoperable. Unit is past design life. Contact HVAC contractor to evaluate and determine repair or replacement cost estimate.
					Unit 5: 13 years old. Burners did not light when thermostat was turned up. Have unit/thermostat evaluated/ repaired by an HVAC contractor and cleaned for fire safety.
					Suggest annual servicing/evaluation of all units by a heating, ventilation and air conditioning (HVAC) contractor to extend service life and for proper and safe operation.
					<b>6.1 BURNERS</b>
					Heat exchanger is not fully visible due to design of system. Therefore not inspected. Recommend annual evaluation and repairs and service of unit to ensure proper and safe operation. Burner assembly was not removed during inspection to determine condition of heat exchanger. This is not performed during a standard inspection.
					<b>6.2 VENT CONNECTOR</b>
					Disconnected vent at unit 1 balcony/laundry area. Have vent connected to prevent carbon monoxide from entering home. (See Picture(s))
					Unit 4 rusting vent at wall. Anticipate painting or replacement. (See Picture(s))
					See roofing section of report regarding rusting vents on roof.
					<b>6.3 GAS / FUEL LINES AT UNIT</b>
					<b>6.4 COMBUSTION AIR PROVISIONS</b>
					<b>6.5 THERMOSTAT</b>
					See comments above regarding unit 5.
					Units 1 and 4 not tested. See comments above.

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6.0 HEATING UNIT (See Picture(s))



6.2 VENT CONNECTOR (See Picture(s))



6.2 VENT CONNECTOR (See Picture(s))

**NOTE:** Regular heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Combustion air provisions, clearances to combustibles, and venting system integrity must be maintained for safe operation. Any actual or potential concerns require immediate attention, as health and safety hazards may exist, including the potential for carbon monoxide poisoning. A thorough inspection of heat exchangers by a qualified heating specialist is recommended to determine heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is indicated. Heating comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may be required. Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried fuel tank concerns. Servicing or repair of heating systems should be made by a qualified specialist.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Maintenance/Service** - Servicing or repair of the heating system normally must be done by a qualified service company; most utility companies only service/handle gas supply concerns.



## 7(A) . Unit 1 Bathroom

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

**DESCRIPTION:**

3/4 BATH

**LOCATION:**

HALLWAY

**VENTILATOR(S):**

WINDOW  
&  
NO FAN

**SPECIAL LIMITATIONS:**

FINISH MATERIALS  
INACCESSIBLE AREA(S)/STORAGE

S F P NANI

●					<b>7.0.A SINK(S)</b> Corrosion noted at shutoff valves beneath sinks. Replace components as needed to prevent leaks and moisture damage. (See Picture(s))
	●				<b>7.1.A TOILET</b> Loose toilet at floor connection noted. Pull toilet, check for damage/water penetration. Re-secure/reset toilet to prevent moisture damage. Consult a plumber for correction.
	●				<b>7.2.A BATHTUB</b> Drain stopper at tub did not work properly. Repairs, adjustments or cleaning may correct many drain defects, however, drain mechanism repairs or replacement may be difficult depending on accessibility. Consult plumber for repairs and/or replacement.  Older/worn bathtub and fixtures. Anticipate repair/replacement. See supplemental information regarding older/worn fixtures/faucets. (See Picture(s))
●					<b>7.3.A ELECTRIC / GFCI</b>
	●				<b>7.4.A VENTILATION</b> Window is low in tub/shower which may allow water into wall. Suggest use of water proof curtain at window while showering. (See Picture(s))  Consider installation of exhaust fans for improved ventilation over windows.

S F P NANI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

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7.0.A SINK(S) (See Picture(s))



7.2.A BATHTUB (See Picture(s))





Low Window

#### 7.4.A VENTILATION (See Picture(s))

**NOTE:** Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showerings or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

#### **SUPPLEMENTAL INFORMATION - Review the additional details below.**

**General Conditions** - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

**Toilet Seal/Tank** - A loose toilet or defective seal could result in leakage and significant consequential damages and should be attended to as soon as possible. Seepage at the base of the toilet indicates a defective/leaking and requires immediate attention. Floor, flooring, and/or other damage may be uncovered when the toilet is lifted for repair. Have checked and corrected as required.

**Old Fixtures/Faucets** - The sink faucets are old with significant wear and will require a high level of maintenance. Plan for replacement now or in near future. Replacement of old fixtures may necessitate additional plumbing work, structural alterations, or surface refinishing as the design of new fixtures may not be compatible with the plumbing or installation methods used with the existing sink.



## 7(B) . Unit 2 Bathroom

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

**DESCRIPTION:**

3/4 BATH

**VENTILATOR(S):**

WINDOW  
&  
NO FAN  
COMBO FAN/LIGHT

**SPECIAL LIMITATIONS:**

## FINISH MATERIALS

S F P N A N I

		●			<p><b>7.0.B SINK(S)</b></p> <p>Active water leak at drain piping under sink. Contact a plumber for repair. (See Picture(s))</p> <p>Corrosion noted at shutoff valves beneath sinks. Replace components as needed to prevent leaks and moisture damage. (See Picture(s))</p> <p>Sink stopper does not work properly. Repair for proper operation.</p>
		●			<p><b>7.1.B TOILET</b></p> <p>Loose toilet at floor connection noted. Pull toilet, check for damage/water penetration. Re-secure/reset toilet to prevent moisture damage. Consult a plumber for correction.</p>
	●				<p><b>7.2.B STALL SHOWER</b></p> <p>Caulking/grout repair is recommended now and as part of routine maintenance at tub/shower and flooring areas on a regular basis to help prevent moisture intrusion, damage and mold build-up. Condition inside walls was indeterminate at the time of the inspection.</p>
●					<b>7.3.B ELECTRIC / GFCI</b>
●					<p><b>7.4.B VENTILATION</b></p> <p>Consider installation of exhaust fans for improved ventilation over windows.</p>

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7.0.B SINK(S) (See Picture(s))



7.0.B SINK(S) (See Picture(s))

**NOTE:** Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showerings or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for all bathroom receptacle outlets.



**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**General Conditions** - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

**Toilet Seal/Tank** - A loose toilet or defective seal could result in leakage and significant consequential damages and should be attended to as soon as possible. Seepage at the base of the toilet indicates a defective/leaking and requires immediate attention. Floor, flooring, and/or other damage may be uncovered when the toilet is lifted for repair. Have checked and corrected as required.

**Caulking/Grouting** - Caulking/grouting work is required to maintain watertightness of tilework and tub/shower enclosures. Check for substrate damage when surface damage or leakage is present.

## 7(C) . Unit 3 Bathroom

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

**DESCRIPTION:**  
3/4 BATH

**VENTILATOR(S):**  
WINDOW  
&  
NO FAN

**SPECIAL LIMITATIONS:**  
FINISH MATERIALS

S F P N A N I

		●			<b>7.0.C SINK(S)</b> Corrosion noted at shutoff valves beneath sinks. Replace components as needed to prevent leaks and moisture damage. (See Picture(s))
		●			<b>7.1.C TOILET</b> Loose toilet at floor connection noted. Pull toilet, check for damage/water penetration. Re-secure/reset toilet to prevent moisture damage. Consult a plumber for correction.  Corrosion noted at toilet angle stop valve. Consult a plumber for replacement.
		●			<b>7.2.C BATHTUB</b> No tub spout installed. Install as desired.  Mineral deposits at tub spout/shower head. Recommend installing water softener to extend life of plumbing and fixtures. Drain stopper at tub did not work properly. Repairs, adjustments or cleaning may correct many drain defects, however, drain mechanism repairs or replacement may be difficult depending on accessibility. Consult plumber for repairs and/or replacement. Tub access panel is blocked by kitchen cabinet base. Reconfigure access panel to allow access for repairs and inspection. (See Picture(s))  Caulking/grout repair is recommended now and as part of routine maintenance at tub/shower and flooring areas on a regular basis to help prevent moisture intrusion, damage and mold build-up. Condition inside walls was indeterminate at the time of the inspection.
		●			<b>7.3.C ELECTRIC / GFCI</b> Open ground at electrical outlet in primary bathroom. Consult an electrician for correction. Suggest upgrade to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety. (See Picture(s))
		●			<b>7.4.C VENTILATION</b> Jalousie window is inoperable and is low in tub/shower which may allow water into wall. Suggest use of water proof curtain at window while showering, moving window, or removing window and installing fan. (See Picture(s))

S F P N A N I S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

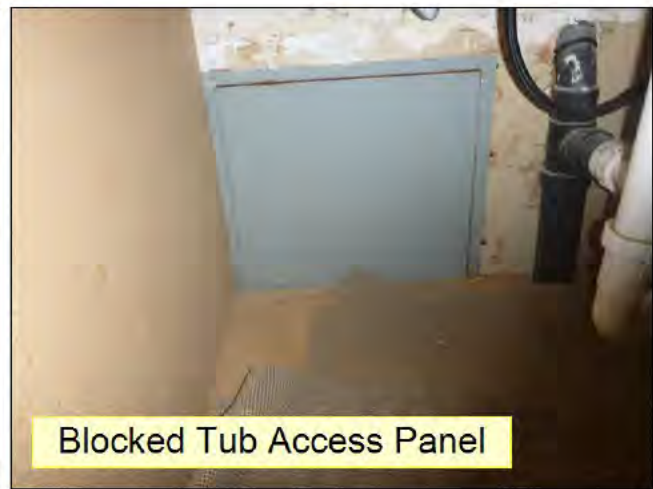
Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.





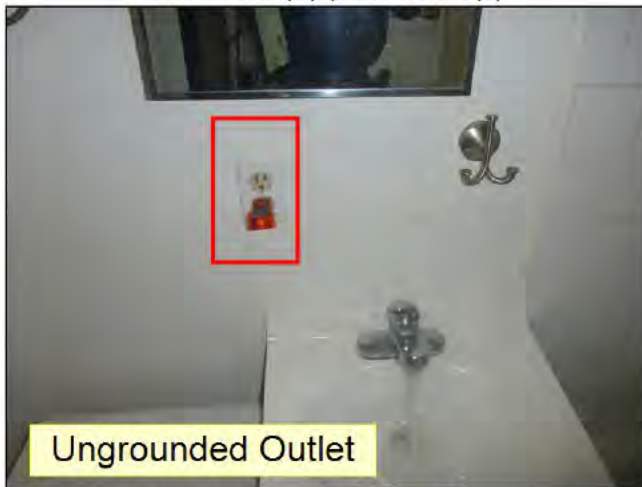
Corrosion

7.0.C SINK(S) (See Picture(s))



Blocked Tub Access Panel

7.2.C BATHTUB (See Picture(s))



Ungrounded Outlet

7.3.C ELECTRIC / GFCI (See Picture(s))



Inoperable Low Window

7.4.C VENTILATION (See Picture(s))

**NOTE:** Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showerings or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**General Conditions** - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

**Toilet Seal/Tank** - A loose toilet or defective seal could result in leakage and significant consequential damages and should be attended to as soon as possible. Seepage at the base of the toilet indicates a defective/leaking and requires immediate attention. Floor, flooring, and/or other damage may be uncovered when the toilet is lifted for repair. Have checked and corrected as required.

**Caulking/Grouting** - Caulking/grouting work is required to maintain watertightness of tilework and tub/shower enclosures. Check for substrate damage when surface damage or leakage is present.



**7(D) . Unit 4 Bathroom**

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

**DESCRIPTION:**  
3/4 BATH

**VENTILATOR(S):**  
EXHAUST FAN

**SPECIAL LIMITATIONS:**  
FINISH MATERIALS

**S F P N A N I**

		●			<b>7.0.D SINK(S)</b> Corrosion noted at plumbing beneath sinks. Replace components as needed to prevent leaks and moisture damage.
		●			<b>7.1.D TOILET</b> Loose toilet at floor connection noted. Pull toilet, check for damage/water penetration. Re-secure/reset toilet to prevent moisture damage. Consult a plumber for correction.
	●				<b>7.2.D STALL SHOWER</b> Glass shower door strikes towel rack. Consider moving towel rack and using caution with frameless glass shower door. (See Picture(s))
●					<b>7.3.D ELECTRIC / GFCI</b>
	●				<b>7.4.D VENTILATION</b> Dirty exhaust fan noted. Suggest cleaning for proper venting and fire safety.

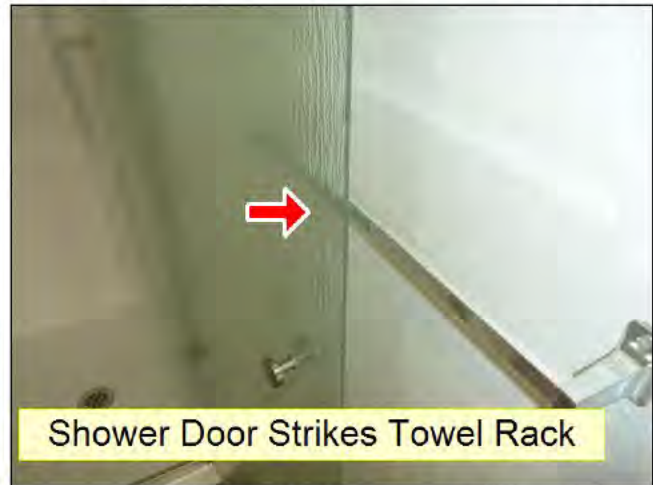
**S F P N A N I** S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



Corrosion

7.0.D SINK(S) (See Picture(s))



Shower Door Strikes Towel Rack

7.2.D STALL SHOWER (See Picture(s))





Clean Exhaust Fan

#### 7.4.D VENTILATION (See Picture(s))

**NOTE:** Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showerings or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

#### **SUPPLEMENTAL INFORMATION - Review the additional details below.**

**General Conditions** - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

**Toilet Seal/Tank** - A loose toilet or defective seal could result in leakage and significant consequential damages and should be attended to as soon as possible. Seepage at the base of the toilet indicates a defective/leaking and requires immediate attention. Floor, flooring, and/or other damage may be uncovered when the toilet is lifted for repair. Have checked and corrected as required.

**7(E) . Unit 5 Bathroom**

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

**DESCRIPTION:**  
3/4 BATH

**VENTILATOR(S):**  
EXHAUST FAN  
&  
WINDOW

**SPECIAL LIMITATIONS:**  
FINISH MATERIALS  
INACCESSIBLE AREA(S)/STORAGE

S F P N A N I

		●			<b>7.0.E SINK(S)</b> Corrosion noted at shutoff valves beneath sinks. Replace components as needed to prevent leaks and moisture damage.  Older and worn sink, faucet, and vanity. Refinish/replace as desired.
		●			<b>7.1.E TOILET</b> Loose toilet at floor connection noted. Pull toilet, check for damage/water penetration. Re-secure/reset toilet to prevent moisture damage. Consult a plumber for correction.
		●			<b>7.2.E STALL SHOWER</b> Shower head is leaking. Have connection of shower head re-taped and re secured. Seal/caulk around escutcheon plate to prevent moisture behind finish materials.
●					<b>7.3.E ELECTRIC / GFCI</b>
		●			<b>7.4.E VENTILATION</b> Dirty exhaust fan noted. Suggest cleaning for proper venting and fire safety.

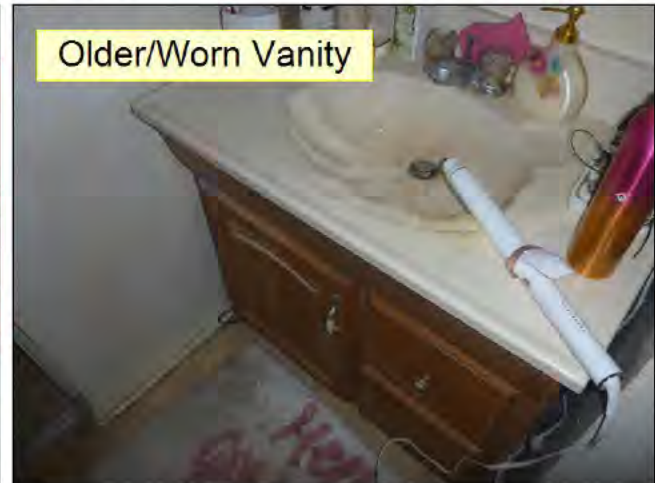
S F P N A N I S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

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Corrosion

7.0.E SINK(S) (See Picture(s))



Older/Worn Vanity

7.0.E SINK(S) (See Picture(s))





7.2.E STALL SHOWER (See Picture(s))



7.4.E VENTILATION (See Picture(s))

**NOTE:** Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showerings or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**General Conditions** - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

**Toilet Seal/Tank** - A loose toilet or defective seal could result in leakage and significant consequential damages and should be attended to as soon as possible. Seepage at the base of the toilet indicates a defective/leaking and requires immediate attention. Floor, flooring, and/or other damage may be uncovered when the toilet is lifted for repair. Have checked and corrected as required.

**Caulking/Grouting** - Caulking/grouting work is required to maintain watertightness of tilework and tub/shower enclosures. Check for substrate damage when surface damage or leakage is present.

