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:
[redacted]

PROPERTY ADDRESS:
[redacted]
Santa Barbara CA [redacted]

INSPECTION DATE/TIME:
[redacted]

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:
Commercial

AGE OF HOME:
54 Years

PEOPLE PRESENT:
Sellers Agent, Property Manager, Inspectors

STATUS OF HOME:
Occupied

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. 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:
STUCCO

PORCH:
COVERED ENTRY

SPECIAL LIMITATIONS:
VEGETATION
STORAGE

S	F	P	NA	NI	
		•			**1.0 SIDING** Water staining and mold in buildings 80 and 60 carport walls, storage boxes and ceilings. Anticipate/look for hidden damage behind finish materials. Contact a geologist or foundation contractor for evaluation of grading/ drainage/waterproofing and to determine scope of work and repair cost estimate. Consult a mold remediation contractor to determine scope of work and repair cost estimate for the needed mold remediation. Contact HouseMaster at (805) 898-2698 if mold samples are desired. (See Picture(s) Water staining in ceiling of laundry room and adjoining room appears to predate new deck. Look for/anticipate hidden damage behind finish material. Hot tub equipment room has abandoned equipment and water heater, wood rot, failed roof, and water penetration through walls. Anticipate removal or repair. Wood door for unit 60-3 exterior water heater closet is damaged with water staining/decay at wood door and at framing inside door. Consider changing unit 60-3, 60-4 and 40-18 exterior water heater closet doors to water proof doors. (See Picture(s) Suggest annual sealing at any gaps, cracks, around light fixtures, windows, doors,trim, etc...to aide in preventing water penetration and pest intrusion. (See Picture(s) Vegetation is noted in contact with structure. Suggest trimming/ removing vegetation away from structure. Vegetation in contact with or encroaching with building materials may trap moisture causing damage and/or deterioration, harbor insects or rodents and allow the growth of mold/mildew. (See Picture(s)
•					**1.1 ENTRY DOORS**
	•				**1.2 STAIRS / STOOPS** Cracked concrete at stairs to beach. Consult a qualified contractor for evaluation and repair cost estimate if required. Monitor grading/drainage at stairs to limit expansion and contraction of soil. Worn finish at 80 building stairs. Refinish as desired.
		•			**1.3 PORCH(ES) / DECK(S)** Decking is failing in numerous locations throughout all buildings allowing moisture penetration through finish materials. Consult a decking company for evaluation/repair/replacement. Anticipate hidden damage beneath finish materials. Planters on decks have caused damage to decking below. Consider removal. (See Picture(s) Note: Building 60 has had portion of decks recently replaced. (See Picture(s)
		•			**1.4 RAILINGS** Numerous rusting post bases throughout buildings are allowing water into and cause cracking at concrete and decking. Have cracked decks evaluated by a qualified contractor to determine solutions/need for repairs. Remove rust, prime, and paint rail bases to extend service life. (See Picture(s) Openings at railings are wider than current building standards. Suggest upgrades for enhanced safety to help keep children from falling through rails.
		•			**1.5 SLAB FOUNDATION** Buildings 20 and 80 have settled and are out of level. Consult a foundation contractor, structural engineer, and geologist for evaluation and repair cost estimate for occupant safety. Consult management/seller on history of foundation issues and repairs.

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

S	F	P	NA	NI	
		•			**1.6 ELECTRIC / GFCI** Wiring outside of conduit at 20 building poses an electrical hazard. Consult a licensed electrical contractor for correction. Consult city for history of permits obtained for electrical work performed. Missing weatherproof covers at multiple exterior wall outlets. Installation required to prevent moisture and pest intrusion. Rusting metal flex conduit buried in soil to right of 80 building. Contact an electrician for evaluation and repair as needed. (See Picture(s) No power to outlet on 20-1 balcony, likely in circuit with dismantled unit below. Repair needed when completing electrical at lower level unit. Uncovered junction box in concrete floor of recycling trash can storage room. Cover junction box for electrical safety. (See Picture(s)
				•	**1.7 FENCING** The inspection of fencing, site walls and sheds is not including in the scope of a standard building inspection. Wood components are prone to decay and insect damage. Advise a check of these elements for current conditions and assurance of personal acceptability.

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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.

1.0 SIDING (See Picture(s)

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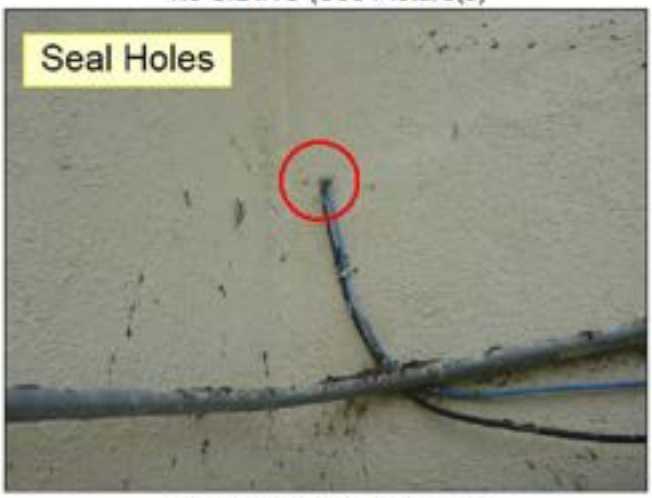

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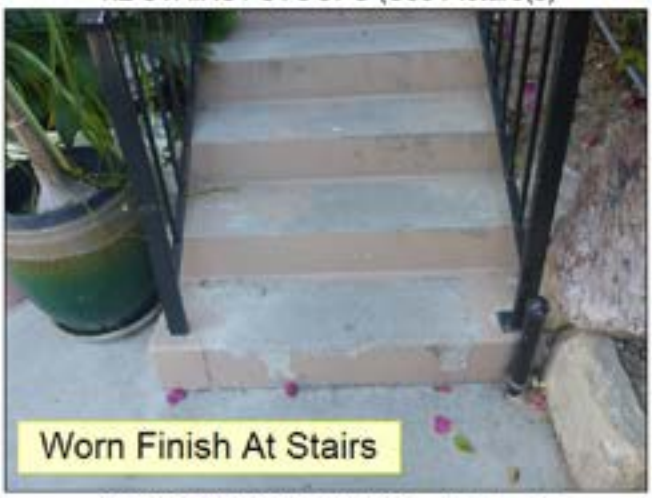
1.0 SIDING (See Picture(s)

1.2 STAIRS / STOOPS (See Picture(s)

1.2 STAIRS / STOOPS (See Picture(s)



1.2 STAIRS / STOOPS (See Picture(s)

1.3 PORCH(ES) / DECK(S) (See Picture(s)

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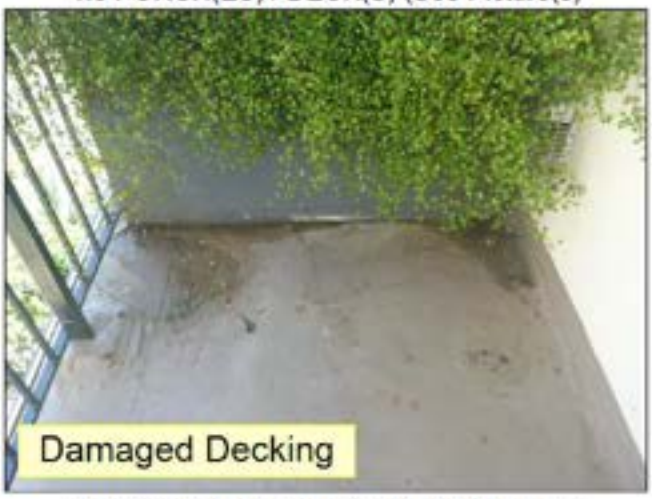

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1.4 RAILINGS (See Picture(s)

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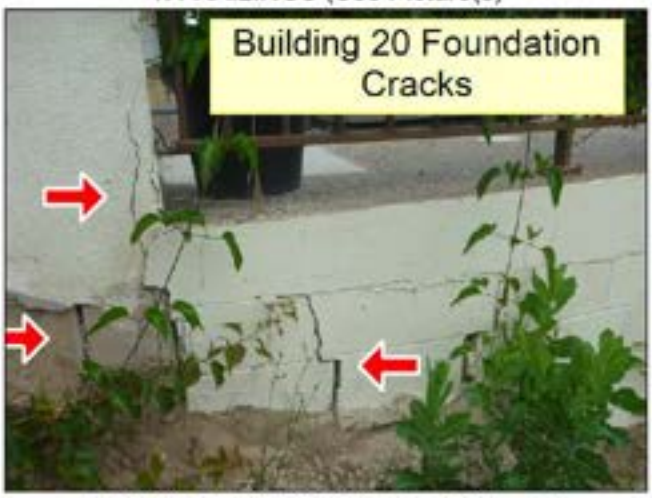

1.5 SLAB FOUNDATION (See Picture(s)

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1.6 ELECTRIC / GFCI (See Picture(s)

1.6 ELECTRIC / GFCI (See Picture(s)

1.6 ELECTRIC / GFCI (See Picture(s)

1.6 ELECTRIC / GFCI (See Picture(s)

1.7 FENCING (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.

Stairs/Decks/Porches - Exterior stairs, rails, porches, etc., require regular maintenance to prevent damage or hazardous conditions. If rails are not present on any stairs or elevated structure, it is recommended they be added for improved safety. Do not overload a deck with too many people.

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.

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.

2. 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.

WALKWAY:
CONCRETE

DRIVEWAY:
CONCRETE

RETAINING WALLS:
MULTIPLE UNITS
CONCRETE

RETAINING WALL LOCATION:
MULTIPLE LOCATIONS

SPECIAL LIMITATIONS:
STORAGE/VEGETATION

S	F	P	NA	NI	
	•				**2.0 WALKWAYS** Worn finish at 80 building walkway. Refinish as desired. See driveway comments below. See deck comments in exterior section of report.
		•			**2.1 DRIVEWAY** Cracking/ settlement/ displacement at driveways and parking areas. Consult contractor for further evaluation and repairs as desired. Suggest drainage upgrades for controlling water and stabilizing soils. (See Picture(s) 20 Building carport slab has heaved/raised and been sealed at edges for repair. Consult seller on history of slab movement and repair, water penetration into unit 20 lower level apartment (currently under construction), and grading/drainage/waterproofing upgrades completed. (See Picture(s) Spalling/damaged concrete in 60 building carport. Repair as desired. (See Picture(s)
		•			**2.2 RETAINING WALL(S)** Spalling and cracks at numerous retaining walls. Consult geologist and foundation contractor for evaluation, recommendations, and repair cost estimates for water proofing, grading and drainage upgrades and retaining wall repair. (See Picture(s) Water observed at base of retaining wall/foundation wall in front of unit 40-5. Monitor condition and if moisture continues have evaluated/repaired by a qualified contractor. (See Picture(s)
				•	**2.3 SITE GRADING** The property is located on a hillside. Consult a geologist for evaluation of soils, erosion, grading and drainage. To reduce the possibility of water penetration and/or structural concerns, provide/maintain proper grading along the foundation moisture barriers, surface and sub-surface/French drains. NOTE: This report does not include the evaluation of any soils or address any geological conditions/concerns.