## 8(A) . Unit 1 Kitchen

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls).** Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

**DISPOSAL:**

NOT DETERMINED

**DISHWASHER:**

NOT APPLICABLE  
NOT INSTALLED

**MICROWAVE OVEN:**

NOT APPLICABLE  
NOT INSTALLED

**VENTILATOR:**

NONE INSTALLED

**FREESTANDING RANGE/OVEN:**

ESTIMATED AGE: 30 TO 40 YEARS

**REFRIGERATOR:**

NOT INSPECTED

**SPECIAL LIMITATIONS:**

FINISH MATERIALS  
INACCESSIBLE AREA(S) & STORAGE/OBSTRUCTIONS

**S F P N A N I**

			●		<b>8.0.A PLUMBING / SINK</b> Corrosion observed on plumbing beneath kitchen sink. Contact plumber for repair/replacement. (See Picture(s))  Stains/moisture damage noted under kitchen sink. Consult seller on history of water leaks. Unable to determine condition behind concealed areas. Look for/anticipate hidden damage behind materials. (See Picture(s)) Loose faucet at kitchen sink. Contact a plumber for repair to prevent water leaks.
			●		<b>8.1.A DISPOSAL</b> Garbage disposal was not operable at the time of the inspection. Repair/replacement needed.
			●		<b>8.2.A DISHWASHER</b>
			●		<b>8.3.A MICROWAVE OVEN</b>
			●		<b>8.4.A VENTILATOR</b> No hood/vent installed. Suggest installing fan for ventilation of stove gases and cooking odors to exterior.
			●		<b>8.5.A COOKING UNIT</b> Stove operated properly but is older/worn and is not secured to prevent tipping over. Secure stove with an anti-tip device for proper/safe installation.
			●		<b>8.6.A ELECTRIC / GFCI</b> No power to outlet to right side of sink or to disposal. Contact an electrician for evaluation and repair. (See Picture(s))
			●		<b>8.7.A COUNTERTOP</b> Older and worn countertop noted. Formica damaged at several locations. Anticipate replacement. (See Picture(s))
			●		<b>8.8.A CABINETS</b> Older and worn cabinets noted. Repair/re-finish as desired.
			●		<b>8.9.A REFRIGERATOR</b>

**S F P N A N I** S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

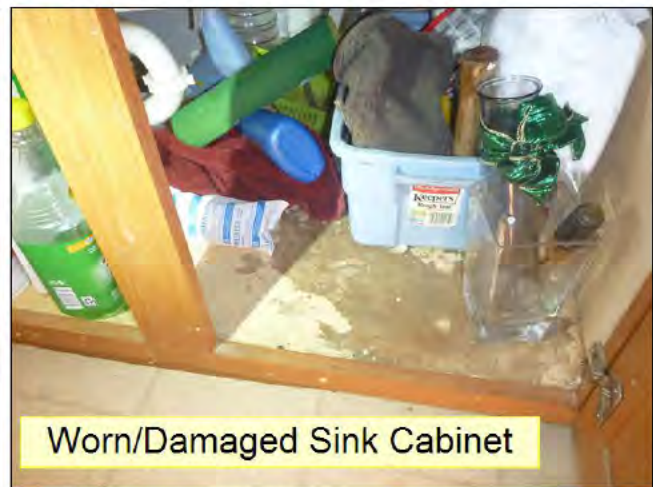
Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.





Corrosion

8.0.A PLUMBING / SINK (See Picture(s))



Worn/Damaged Sink Cabinet

8.0.A PLUMBING / SINK (See Picture(s))



No Power To Outlet

8.6.A ELECTRIC / GFCI (See Picture(s))



Worn Countertop

8.7.A COUNTERTOP (See Picture(s))

**NOTE:** Appliances typically have a high maintenance requirement and limited service life (5-10 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-fault Circuit-interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Electric/GFCI** - GFCIs are required in the kitchen and bathrooms of most newer houses; they are a recommended safety improvement for older houses.

**Disposals** - Any assessment of a garbage disposal is limited to a visual check of motor operation. No assessment of the unit's ability to grind/dispose of waste was made. This is a high maintenance item.

**Cabinetry/Countertop** - Assessment is limited to a check of visible counter areas and a representative number of cabinet components. All cabinetry should be checked when clear of storage or obstruction prior to closing on house.

## 8(B) . Unit 2 Kitchen

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls).** Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

**DISPOSAL:**

NOT APPLICABLE  
NOT INSTALLED

**DISHWASHER:**

NOT APPLICABLE  
NOT INSTALLED

**MICROWAVE OVEN:**

NOT APPLICABLE  
NOT INSTALLED

**VENTILATOR:**

RECIRCULATING

**FREESTANDING RANGE/OVEN:**

ESTIMATED AGE: 15 TO 20 YEARS

**REFRIGERATOR:**

NOT INSPECTED

**SPECIAL LIMITATIONS:**

FINISH MATERIALS

**S F P N A N I**

		●			<b>8.0.B PLUMBING / SINK</b> Slow drain noted at kitchen sink. Consult a plumber for evaluation/repair as required for proper drainage. (See Picture(s))  Stains/moisture damage noted under kitchen sink. Consult seller on history of water leaks. Unable to determine condition behind concealed areas. Look for/anticipate hidden damage behind materials. (See Picture(s))
		●			<b>8.1.B DISPOSAL</b>
		●			<b>8.2.B DISHWASHER</b>
		●			<b>8.3.B MICROWAVE OVEN</b>
	●				<b>8.4.B VENTILATOR</b> Unit operated properly at the time of the inspection, however due to age and wear it is downgraded to fair. Maintain, repair, replace components as desired, needed.  NOTE: Recirculating type exhaust fan noted above stove. This configuration does not allow for venting of cooking odors or fumes to exterior through roof vent. Suggest changing filter screens to style with activated carbon to remove cooking odors prior to recirculating back into room.
		●			<b>8.5.B COOKING UNIT</b> Stove operated properly but it is not secured to prevent tipping over. Secure stove with an anti-tip device for proper/safe installation.
		●			<b>8.6.B ELECTRIC / GFCI</b> Ungrounded at electrical outlets observed in kitchen. Consult an electrician for correction. Suggest upgrade to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety. (See Picture(s))
	●				<b>8.7.B COUNTERTOP</b> Burned countertop edge near range. Repair/replace as desired. (See Picture(s))
	●				<b>8.8.B CABINETS</b> See comment above regarding water stains under sink.  Older and worn cabinets noted. Repair/re-finish/replace as desired.
		●			<b>8.9.B REFRIGERATOR</b>

**S F P N A N I** S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.





Slow Drain

8.0.B PLUMBING / SINK (See Picture(s))



Water Stained Cabinet Base

8.0.B PLUMBING / SINK (See Picture(s))



Numerous Ungrounded Outlets. Unit 2.

8.6.B ELECTRIC / GFCI (See Picture(s))



Burn Mark

8.7.B COUNTERTOP (See Picture(s))

**NOTE:** Appliances typically have a high maintenance requirement and limited service life (5-10 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-fault Circuit-interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Electric/GFCI** - GFCIs are required in the kitchen and bathrooms of most newer houses; they are a recommended safety improvement for older houses.



## 8(C) . Unit 3 Kitchen

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

**DISPOSAL:**

NOT APPLICABLE  
NOT INSTALLED

**DISHWASHER:**

NOT APPLICABLE  
NOT INSTALLED

**MICROWAVE OVEN:**

NOT APPLICABLE  
NOT INSTALLED

**VENTILATOR:**

NONE INSTALLED

**FREESTANDING RANGE/OVEN:**

ESTIMATED AGE: 20 TO 30 YEARS

**REFRIGERATOR:**

NOT INSPECTED

**SPECIAL LIMITATIONS:**

FINISH MATERIALS

S F P N A N I

●					8.0.C PLUMBING / SINK
			●		8.1.C DISPOSAL
			●		8.2.C DISHWASHER
			●		8.3.C MICROWAVE OVEN
		●			8.4.C VENTILATOR No hood/vent installed. Suggest installing fan for ventilation of stove gases and cooking odors to exterior.
		●			8.5.C COOKING UNIT Stove operated properly but is older/worn and is not secured to prevent tipping over. Secure stove with an anti-tip device for proper/safe installation.
		●			8.6.C ELECTRIC / GFCI Ungrounded at electrical outlets observed in kitchen. Consult an electrician for correction. Suggest upgrade to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety. (See Picture(s))
●					8.7.C COUNTERTOP
	●				8.8.C CABINETRY Finish is worn at cabinets. Re-finish cabinets as desired.
			●		8.9.C REFRIGERATOR

S F P N A N I S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



8.6.C ELECTRIC / GFCI (See Picture(s))

**NOTE:** Appliances typically have a high maintenance requirement and limited service life (5-10 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible.



Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-fault Circuit-interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Electric/GFCI** - GFCIs are required in the kitchen and bathrooms of most newer houses; they are a recommended safety improvement for older houses.

## 8(D) . Unit 4 Kitchen

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls).** Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

**DISPOSAL:**  
NOT DETERMINED

**DISHWASHER:**  
NOT APPLICABLE  
NOT INSTALLED

**MICROWAVE OVEN:**  
NOT APPLICABLE  
NOT INSTALLED

**VENTILATOR:**  
RECIRCULATING

**FREESTANDING RANGE/OVEN:**  
ESTIMATED AGE: 00 TO 05 YEARS

**REFRIGERATOR:**  
NOT INSPECTED

**SPECIAL LIMITATIONS:**  
FINISH MATERIALS

### S F P N A N I

			●			<b>8.0.D PLUMBING / SINK</b> Corrosion observed on plumbing beneath kitchen sink. Contact plumber for repair/replacement. (See Picture(s))  Stains/moisture damage and suspected mold/mildew beneath kitchen sink at baseboard. Consult seller on history of water leaks. Unable to determine condition behind concealed areas. Look for/anticipate hidden damage behind materials prior to close of escrow. (See Picture(s))  Call HouseMaster at (805) 898-2698 if mold sampling is desired. Caulk/seal around faucet to prevent water penetration. (See Picture(s))  Flexible drain piping under kitchen sink and crooked p trap is not approved per the plumbing code. Consult a licensed plumber for correction. (See Picture(s))
			●			<b>8.1.D DISPOSAL</b> Rusting garbage disposal. Anticipate replacement before failure to prevent water leaks. (See Picture(s))
			●			<b>8.2.D DISHWASHER</b>
			●			<b>8.3.D MICROWAVE OVEN</b>
●						<b>8.4.D VENTILATOR</b> NOTE: Recirculating type exhaust fan noted above stove. This configuration does not allow for venting of cooking odors or fumes to exterior through roof vent. Suggest changing filter screens to style with activated carbon to remove cooking odors prior to recirculating back into room.
			●			<b>8.5.D COOKING UNIT</b> Stove operated properly but it is not secured to prevent tipping over. Secure stove with an anti-tip device for proper/safe installation.
			●			<b>8.6.D ELECTRIC / GFCI</b> Missing cover plate at outlet above hood. Install covers at all outlets and switches for safety. (See Picture(s))
●						<b>8.7.D COUNTERTOP</b>
			●			<b>8.8.D CABINETRY</b> See comment above regarding water stains/mold under sink/baseboard.
			●			<b>8.9.D REFRIGERATOR</b>

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8.0.D PLUMBING / SINK (See Picture(s))



8.0.D PLUMBING / SINK (See Picture(s))



8.0.D PLUMBING / SINK (See Picture(s))



8.0.D PLUMBING / SINK (See Picture(s))



8.1.D DISPOSAL (See Picture(s))



8.6.D ELECTRIC / GFCI (See Picture(s))



#### 8.6.D ELECTRIC / GFCI (See Picture(s))

**NOTE:** Appliances typically have a high maintenance requirement and limited service life (5-10 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-fault Circuit-interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Electric/GFCI** - GFCIs are required in the kitchen and bathrooms of most newer houses; they are a recommended safety improvement for older houses.

**Disposals** - Any assessment of a garbage disposal is limited to a visual check of motor operation. No assessment of the unit's ability to grind/dispose of waste was made. This is a high maintenance item.



## 8(E) . Unit 5 Kitchen

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls).** Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

**DISPOSAL:**

NOT APPLICABLE  
NOT INSTALLED

**VENTILATOR:**

NONE INSTALLED

**SPECIAL LIMITATIONS:**

FINISH MATERIALS

**DISHWASHER:**

NOT APPLICABLE  
NOT INSTALLED

**FREESTANDING RANGE/OVEN:**

ESTIMATED AGE: 05 TO 10 YEARS

**MICROWAVE OVEN:**

NOT BUILT IN  
NOT INSPECTED

**REFRIGERATOR:**

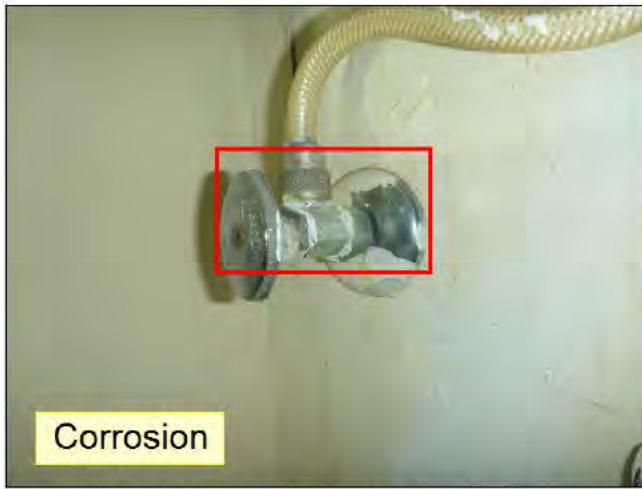
NOT INSPECTED

**S F P N A N I**

			●			<b>8.0.E PLUMBING / SINK</b> Corrosion observed on plumbing beneath kitchen sink. Contact plumber for repair/replacement.  Older/worn sink fixtures. Anticipate repair or replacement.
			●			<b>8.1.E DISPOSAL</b>
			●			<b>8.2.E DISHWASHER</b>
			●			<b>8.3.E MICROWAVE OVEN</b>
			●			<b>8.4.E VENTILATOR</b> No hood/vent installed. Suggest installing fan for ventilation of stove gases and cooking odors to exterior.
			●			<b>8.5.E COOKING UNIT</b> Stove operated properly but it is not secured to prevent tipping over. Secure stove with an anti-tip device for proper/safe installation.
			●			<b>8.6.E ELECTRIC / GFCI</b> Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at all kitchen counter outlets.
			●			<b>8.7.E COUNTERTOP</b> Worn wood countertop. Refinish as desired. (See Picture(s))
			●			<b>8.8.E CABINETS</b> Older and worn cabinets noted. Repair/re-finish/replace as desired.
			●			<b>8.9.E REFRIGERATOR</b>

**S F P N A N I** S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



8.0.E PLUMBING / SINK (See Picture(s))



8.7.E COUNTERTOP (See Picture(s))

**NOTE:** Appliances typically have a high maintenance requirement and limited service life (5-10 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-fault Circuit-interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Electric/GFCI** - GFCIs are required in the kitchen and bathrooms of most newer houses; they are a recommended safety improvement for older houses.



## 9. INTERIOR ELEMENTS

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. **Elements and areas that are inaccessible or concealed from view by any means cannot be inspected.** Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report, including the FOUNDATION/SUBSTRUCTURE section and the major house systems.

**PREDOMINANT CEILINGS:**

WOOD FRAMED  
DRYWALL  
PLASTER  
MIXED

**WALLS:**

WOOD FRAMED  
DRYWALL  
PLASTER  
MIXED

**PREDOMINANT FLOORS:**

SLAB  
WOOD FRAMED  
MIXED

**PREDOMINANT WINDOWS:**

DOUBLE GLAZED  
SINGLE GLAZED  
MIXED

**DETECTOR(S):**

SMOKE  
& CARBON MONOXIDE

**DETECTOR LOCATION(S):**

NOT CORRECT  
SEE STATE REQUIREMENTS

**SLAB CONSTRUCTION:**

LOWER LEVEL

**SPECIAL LIMITATIONS:**

FINISH MATERIALS  
FURNISHING/STORAGE

**S F P N A N I**

		●			<b>9.0 WALLS</b> See unit 4 kitchen section of report regarding suspected mold at baseboard. Water stains at unit 4 baseboard was dry at time of inspection. Look for/anticipate hidden damage behind finish materials. (See Picture(s)) See "floors" and "room doors" sections below. Anticipate repairs (patching & painting) of cracks, scuffs, scrapes and nail holes in walls.
		●			<b>9.1 CEILINGS</b> Damaged ceilings and patching observed at units 4 and 5 were dry at time of inspection. Consult seller on history. Monitor conditions and make repairs as needed. (See Picture(s))
		●			<b>9.2 FLOORS</b> Unlevel floors noted. Consult a foundation contractor to conduct a floor level survey/evaluation and to determine repair cost estimate prior to close of escrow. See foundation section of report. Worn/stained carpeting, chipped flooring, and vinyl flooring over carpet observed. Anticipate replacement. (See Picture(s)) NOTE: Inspection does not include conditions and areas that are concealed and not visible at the time of the inspection. Suggest client perform a careful walk through when fully visible prior to close of escrow.
		●			<b>9.3 WINDOWS</b> Damaged hardware/locks and torn screens at multiple windows. Repair/replace as desired. (See Picture(s)) Numerous older/worn single pane windows observed.. Consider upgrade to dual pane tempered glass windows for energy savings and added safety. (See Picture(s))
		●			<b>9.4 ROOM DOORS</b> Multiple older/worn interior doors out of square and rubbing against frame. Adjust/repair/replace as required for smooth and proper operation. (See Picture(s)) No latch to open pocket door at unit 4 bathroom. Install as desired. (See Picture(s)) See "floors" section above regarding foundation contractor recommendation.
		●			<b>9.5 PATIO / DECK DOORS(S)</b> Damaged screen door and rubbing patio door at unit one. Anticipate repair/replacement. (See Picture(s))
		●			<b>9.6 DETECTOR TEST</b> Unit 1: Smoke and carbon monoxide detectors did not operate properly at time of inspection. Suggest replacement with new 10 year battery detectors for added safety.

**S F P N A N I** S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Unit 2: Smoke/carbon monoxide detector did not operate properly at time of inspection. Suggest replacement with new 10 year battery detector for added safety.

Unit 3, 4 and 5: Smoke/carbon monoxide detector tested properly at the time of inspection however are an older style of detector. Recommend replacement with new 10 year battery detectors for added safety and testing on a routine basis to ensure proper operation.

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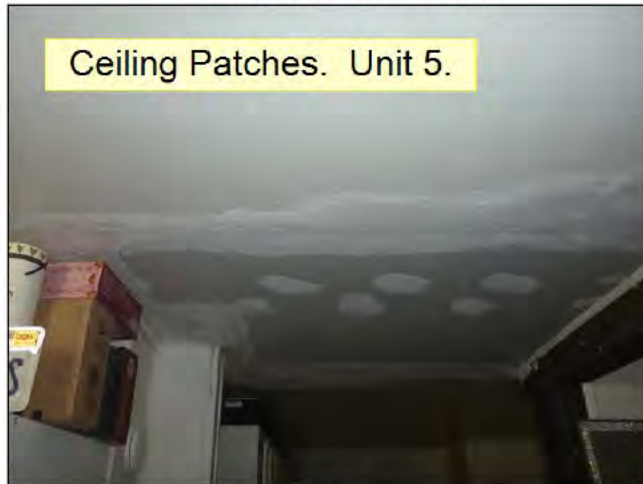
Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



9.0 WALLS (See Picture(s))



9.0 WALLS (See Picture(s))



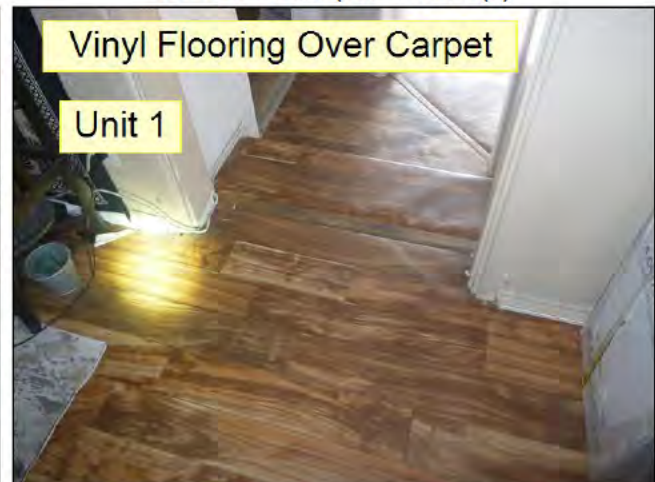
9.1 CEILINGS (See Picture(s))



9.1 CEILINGS (See Picture(s))

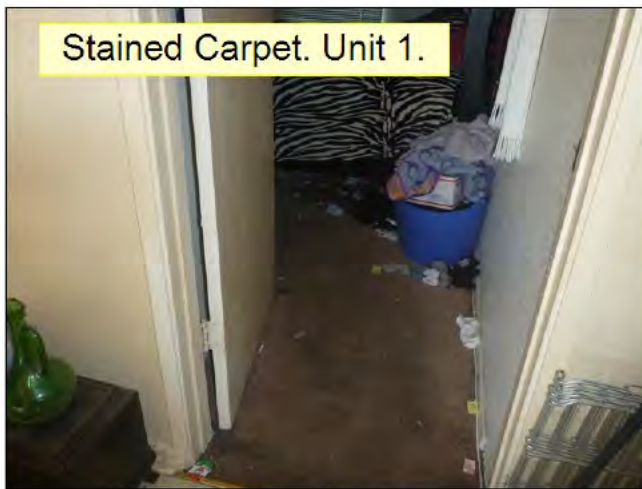


9.2 FLOORS (See Picture(s))

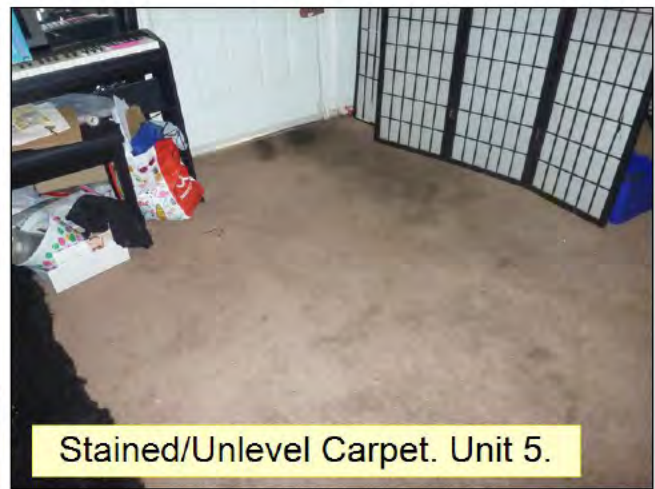


9.2 FLOORS (See Picture(s))

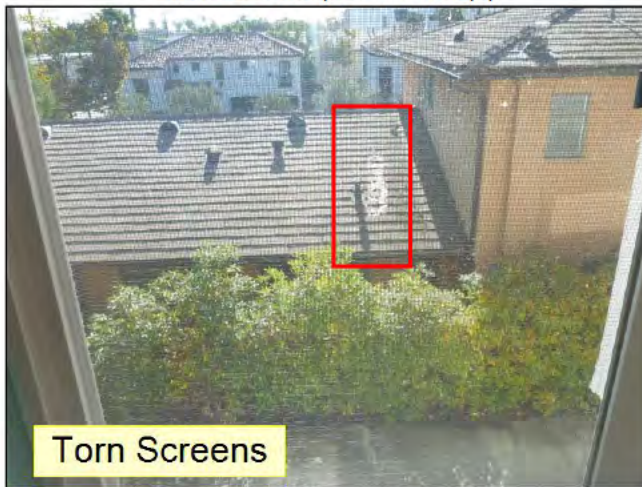




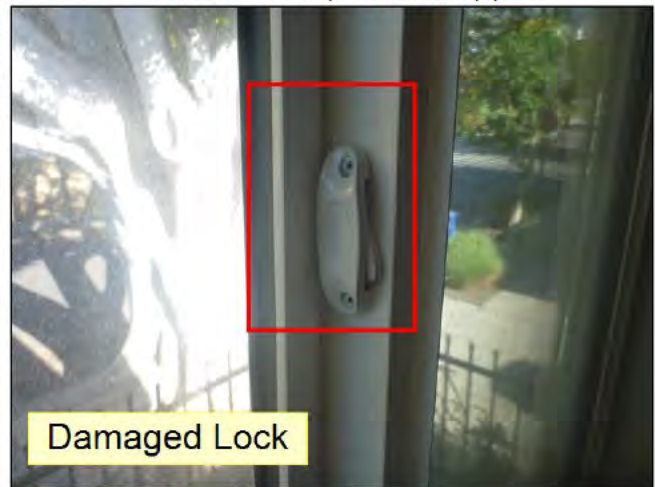
9.2 FLOORS (See Picture(s))



9.2 FLOORS (See Picture(s))



9.3 WINDOWS (See Picture(s))



9.3 WINDOWS (See Picture(s))



9.3 WINDOWS (See Picture(s))

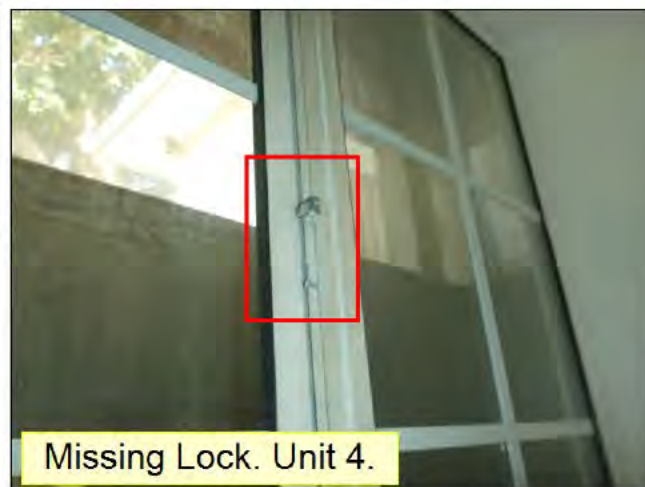


9.3 WINDOWS (See Picture(s))

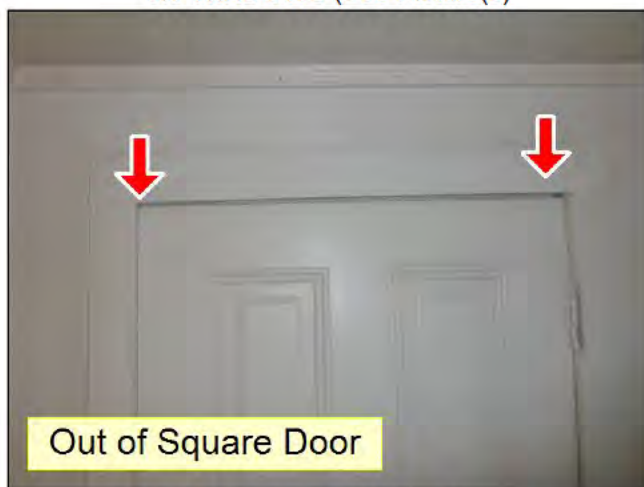




9.3 WINDOWS (See Picture(s))



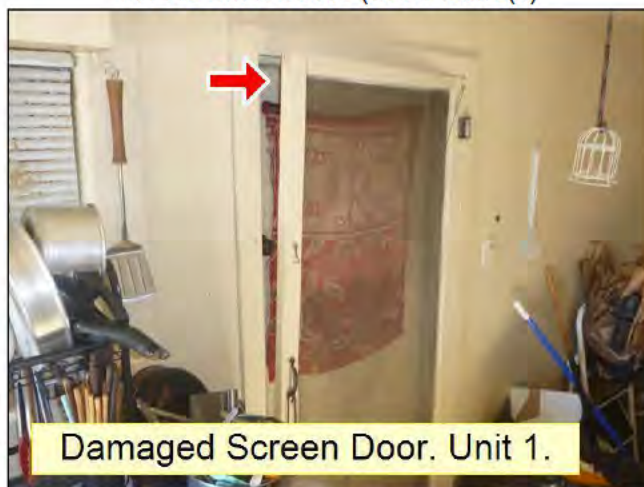
9.3 WINDOWS (See Picture(s))



9.4 ROOM DOORS (See Picture(s))



9.4 ROOM DOORS (See Picture(s))



9.5 PATIO / DECK DOORS(S) (See Picture(s))

**NOTE:** All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a regular basis.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Security/Safety Systems** - A standard home inspection does not include evaluation of the adequacy of any existing security or safety system or the need for



one. Each owner should perform his/her own assessment of the systems that may be desired or required, or arrange to have a qualified specialist perform such an evaluation.

**Lead-Based Paints** - There is a potential that exterior and/or interior surfaces are covered with a lead-based paint, particularly in pre-1978 homes. If paint is intact or covered with another product the likelihood of the release of any significant lead is minimized. No lead-based paint assessment is made as part of a standard home inspection. Individual concerns should be considered and testing by a qualified specialist can be arranged if needed.

## 10. ELECTRIC SYSTEM

The inspection of the electric systems is limited to readily visible and access elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components. Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-fault Circuit-interrupters (GFCIs) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under other many other headings in this report.

**SERVICE LINE:**  
OVERHEAD

**DISTRIBUTION PANEL:**  
LOCATION: FRONT  
OF BUILDING

**ENTRANCE LINE:**  
COPPER

**SERVICE DISCONNECT(S):**  
SINGLE MAIN  
AMPS: 70

**MAJOR APPLIANCE (240 VOLT) CIRCUIT(S):**  
COPPER

**HOUSEHOLD (120 VOLT) CIRCUITS:**  
COPPER

**GFCI:**  
MULTIPLE UNITS  
AT RECEPTACLE(S)

**SPECIAL LIMITATIONS:**  
INACCESSIBLE AREA(S)  
FINISH MATERIALS

### S F P N A N I

●						<b>10.0 SERVICE / ENTRANCE LINE</b> Note: Units are not individually metered. Anticipate installing individual meters and house meter if planning to charge tenants for electricity.
●						<b>10.1 SERVICE GROUNDING PROVISIONS</b>
		●				<b>10.2 DISTRIBUTION PANEL</b> Doubled up circuit noted in panel. Circuit tapping although common is not allowed. Suggest consulting electrician to evaluate and make repairs. See supplemental comments for additional information. (See Picture(s)) "Stab-Loc" circuit breaker panel manufactured by Federal Pacific Electric (FPE) is installed as main distribution panel and has been known to present a latent hazard by failing to trip under load, causing arcing which can result in an electrical fire. Recommend contacting a licensed electrical contractor to determine replacement cost estimate prior to close of escrow. (See Picture(s))  Labelling of service panel breakers is required for safe operation. (See Picture(s))
		●				<b>10.3 MAIN DISCONNECT(S)</b> Electric panel will be undersized for today's needs. Recommend consulting with an electrical contractor for panel upgrade options/cost prior to close of escrow. See supplemental comments for additional information.  Consider installation of a whole house surge protector as an upgrade (not required by code) in main panel to protect sensitive electrical components. Consult an electrician for installation if desired.
●						<b>10.4 SUBPANEL</b> No subpanels in units 1, 2, 3, and 5. Anticipate installation of sub panels. Unit 4 subpanel: Satisfactory
		●				<b>10.5 DEVICES</b> Numerous ungrounded outlets observed. Ungrounded outlets pose a shock risk. Consult an electrician for options for upgrade (ask about using GFCI outlets or breakers as a possible solution) and to determine repair cost estimate prior to close of escrow. See Non-Grounded Receptacles in Supplemental Information.  See comments in kitchen, bath, and exterior sections of report regarding GFCI outlet upgrades. Plug open knockouts at junction boxes in attic for electrical safety. (See Picture(s)) Hanging light in laundry room. Secure for electrical safety. (See Picture(s))  Missing cover plates noted. Install covers at all outlets and switches for safety.
		●				<b>10.6 WIRING / CONDUCTORS</b> See ungrounded outlets comments above.

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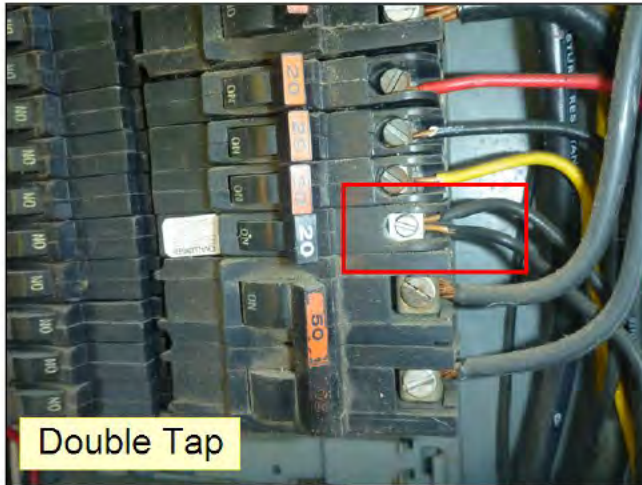




Wires ran on surface of walls in multiple units. Contact an electrician for correction for electrical safety. (See Picture(s))

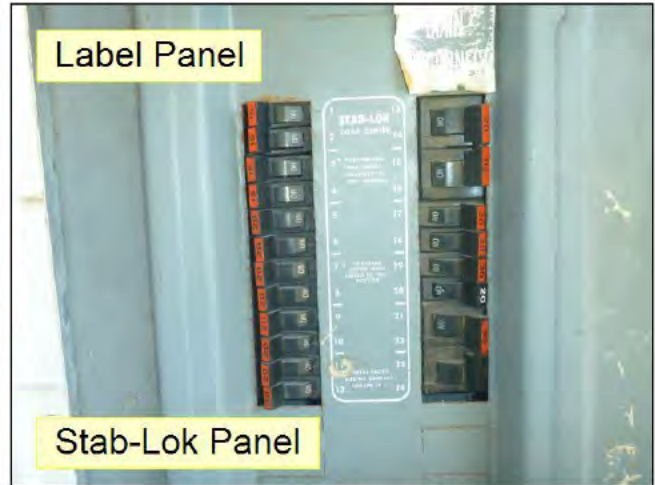
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Double Tap

10.2 DISTRIBUTION PANEL (See Picture(s))



Label Panel

Stab-Lok Panel

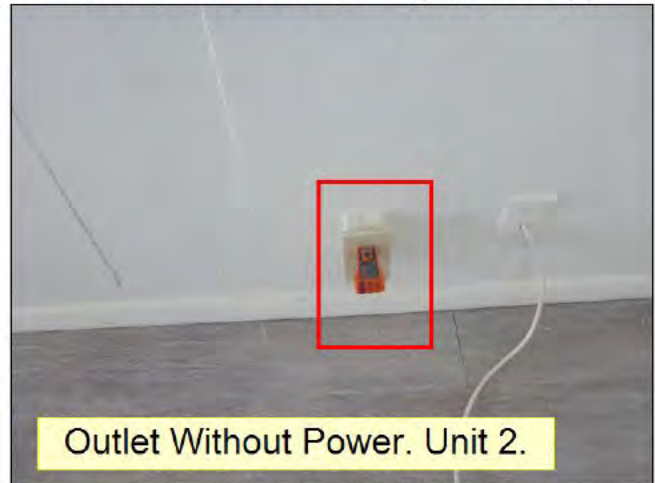
10.2 DISTRIBUTION PANEL (See Picture(s))



Unit 2.