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2.0 WALKWAYS (See Picture(s)

2.1 DRIVEWAY (See Picture(s)

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

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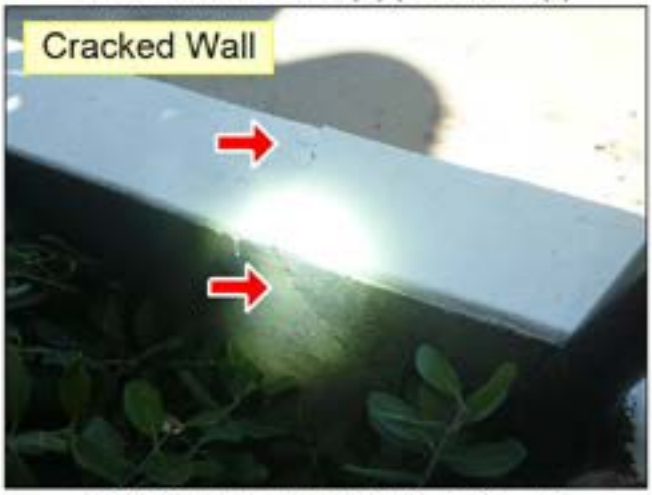


2.2 RETAINING WALL(S) (See Picture(s)

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

2.3 SITE GRADING (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 sil/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.

Geological Factors - This report does not include evaluation of any soils or geological conditions/concerns. Construction on certain soils, particularly expansive clays, fill soils, hillside and waterfront areas, necessitate special design consideration. Evaluation of these factors, or the need for them, is beyond the scope of this inspection. Pertinent information should be obtained from local officials and/or a qualified specialist prior to closing, particularly if any concerns are detected or if home is in a detrimental soils area.

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.

Site/Underground Drains - Site drains, including any underground piping and downspout drains, often must be regularly maintained/cleared in order to provide adequate water run-off and discharge. Adequacy of any such system cannot be readily determined.

Ancillary Elements - A standard inspection does not include evaluation of elements such as site lighting, irrigation systems, barbecues, sheds, outbuildings, fencing, privacy walls, docks, seawalls, pools, spas and other recreational or site elements. Evaluation of these elements prior to closing would be advisable.

Pool/Spa - The inspection of pools/spas, including the integrity and watertightness of the shell/structure, is not part of a standard home inspection. Advise independent evaluation by a pool/spa specialist prior to closing.

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.

3(A) . 20-1 Bathroom (Upper Level)

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:
UPSTAIRS HALLWAY

VENTILATOR(S):
WINDOW
&
NO FAN

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

S	F	P	NA	NI	
●					**3.0.A SINK(S)**
		●			**3.1.A TOILET** Loose toilet at floor connection in office. Pull toilet, check for damage/water penetration. Re-secure/reset toilet to prevent moisture damage. Consult a plumber for correction.
●					**3.2.A STALL SHOWER** Caulking/grout repair is recommended as part of routine maintenance to help prevent moisture intrusion, damage and mold build-up. Condition behind concealed areas was indeterminate at the time of the inspection.
			●		**3.3.A ELECTRIC / GFCI** No power to 20-1 upper level bathroom.
●					**3.4.A VENTILATION** Consider installation of exhaust fans for improved ventilation over windows.

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.

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.
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.

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.

3(B) . 20-2 Bathrooms

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
MULTIPLE BATHS

LOCATION:
PRIMARY BEDROOM
HALLWAY

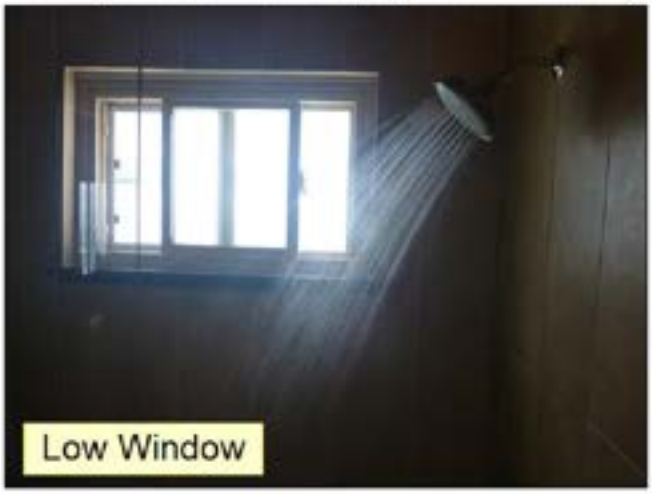
VENTILATOR(S):
WINDOW
&
NO FAN

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

S	F	P	NA	NI	
●					**3.0.B SINK(S)**
●					**3.1.B TOILET**
		●			**3.2.B JETTED BATH** Tub access panel inaccessible due to washer/dryer no power to jetted tub.
●					**3.3.B STALL SHOWER**
●					**3.4.B ELECTRIC / GFCI**
	●				**3.5.B VENTILATION** Window is low in tub/shower at hall bath 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 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.



3.5.B 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.

3(C) . 40-1 Bathrooms

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
MULTIPLE BATHS

LOCATION:
PRIMARY BEDROOM
HALLWAY

VENTILATOR(S):
WINDOW
&
NO FAN

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

S	F	P	NA	NI	
	•				**3.0.C SINK(S)** Corrosion noted at shutoff valves beneath sinks. Replace components as needed to prevent leaks and moisture damage. (See Picture(s) Vanity doors rub/do not close properly. Adjust/repair as desired. Sink stopper does not work properly. Repair for proper operation.
•					**3.1.C TOILET**
		•			**3.2.C BATHTUB** 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.
•					**3.3.C STALL SHOWER**
•					**3.4.C ELECTRIC / GFCI**
	•				**3.5.C VENTILATION** Window is low in tub/shower which may allow water into wall. Suggest use of water proof curtain at window while showering.

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.

3.0.C 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.

3(D) . 40-2 Bathrooms

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
MULTIPLE BATHS

LOCATION:
HALLWAY

VENTILATOR(S):
EXHAUST FAN

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

S	F	P	NA	NI	
●					**3.0.D SINK(S)** Sink stopper not installed. Install if desired.
		●			**3.1.D TOILET** 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.
	●				**3.2.D BATHTUB** 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. (See Picture(s)
		●			**3.3.D STALL SHOWER** Shower enclosure and fixtures are older and worn. Anticipate repairs and/or replacement of fixtures and/or enclosure. See supplemental information regarding older fixtures/faucets. (See Picture(s)
		●			**3.4.D WALLS / CEILING** Water damage and suspected mold viewed through tub access panel. Look for/anticipate hidden water damage behind materials and consider sending mold samples to a lab for analysis prior to close of escrow. Call HouseMaster at (805) 898-2698 if mold sampling is desired. (See Picture(s)
●					**3.5.D ELECTRIC / GFCI**
●					**3.6.D VENTILATION** Covers not installed on ceiling vents at time of inspection. Covers were sitting on counter due to painting. Ensure covers are replaced after painting.

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3.2.D BATHTUB (See Picture(s)

3.3.D STALL SHOWER (See Picture(s)

3.4.D WALLS / CEILING (See Picture(s)

3.4.D WALLS / CEILING (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.

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.

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.

Old Fixtures/Faucets - The sink faucets are old with significant wear and will required 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.

3(E) . 40-3 Bathrooms

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
MULTIPLE BATHS

LOCATION:
PRIMARY BEDROOM
HALLWAY

VENTILATOR(S):
WINDOW
&
NO FAN

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

S	F	P	NA	NI	
		•			**3.0.E SINK(S)** Corrosion noted at shutoff valves beneath sinks. Replace components as needed to prevent leaks and moisture damage.
		•			**3.1.E TOILET** Loose toilet at floor connection in hall bath. Pull toilet, check for damage/water penetration. Re-secure/reset toilet to prevent moisture damage. Consult a plumber for correction.
•					**3.2.E STALL SHOWER**
•					**3.3.E ELECTRIC / GFCI**
	•				**3.4.E VENTILATION** 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 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.

3.4.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.
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.

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.

3(F) . 40-4 Bathrooms

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
MULTIPLE BATHS

LOCATION:
PRIMARY BEDROOM
HALLWAY

VENTILATOR(S):
WINDOW
&
NO FAN

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

S	F	P	NA	NI	
	•				**3.0.F SINK(S)** Damaged cabinet beneath sink. Replace as desired.(See Picture(s) Sink stopper does not work properly. Repair for proper operation.
•					**3.1.F TOILET**
		•			**3.2.F BATHTUB** Drain was slow at tub. Evaluation is recommended by a qualified plumber. Sluggish or blocked drains may be a localized concern or related to main waste or sewer line conditions.
•					**3.3.F STALL SHOWER**
•					**3.4.F ELECTRIC / GFCI**
	•				**3.5.F VENTILATION** Window is low in tub/shower which may allow water into wall. Suggest use of water proof curtain at window while showering. Consider installation of exhaust fans for improved ventilation over windows.

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.

3.0.F SINK(S) (See Picture(s)

3.5.F 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.

3(G) . 40-5 Bathrooms

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
MULTIPLE BATHS

LOCATION:
PRIMARY BEDROOM
HALLWAY

VENTILATOR(S):
EXHAUST FAN

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

S	F	P	NA	NI	
		•			**3.0.G SINK(S)** Corrosion noted at shutoff valves beneath sinks. Replace components as needed to prevent leaks and moisture damage.
•					**3.1.G TOILET**
		•			**3.2.G BATHTUB** Corroded plumbing fitting viewed through tub access panel. Consult a plumber for repair. Damaged/cracked finish at tub. Anticipate refinishing/replacement of tub. 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.
	•				**3.3.G STALL SHOWER** Loose handle at glass shower door. Recommend tightening hardware. 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.
	•				**3.4.G WALLS / CEILING** Patch in bathroom ceiling. Consult seller on history of damage/repair.
•					**3.5.G ELECTRIC / GFCI**
•					**3.6.G VENTILATION**

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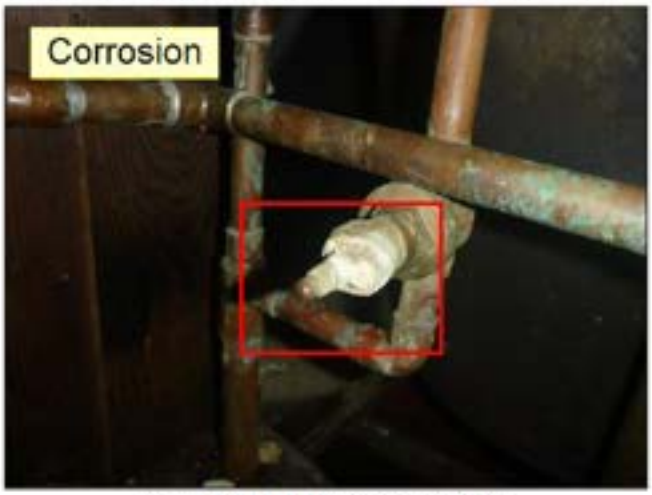


3.2.G BATHTUB (See Picture(s)

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.

3(H) . 40-6 Bathrooms

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
MULTIPLE BATHS

LOCATION:
HALLWAY

VENTILATOR(S):
BOTH
EXHAUST FAN
&
WINDOW

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

S	F	P	NA	NI	
●					**3.0.H SINK(S)**
		●			**3.1.H TOILET** 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.
●					**3.2.H BATHTUB**
●					**3.3.H STALL SHOWER**
●					**3.4.H ELECTRIC / GFCI**
	●				**3.5.H VENTILATION** Window is low in tub/shower which may allow water into wall. Suggest use of water proof curtain at window while showering.

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.

3.5.H 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.
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.

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.