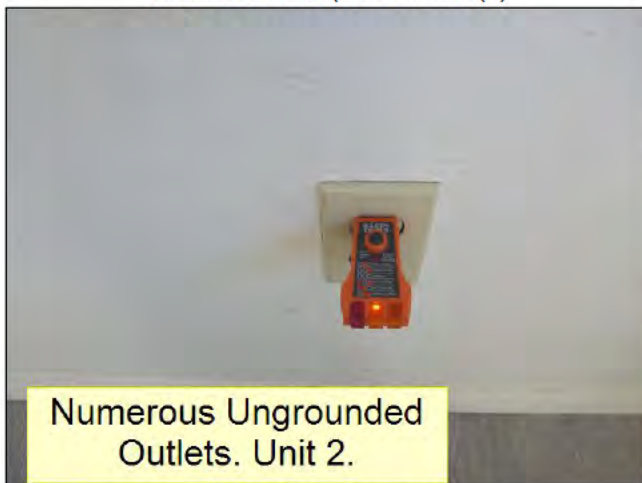
Numerous Ungrounded Outlets

10.5 DEVICES (See Picture(s))



Outlet Without Power. Unit 2.

10.5 DEVICES (See Picture(s))



Numerous Ungrounded Outlets. Unit 2.

10.5 DEVICES (See Picture(s))



Plug Knockouts

10.5 DEVICES (See Picture(s))





Ungrounded Outlets. Unit 3.

10.5 DEVICES (See Picture(s))



Secure Light

10.5 DEVICES (See Picture(s))



Install Cover Plates

10.5 DEVICES (See Picture(s))



Wires on Surface

10.6 WIRING / CONDUCTORS (See Picture(s))



Wires on Surface

10.6 WIRING / CONDUCTORS (See Picture(s))

**NOTE:** Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Electrical System** - Evaluations and material descriptions are based on a limited/random check of components. Accordingly, it is not possible to identify every possible condition or concern in a standard inspection. All electric defects/potential concerns should be evaluated/corrected by a licensed electrician.



**Light Fixtures/Switches** - Light fixtures, ceiling fans, etc., are generally randomly checked to assess basic wiring conditions. Any inoperative unit may be due to a defective fixture or bulb, connection to undetected switch or other factors.

**Auxiliary/Low Voltage Systems** - Evaluation of ancillary, low voltage electric or electronic equipment (e.g., TV, doorbell, computer, cable, lightning protection, surge protection, low voltage lighting, intercoms, site lighting, alarms etc.) is not performed as part of a standard home inspection.

**Reverse Polarity** - Reversed polarity refers to a receptacle wired improperly (hot and neutral wires reversed). This condition represents potential safety concerns.

**Panel Capacity** - The panel appears near or at capacity or is possibly undersized for house demands. An upgrade of the panel and associated wiring may be required.

**GFCI** - Ground-Fault Circuit-Interrupters are designed to improve personal safety and are recommended for all houses. Regular testing of GFCIs is required to ensure proper operation and protection. In most areas GFCIs have only been required on certain circuits since the mid-1970s. It is recommended that GFCIs be installed in all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors).

**Double Taps** - Generally, only one conductor (wire) should be connected at any fuse, breaker or panel lug. If the panel is near/at capacity, an upgrade may be necessary to correct this condition.

## 11. PLUMBING SYSTEM

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Piping and other components concealed from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly, it is **not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present**. A standard home inspection does not include verification of the type water supply or waste disposal, analysis of water supply quantity or quality, inspection of private onsite water supply or sewage (waster disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns, or a pressure test of gas/fuel piping or storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, outdoor/underground piping, backflow preventers (anti-siphon devices), laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing elements may be found under other headings in this report, including BATHROOMS and KITCHEN.

**WATER PIPING:**

COPPER  
AND  
& POSSIBLY  
GALVANIZED

**DRAIN/WASTE LINES:**

PLASTIC  
GALVANIZED  
CAST IRON  
MIXED  
ABOVE GROUND  
IN SLAB  
IN GROUND  
NOT DETERMINED

**WATER SHUT-OFF LOCATION:**

AT METER  
AND AT HOUSE

**GAS SHUT-OFF LOCATION:**

AT METER  
AND AT HOUSE

**SPECIAL LIMITATIONS:**

INACCESSIBLE AREA(S)  
FINISH MATERIALS

**WATER TREATMENT SYSTEM:**

WATER SOFTENER  
NOT INSTALLED  
RECOMMEND INSTALLING WATER SOFTENER

**S F P N A N I**

		●	<b>11.0 WATER PIPING</b> Angle stops at upstairs laundry are running water down laundry drain and cannot be shutoff. Contact a plumber to replace shutoff valves. (See Picture(s)) Plumbing corrosion noted at numerous shutoff valves. See bath and kitchen sections of report. Consult a plumber for repair. Evaluation of the plumbing system is limited to permanently connected fixtures and readily visible pipe condition. The function and effectiveness of angle stop shut offs, laundry standpipes, vent pipes, anti-siphon devices, floor drains and similar items generally cannot be evaluated. Conditions are subject to unpredictable change, e.g. leaks may develop, water flow may drop, drains may become blocked. etc. The detection of sewer gases and the conditions of sub-slab or inground piping is excluded from a standard inspection.
		●	<b>11.1 WATER FLOW AT FIXTURES</b> The water pressure was 20 psi at the time of inspection which is below the normal range of 40 to 80 psi. Consult a plumber for evaluation and pressure regulator adjustment/replacement prior to close of escrow. See supplemental comments below for additional information. (See Picture(s))
		●	<b>11.2 FIXTURE DRAINAGE</b> Active water leak at drain piping under bathroom sink in unit 2. Contact a plumber for repair. Slow drain noted at kitchen sink in unit 2. Consult a plumber for evaluation/repair as required for proper drainage.
		●	<b>11.3 DRAIN / WASTE PIPING</b> Anticipate future replacement of remaining original cast iron and galvanized drain piping. (See Picture(s)) Suggest having <u>in slab</u> <b>AND</b> <u>in ground</u> drain lines video scoped to determine interior condition due to age of home. DRAIN/ WASTE/ VENT PIPES are not fully visible due to design and construction methods and therefore the inspection is limited. Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe condition. Conditions are subject to unpredictable change, e.g. leaks may develop, water flow may drop, drains may become blocked. etc. The detection of sewer gases and the conditions of sub-slab or inground piping is excluded from a standard inspection.
		●	<b>11.4 EXTERIOR FAUCET(S)</b> Dripping hose bib at front of building. Anticipate replacement. (See Picture(s)) Lack of anti-siphon valves noted at hose bibs. Suggest installing as an upgrade to keep water/contaminants in hose from entering back into the potable water supply.

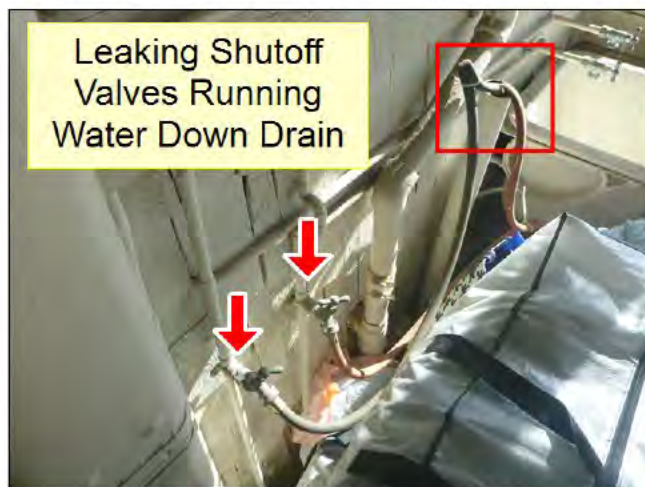
**S F P N A N I** S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected



				●	<b>11.5 LAUNDRY</b> Continued use of steel braided hoses is suggested on washing machine as an upgrade over rubber hoses. Rubber hoses have been known to have a higher rate of failure and create water damage. Note: Utility hook-ups (water, electric and gas), nor venting and waste lines for any particular appliance are evaluated as part of a standard inspection, unless otherwise noted. Concerns related to laundry supply, drainage and venting should be assessed by a licensed plumber.
			●		<b>11.6 DRYER VENT</b> Cage on dryer vent can trap lint, restrict air flow, and is not allowed. Replace with flapper type cover. (See Picture(s))  Suggest regular cleaning of clothes dryer vent for fire safety and energy efficiency.
			●		<b>11.7 GAS PIPING</b> Gas line through cracked/displaced retaining wall at front of building could pose a hazard to break gas line. Consult a general contractor for retaining wall evaluation and repair. Consult a licensed plumbing contractor to discuss if installation of an excess flow valve on gas line would be a beneficial safety precaution. Note: Suggest keeping a valve handle at gas meter shut off valve in order to shutoff gas in an emergency. (See Picture(s))

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11.0 WATER PIPING (See Picture(s))



11.1 WATER FLOW AT FIXTURES (See Picture(s))

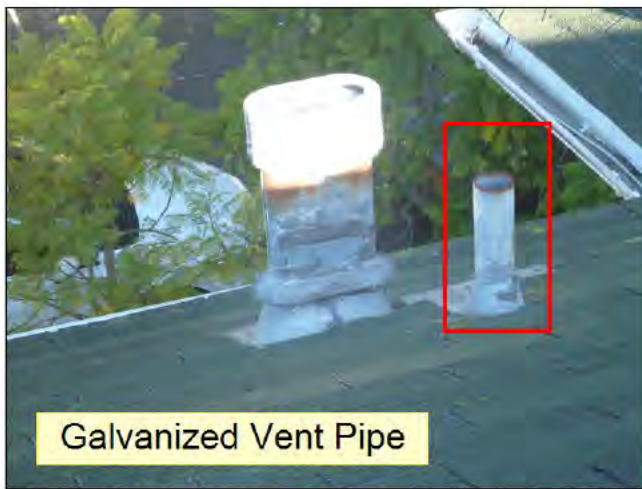


11.1 WATER FLOW AT FIXTURES (See Picture(s))



11.3 DRAIN / WASTE PIPING (See Picture(s))





11.3 DRAIN / WASTE PIPING (See Picture(s))



11.4 EXTERIOR FAUCET(S) (See Picture(s))



11.6 DRYER VENT (See Picture(s))



11.7 GAS PIPING (See Picture(s))

**NOTE:** Recommend obtaining documentation/verification on the type water supply and waste disposal systems. If private onsite water and/or sewage systems are reported/determined to exist, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., older polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Plumbing Components** - Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe conditions. The function and effectiveness of laundry standpipes, vent pipes, floor drains, fixture overflows, anti-siphon devices and similar items generally cannot be evaluated. Conditions are subject to unpredictable change, e.g., leaks may develop, water flow may drop, drains may become blocked, etc. The detection of sewer gases and the condition/function of sub-slab or in-ground piping is excluded from a standard inspection. In-ground piping is subject to blockage/collapse.

**Auxiliary Systems** - A standard home inspection does not include assessment of any water filter/softener/treatment systems, irrigation systems, fire sprinklers or similar auxiliary systems.

**Anti-Siphon Valve** - Anti-siphon valves are required in many areas, on exterior hose bibs (faucets) and at other threaded faucets such as laundry sinks to prevent water supply contamination.

**Plumbing Leak** - The cause or source for any reported/suspected leakage should be confirmed and repaired as needed. Leakage may cause consequential concerns such as structural damage and/or mold.

**Low Water Pressure** - While the adequacy of water flow (volume/pressure) may be subjective, observed flows are less than would normally be expected. There are a number of potential causes, including water supply, piping and/or plumbing fixtures concerns. Further assessment by a qualified plumber will be required to determine if and what type remedial action is warranted.



## 12. FOUNDATION / SUBSTRUCTURE

The inspection of the substructure and foundation is limited to readily visible and access elements as listed herein. Elements or areas concealed from view for any reason cannot be inspected. In most homes, only a representative portion of the structure can be inspected. Any element descriptions provided are for general informational purposes only; the specific material type and/or make-up cannot be verified. **Neither the inspection nor report includes geological surveys, soil compaction studies, ground testing, or evaluation of the effects of or potential for earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason.** Furthermore, a standard home inspection is not a wood-destroying insect inspection, an engineering evaluation, a design analysis, or a structural adequacy study, including that related to high-wind or seismic restraint requirements. Additional information related to the house structure may be found under many other headings in this report.

**CRAWLSPACE:**

*Under Portions of House*

**CRAWLSPACE INSPECTION METHOD:**

Entered

**FOUNDATION TYPE:**

MIXED

### Concrete Stem Walls

With

### Wood Posts and Concrete Piers

### and Cripple Walls

### and a Portion Slab

**HOUSE FLOOR STRUCTURE:**

### Wood Frame

**INSULATION:**

None

**VAPOR RETARDER:**

None

**SPECIAL LIMITATIONS:**

### Inaccessible Areas

## S F P NANI

		●			<p><b>12.0 FOUNDATION</b></p> <p>Unlevel floors observed in multiple units. See foundation contractors report and repair cost estimate prior to close of escrow.</p> <p>No bolts noted at foundation sill plate at visible locations. Suggest further evaluation and installation of bolts for earthquake retrofit upgrades, if desired.</p> <p>Cripple walls noted at foundation. Consider shear panel upgrades for added earthquake safety. See California Hazards Disclosure Handbook for information on cripple walls and consult a foundation contractor if desired for cost estimates. (See Picture(s))</p>
		●			<p><b>12.1 PIERS / COLUMNS</b></p> <p>Consult foundation contractor regarding upgrading brick piers to concrete. (See Picture(s))</p> <p>Earthquake bracing at post and piers are not installed. Consider seismic upgrades for added stability of structure. Consult a foundation contractor if desired. (See Picture(s))</p>
	●				<p><b>12.2 FLOOR FRAMING</b></p> <p>Moisture staining at subfloor in crawlspace and laundry room were dry at time of inspection. Monitor conditions and make repairs as needed. (See Picture(s))</p>
●					<p><b>12.3 MAIN BEAM(S)</b></p> <p>See "floors" comments in interior section of report regarding unlevel floors.</p>
	●				<p><b>12.4 CRAWLSPACE VENTILATION</b></p> <p>Damaged vent screens noted at various locations. Repair/replace screens to help keep pests out of crawlspace. (See Picture(s))</p>

**S F P NA NI** S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.





12.0 FOUNDATION (See Picture(s))



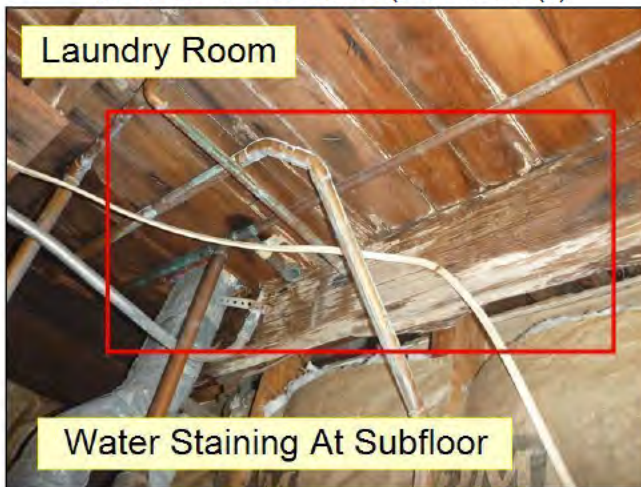
12.1 PIERS / COLUMNS (See Picture(s))



12.1 PIERS / COLUMNS (See Picture(s))

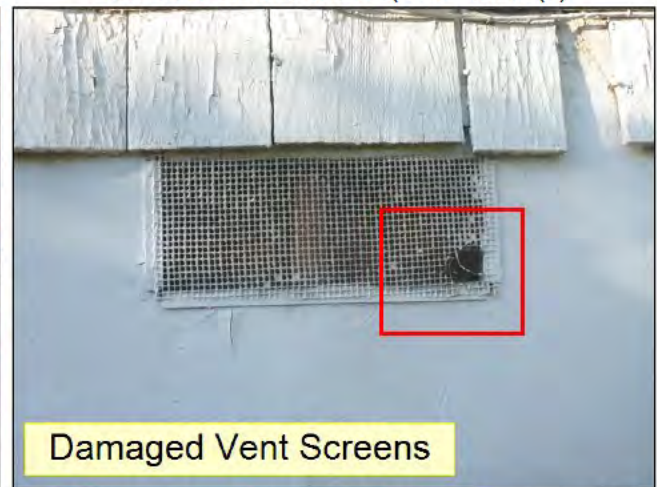


12.2 FLOOR FRAMING (See Picture(s))



Water Staining At Subfloor

12.2 FLOOR FRAMING (See Picture(s))



12.4 CRAWLSPACE VENTILATION (See Picture(s))

**NOTE:** All foundations are subject to settlement and movement. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or failure. Deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns. If significant foundation movement or cracking is indicated, evaluation by an engineer or qualified foundation specialist is recommended. All wood components are subject to decay and insect damage. A wood-destroying insect inspection is recommended. Should decay and/or insect infestation or damage be reported, a full inspection should be made by a qualified specialist to determine the extent and remedial measures required. Insulation and other materials obstructing structural components are not normally moved or disturbed during a home inspection. Obstructed elements or inaccessible areas should be inspected when limiting conditions are removed. In high-wind or high-risk seismic areas, it would be advisable to arrange for an inspection of the house by a qualified specialist to determine whether applicable construction requirements are met or damage exists. Should you seek advice or wish to arrange a new inspection for elements not visible during the inspection, please contact the Inspection Company.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Inspection Limitations -** The inspection of major structural elements is limited to an assessment of a representative portion of the readily accessible visual



components. Design and adequacy factors are not considered. Insulation is not normally moved/disturbed; hidden or latent concerns cannot be identified. Any obstructed area or areas where evaluation was otherwise prevented should be inspected when limiting conditions are removed.

## SUMMARY OF INSPECTOR COMMENTS

This Summary of Inspector Comments is only one section of the Inspection Report and is provided for guidance purposes only. This Summary is **NOT A HOME INSPECTION REPORT** and does not include information on all conditions or concerns associated with this home or property. The **Inspection Report** includes more detailed information on element ratings/conditions and associated information and **must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action**. Any questionable issues should be discussed with the Inspector and/or Inspection Company.

**Note:** While listings in this Summary of Inspector Comments may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

### 1. ROOFING

#### General Summary

#### 1.0 ROOFING

##### Poor/Defective

Roof shingles are failing with granule loss and exposed fiberglass with areas of previous patching observed on roof. Consult a roofing contractor to determine roof replacement cost estimates prior to close of escrow. (See Picture(s))

Exposed nailheads at ridge caps. Suggest sealing to extend service life and prevent water penetration. (See Picture(s))



1.0 (See Picture(s))



1.0 (See Picture(s))





1.0 (See Picture(s))



1.0 (See Picture(s))



1.0 (See Picture(s))



1.0 (See Picture(s))



1.0 (See Picture(s))



1.0 (See Picture(s))

## 1.1 EXPOSED FLASHING

### Fair

Exposed nailheads at flashings observed on roof. Seal nailheads as required to prevent water penetration and extend service life. (See Picture(s))

Anticipate replacing flashing when reroofing.





1.1 (See Picture(s))

## 1.2 PLUMBING STACKS

### Poor/Defective

Gaps noted at roof penetrations. Reseal roof penetrations now and on a routine basis to prevent leakage to interior of structure. (See Picture(s))



1.2 (See Picture(s))



1.2 (See Picture(s))

## 1.3 VENTILATION COVERS

### Poor/Defective

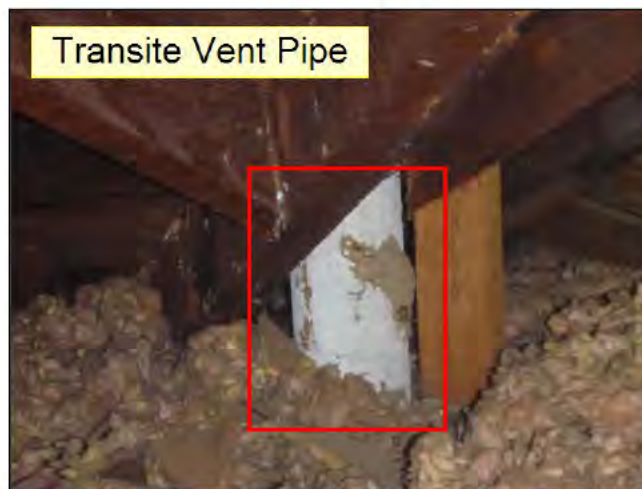
Rusting observed at furnace gas vent caps. Paint or replace to extend service life and prevent water penetration. (See Picture(s))

Consider removing transite (asbestos containing) vent pipe in attic when reroofing. (See Picture(s))



Rusting Vent

1.3 (See Picture(s))



Transite Vent Pipe

1.3 (See Picture(s))

#### 1.4 RAIN GUTTERS / EAVETROUGHS

##### Poor/Defective

Multiple failed gutters observed. Anticipate replacement. (See Picture(s))

Buildup in rain gutters. Suggest cleaning and flushing now and on an annual basis for proper drainage. Consider upgrade of gutter guards to prevent leaf buildup. (See Picture(s))

Suggest installation of rain gutters and downspouts at all pitched roof edges to aide in controlling water run off away from structure and hardscaping. Gutters and downspouts help aide in reducing water runoff from splashing onto/penetrating into structure. Consider adding built in drains/subsurface drains and connecting downspouts into drain system. (See Picture(s))





1.4 (See Picture(s))



1.4 (See Picture(s))



1.4 (See Picture(s))

## 1.5 DOWNSPOUTS / ROOF DRAINS

### Poor/Defective

See comment above.

Recommend extending rain gutter downspouts to move water away from the foundation. Downspouts near structure may allow excessive water to pond and/or penetrate into structure. Consider installing downspouts into built in drains to aide in diverting water run off. (See Picture(s))



1.5 (See Picture(s))

## 1.6 FASCIA / SOFFITS

### Poor/Defective

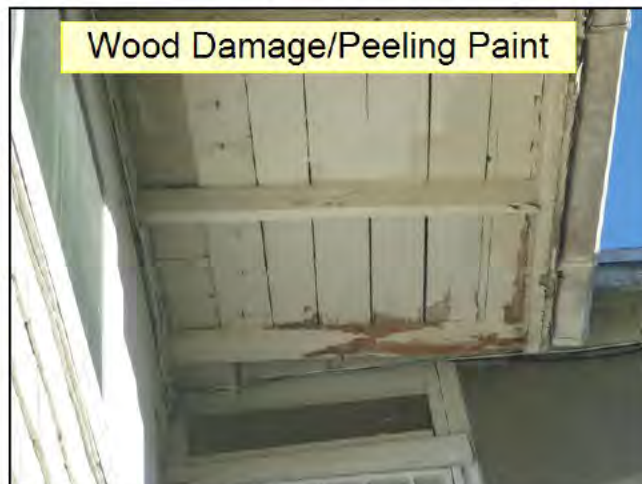
Wood damage noted at fascia/eaves/soffit members. Anticipate repairs. Consult pest control company for evaluation and repair/treatment cost estimate. (See Picture(s))

Peeling/loose paint observed at fascia/eaves. Due to the age of the home (1978 and older), the paint may contain lead. Suggest repainting to preserve wood. Use care when working with old materials, especially with paint. Have tested prior to disturbing. (See Picture(s))

Suggest consultation with a licensed painting contractor certified in lead paint testing/removal prior to close of escrow.



1.6 (See Picture(s))



1.6 (See Picture(s))





1.6 (See Picture(s))



1.6 (See Picture(s))



1.6 (See Picture(s))



1.6 (See Picture(s))

## 2. EXTERIOR ELEMENTS

### General Summary

#### 2.0 SIDING

##### Poor/Defective

Wood rot observed at exterior wood siding. See pest control report for conditions related to wood siding, trim and framing members. (See Picture(s))

Paint is peeling/loose. Due to the age of the home (1978 and older), the paint may contain lead. Suggest repainting to preserve wood. Use care when working with old materials, especially with paint. Have tested prior to disturbing. (See Picture(s))

Suggest consultation with a licensed painting contractor certified in lead paint testing/removal prior to close of escrow.

Failed door at crawlspace access. Anticipate repair. (See Picture(s))

Suggest sealing now and annually at any holes, gaps, cracks, around light fixtures, windows, doors, trim, etc...to aide in preventing water penetration and pest intrusion. (See Picture(s))

Recommend raising wood siding and installing flashing where wood siding meets driveway to prevent further wood deterioration. (See Picture(s))



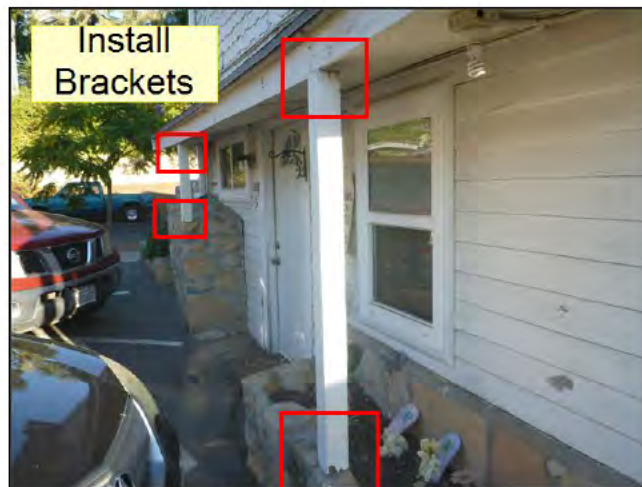
2.0 (See Picture(s))





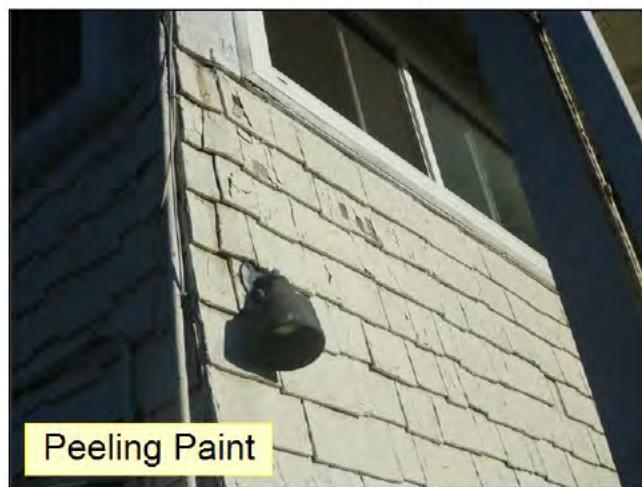
Peeling Paint

2.0 (See Picture(s))



Install  
Brackets

2.0 (See Picture(s))



Peeling Paint

2.0 (See Picture(s))



2.0 (See Picture(s))



2.0 (See Picture(s))



2.0 (See Picture(s))



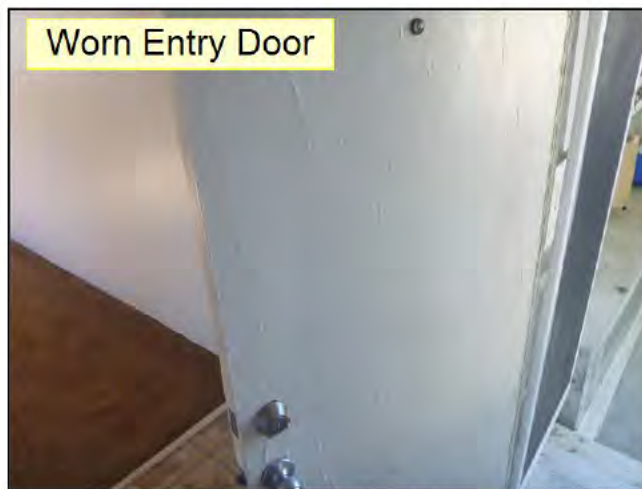


2.0 (See Picture(s))

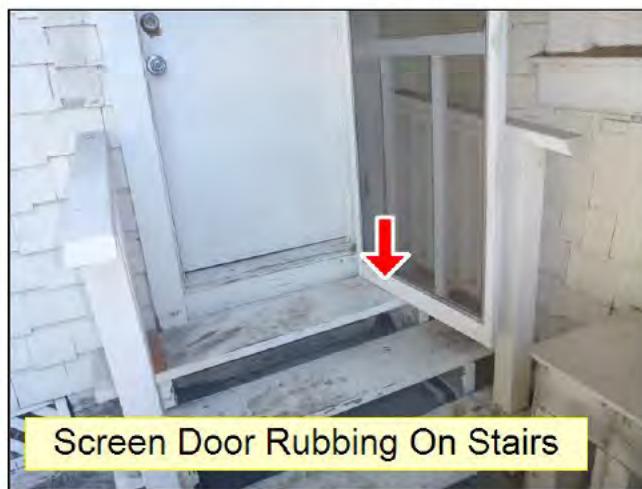
## 2.1 ENTRY DOOR

**Fair**

Multiple weathered front doors and screen doors. Anticipate refinishing, repair, or replacement as desired. (See Picture(s))



2.1 (See Picture(s))



2.1 (See Picture(s))

## 2.2 STAIRS / STOOPS

**Poor/Defective**

Weathering, wood rot, and peeling paint noted at visible portion of stairs. Anticipate repair.

## 2.3 RAILINGS

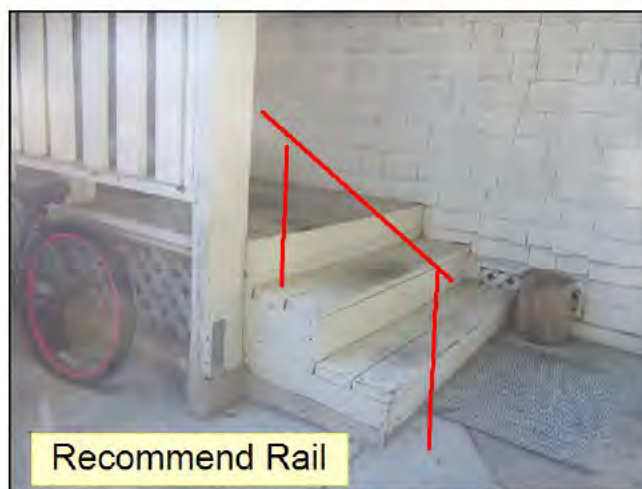
**Poor/Defective**

Loose rail at rear stairs. Anticipate repair/replacement. (See Picture(s))

Suggest adding rails where there is a three foot drop or three steps or more for added safety. (See Picture(s))



2.3 (See Picture(s))



2.3 (See Picture(s))

**2.4 ELECTRIC / GFCI**

**Poor/Defective**

Missing weatherproof covers noted at exterior wall outlets. Installation required to prevent moisture and pest intrusion. (See Picture(s))

Suggest upgrades to Ground Fault Circuit Interrupters (GFCI) outlets at all exterior outlets for added safety. Consult licensed electrical contractor for installation.





2.4 (See Picture(s))

### 3. SITE ELEMENTS

#### General Summary

#### 3.0 WALKWAYS

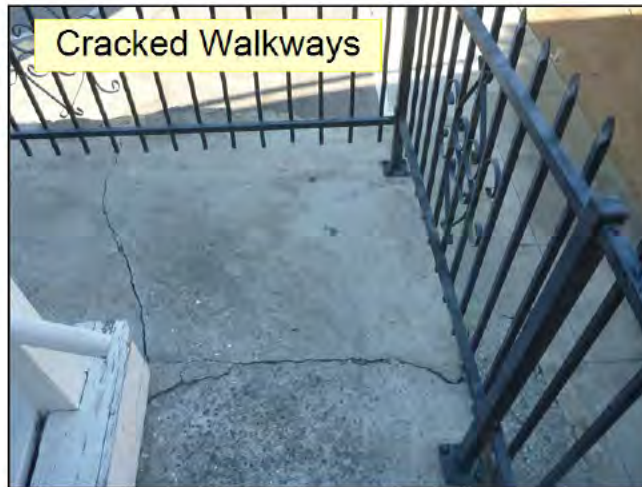
##### Poor/Defective

Numerous cracks at front entry walkways at units 1, 2, and 3. See retaining wall section of report. See rain gutter and downspout comments in roofing section of report. (See Picture(s))

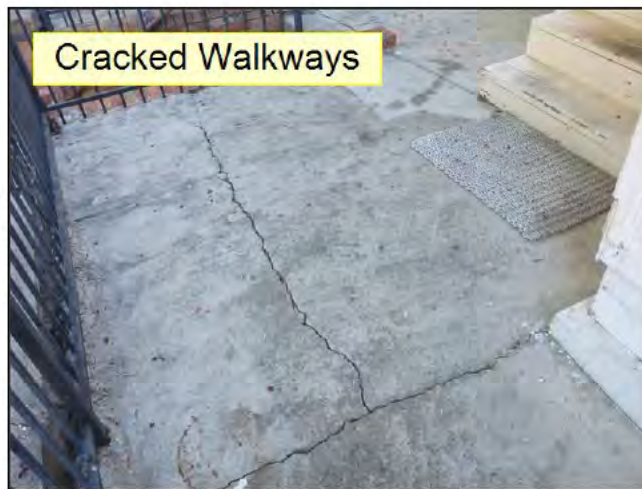
Suggest sealing at any hardscaping (walks, patios & driveways) cracks for enhanced life span of material.