3(I) . 40-7 Bathrooms

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
MULTIPLE BATHS

LOCATION:
PRIMARY BEDROOM
HALLWAY

VENTILATOR(S):
BOTH
EXHAUST FAN
&
WINDOW

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

S	F	P	NA	NI	
●					**3.0.I SINK(S)**
●					**3.1.I TOILET**
●					**3.2.I BATHTUB**
●					**3.3.I STALL SHOWER**
●					**3.4.I ELECTRIC / GFCI**
	●				**3.5.I VENTILATION** Window is low in tub/shower which may allow water into wall. Suggest use of water proof curtain at window while showering.

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.

3.5.I 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.

3(J) . 40-8 Bathrooms

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
MULTIPLE BATHS

LOCATION:
PRIMARY BEDROOM
HALLWAY

VENTILATOR(S):
EXHAUST FAN

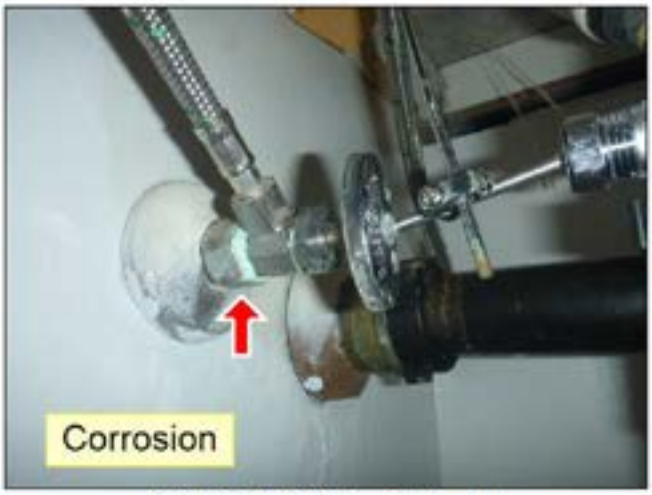
SPECIAL LIMITATIONS:
FINISH MATERIALS
INACCESSIBLE AREA(S)/STORAGE

S	F	P	NA	NI	
	●				**3.0.J SINK(S)** Corrosion noted at shutoff valves beneath sinks. Replace components as needed to prevent leaks and moisture damage. (See Picture(s) Scrape and caulk counter to sink joint to remove mildew and properly seal.
●					**3.1.J TOILET**
	●				**3.2.J BATHTUB** 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.
●					**3.3.J STALL SHOWER**
●					**3.4.J ELECTRIC / GFCI**
●					**3.5.J VENTILATION**

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.

3.0.J SINK(S) (See Picture(s)



3.0.J 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.
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.

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.

3(K) . 40- 9 Bathrooms

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
MULTIPLE BATHS

LOCATION:
PRIMARY BEDROOM
HALLWAY

VENTILATOR(S):
EXHAUST FAN
&
WINDOW

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

S	F	P	NA	NI	
		•			**3.0.K SINK(S)** Corrosion noted at shutoff valves beneath sinks. Replace components as needed to prevent leaks and moisture damage. Scrape and caulk counter to sink joint to remove mildew and properly seal. (See Picture(s)
•					**3.1.K TOILET**
	•				**3.2.K BATHTUB** Worn/cracked finish at tub drain. Anticipate refinishing or replacement of tub. (See Picture(s)
	•				**3.3.K STALL SHOWER** Cracked floor tiles in stall shower base. See pest control report for findings on their flood test of shower pan to determine integrity of shower pan. (See Picture(s)
•					**3.4.K ELECTRIC / GFCI**
	•				**3.5.K VENTILATION** Window is low in tub/shower which may allow water into wall. Suggest use of water proof curtain at window while showering. Consider installation of exhaust fans for improved ventilation over windows.

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.

3.0.K SINK(S) (See Picture(s)

3.0.K SINK(S) (See Picture(s)

3.2.K BATHTUB (See Picture(s)

3.3.K STALL SHOWER (See Picture(s)

3.5.K 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.
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.

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.

3(L) . 40-10 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):
EXHAUST FAN

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

S	F	P	NA	NI	
	●				**3.0.L SINK(S)** Worn sink vanity. Refinish/replace as desired.
●					**3.1.L TOILET**
	●				**3.2.L BATHTUB** 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. (See Picture(s)
●					**3.3.L ELECTRIC / GFCI**
●					**3.4.L VENTILATION**

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.

3.2.L BATHTUB (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.
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.

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.

3(M) . 40-11 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):
EXHAUST FAN

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

S	F	P	NA	NI	
		•			**3.0.M SINK(S)** Scrape and caulk around fixture to remove mildew and prevent water penetration. Worn finish at sink. Anticipate refinishing or replacing sink. Loose sink faucet. Tighten to prevent plumbing leak.
•					**3.1.M TOILET**
•					**3.2.M BATHTUB** Tub access panel not accessible due to bed. Recommend inspecting inside panel once bed has been moved.
	•				**3.3.M ELECTRIC / GFCI** Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at all bathroom outlets. Due to the age of original construction, this is considered an upgrade item. However, it is highly recommended for safety reasons. Consult electrician for installation.
•					**3.4.M VENTILATION**

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.

3.0.M SINK(S) (See Picture(s)

3.0.M 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.
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.

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.

3(N) . 40-12 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):
EXHAUST FAN

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

S	F	P	NA	NI	
●					**3.0.N SINK(S)**
●					**3.1.N TOILET**
		●			**3.2.N BATHTUB** Shower diverter does not divert water to shower head when shower diverter is pulled. Suggest replacement to conserve water while showering. Worn/cracked finish at tub. Anticipate refinishing or replacement of tub. (See Picture(s)
●					**3.3.N ELECTRIC / GFCI**
●					**3.4.N VENTILATION**

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.

3.2.N BATHTUB (See Picture(s)

3.2.N BATHTUB (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.

3(O) . 40-14 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):
EXHAUST FAN

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

S	F	P	NA	NI	
●					**3.0.O SINK(S)**
●					**3.1.O TOILET**
	●				**3.2.O STALL SHOWER** Glass shower door strikes towel rack. Consider moving towel rack and using caution with frameless glass shower door.
●					**3.3.O ELECTRIC / GFCI**
●					**3.4.O VENTILATION**

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.

3.2.O STALL SHOWER (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.

3(P) . 40-15 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

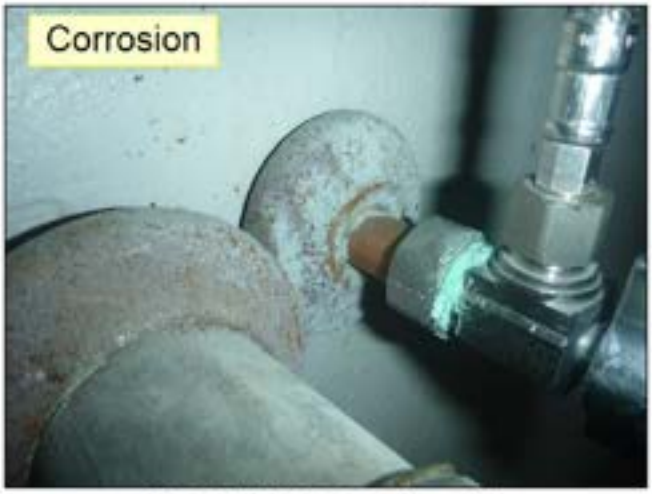
VENTILATOR(S):
EXHAUST FAN

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

S	F	P	NA	NI	
	●				**3.0.P SINK(S)** Corrosion noted at shutoff valves beneath sinks. Replace components as needed to prevent leaks and moisture damage. (See Picture(s)
●					**3.1.P TOILET**
	●				**3.2.P BATHTUB** Worn/cracked finish at tub drain. Anticipate refinishing or replacement of tub.
●					**3.3.P ELECTRIC / GFCI**
●					**3.4.P VENTILATION**

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.



3.0.P SINK(S) (See Picture(s)

3.2.P BATHTUB (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.

3(Q) . 40-16 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):
EXHAUST FAN

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

S	F	P	NA	NI	
●					**3.0.Q SINK(S)**
●					**3.1.Q TOILET**
		●			**3.2.Q BATHTUB** Shower diverter is stuck in the up position. Anticipate replacement of diverter. Recommend installing a water softener. 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.
		●			**3.3.Q ELECTRIC / GFCI** Hot/Neutral reversed at bathroom outlet. Consult an electrician for correction. (See Picture(s)
●					**3.4.Q VENTILATION**

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.

3.3.Q ELECTRIC / GFCI (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.
Shower Diverter - Operation of the tub/shower diverter does not direct full water flow to the showerhead. Repair or replacement may be required to provide full flow.

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.

3(R) . 40-17 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):
EXHAUST FAN

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

S	F	P	NA	NI	
	•				**3.0.R SINK(S)** Corrosion noted at shutoff valves beneath sinks. Replace components as needed to prevent leaks and moisture damage. (See Picture(s)
•					**3.1.R TOILET**
		•			**3.2.R BATHTUB** Corrosion at plumbing fixture viewed through tub access panel. Consult a licensed plumber for repair. (See Picture(s) Worn/cracked finish at tub drain. Anticipate refinishing or replacement of tub. (See Picture(s)
	•				**3.3.R ELECTRIC / GFCI** Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at all bathroom outlets. Due to the age of original construction, this is considered an upgrade item. However, it is highly recommended for safety reasons. Consult electrician for installation.
	•				**3.4.R VENTILATION** Window is low in tub/shower which may allow water into wall. Suggest use of water proof curtain at window while showering. Consider installation of exhaust fans for improved ventilation over windows.

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.

3.0.R SINK(S) (See Picture(s)

3.2.R BATHTUB (See Picture(s)

3.2.R BATHTUB (See Picture(s)

3.4.R 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.

3(S) . 40-18 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:
PRIMARY BEDROOM

VENTILATOR(S):
WINDOW
&
NO FAN

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

S	F	P	NA	NI	
	•				**3.0.S SINK(S)** Corrosion noted at shutoff valves beneath sinks. Replace components as needed to prevent leaks and moisture damage.
•					**3.1.S TOILET**
		•			**3.2.S BATHTUB** 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. (See Picture(s) Drain stopper at tub not installed. Anticipate use of rubber stopper. Shower diverter does not divert all water to shower head when shower diverter is pulled. Suggest replacement to conserve water while showering.
•					**3.3.S ELECTRIC / GFCI**
•					**3.4.S VENTILATION** Consider installation of exhaust fans for improved ventilation over windows.

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.

3.2.S BATHTUB (See Picture(s)

3.2.S BATHTUB (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.
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.

Shower Diverter - Operation of the tub/shower diverter does not direct full water flow to the showerhead. Repair or replacement may be required to provide full flow.

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.

3(T) . 60-1 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	NA	NI	
•					**3.0.T SINK(S)**
•					**3.1.T TOILET**
		•			**3.2.T BATHTUB** 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.
•					**3.3.T ELECTRIC / GFCI**
•					**3.4.T VENTILATION** Consider installation of exhaust fans for improved ventilation over windows.

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.

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.

3(U) . 60-2 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

LOCATION:
HALLWAY

VENTILATOR(S):
BOTH
EXHAUST FAN
&
WINDOW

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

S	F	P	NA	NI	
	•				**3.0.U SINK(S)** Worn sink vanity with cracked countertop. Refinish/replace as desired. (See Picture(s)
•					**3.1.U TOILET**
	•				**3.2.U BATHTUB** Rusting at backside of tub. Anticipate replacement. Worn/cracked finish at tub and tile. Anticipate refinishing or replacement of tub.
•					**3.3.U ELECTRIC / GFCI**
	•				**3.4.U VENTILATION** 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)

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.

3.0.U SINK(S) (See Picture(s)

3.0.U SINK(S) (See Picture(s)

3.2.U BATHTUB (See Picture(s)

3.2.U BATHTUB (See Picture(s)

3.4.U 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.

Old Fixtures/Faucets - The sink faucets are old with significant wear and will required 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.

3(V) . 60-3 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

LOCATION:
HALLWAY

VENTILATOR(S):
BOTH
EXHAUST FAN
&
WINDOW

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

S	F	P	NA	NI	
		•			**3.0.V SINK(S)** Flexible drain piping under sink is not allowed per the plumbing codes. Consult a plumber for correction. (See Picture(s)
•					**3.1.V TOILET**
•					**3.2.V BATHTUB**
•					**3.3.V ELECTRIC / GFCI**
•					**3.4.V VENTILATION**

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.

3.0.V 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.

3(W) . 60-4 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

LOCATION:
HALLWAY

VENTILATOR(S):
WINDOW
&
NO FAN

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

S	F	P	NA	NI	
●					**3.0.W SINK(S)**
●					**3.1.W TOILET**
		●			**3.2.W BATHTUB** Rusting observed at back of tub through tub access panel. Anticipate replacement. 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.
●					**3.3.W ELECTRIC / GFCI**
●					**3.4.W VENTILATION** Consider installation of exhaust fans for improved ventilation over windows.

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.

3.2.W BATHTUB (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.

3(X) . 60-5 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

LOCATION:
HALLWAY

VENTILATOR(S):
WINDOW
&
NO FAN

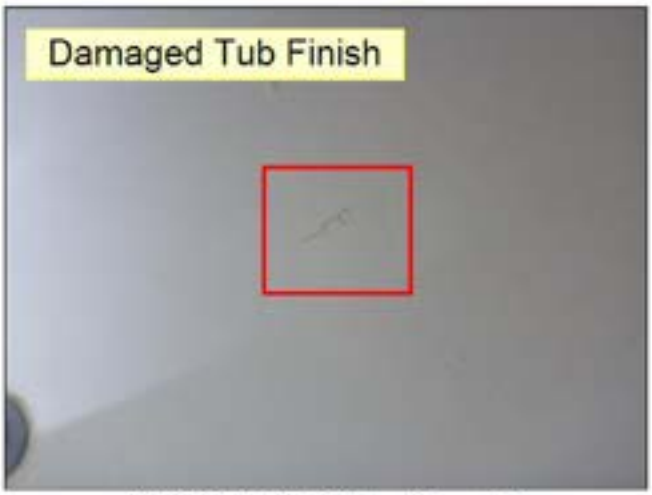
SPECIAL LIMITATIONS:
FINISH MATERIALS
INACCESSIBLE AREA(S)/STORAGE

S	F	P	NA	NI	
	•				**3.0.X SINK(S)** Worn sink vanity. Refinish/replace as desired. (See Picture(s)
•					**3.1.X TOILET**
		•			**3.2.X BATHTUB** 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. Worn/cracked finish at tub. Anticipate refinishing or replacement of tub. (See Picture(s) Tub access panel was inaccessible due to storage. Recommend inspecting inside tub access panel once storage has been moved.
	•				**3.3.X ELECTRIC / GFCI** Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at all bathroom outlets. Due to the age of original construction, this is considered an upgrade item. However, it is highly recommended for safety reasons. Consult electrician for installation.
•					**3.4.X VENTILATION** Consider installation of exhaust fans for improved ventilation over windows.

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.

3.0.X SINK(S) (See Picture(s)



3.2.X BATHTUB (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.

Old Fixtures/Faucets - The sink faucets are old with significant wear and will required 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.

3(Y) . 60-6 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):
EXHAUST FAN
&
WINDOW

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

S	F	P	NA	NI	
•					**3.0.Y SINK(S)**
•					**3.1.Y TOILET**
		•			**3.2.Y BATHTUB** Older/worn bathtub and fixtures. Anticipate repair/replacement. See supplemental information regarding older/worn fixtures/faucets. 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 was inaccessible due to storage. Recommend inspecting inside tub access panel once storage has been moved.
•					**3.3.Y ELECTRIC / GFCI**
•					**3.4.Y VENTILATION**

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.

3.2.Y BATHTUB (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.

Old Fixtures/Faucets - The sink faucets are old with significant wear and will required 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.

3(Z) . 80-1 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):
EXHAUST FAN
&
WINDOW

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

S	F	P	NA	NI	
		•			**3.0.Z SINK(S)** Worn finish at sink. Anticipate refinishing or replacement of sink. Corrosion noted at plumbing beneath sinks. Replace components as needed to prevent leaks and moisture damage.
	•				**3.1.Z TOILET** Corrosion noted at toilet angle stop valve. Consult a plumber for replacement.
		•			**3.2.Z BATHTUB** Shower diverter is stuck in the up position. Contact a licensed plumber for replacement. Recommend installing a water softener. (See Picture(s) Worn/cracked finish at tub. Anticipate refinishing or replacement of tub. 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.
•					**3.3.Z ELECTRIC / GFCI**
•					**3.4.Z VENTILATION**

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.

3.0.Z SINK(S) (See Picture(s)

3.0.Z SINK(S) (See Picture(s)

3.1.Z TOILET (See Picture(s)

3.2.Z BATHTUB (See Picture(s)

3.2.Z BATHTUB (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.
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.

Shower Diverter - Operation of the tub/shower diverter does not direct full water flow to the showerhead. Repair or replacement may be required to provide full flow.

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.

3(AA) . 80-2 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

LOCATION:
HALLWAY

VENTILATOR(S):
WINDOW
&
NO FAN

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

S	F	P	NA	NI	
	•				**3.0.AA SINK(S)** Worn sink vanity with cracked countertop. Refinish/replace as desired.
•					**3.1.AA TOILET**
		•			**3.2.AA BATHTUB** 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.
•					**3.3.AA ELECTRIC / GFCI**
		•			**3.4.AA VENTILATION** Window is low in tub/shower which may allow water into wall. Suggest use of water proof curtain at window while showering. Consider installation of exhaust fans for improved ventilation over windows.

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.

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.

3(BB) . 80-3 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

LOCATION:
HALLWAY

VENTILATOR(S):
EXHAUST FAN
&
WINDOW

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

S	F	P	NA	NI	
		•			**3.0.BB SINK(S)** Slow drains observed. Consult a plumber for further evaluation and repairs for proper drainage. Blocked drains may be a localized concern or related to the known main waste or sewer line conditions referenced in the plumbing "Drain/Waste Plumbing" section of report. Start with the affected fixture when assessing or attempting to correct. Sink stopper does not work properly. Repair for proper operation.
•					**3.1.BB TOILET**
•					**3.2.BB BATHTUB**
•					**3.3.BB ELECTRIC / GFCI**
		•			**3.4.BB VENTILATION** Vent did not power on at time of inspection. Consult an electrician for evaluation/repair. Window is low in tub/shower which may allow water into wall. Suggest use of water proof curtain at window while showering.

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.

3.4.BB 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.

3(CC) . 80-4 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

LOCATION:
PRIMARY BEDROOM

VENTILATOR(S):
WINDOW

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

S	F	P	NA	NI	
		•			**3.0.CC SINK(S)** Slow drains observed. Consult a plumber for further evaluation and repairs for proper drainage. Blocked drains may be a localized concern or related to the known main waste or sewer line conditions referenced in the plumbing "Drain/Waste Plumbing" section of report. Start with the affected fixture when assessing or attempting to correct.
•					**3.1.CC TOILET**
•					**3.2.CC BATHTUB** Caulking/grout repair is recommended as part of routine maintenance to help prevent moisture intrusion, damage and mold build-up. Condition behind concealed areas was indeterminate at the time of the inspection. Drain stopper at tub not installed. Anticipate use of rubber stopper.
•					**3.3.CC ELECTRIC / GFCI**
•					**3.4.CC VENTILATION** Consider installation of exhaust fans for improved ventilation over windows.

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.

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.

4(A) . 20-1 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.

S	F	P	NA	NI	
				●	**4.0.A PLUMBING / SINK** 20-1 Lower level has been gutted, needs repair and is not inspected. Consult seller on history of water penetration through sub grade walls and improvements to walls waterproofing to prevent further water penetration.

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.

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.

4(B) . 20-2 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.

VENTILATOR:
EXHAUST FAN

MICROWAVE OVEN:
NOT BUILT IN
NOT INSPECTED

FREESTANDING RANGE/OVEN:
ESTIMATED AGE: 10 TO 15 YEARS

DISHWASHER:
ESTIMATED AGE: 00 TO 05 YEARS

DISPOSAL:
NOT DETERMINED

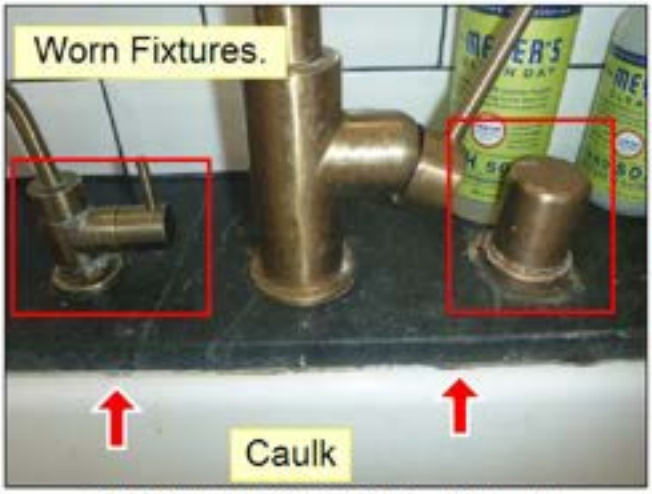
REFRIGERATOR:
NOT INSPECTED

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

S	F	P	NA	NI	
	●				**4.0.B PLUMBING / SINK** Older/worn sink and fixtures. Anticipate repair or replacement. (See Picture(s)
●					**4.1.B COOKING UNIT**
	●				**4.2.B ELECTRIC / GFCI** Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at kitchen island outlets.
●					**4.3.B DISHWASHER**
●					**4.4.B DISPOSAL**
●					**4.5.B VENTILATOR**
	●				**4.6.B COUNTERTOP** Broken/chipped tiles noted at countertop. Repair/ replace tiles as desired. Re-seal gap at counter to sink joint to prevent water penetration behind materials.
	●				**4.7.B CABINETRY** Finish is worn at cabinets. Re-finish cabinets as desired.
			●		**4.8.B MICROWAVE OVEN**
				●	**4.9.B REFRIGERATOR**

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.



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

4.0.B PLUMBING / SINK (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.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

4(C) . 40-1 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.