3.0 (See Picture(s))



3.0 (See Picture(s))



3.0 (See Picture(s))

### 3.1 PATIO(S)

#### Poor/Defective

Cracking and settlement noted at rear concrete patio. Anticipate repairs. See roofing section of report regarding gutter and downspout upgrades to control water from roof cover. (See Picture(s))



3.1 (See Picture(s))

### 3.2 DRIVEWAY

#### Fair

Cracking noted at driveway. Suggest sealing of cracks to prevent water penetration, further cracking and to extend service life. See roofing section of report regarding rain gutter and downspout upgrades. (See Picture(s))





3.2 (See Picture(s))

### 3.3 GROUND SLOPE AT FOUNDATION

**Poor/Defective**

See comment in roof section of report regarding rain gutter and downspout installation for proper control of water away from structure and hardscaping.

### 3.4 RETAINING WALL(S)

**Poor/Defective**

Cracking/displacement observed at front retaining wall. Consult a contractor for further evaluation and repairs. (See Picture(s))



3.4 (See Picture(s))



3.4 (See Picture(s))



3.4 (See Picture(s))

## 4. WATER HEATER

### General Summary

#### 4.0 WATER HEATER

##### Poor/Defective

Three seismic straps are required on a 75 gallon water heater as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation. (See Picture(s))

Corrosion noted at plumbing of water heater. Replace components as needed to prevent leaks and moisture damage. (See Picture(s))

Water heater operated properly at the time of inspection. It is 1 year old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.



4.0 (See Picture(s))



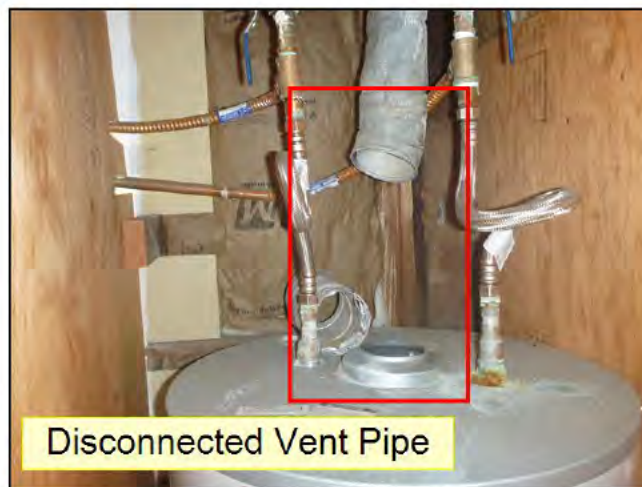


4.0 (See Picture(s))

#### 4.1 VENT CONNECTOR

##### Poor/Defective

Vent pipe disconnected at water heater. Contact a plumber for repair to prevent carbon monoxide from entering units. (See Picture(s))

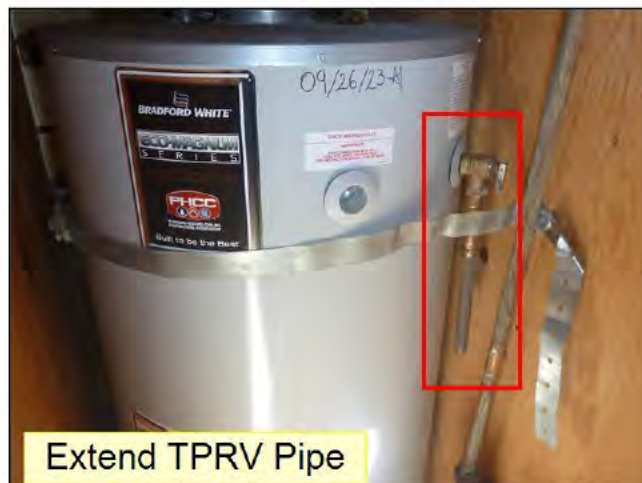


4.1 (See Picture(s))

#### 4.3 SAFETY VALVE PROVISIONS

##### Poor/Defective

The drain pipe for the Temperature Pressure Relief Valve is not installed within 6 to 24 inches off of ground. Contact a plumber for correct installation. See supplemental information for additional comments. (See Picture(s))



4.3 (See Picture(s))

## 5. ATTIC

### General Summary

#### 5.1 ROOF DECK / SHEATHING

##### Fair

Stains noted in various locations of framing in the attic. Unable to determine if active. Monitor condition and repair leaks as needed to prevent moisture penetration and damage. Any notation of leakage or stains does not preclude additional areas of leakage and/or hidden damage. Any on going and/or questionable situations should be assessed and corrected. See roofing section of report.

## 6. HEATING SYSTEM

### General Summary

#### 6.0 HEATING UNIT

##### Poor/Defective

Unit 1: Estimated 25-30 years old. Not tested due to significant lint buildup fire hazard. Have unit cleaned and tested. Unit is nearing/has reached end of design life. Anticipate future repair/replacement.

Unit 2: 13 years old. Operated properly.

Unit 3: 21 years old. Operated properly.

Unit 4: 34 years old. Pilot light not lit and ignitor inoperable. Unit is past design life. Contact HVAC contractor to evaluate and determine repair or replacement cost estimate.

Unit 5: 13 years old. Burners did not light when thermostat was turned up. Have unit/thermostat evaluated/repared by an HVAC contractor and cleaned for fire safety.

Suggest annual servicing/evaluation of all units by a heating, ventilation and air conditioning (HVAC) contractor to extend service life and for proper and safe operation.



6.0 (See Picture(s))

#### 6.2 VENT CONNECTOR

##### Poor/Defective

Disconnected vent at unit 1 balcony/laundry area. Have vent connected to prevent carbon monoxide from entering home. (See Picture(s))

Unit 4 rusting vent at wall. Anticipate painting or replacement. (See Picture(s))

See roofing section of report regarding rusting vents on roof.





6.2 (See Picture(s))



6.2 (See Picture(s))

## 6.5 THERMOSTAT

### Poor/Defective

See comments above regarding unit 5.

Units 1 and 4 not tested. See comments above.

## 7(A) . Unit 1 Bathroom

### General Summary

#### 7.0.A SINK(S)

##### Fair

Corrosion noted at shutoff valves beneath sinks. Replace components as needed to prevent leaks and moisture damage. (See Picture(s))



7.0.A (See Picture(s))

#### 7.1.A TOILET

##### Poor/Defective

Loose toilet at floor connection noted. Pull toilet, check for damage/water penetration. Re-secure/reset toilet to prevent moisture damage. Consult a plumber for correction.

#### 7.2.A BATHTUB

##### Poor/Defective

Drain stopper at tub did not work properly. Repairs, adjustments or cleaning may correct many drain defects, however, drain mechanism repairs or replacement may be difficult depending on accessibility. Consult plumber for repairs and/or replacement.

Older/worn bathtub and fixtures. Anticipate repair/replacement. See supplemental information regarding older/worn fixtures/faucets. (See Picture(s))



7.2.A (See Picture(s))

#### 7.4.A VENTILATION

##### Poor/Defective

Window is low in tub/shower which may allow water into wall. Suggest use of water proof curtain at window while showering. (See Picture(s))

Consider installation of exhaust fans for improved ventilation over windows.





7.4.A (See Picture(s))

## 7(B) . Unit 2 Bathroom

### General Summary

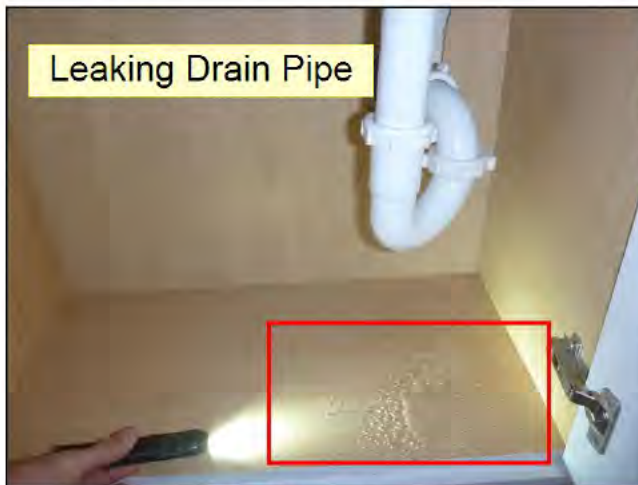
#### 7.0.B SINK(S)

##### **Poor/Defective**

Active water leak at drain piping under sink. Contact a plumber for repair. (See Picture(s))

Corrosion noted at shutoff valves beneath sinks. Replace components as needed to prevent leaks and moisture damage. (See Picture(s))

Sink stopper does not work properly. Repair for proper operation.



7.0.B (See Picture(s))



7.0.B (See Picture(s))

#### 7.1.B TOILET

##### Poor/Defective

Loose toilet at floor connection noted. Pull toilet, check for damage/water penetration. Re-secure/reset toilet to prevent moisture damage. Consult a plumber for correction.

#### 7.2.B STALL SHOWER

##### Fair

Caulking/grout repair is recommended now and as part of routine maintenance at tub/shower and flooring areas on a regular basis to help prevent moisture intrusion, damage and mold build-up. Condition inside walls was indeterminate at the time of the inspection.

### 7(C) . Unit 3 Bathroom

#### General Summary

#### 7.0.C SINK(S)

##### Poor/Defective

Corrosion noted at shutoff valves beneath sinks. Replace components as needed to prevent leaks and moisture damage. (See Picture(s))



7.0.C (See Picture(s))

#### 7.1.C TOILET

##### Poor/Defective

Loose toilet at floor connection noted. Pull toilet, check for damage/water penetration. Re-secure/reset toilet to prevent moisture damage. Consult a plumber for correction.

Corrosion noted at toilet angle stop valve. Consult a plumber for replacement.

#### 7.2.C BATHTUB

##### Poor/Defective

No tub spout installed. Install as desired.



Mineral deposits at tub spout/shower head. Recommend installing water softener to extend life of plumbing and fixtures.

Drain stopper at tub did not work properly. Repairs, adjustments or cleaning may correct many drain defects, however, drain mechanism repairs or replacement may be difficult depending on accessibility. Consult plumber for repairs and/or replacement.

Tub access panel is blocked by kitchen cabinet base. Reconfigure access panel to allow access for repairs and inspection. (See Picture(s))

Caulking/grout repair is recommended now and as part of routine maintenance at tub/shower and flooring areas on a regular basis to help prevent moisture intrusion, damage and mold build-up. Condition inside walls was indeterminate at the time of the inspection.

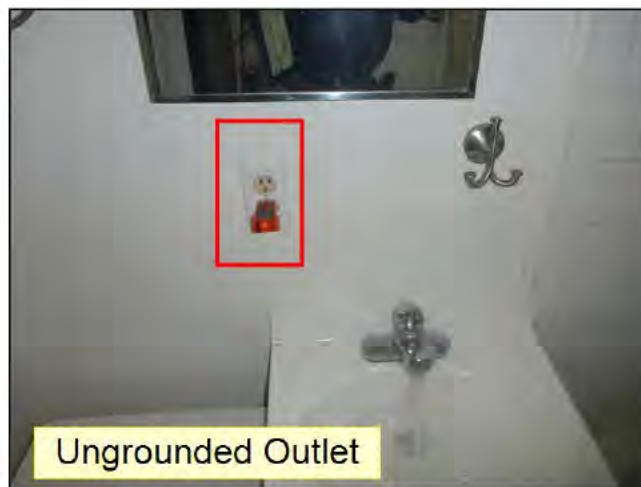


7.2.C (See Picture(s))

#### 7.3.C ELECTRIC / GFCI

##### Poor/Defective

Open ground at electrical outlet in primary bathroom. Consult an electrician for correction. Suggest upgrade to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety. (See Picture(s))



7.3.C (See Picture(s))

#### 7.4.C VENTILATION

##### Poor/Defective

Jalousie window is inoperable and is low in tub/shower which may allow water into wall. Suggest use of water proof curtain at window while showering, moving window, or removing window and installing fan. (See Picture(s))



7.4.C (See Picture(s))

## 7(D) . Unit 4 Bathroom

### General Summary

#### 7.0.D SINK(S)

##### Poor/Defective

Corrosion noted at plumbing beneath sinks. Replace components as needed to prevent leaks and moisture damage.



7.0.D (See Picture(s))

#### 7.1.D TOILET

##### Poor/Defective

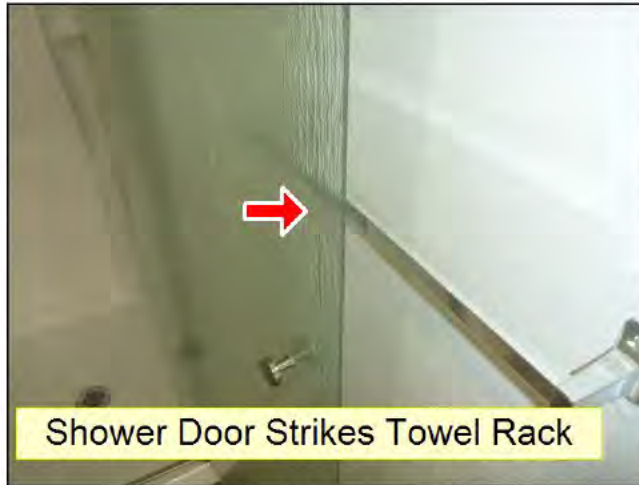
Loose toilet at floor connection noted. Pull toilet, check for damage/water penetration. Re-secure/reset toilet to prevent moisture damage. Consult a plumber for correction.

#### 7.2.D STALL SHOWER

##### Fair

Glass shower door strikes towel rack. Consider moving towel rack and using caution with frameless glass shower door. (See Picture(s))





7.2.D (See Picture(s))

#### 7.4.D VENTILATION

**Fair**

Dirty exhaust fan noted. Suggest cleaning for proper venting and fire safety.



7.4.D (See Picture(s))

### 7(E) . Unit 5 Bathroom

#### General Summary

#### 7.0.E SINK(S)

**Poor/Defective**

Corrosion noted at shutoff valves beneath sinks. Replace components as needed to prevent leaks and moisture damage.

Older and worn sink, faucet, and vanity. Refinish/replace as desired.



7.0.E (See Picture(s))



7.0.E (See Picture(s))

#### 7.1.E TOILET

##### Poor/Defective

Loose toilet at floor connection noted. Pull toilet, check for damage/water penetration. Re-secure/reset toilet to prevent moisture damage. Consult a plumber for correction.

#### 7.2.E STALL SHOWER

##### Poor/Defective

Shower head is leaking. Have connection of shower head re-taped and re secured.

Seal/caulk around escutcheon plate to prevent moisture behind finish materials.



7.2.E (See Picture(s))



#### 7.4.E VENTILATION

##### Poor/Defective

Dirty exhaust fan noted. Suggest cleaning for proper venting and fire safety.



7.4.E (See Picture(s))

#### 8(A) . Unit 1 Kitchen

##### General Summary

#### 8.0.A PLUMBING / SINK

##### Poor/Defective

Corrosion observed on plumbing beneath kitchen sink. Contact plumber for repair/replacement. (See Picture(s))

Stains/moisture damage noted under kitchen sink. Consult seller on history of water leaks. Unable to determine condition behind concealed areas. Look for/anticipate hidden damage behind materials. (See Picture(s))

Loose faucet at kitchen sink. Contact a plumber for repair to prevent water leaks.



8.0.A (See Picture(s))



Worn/Damaged Sink Cabinet

8.0.A (See Picture(s))

**8.1.A DISPOSAL**

**Poor/Defective**

Garbage disposal was not operable at the time of the inspection. Repair/replacement needed.

**8.4.A VENTILATOR**

**Poor/Defective**

No hood/vent installed. Suggest installing fan for ventilation of stove gases and cooking odors to exterior.

**8.5.A COOKING UNIT**

**Poor/Defective**

Stove operated properly but is older/worn and is not secured to prevent tipping over. Secure stove with an anti-tip device for proper/safe installation.

**8.6.A ELECTRIC / GFCI**

**Poor/Defective**

No power to outlet to right side of sink or to disposal. Contact an electrician for evaluation and repair.(See Picture(s))



No Power To Outlet

8.6.A (See Picture(s))

**8.7.A COUNTERTOP**

**Poor/Defective**

Older and worn countertop noted. Formica damaged at several locations. Anticipate replacement. (See Picture(s))





8.7.A (See Picture(s))

#### 8.8.A CABINETS

**Fair**

Older and worn cabinets noted. Repair/re-finish as desired.

### 8(B) . Unit 2 Kitchen

#### General Summary

#### 8.0.B PLUMBING / SINK

**Poor/Defective**

Slow drain noted at kitchen sink. Consult a plumber for evaluation/repair as required for proper drainage. (See Picture(s))

Stains/moisture damage noted under kitchen sink. Consult seller on history of water leaks. Unable to determine condition behind concealed areas. Look for/anticipate hidden damage behind materials. (See Picture(s))



8.0.B (See Picture(s))



8.0.B (See Picture(s))

#### 8.4.B VENTILATOR

**Fair**

Unit operated properly at the time of the inspection, however due to age and wear it is downgraded to fair. Maintain, repair, replace components as desired, needed.