VENTILATOR:
EXHAUST FAN

COUNTERTOP RANGE:
ESTIMATED AGE: 00 TO 05 YEARS

MICROWAVE OVEN:
NOT BUILT IN
NOT INSPECTED

WALL OVEN:
ESTIMATED AGE: 00 TO 05 YEARS

DISHWASHER:
ESTIMATED AGE: 00 TO 05 YEARS

DISPOSAL:
NOT DETERMINED

REFRIGERATOR:
NOT INSPECTED

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

S	F	P	NA	NI	
		●			**4.0.C PLUMBING / SINK** Standing water and mold beneath sink to left of kitchen cabinet. Look for/anticipate hidden damage behind finish materials. Consult a licensed plumbing contractor and mold remediation contractor for evaluation and repair. Call HouseMaster at (805) 898-2698 if mold sampling is desired. (See Picture(s)
●					**4.1.C COOKING UNIT**
		●			**4.2.C ELECTRIC / GFCI** Open ground at countertop wall outlet. Contact an electrician for repair/replacement. (See Picture(s) Missing cover plates at hood vent outlet. Install covers at all outlets and switches for safety. (See Picture(s) Improper connection (missing clamp) between disposal and conduit. Consult an electrician for correction. (See Picture(s)
		●			**4.3.C DISHWASHER** Pooling water beneath dishwasher. Look for/anticipate hidden damage behind finish materials. Consult a licensed plumbing contractor for evaluation and repair.
		●			**4.4.C DISPOSAL** No bushing/clamp at wire to garbage disposal noted. Install bushing/ clamp to protect wire from metal edge for proper/safe installation.
●					**4.5.C VENTILATOR**
●					**4.6.C COUNTERTOP**
		●			**4.7.C CABINETRY** See comment above regarding standing water under cabinets.
			●		**4.8.C MICROWAVE OVEN**
				●	**4.9.C REFRIGERATOR**

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.

4.0.C PLUMBING / SINK (See Picture(s)

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

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

4.2.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.

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.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

4(D) . 40-2 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.

VENTILATOR:
EXHAUST FAN

COUNTERTOP RANGE:
ESTIMATED AGE: 10 TO 15 YEARS

MICROWAVE OVEN:
NOT BUILT IN
NOT INSPECTED

WALL OVEN:
ESTIMATED AGE: 10 TO 15 YEARS

DISHWASHER:
ESTIMATED AGE: 10 TO 15 YEARS

DISPOSAL:
NOT DETERMINED

REFRIGERATOR:
NOT INSPECTED

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

S	F	P	NA	NI	
		●			**4.0.D PLUMBING / SINK** Water leak beneath sink. Stains/moisture damage and possible mold/mildew beneath kitchen sink. Unable to determine condition behind concealed areas. Look for/anticipate hidden damage behind materials. Call HouseMaster at (805) 898-2698 if mold sampling is desired. (See Picture(s)
	●				**4.1.D WALLS / CEILING** Bubbled paint next to countertop range. Anticipate painting. Consider adding heat resistant material to wall.
●					**4.2.D COOKING UNIT**
●					**4.3.D ELECTRIC / GFCI**
	●				**4.4.D DISHWASHER** Dishwasher door rubs when opened/closed. Anticipate adjustment/repair. Dishwasher operated properly at the time of the inspection, however due to age and wear it is downgraded to fair. Anticipate repair/replacement.
●					**4.5.D DISPOSAL**
●					**4.6.D VENTILATOR**
●					**4.7.D COUNTERTOP**
	●				**4.8.D CABINETRY** Finish is worn at cabinets. Re-finish cabinets as desired. See comment above regarding leak under sink.
			●		**4.9.D MICROWAVE OVEN**
				●	**4.10.D REFRIGERATOR**

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.

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

4.1.D WALLS / CEILING (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.

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.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

4(E) . 40-3 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.

VENTILATOR:
EXHAUST FAN

COUNTERTOP RANGE:
ESTIMATED AGE: 05 TO 10 YEARS

MICROWAVE OVEN:
NOT BUILT IN
NOT INSPECTED

WALL OVEN:
ESTIMATED AGE: 00 TO 05 YEARS

DISHWASHER:
ESTIMATED AGE: 05 TO 10 YEARS

DISPOSAL:
NOT DETERMINED

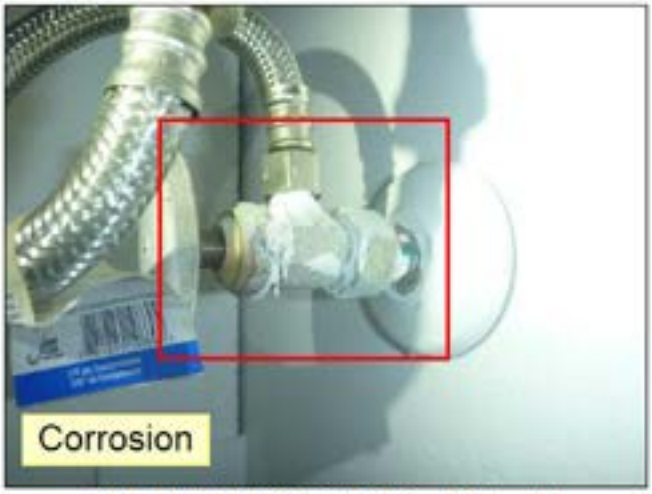
REFRIGERATOR:
NOT INSPECTED

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

S	F	P	NA	NI	
	•				**4.0.E PLUMBING / SINK** Corrosion observed on plumbing under sink. Contact plumber for replacement.
•					**4.1.E COOKING UNIT** See electrical comment below.
		•			**4.2.E ELECTRIC / GFCI** Wire splice outside of junction box with missing junction box cover beneath countertop range. Consult an electrician for correction.
•					**4.3.E DISHWASHER**
•					**4.4.E DISPOSAL**
•					**4.5.E VENTILATOR**
•					**4.6.E COUNTERTOP**
	•				**4.7.E CABINETRY** Finish is worn at cabinets. Re-finish cabinets as desired. Multiple rubbing/misaligned cabinet doors. Anticipate adjustment/repair as required.
			•		**4.8.E MICROWAVE OVEN**
				•	**4.9.E REFRIGERATOR**

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.



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

4.2.E ELECTRIC / GFCI (See Picture(s)

4.7.E CABINETRY (See Picture(s)

4.7.E CABINETRY (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.

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.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

4(F) . 40-4 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.

VENTILATOR:
EXHAUST FAN

COUNTERTOP RANGE:
ESTIMATED AGE: 10 TO 15 YEARS

MICROWAVE OVEN:
NOT BUILT IN
NOT INSPECTED

WALL OVEN:
ESTIMATED AGE: 10 TO 15 YEARS

DISHWASHER:
ESTIMATED AGE: 00 TO 05 YEARS

DISPOSAL:
NOT DETERMINED

REFRIGERATOR:
NOT INSPECTED

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

S	F	P	NA	NI	
		●			**4.0.F PLUMBING / SINK** Flexible drain piping under kitchen sink is not approved per the plumbing code. Consult a licensed plumber for correction. (See Picture(s)
	●				**4.1.F WALLS / CEILING** Hole in wall beneath kitchen sink should be properly closed/sealed to prevent pest intrusion. Consult seller on history of plumbing repairs.
●					**4.2.F COOKING UNIT**
	●				**4.3.F ELECTRIC / GFCI** Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at all kitchen counter outlets.
●					**4.4.F DISHWASHER**
●					**4.5.F DISPOSAL**
●					**4.6.F VENTILATOR**
●					**4.7.F COUNTERTOP**
●					**4.8.F CABINETRY**
			●		**4.9.F MICROWAVE OVEN**
				●	**4.10.F REFRIGERATOR**

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.

4.0.F PLUMBING / SINK (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.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

4(G) . 40-5 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.

VENTILATOR:
EXHAUST FAN

COUNTERTOP RANGE:
ESTIMATED AGE: 10 TO 15 YEARS

MICROWAVE OVEN:
NOT BUILT IN
NOT INSPECTED

WALL OVEN:
ESTIMATED AGE: 00 TO 05 YEARS

DISHWASHER:
ESTIMATED AGE: 00 TO 05 YEARS

DISPOSAL:
NOT DETERMINED

REFRIGERATOR:
NOT INSPECTED

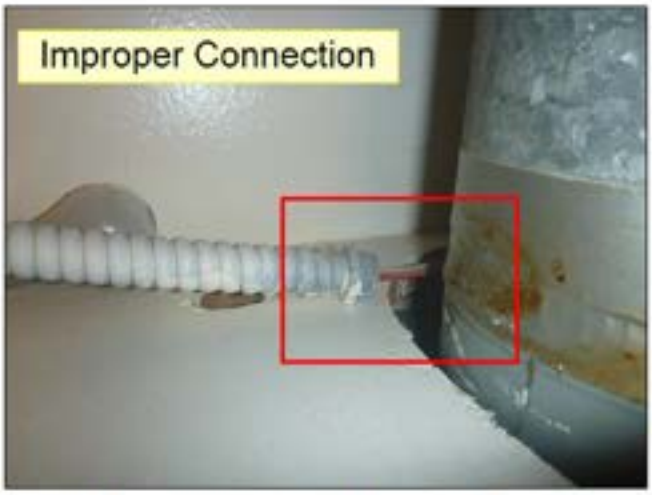
SPECIAL LIMITATIONS:
FINISH MATERIALS
INACCESSIBLE AREA(S)& STORAGE/OBSTRUCTIONS

S	F	P	NA	NI	
	●				**4.0.G PLUMBING / SINK** 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)
●					**4.1.G COOKING UNIT**
		●			**4.2.G ELECTRIC / GFCI** Improper flex conduit connection to hood exposes wire. Consult an electrician for correction. (See Picture(s)
		●			**4.3.G DISHWASHER** Dishwasher operated properly but air gap is not installed. Have air gap installed by a licensed plumber to prevent sewer backup into dishwasher.
●					**4.4.G DISPOSAL**
	●				**4.5.G VENTILATOR** Missing cover/filter at hood. Installation needed. (See Picture(s) See electrical comment above.
●					**4.6.G COUNTERTOP**
	●				**4.7.G CABINETRY** Multiple rubbing/misaligned cabinet doors. Anticipate adjustment/repair as required. See comment above regarding water stains under sink.
			●		**4.8.G MICROWAVE OVEN**
				●	**4.9.G REFRIGERATOR**

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.

4.0.G PLUMBING / SINK (See Picture(s)



4.2.G ELECTRIC / GFCI (See Picture(s)

4.5.G VENTILATOR (See Picture(s)

4.7.G CABINETRY (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.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

4(H) . 40-6 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.

VENTILATOR:
EXHAUST FAN

COUNTERTOP RANGE:
ESTIMATED AGE: 05 TO 10 YEARS

MICROWAVE OVEN:
NOT BUILT IN
NOT INSPECTED

WALL OVEN:
ESTIMATED AGE: 10 TO 15 YEARS

DISHWASHER:
ESTIMATED AGE: 05 TO 10 YEARS

DISPOSAL:
NOT DETERMINED

REFRIGERATOR:
NOT INSPECTED

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

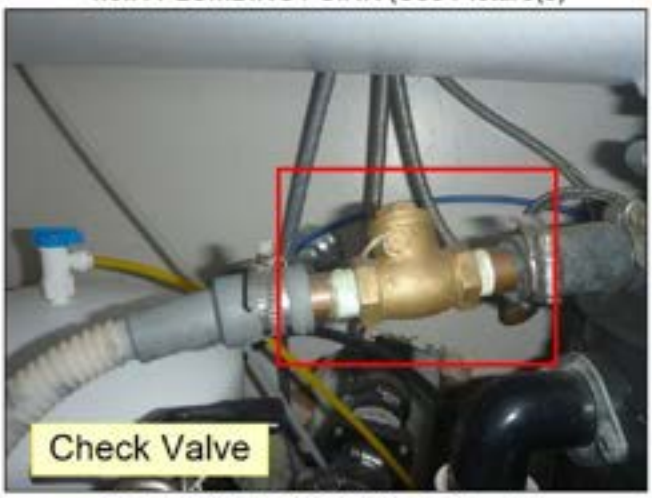
S	F	P	NA	NI	
	●				**4.0.H PLUMBING / SINK** Corrosion observed on plumbing under sink. Contact plumber for replacement.
	●				**4.1.H WALLS / CEILING** Hole in wall beneath kitchen sink should be properly closed/sealed to prevent pest intrusion. Consult seller on history of plumbing repairs. (See Picture(s)
●					**4.2.H COOKING UNIT**
●					**4.3.H ELECTRIC / GFCI**
		●			**4.4.H DISHWASHER** Dishwasher operated properly but air gap is not installed. Have air gap installed by a licensed plumber to prevent sewer backup into dishwasher. Check valve currently installed in dishwasher drain line is not a suitable replacement for air gap as per the plumbing code.
●					**4.5.H DISPOSAL**
●					**4.6.H VENTILATOR**
●					**4.7.H COUNTERTOP**
●					**4.8.H CABINETRY**
			●		**4.9.H MICROWAVE OVEN**
				●	**4.10.H REFRIGERATOR**

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.

4.0.H PLUMBING / SINK (See Picture(s)

4.1.H WALLS / CEILING (See Picture(s)



4.4.H DISHWASHER (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.

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.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

Dishwasher Air Gap - Faulty installation/drainage problems or other factors may cause dishwasher drain water backup out of sink level air vent. Have the unit checked and evaluated by a qualified serviceperson.

4(I) . 40-7 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.

VENTILATOR:
EXHAUST FAN

COUNTERTOP RANGE:
ESTIMATED AGE: 05 TO 10 YEARS

MICROWAVE OVEN:
NOT BUILT IN
NOT INSPECTED

DISHWASHER:
ESTIMATED AGE: 05 TO 10 YEARS

DISPOSAL:
NOT DETERMINED

REFRIGERATOR:
NOT INSPECTED

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

S	F	P	NA	NI	
●					**4.0.I PLUMBING / SINK**
●					**4.1.I COOKING UNIT**
●					**4.2.I ELECTRIC / GFCI**
●					**4.3.I DISHWASHER**
		●			**4.4.I DISPOSAL** No bushing/clamp at wire to garbage disposal noted. Install bushing/ clamp to protect wire from metal edge for proper/safe installation.
●					**4.5.I VENTILATOR**
●					**4.6.I COUNTERTOP**
●					**4.7.I CABINETRY**
			●		**4.8.I MICROWAVE OVEN**
				●	**4.9.I REFRIGERATOR**

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.

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.
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.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

4(J) . 40-8 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.

VENTILATOR:
EXHAUST FAN

COUNTERTOP RANGE:
ESTIMATED AGE: 00 TO 05 YEARS

MICROWAVE OVEN:
ESTIMATED AGE: 0 TO 5 YEARS

WALL OVEN:
ESTIMATED AGE: 00 TO 05 YEARS

DISHWASHER:
ESTIMATED AGE: 00 TO 05 YEARS

DISPOSAL:
NOT DETERMINED

REFRIGERATOR:
NOT INSPECTED

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

S	F	P	NA	NI	
●					**4.0.J PLUMBING / SINK**
	●				**4.1.J WALLS / CEILING** Hole in wall beneath kitchen sink should be properly closed/sealed to prevent pest intrusion. Consult seller on history of plumbing repairs. (See Picture(s)
●					**4.2.J COOKING UNIT**
		●			**4.3.J ELECTRIC / GFCI** Wire outside of conduit to wall oven, hood and disposal. Contact a licensed electrician for correction.(See Picture(s) Wiring improperly connected to countertop range. Contact a licensed electrician for correction. (See Picture(s) Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at all kitchen counter outlets.
		●			**4.4.J DISHWASHER** Dishwasher operated properly but air gap is not installed. Have air gap installed by a licensed plumber to prevent sewer backup into dishwasher.
		●			**4.5.J DISPOSAL** No bushing/clamp at wire to garbage disposal noted. Install bushing/ clamp to protect wire from metal edge for proper/safe installation. (See Picture(s)
		●			**4.6.J VENTILATOR** Low power to hood fan. Anticipate repair/replacement.
●					**4.7.J COUNTERTOP**
●					**4.8.J CABINETRY**
			●		**4.9.J MICROWAVE OVEN**
				●	**4.10.J REFRIGERATOR**

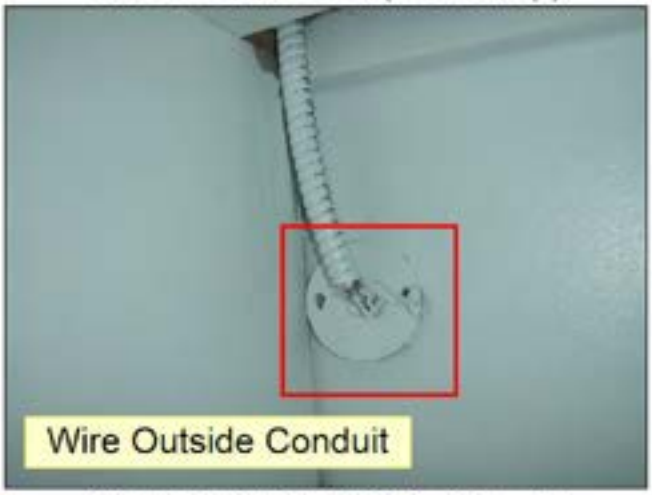
S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

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

4.1.J WALLS / CEILING (See Picture(s)

4.3.J ELECTRIC / GFCI (See Picture(s)

4.3.J ELECTRIC / GFCI (See Picture(s)



4.3.J ELECTRIC / GFCI (See Picture(s)

4.5.J DISPOSAL (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.
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.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

Dishwasher Air Gap - Faulty installation/drainage problems or other factors may cause dishwasher drain water backup out of sink level air vent. Have the unit checked and evaluated by a qualified serviceperson.

4(K) . 40-9 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.

VENTILATOR:
EXHAUST FAN
RECIRCULATING

COUNTERTOP RANGE:
ESTIMATED AGE: 05 TO 10 YEARS

MICROWAVE OVEN:
NOT BUILT IN
NOT INSPECTED

WALL OVEN:
ESTIMATED AGE: 05 TO 10 YEARS

DISHWASHER:
ESTIMATED AGE: 00 TO 05 YEARS

DISPOSAL:
NOT DETERMINED

REFRIGERATOR:
NOT INSPECTED

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

S	F	P	NA	NI	
●					**4.0.K PLUMBING / SINK**
●					**4.1.K COOKING UNIT**
	●				**4.2.K ELECTRIC / GFCI** Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at all kitchen counter outlets.
		●			**4.3.K DISHWASHER** Dishwasher operated properly but air gap is not installed. Have air gap installed by a licensed plumber to prevent sewer backup into dishwasher.
●					**4.4.K DISPOSAL**
	●				**4.5.K VENTILATOR** Exhaust fan is recirculating back into kitchen. Consult a technician for proper installation to only vent through roof vent and prevent venting back into kitchen.
●					**4.6.K COUNTERTOP**
●					**4.7.K CABINETRY**
			●		**4.8.K MICROWAVE OVEN**
				●	**4.9.K REFRIGERATOR**

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.

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.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

Dishwasher Air Gap - Faulty installation/drainage problems or other factors may cause dishwasher drain water backup out of sink level air vent. Have the unit checked and evaluated by a qualified serviceperson.

4(L) . 40-10 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.

VENTILATOR:
EXHAUST FAN

MICROWAVE OVEN:
NEW

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

DISHWASHER:
ESTIMATED AGE: 05 TO 10 YEARS

DISPOSAL:
NOT DETERMINED

REFRIGERATOR:
NOT INSPECTED

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

S	F	P	NA	NI	
●					**4.0.L PLUMBING / SINK**
		●			**4.1.L COOKING UNIT** Stove operated properly but it is not secured to prevent tipping over. Secure stove with an anti-tip device for proper/safe installation.
●					**4.2.L ELECTRIC / GFCI**
●					**4.3.L DISHWASHER**
●					**4.4.L DISPOSAL**
●					**4.5.L VENTILATOR**
	●				**4.6.L COUNTERTOP** Re-seal gap at counter to backsplash joint to prevent water penetration behind materials.
	●				**4.7.L CABINETRY** Damaged cabinet drawer. Repair/replace as desired.
●					**4.8.L MICROWAVE OVEN**
				●	**4.9.L REFRIGERATOR**

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.

4.7.L CABINETRY (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.
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.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

4(M) . 40-11 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.

VENTILATOR:
EXHAUST FAN

MICROWAVE OVEN:
NOT BUILT IN
NOT INSPECTED

FREESTANDING RANGE/OVEN:
ESTIMATED AGE: 05 TO 10 YEARS

DISHWASHER:
ESTIMATED AGE: 10 TO 15 YEARS

DISPOSAL:
NOT DETERMINED

REFRIGERATOR:
NOT INSPECTED

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

S	F	P	NA	NI	
●					**4.0.M PLUMBING / SINK**
	●				**4.1.M WALLS / CEILING** Hole in wall beneath kitchen sink should be properly closed/sealed to prevent pest intrusion. Consult seller on history of plumbing repairs.
		●			**4.2.M COOKING UNIT** Stove operated properly but it is not secured to prevent tipping over. Secure stove with an anti-tip device for proper/safe installation.
	●				**4.3.M ELECTRIC / GFCI** Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at all kitchen counter outlets.
		●			**4.4.M DISHWASHER** Dishwasher operated properly but air gap is not installed. Have air gap installed by a licensed plumber to prevent sewer backup into dishwasher.
●					**4.5.M DISPOSAL**
		●			**4.6.M VENTILATOR** Missing cover/filter at hood fan. Installation needed for fan safety.
●					**4.7.M COUNTERTOP**
	●				**4.8.M CABINETRY** Finish is worn at cabinets. Re-finish cabinets as desired. (See Picture(s)
			●		**4.9.M MICROWAVE OVEN**
				●	**4.10.M REFRIGERATOR**

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.

4.1.M WALLS / CEILING (See Picture(s)

4.8.M CABINETRY (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.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

Dishwasher Air Gap - Faulty installation/drainage problems or other factors may cause dishwasher drain water backup out of sink level air vent. Have the unit checked and evaluated by a qualified serviceperson.

4(N) . 40-12 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.

VENTILATOR:
RECIRCULATING

MICROWAVE OVEN:
NOT APPLICABLE

FREESTANDING RANGE/OVEN:
ESTIMATED AGE: 10 TO 15 YEARS

DISHWASHER:
ESTIMATED AGE: 10 TO 15 YEARS

DISPOSAL:
NOT DETERMINED

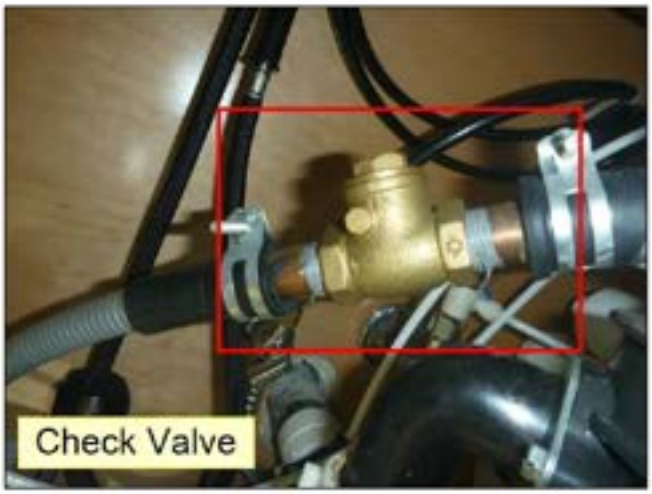
REFRIGERATOR:
NOT INSPECTED

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

S	F	P	NA	NI	
●					**4.0.N PLUMBING / SINK**
		●			**4.1.N COOKING UNIT** Stove operated properly but it is not secured to prevent tipping over. Secure stove with an anti-tip device for proper/safe installation.
	●				**4.2.N ELECTRIC / GFCI** Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at all kitchen counter outlets.
		●			**4.3.N DISHWASHER** Dishwasher operated properly but air gap is not installed. Have air gap installed by a licensed plumber to prevent sewer backup into dishwasher. Check valve currently installed in dishwasher drain line is not a suitable replacement for air gap as per the plumbing code. (See Picture(s)
		●			**4.4.N DISPOSAL** Noisy disposal noted. Anticipate repair/replacement.
●					**4.5.N VENTILATOR** 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.
●					**4.6.N COUNTERTOP**
	●				**4.7.N CABINETRY** Finish is worn at cabinets. Re-finish cabinets as desired.
			●		**4.8.N MICROWAVE OVEN**
				●	**4.9.N REFRIGERATOR**

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.