NOTE: Recirculating type exhaust fan noted above stove. This configuration does not allow for venting of cooking odors or fumes to exterior through roof vent.

Suggest changing filter screens to style with activated carbon to remove cooking odors prior to recirculating back into room.

#### 8.5.B COOKING UNIT

**Poor/Defective**

Stove operated properly but it is not secured to prevent tipping over. Secure stove with an anti-tip device for proper/safe installation.

#### 8.6.B ELECTRIC / GFCI

**Poor/Defective**

Ungrounded at electrical outlets observed in kitchen. Consult an electrician for correction. Suggest upgrade to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety. (See Picture(s))



8.6.B (See Picture(s))

#### 8.7.B COUNTERTOP

**Fair**

Burned countertop edge near range. Repair/replace as desired. (See Picture(s))





8.7.B (See Picture(s))

#### 8.8.B CABINETRY

**Fair**

See comment above regarding water stains under sink.

Older and worn cabinets noted. Repair/re-finish/replace as desired.

### 8(C) . Unit 3 Kitchen

#### General Summary

#### 8.4.C VENTILATOR

**Poor/Defective**

No hood/vent installed. Suggest installing fan for ventilation of stove gases and cooking odors to exterior.

#### 8.5.C COOKING UNIT

**Poor/Defective**

Stove operated properly but is older/worn and is not secured to prevent tipping over. Secure stove with an anti-tip device for proper/safe installation.

#### 8.6.C ELECTRIC / GFCI

**Poor/Defective**

Ungrounded at electrical outlets observed in kitchen. Consult an electrician for correction. Suggest upgrade to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety. (See Picture(s))



8.6.C (See Picture(s))

#### 8.8.C CABINETRY

**Fair**

Finish is worn at cabinets. Re-finish cabinets as desired.

## 8(D) . Unit 4 Kitchen

### General Summary

#### 8.0.D PLUMBING / SINK

##### Poor/Defective

Corrosion observed on plumbing beneath kitchen sink. Contact plumber for repair/replacement. (See Picture(s))

Stains/moisture damage and suspected mold/mildew beneath kitchen sink at baseboard. Consult seller on history of water leaks. Unable to determine condition behind concealed areas. Look for/anticipate hidden damage behind materials prior to close of escrow. (See Picture(s))

Call HouseMaster at (805) 898-2698 if mold sampling is desired.

Caulk/seal around faucet to prevent water penetration. (See Picture(s))

Flexible drain piping under kitchen sink and crooked p trap is not approved per the plumbing code. Consult a licensed plumber for correction. (See Picture(s))



8.0.D (See Picture(s))



8.0.D (See Picture(s))





8.0.D (See Picture(s))



8.0.D (See Picture(s))

#### 8.1.D DISPOSAL

**Poor/Defective**

Rusting garbage disposal. Anticipate replacement before failure to prevent water leaks. (See Picture(s))



8.1.D (See Picture(s))

#### 8.5.D COOKING UNIT

**Poor/Defective**

Stove operated properly but it is not secured to prevent tipping over. Secure stove with an anti-tip device for proper/safe installation.

#### 8.6.D ELECTRIC / GFCI

**Poor/Defective**

Missing cover plate at outlet above hood. Install covers at all outlets and switches for safety. (See Picture(s))



8.6.D (See Picture(s))



8.6.D (See Picture(s))

**8.8.D CABINETY**

**Poor/Defective**

See comment above regarding water stains/mold under sink/baseboard.

**8(E) . Unit 5 Kitchen**

**General Summary**

**8.0.E PLUMBING / SINK**

**Poor/Defective**

Corrosion observed on plumbing beneath kitchen sink. Contact plumber for repair/replacement.

Older/worn sink fixtures. Anticipate repair or replacement.





8.0.E (See Picture(s))

#### 8.4.E VENTILATOR

**Poor/Defective**

No hood/vent installed. Suggest installing fan for ventilation of stove gases and cooking odors to exterior.

#### 8.5.E COOKING UNIT

**Poor/Defective**

Stove operated properly but it is not secured to prevent tipping over. Secure stove with an anti-tip device for proper/safe installation.

#### 8.6.E ELECTRIC / GFCI

**Fair**

Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at all kitchen counter outlets.

#### 8.7.E COUNTERTOP

**Fair**

Worn wood countertop. Refinish as desired. (See Picture(s))



8.7.E (See Picture(s))

#### 8.8.E CABINETY

**Fair**

Older and worn cabinets noted. Repair/re-finish/replace as desired.

## 9. INTERIOR ELEMENTS

### General Summary

#### 9.0 WALLS

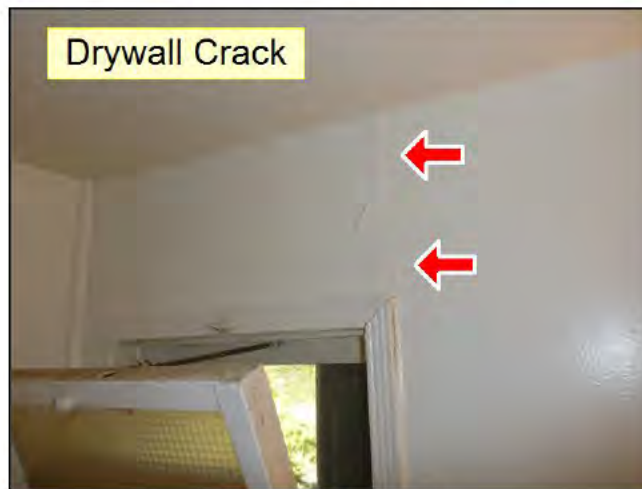
**Poor/Defective**

See unit 4 kitchen section of report regarding suspected mold at baseboard.

Water stains at unit 4 baseboard was dry at time of inspection. Look for/anticipate hidden damage behind finish materials. (See Picture(s))

See "floors" and "room doors" sections below.

Anticipate repairs (patching & painting) of cracks, scuffs, scrapes and nail holes in walls.



9.0 (See Picture(s))

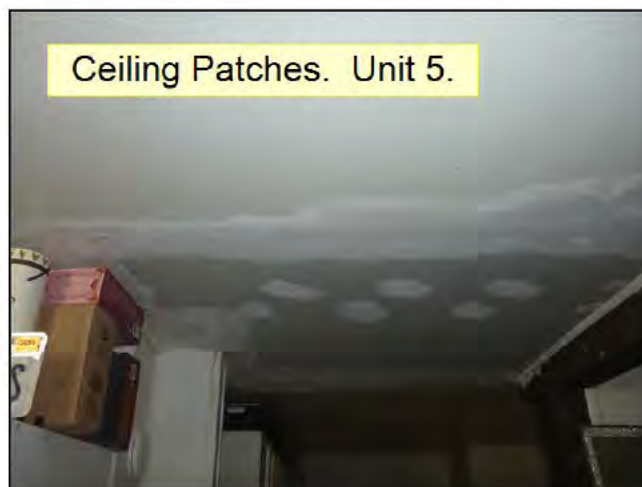


9.0 (See Picture(s))

## 9.1 CEILINGS

### Poor/Defective

Damaged ceilings and patching observed at units 4 and 5 were dry at time of inspection. Consult seller on history. Monitor conditions and make repairs as needed. (See Picture(s))



9.1 (See Picture(s))





9.1 (See Picture(s))

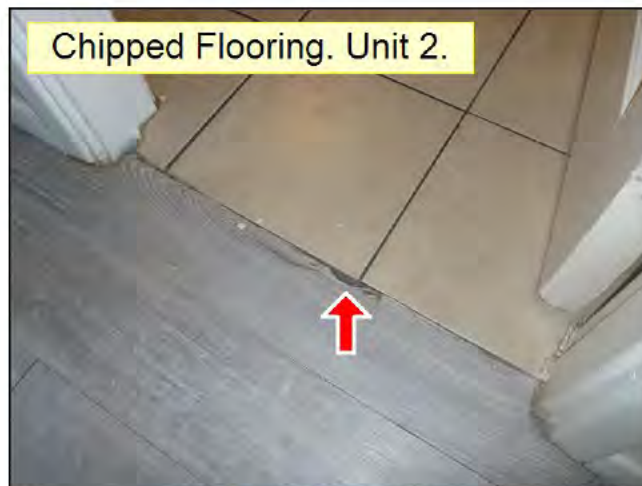
## 9.2 FLOORS

### Poor/Defective

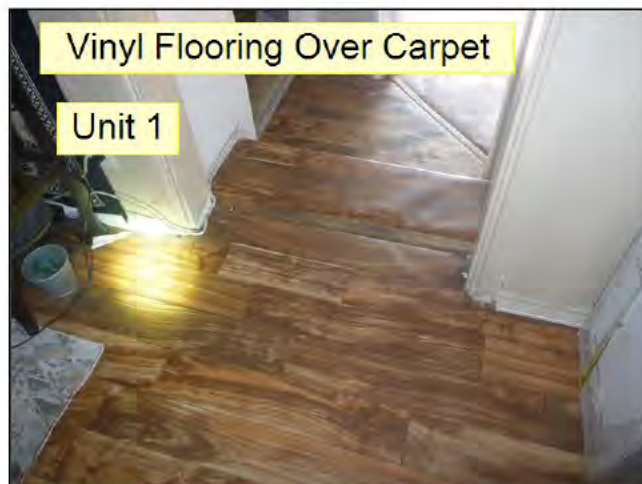
Unlevel floors noted. Consult a foundation contractor to conduct a floor level survey/evaluation and to determine repair cost estimate prior to close of escrow. See foundation section of report.

Worn/stained carpeting, chipped flooring, and vinyl flooring over carpet observed. Anticipate replacement. (See Picture(s))

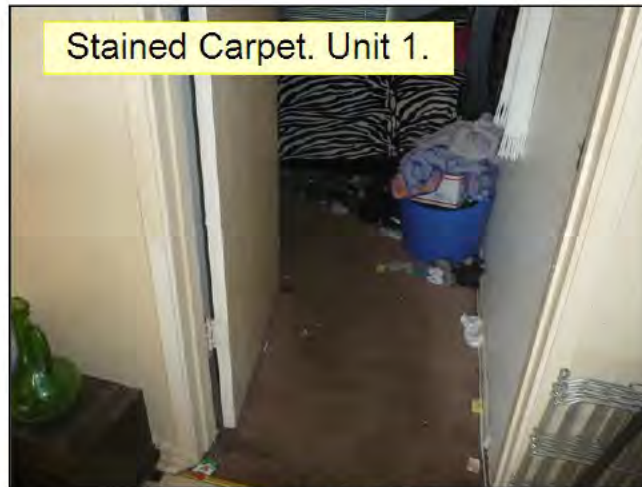
NOTE: Inspection does not include conditions and areas that are concealed and not visible at the time of the inspection. Suggest client perform a careful walk through when fully visible prior to close of escrow.



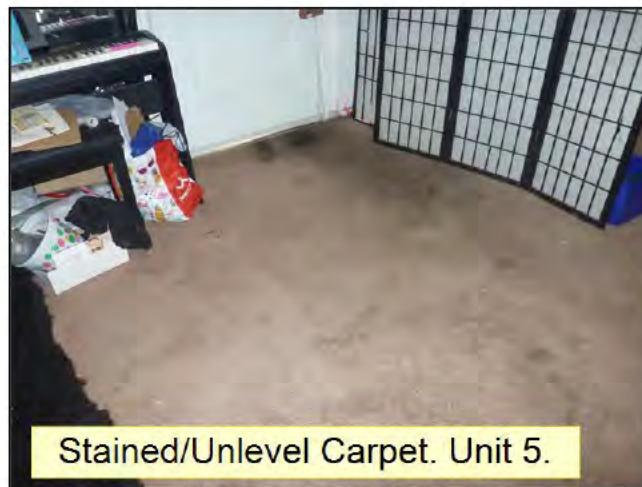
9.2 (See Picture(s))



9.2 (See Picture(s))



9.2 (See Picture(s))



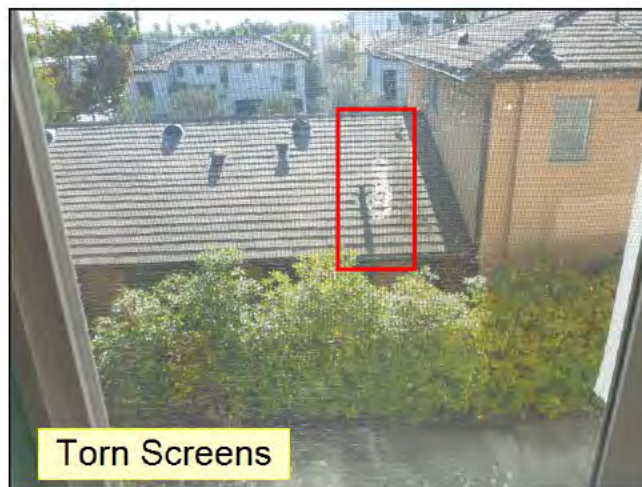
9.2 (See Picture(s))

### 9.3 WINDOWS

**Fair**

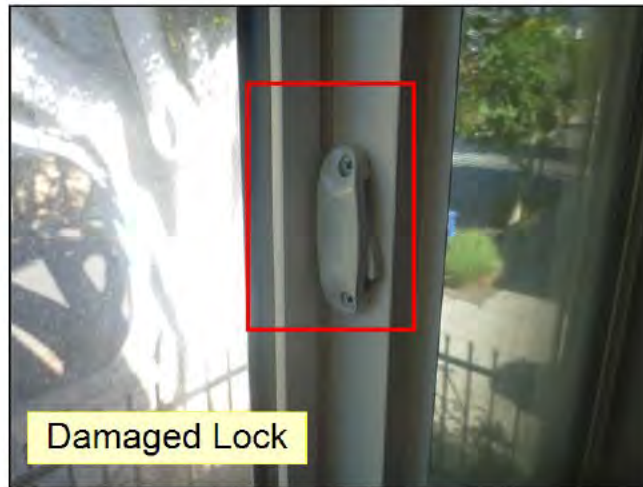
Damaged hardware/locks and torn screens at multiple windows. Repair/replace as desired. (See Picture(s))

Numerous older/worn single pane windows observed.. Consider upgrade to dual pane tempered glass windows for energy savings and added safety. (See Picture(s))



9.3 (See Picture(s))





Damaged Lock

9.3 (See Picture(s))



Single Pane Windows

Unit 1 Balcony

9.3 (See Picture(s))



Single Pane Windows

Unit 1

9.3 (See Picture(s))



9.3 (See Picture(s))



9.3 (See Picture(s))

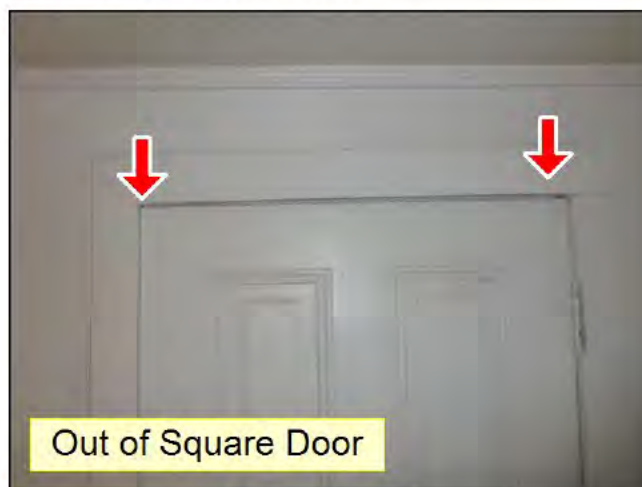
#### 9.4 ROOM DOORS

##### Fair

Multiple older/worn interior doors out of square and rubbing against frame. Adjust/repair/replace as required for smooth and proper operation. (See Picture(s))

No latch to open pocket door at unit 4 bathroom. Install as desired. (See Picture(s))

See "floors" section above regarding foundation contractor recommendation.



9.4 (See Picture(s))



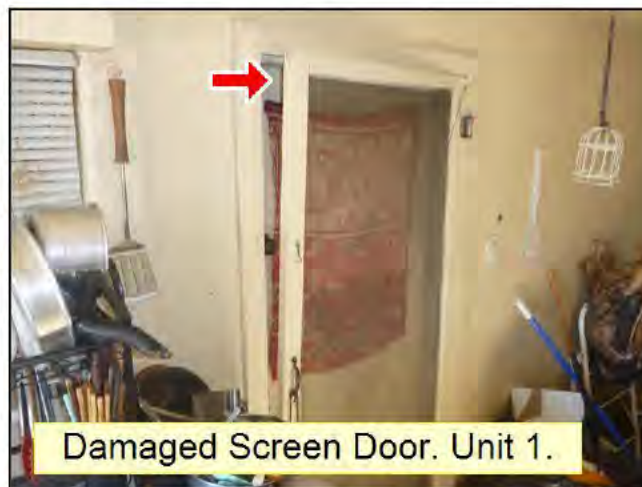


9.4 (See Picture(s))

## 9.5 PATIO / DECK DOORS(S)

### Poor/Defective

Damaged screen door and rubbing patio door at unit one. Anticipate repair/replacement. (See Picture(s))



9.5 (See Picture(s))

## 9.6 DETECTOR TEST

### Poor/Defective

Unit 1: Smoke and carbon monoxide detectors did not operate properly at time of inspection. Suggest replacement with new 10 year battery detectors for added safety.