4.3.N DISHWASHER (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.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

Dishwasher Air Gap - Faulty installation/drainage problems or other factors may cause dishwasher drain water backup out of sink level air vent. Have the unit checked and evaluated by a qualified serviceperson.

4(O) . 40-14 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.

VENTILATOR:
EXHAUST FAN

MICROWAVE OVEN:
NOT BUILT IN
NOT INSPECTED

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

DISHWASHER:
ESTIMATED AGE: 05 TO 10 YEARS

DISPOSAL:
NOT DETERMINED

REFRIGERATOR:
NOT INSPECTED

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

S	F	P	NA	NI	
●					**4.0.O PLUMBING / SINK**
●					**4.1.O COOKING UNIT**
	●				**4.2.O ELECTRIC / GFCI** Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at all kitchen counter outlets.
●					**4.3.O DISHWASHER**
●					**4.4.O DISPOSAL**
●					**4.5.O VENTILATOR**
●					**4.6.O COUNTERTOP**
●					**4.7.O CABINETRY**
			●		**4.8.O MICROWAVE OVEN**
				●	**4.9.O REFRIGERATOR**

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.

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.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

4(P) . 40-15 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.

VENTILATOR:
EXHAUST FAN

COUNTERTOP RANGE:
ESTIMATED AGE: 05 TO 10 YEARS

MICROWAVE OVEN:
NOT BUILT IN
NOT INSPECTED

FREESTANDING RANGE/OVEN:
ESTIMATED AGE: 05 TO 10 YEARS

DISHWASHER:
ESTIMATED AGE: 05 TO 10 YEARS

DISPOSAL:
NOT DETERMINED

REFRIGERATOR:
NOT INSPECTED

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

S	F	P	NA	NI	
	●				**4.0.P PLUMBING / SINK** Corrosion observed on plumbing under sink. Contact plumber for replacement.
		●			**4.1.P COOKING UNIT** Stove operated properly but it is not secured to prevent tipping over. Secure stove with an anti-tip device for proper/safe installation.
	●				**4.2.P ELECTRIC / GFCI** Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at all kitchen counter outlets.
		●			**4.3.P DISHWASHER** Dishwasher operated properly but air gap is not installed. Have air gap installed by a licensed plumber to prevent sewer backup into dishwasher.
●					**4.4.P DISPOSAL**
●					**4.5.P VENTILATOR**
●					**4.6.P COUNTERTOP**
●					**4.7.P CABINETRY**
			●		**4.8.P MICROWAVE OVEN**
				●	**4.9.P REFRIGERATOR**

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.

4.0.P PLUMBING / SINK (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.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

Dishwasher Air Gap - Faulty installation/drainage problems or other factors may cause dishwasher drain water backup out of sink level air vent. Have the unit checked and evaluated by a qualified serviceperson.

4(Q) . 40-16 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.

VENTILATOR:
EXHAUST FAN

MICROWAVE OVEN:
ESTIMATED AGE: 10 TO 15 YEARS

DISHWASHER:
ESTIMATED AGE: 15 TO 20 YEARS

DISPOSAL:
NOT DETERMINED

REFRIGERATOR:
NOT INSPECTED

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

S	F	P	NA	NI	
●					**4.0.Q PLUMBING / SINK**
		●			**4.1.Q COOKING UNIT** Loose handle at oven. Recommend tightening hardware. Stove operated properly but it is not secured to prevent tipping over. Secure stove with an anti-tip device for proper/safe installation.
	●				**4.2.Q ELECTRIC / GFCI** Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at all kitchen counter outlets.
		●			**4.3.Q DISHWASHER** Dishwasher operated properly but air gap is not installed. Have air gap installed by a licensed plumber to prevent sewer backup into dishwasher.
●					**4.4.Q DISPOSAL**
●					**4.5.Q VENTILATOR**
●					**4.6.Q COUNTERTOP**
		●			**4.7.Q CABINETRY** Multiple rubbing/misaligned cabinet doors. Anticipate adjustment/repair as required. Finish is worn at cabinets. Re-finish cabinets as desired.
●					**4.8.Q MICROWAVE OVEN**
				●	**4.9.Q REFRIGERATOR**

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.

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.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

Dishwasher Air Gap - Faulty installation/drainage problems or other factors may cause dishwasher drain water backup out of sink level air vent. Have the unit checked and evaluated by a qualified serviceperson.

4(R) . 40-17 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.

VENTILATOR:
RECIRCULATING

MICROWAVE OVEN:
ESTIMATED AGE: 5 TO 10 YEARS

FREESTANDING RANGE/OVEN:
ESTIMATED AGE: 10 TO 15 YEARS

DISHWASHER:
ESTIMATED AGE: 15 TO 20 YEARS

DISPOSAL:
NOT DETERMINED

REFRIGERATOR:
NOT INSPECTED

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

S	F	P	NA	NI	
●					**4.0.R PLUMBING / SINK**
		●			**4.1.R COOKING UNIT** Left front burner not operable. Consult appliance repair technician for evaluation/repair. Stove operated properly but it is not secured to prevent tipping over. Secure stove with an anti-tip device for proper/safe installation.
	●				**4.2.R ELECTRIC / GFCI** Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at all kitchen counter outlets.
●					**4.3.R DISHWASHER**
		●			**4.4.R DISPOSAL** Noisy disposal noted. Anticipate repair/replacement. Rusting garbage disposal flange. Replace before failure to prevent water leaks. (See Picture(s)
	●				**4.5.R VENTILATOR** Microwave/hood combo is currently recirculating air into kitchen when on. Consider connecting to duct to exhaust kitchen gases through roof. (See Picture(s)
●					**4.6.R COUNTERTOP**
●					**4.7.R CABINETRY**
●					**4.8.R MICROWAVE OVEN**
				●	**4.9.R REFRIGERATOR**

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.

4.4.R DISPOSAL (See Picture(s)

4.5.R VENTILATOR (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.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

4(S) . 40-18 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.

VENTILATOR:
EXHAUST FAN

MICROWAVE OVEN:
NOT BUILT IN
NOT INSPECTED

FREESTANDING RANGE/OVEN:
ESTIMATED AGE: 05 TO 10 YEARS

DISHWASHER:
ESTIMATED AGE: 00 TO 05 YEARS

DISPOSAL:
NOT DETERMINED

REFRIGERATOR:
NOT INSPECTED

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

S	F	P	NA	NI	
●					**4.0.S PLUMBING / SINK**
		●			**4.1.S COOKING UNIT** Stove operated properly but it is not secured to prevent tipping over. Secure stove with an anti-tip device for proper/safe installation. Damaged broiler drawer at oven. Anticipate adjustment/repair. (See Picture(s)
	●				**4.2.S ELECTRIC / GFCI** Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at all kitchen counter outlets.
		●			**4.3.S DISHWASHER** Dishwasher operated properly but air gap is not installed. Have air gap installed by a licensed plumber to prevent sewer backup into dishwasher.
		●			**4.4.S DISPOSAL** Older/rusting/noisy disposal noted. Anticipate repair/replacement.
●					**4.5.S VENTILATOR**
●					**4.6.S COUNTERTOP** Limited inspection of countertop due to storage. Recommend inspecting once stored items have been moved.
●					**4.7.S CABINETRY**
			●		**4.8.S MICROWAVE OVEN**
				●	**4.9.S REFRIGERATOR**

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.

4.1.S COOKING UNIT (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.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

Dishwasher Air Gap - Faulty installation/drainage problems or other factors may cause dishwasher drain water backup out of sink level air vent. Have the unit checked and evaluated by a qualified serviceperson.

4(T) . 60-1 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.

VENTILATOR:
EXHAUST FAN

MICROWAVE OVEN:
NOT BUILT IN
NOT INSPECTED

FREESTANDING RANGE/OVEN:
ESTIMATED AGE: 05 TO 10 YEARS

DISHWASHER:
ESTIMATED AGE: 00 TO 05 YEARS

DISPOSAL:
NOT DETERMINED

REFRIGERATOR:
NOT INSPECTED

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

S	F	P	NA	NI	
●					**4.0.T PLUMBING / SINK**
		●			**4.1.T COOKING UNIT** Stove operated properly but it is not secured to prevent tipping over. Secure stove with an anti-tip device for proper/safe installation.
	●				**4.2.T ELECTRIC / GFCI** Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at all kitchen counter outlets.
●					**4.3.T DISHWASHER**
●					**4.4.T DISPOSAL**
●					**4.5.T VENTILATOR**
●					**4.6.T COUNTERTOP** inspection limited due to storage
	●				**4.7.T CABINETRY** Worn cabinet hardware. Repair/replace as desired.
			●		**4.8.T MICROWAVE OVEN**
				●	**4.9.T REFRIGERATOR**

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

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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.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

4(U) . 60-2 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.

VENTILATOR:
RECIRCULATING

MICROWAVE OVEN:
NOT BUILT IN
NOT INSPECTED

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

DISHWASHER:
ESTIMATED AGE: 00 TO 05 YEARS

DISPOSAL:
NOT DETERMINED

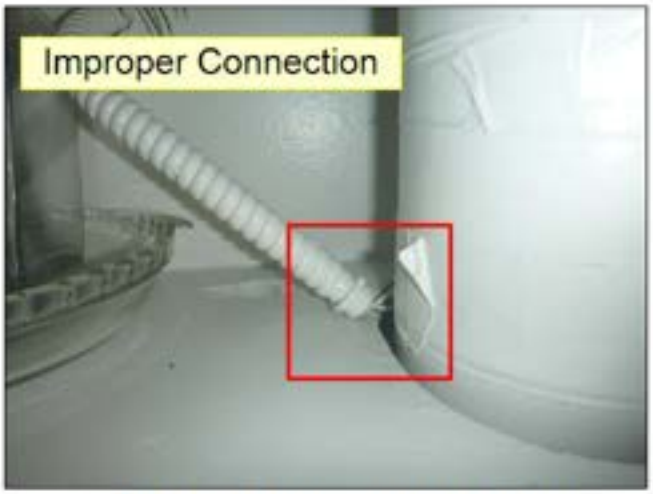
REFRIGERATOR:
NOT INSPECTED

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

S	F	P	NA	NI	
●					**4.0.U PLUMBING / SINK**
		●			**4.1.U COOKING UNIT** Stove operated properly but it is not secured to prevent tipping over. Secure stove with an anti-tip device for proper/safe installation.
		●			**4.2.U ELECTRIC / GFCI** Improper flex conduit connection to hood exposes wire. Consult an electrician for correction. Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at all kitchen counter outlets.
		●			**4.3.U DISHWASHER** Dishwasher operated properly but air gap is not installed. Have air gap installed by a licensed plumber to prevent sewer backup into dishwasher.
	●				**4.4.U DISPOSAL** Noisy disposal noted. Anticipate repair/replacement.
	●				**4.5.U VENTILATOR** Exhaust fan is recirculating back into kitchen. Consult a technician for proper installation to only vent through roof vent and prevent venting back into kitchen. See electrical comment above.
			●		**4.6.U MICROWAVE OVEN**
				●	**4.7.U REFRIGERATOR**

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.