Unit 2: Smoke/carbon monoxide detector did not operate properly at time of inspection. Suggest replacement with new 10 year battery detector for added safety.

Unit 3, 4 and 5: Smoke/carbon monoxide detector tested properly at the time of inspection however are an older style of detector. Recommend replacement with new 10 year battery detectors for added safety and testing on a routine basis to ensure proper operation.

## 10. ELECTRIC SYSTEM

### General Summary

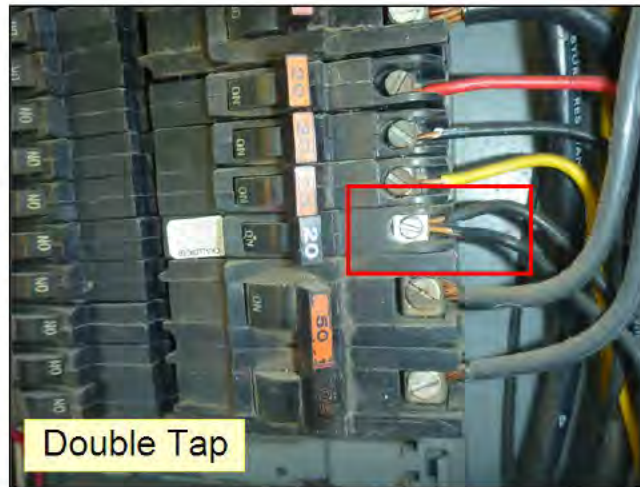
#### 10.2 DISTRIBUTION PANEL

##### Poor/Defective

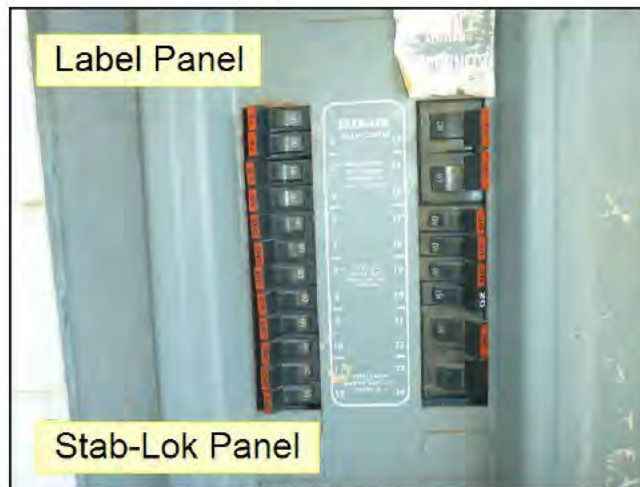
Doubled up circuit noted in panel. Circuit tapping although common is not allowed. Suggest consulting electrician to evaluate and make repairs. See supplemental comments for additional information. (See Picture(s))

"Stab-Loc" circuit breaker panel manufactured by Federal Pacific Electric (FPE) is installed as main distribution panel and has been known to present a latent hazard by failing to trip under load, causing arcing which can result in an electrical fire. Recommend contacting a licensed electrical contractor to determine replacement cost estimate prior to close of escrow. (See Picture(s))

Labelling of service panel breakers is required for safe operation. (See Picture(s))



10.2 (See Picture(s))



10.2 (See Picture(s))

### 10.3 MAIN DISCONNECT(S)

#### Poor/Defective

Electric panel will be undersized for today's needs. Recommend consulting with an electrical contractor for panel upgrade options/ cost prior to close of escrow. See supplemental comments for additional information.

Consider installation of a whole house surge protector as an upgrade (not required by code) in main panel to protect sensitive electrical components. Consult an electrician for installation if desired.

### 10.5 DEVICES

#### Poor/Defective

Numerous ungrounded outlets observed. Ungrounded outlets pose a shock risk. Consult an electrician for options for upgrade (ask about using GFCI outlets or breakers as a possible solution) and to determine repair cost estimate prior to close of escrow. See Non-Grounded Receptacles in Supplemental Information.

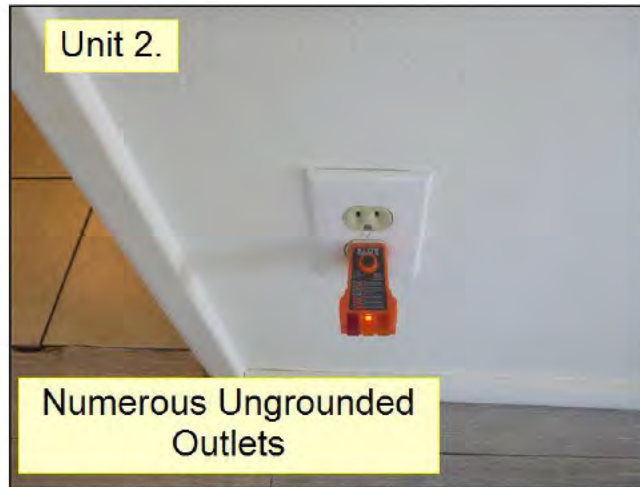
See comments in kitchen, bath, and exterior sections of report regarding GFCI outlet upgrades.

Plug open knockouts at junction boxes in attic for electrical safety. (See Picture(s))

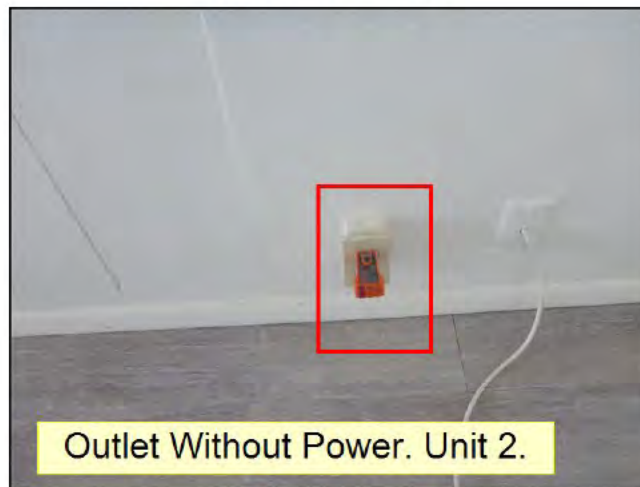
Hanging light in laundry room. Secure for electrical safety. (See Picture(s))

Missing cover plates noted. Install covers at all outlets and switches for safety.

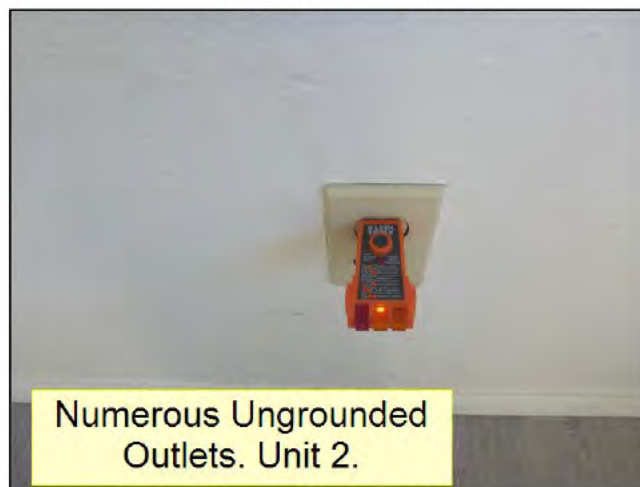




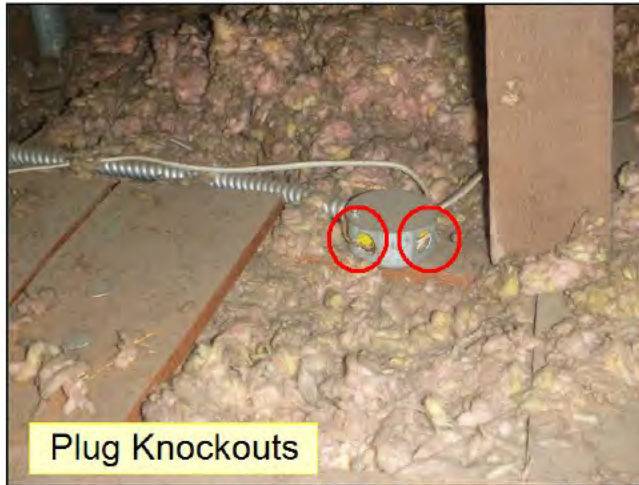
10.5 (See Picture(s))



10.5 (See Picture(s))



10.5 (See Picture(s))



Plug Knockouts

10.5 (See Picture(s))



Ungrounded Outlets. Unit 3.

10.5 (See Picture(s))



Secure Light

10.5 (See Picture(s))





10.5 (See Picture(s))

## 10.6 WIRING / CONDUCTORS

### Poor/Defective

See ungrounded outlets comments above.

Wires ran on surface of walls in multiple units. Contact an electrician for correction for electrical safety. (See Picture(s))



10.6 (See Picture(s))



10.6 (See Picture(s))

## 11. PLUMBING SYSTEM

### General Summary

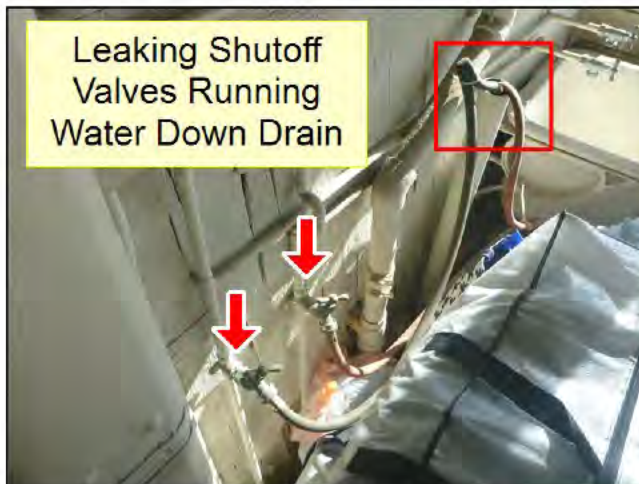
## 11.0 WATER PIPING

### Poor/Defective

Angle stops at upstairs laundry are running water down laundry drain and cannot be shutoff. Contact a plumber to replace shutoff valves. (See Picture(s))

Plumbing corrosion noted at numerous shutoff valves. See bath and kitchen sections of report. Consult a plumber for repair.

Evaluation of the plumbing system is limited to permanently connected fixtures and readily visible pipe condition. The function and effectiveness of angle stop shut offs, laundry standpipes, vent pipes, anti-siphon devices, floor drains and similar items generally cannot be evaluated. Conditions are subject to unpredictable change, e.g. leaks may develop, water flow may drop, drains may become blocked, etc. The detection of sewer gases and the conditions of sub-slab or inground piping is excluded from a standard inspection.



11.0 (See Picture(s))

## 11.1 WATER FLOW AT FIXTURES

### Poor/Defective

The water pressure was 20 psi at the time of inspection which is below the normal range of 40 to 80 psi. Consult a plumber for evaluation and pressure regulator adjustment/replacement prior to close of escrow. See supplemental comments below for additional information. (See Picture(s))



11.1 (See Picture(s))





11.1 (See Picture(s))

## 11.2 FIXTURE DRAINAGE

### Poor/Defective

Active water leak at drain piping under bathroom sink in unit 2. Contact a plumber for repair.

Slow drain noted at kitchen sink in unit 2. Consult a plumber for evaluation/repair as required for proper drainage.

## 11.3 DRAIN / WASTE PIPING

### Not Inspected

Anticipate future replacement of remaining original cast iron and galvanized drain piping. (See Picture(s))

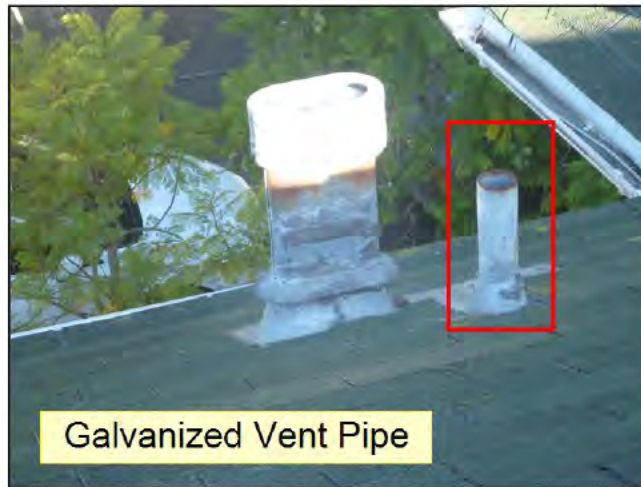
Suggest having in slab **AND** in ground drain lines video scoped to determine interior condition due to age of home.

DRAIN/ WASTE/ VENT PIPES are not fully visible due to design and construction methods and therefore the inspection is limited.

Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe condition. Conditions are subject to unpredictable change, e.g. leaks may develop, water flow may drop, drains may become blocked. etc. The detection of sewer gases and the conditions of sub-slab or inground piping is excluded from a standard inspection.



11.3 (See Picture(s))



11.3 (See Picture(s))

#### 11.4 EXTERIOR FAUCET(S)

##### Poor/Defective

Dripping hose bib at front of building. Anticipate replacement. (See Picture(s))

Lack of anti-siphon valves noted at hose bibs. Suggest installing as an upgrade to keep water/contaminants in hose from entering back into the potable water supply.



11.4 (See Picture(s))

#### 11.6 DRYER VENT

##### Poor/Defective

Cage on dryer vent can trap lint, restrict air flow, and is not allowed. Replace with flapper type cover. (See Picture(s))

Suggest regular cleaning of clothes dryer vent for fire safety and energy efficiency.





11.6 (See Picture(s))

## 11.7 GAS PIPING

### Fair

Gas line through cracked/displaced retaining wall at front of building could pose a hazard to break gas line. Consult a general contractor for retaining wall evaluation and repair. Consult a licensed plumbing contractor to discuss if installation of an excess flow valve on gas line would be a beneficial safety precaution.

Note: Suggest keeping a valve handle at gas meter shut off valve in order to shutoff gas in an emergency. (See Picture(s))



11.7 (See Picture(s))

## 12. FOUNDATION / SUBSTRUCTURE

### General Summary

### 12.0 FOUNDATION

#### Poor/Defective

Unlevel floors observed in multiple units. See foundation contractors report and repair cost estimate prior to close of escrow.

No bolts noted at foundation sill plate at visible locations. Suggest further evaluation and installation of bolts for earthquake retrofit upgrades, if desired.

Cripple walls noted at foundation. Consider shear panel upgrades for added earthquake safety. See California Hazards Disclosure Handbook for information on cripple walls and consult a foundation contractor if desired for cost estimates. (See Picture(s))



12.0 (See Picture(s))

## 12.1 PIERS / COLUMNS

### Poor/Defective

Consult foundation contractor regarding upgrading brick piers to concrete. (See Picture(s))

Earthquake bracing at post and piers are not installed. Consider seismic upgrades for added stability of structure. Consult a foundation contractor if desired. (See Picture(s))



12.1 (See Picture(s))



12.1 (See Picture(s))

## 12.2 FLOOR FRAMING

### Fair



Moisture staining at subfloor in crawlspace and laundry room were dry at time of inspection. Monitor conditions and make repairs as needed. (See Picture(s))



12.2 (See Picture(s))

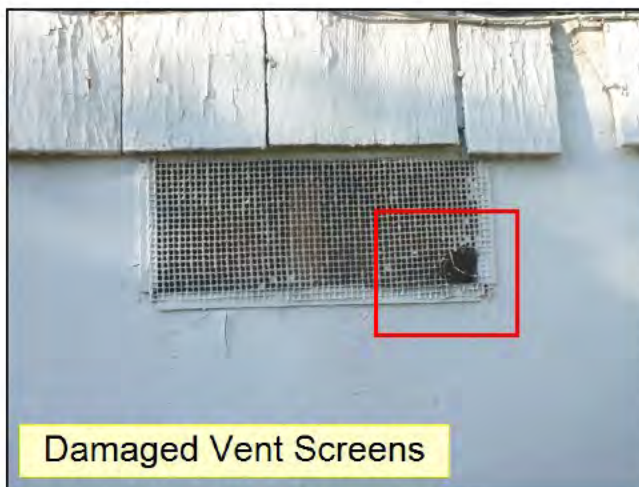


12.2 (See Picture(s))

#### 12.4 CRAWLSPACE VENTILATION

Fair

Damaged vent screens noted at various locations. Repair/replace screens to help keep pests out of crawlspace. (See Picture(s))



12.4 (See Picture(s))

## INSPECTION CERTIFICATION

The undersigned hereby certifies that this inspection was conducted pursuant to accepted Home Inspection Standards of Practice . Furthermore, neither the undersigned nor the inspection company has any interest, present or contemplated, in this property and neither the retention of the inspection company nor compensation paid is contingent on report findings.



Shelby Hendrix, Owner/ Building and Mold Inspector

National Institute of Building Inspectors

Certification No. 199923RT

Inspection Date: 10/22/2024

### INSPECTION COMPANY

HouseMaster  
1187 Coast Village Rd 1-284  
Santa Barbara Ca 93108  
(805) 898-2698

### PROPERTY INFORMATION

Client: [REDACTED]

[REDACTED]