4.2.U 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.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

Dishwasher Air Gap - Faulty installation/drainage problems or other factors may cause dishwasher drain water backup out of sink level air vent. Have the unit checked and evaluated by a qualified serviceperson.

4(V) . 60-3 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.

VENTILATOR:
EXHAUST FAN

MICROWAVE OVEN:
NOT BUILT IN
NOT INSPECTED

FREESTANDING RANGE/OVEN:
ESTIMATED AGE: 10 TO 15 YEARS

DISHWASHER:
NOT APPLICABLE

DISPOSAL:
NOT DETERMINED

REFRIGERATOR:
NOT INSPECTED

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

S	F	P	NA	NI	
	●				**4.0.V PLUMBING / SINK** Corrosion observed on plumbing under sink. Contact plumber for replacement.
	●				**4.1.V WALLS / CEILING** Hole in wall beneath kitchen sink should be properly closed/sealed to prevent pest intrusion. Consult seller on history of plumbing repairs. (See Picture(s)
●					**4.2.V COOKING UNIT**
		●			**4.3.V ELECTRIC / GFCI** (1) Open ground at kitchen outlet. Consult a licensed electrician for correction. Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at all kitchen counter outlets. (2) Open ground at kitchen outlet. Repairs needed for safety. Consult an electrical contractor for repair.
●					**4.4.V DISHWASHER**
●					**4.5.V DISPOSAL**
●					**4.6.V VENTILATOR**
	●				**4.7.V COUNTERTOP** Worn finish at kitchen counter. Repair/replace as desired.
●					**4.8.V CABINETRY**
			●		**4.9.V MICROWAVE OVEN**
				●	**4.10.V REFRIGERATOR**

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.

4.1.V WALLS / CEILING (See Picture(s)

4.1.V WALLS / CEILING (See Picture(s)

4.3.V(2) ELECTRIC / GFCI (See Picture(s)

4.7.V 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.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

4(W) . 60-4 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.

VENTILATOR:
EXHAUST FAN

MICROWAVE OVEN:
NOT BUILT IN
NOT INSPECTED

DISHWASHER:
ESTIMATED AGE: 00 TO 05 YEARS

DISPOSAL:
NOT DETERMINED

REFRIGERATOR:
NOT INSPECTED

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

S	F	P	NA	NI	
		●			**4.0.W PLUMBING / SINK** Signs of leak at sink drain piping. Consult a licensed plumber for repair. (See Picture(s)
●					**4.1.W COOKING UNIT**
	●				**4.2.W ELECTRIC / GFCI** Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at all kitchen counter outlets.
●					**4.3.W DISHWASHER**
●					**4.4.W DISPOSAL**
●					**4.5.W VENTILATOR**
●					**4.6.W COUNTERTOP**
●					**4.7.W CABINETRY**
			●		**4.8.W MICROWAVE OVEN**
				●	**4.9.W REFRIGERATOR**

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.

4.0.W PLUMBING / SINK (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.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

4(X) . 60-5 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.

VENTILATOR:
EXHAUST FAN

MICROWAVE OVEN:
NOT BUILT IN
NOT INSPECTED

FREESTANDING RANGE/OVEN:
ESTIMATED AGE: 10 TO 15 YEARS

DISHWASHER:
ESTIMATED AGE: 05 TO 10 YEARS

DISPOSAL:
NOT DETERMINED

REFRIGERATOR:
NOT INSPECTED

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

S	F	P	NA	NI	
●					**4.0.X PLUMBING / SINK**
		●			**4.1.X COOKING UNIT** Stove operated properly but it is not secured to prevent tipping over. Secure stove with an anti-tip device for proper/safe installation.
	●				**4.2.X ELECTRIC / GFCI** Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at all kitchen counter outlets.
		●			**4.3.X DISHWASHER** Dishwasher operated properly but air gap is not installed. Have air gap installed by a licensed plumber to prevent sewer backup into dishwasher. Check valve currently installed in dishwasher drain line is not a suitable replacement for air gap as per the plumbing code.
●					**4.4.X DISPOSAL**
●					**4.5.X VENTILATOR**
	●				**4.6.X COUNTERTOP** Burn marks/discoloration observed at countertop. Repair/replace as desired. (See Picture(s)
	●				**4.7.X CABINETRY** Multiple rubbing/misaligned cabinet doors. Anticipate adjustment/repair as required.
			●		**4.8.X MICROWAVE OVEN**
				●	**4.9.X REFRIGERATOR**

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4.3.X DISHWASHER (See Picture(s)

4.6.X COUNTERTOP (See Picture(s)

4.6.X 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.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

Dishwasher Air Gap - Faulty installation/drainage problems or other factors may cause dishwasher drain water backup out of sink level air vent. Have the unit checked and evaluated by a qualified serviceperson.

4(Y) . 60-6 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.

VENTILATOR:
EXHAUST FAN

MICROWAVE OVEN:
NOT BUILT IN
NOT INSPECTED

FREESTANDING RANGE/OVEN:
ESTIMATED AGE: 10 TO 15 YEARS

DISHWASHER:
ESTIMATED AGE: 15 TO 20 YEARS

DISPOSAL:
NOT DETERMINED

REFRIGERATOR:
NOT INSPECTED

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

S	F	P	NA	NI	
	●				**4.0.Y PLUMBING / SINK** Signs of previous 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 prior to close of escrow.
		●			**4.1.Y COOKING UNIT** Damaged/loose connection at oven control panel. Anticipate repair/replacement of control panel.
●					**4.2.Y ELECTRIC / GFCI**
		●			**4.3.Y DISHWASHER** Dishwasher operated properly but air gap is not installed. Have air gap installed by a licensed plumber to prevent sewer backup into dishwasher. Check valve currently installed in dishwasher drain line is not a suitable replacement for air gap as per the plumbing code. Dishwasher operated properly at the time of the inspection, however due to age and wear it is downgraded. Anticipate repair/replacement.
●					**4.4.Y DISPOSAL**
●					**4.5.Y VENTILATOR**
		●			**4.6.Y COUNTERTOP** Damaged countertop noted. Repair/ replace countertop as desired. (See Picture(s) Re-seal gap at counter to sink joint to prevent water penetration behind materials.
		●			**4.7.Y CABINETRY** Older and worn cabinets noted. Repair/re-finish/replace as desired. (See Picture(s) Finish is worn at cabinets. Re-finish cabinets as desired.
			●		**4.8.Y MICROWAVE OVEN**
				●	**4.9.Y REFRIGERATOR**

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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.

4.1.Y COOKING UNIT (See Picture(s)

4.3.Y DISHWASHER (See Picture(s)

4.6.Y COUNTERTOP (See Picture(s)

4.7.Y CABINETRY (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.

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.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

Dishwasher Air Gap - Faulty installation/drainage problems or other factors may cause dishwasher drain water backup out of sink level air vent. Have the unit checked and evaluated by a qualified serviceperson.

4(Z) . 80-1 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.

VENTILATOR:
EXHAUST FAN

MICROWAVE OVEN:
NOT BUILT IN
NOT INSPECTED

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

DISHWASHER:
ESTIMATED AGE: 00 TO 05 YEARS

DISPOSAL:
NOT DETERMINED

REFRIGERATOR:
NOT INSPECTED

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

S	F	P	NA	NI	
		●			**4.0.Z PLUMBING / SINK** Missing handle at shutoff valve. Contact a licensed plumber to replace angle stop.
●					**4.1.Z COOKING UNIT**
	●				**4.2.Z ELECTRIC / GFCI** Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at kitchen island outlets.
		●			**4.3.Z DISHWASHER** Dishwasher operated properly but air gap is not installed. Have air gap installed by a licensed plumber to prevent sewer backup into dishwasher.
●					**4.4.Z DISPOSAL**
		●			**4.5.Z VENTILATOR** Hood would not power on at time of inspection. Anticipate repair/replacement.
●					**4.6.Z COUNTERTOP**
	●				**4.7.Z CABINETRY** Finish is worn at cabinets. Re-finish cabinets as desired.
			●		**4.8.Z MICROWAVE OVEN**
				●	**4.9.Z REFRIGERATOR**

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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.

4.0.Z PLUMBING / SINK (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.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

Dishwasher Air Gap - Faulty installation/drainage problems or other factors may cause dishwasher drain water backup out of sink level air vent. Have the unit checked and evaluated by a qualified serviceperson.

4(AA) . 80-2 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.

VENTILATOR:
EXHAUST FAN

MICROWAVE OVEN:
NOT BUILT IN
NOT INSPECTED

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

DISHWASHER:
ESTIMATED AGE: 00 TO 05 YEARS

DISPOSAL:
NOT DETERMINED

REFRIGERATOR:
NOT INSPECTED

SPECIAL LIMITATIONS:
FINISH MATERIALS

S	F	P	NA	NI	
•					**4.0.AA PLUMBING / SINK**
		•			**4.1.AA COOKING UNIT** Stove operated properly but it is not secured to prevent tipping over. Secure stove with an anti-tip device for proper/safe installation.
		•			**4.2.AA ELECTRIC / GFCI** Improper conduit connection to hood. Contact a licensed electrician for correction.
		•			**4.3.AA DISHWASHER** Dishwasher operated properly but air gap is not installed. Have air gap installed by a licensed plumber to prevent sewer backup into dishwasher.
•					**4.4.AA DISPOSAL**
•					**4.5.AA VENTILATOR** See electrical comment above.
•					**4.6.AA COUNTERTOP**
•					**4.7.AA CABINETRY**
			•		**4.8.AA MICROWAVE OVEN**
				•	**4.9.AA REFRIGERATOR**

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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.
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.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

Dishwasher Air Gap - Faulty installation/drainage problems or other factors may cause dishwasher drain water backup out of sink level air vent. Have the unit checked and evaluated by a qualified serviceperson.

4(BB) . 80-3 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.

VENTILATOR:
EXHAUST FAN

MICROWAVE OVEN:
NOT BUILT IN
NOT INSPECTED

FREESTANDING RANGE/OVEN:
ESTIMATED AGE: 05 TO 10 YEARS

DISHWASHER:
ESTIMATED AGE: 00 TO 05 YEARS

DISPOSAL:
NOT DETERMINED

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

S	F	P	NA	NI	
		●			**4.0.BB PLUMBING / SINK** Stains/moisture damage and suspected mold/mildew beneath 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) Call HouseMaster at (805) 898-2698 if mold sampling is desired.
		●			**4.1.BB COOKING UNIT** Stove operated properly but it is not secured to prevent tipping over. Secure stove with an anti-tip device for proper/safe installation.
●					**4.2.BB ELECTRIC / GFCI**
	●				**4.3.BB DISHWASHER** Dishwasher is not properly secured to cabinet. Have screws installed at tabs under cabinet to properly secure dishwasher.
●					**4.4.BB DISPOSAL**
●					**4.5.BB VENTILATOR**
●					**4.6.BB COUNTERTOP** Limited inspection of countertop due to stored items. Recommend inspecting countertop once stored items have been moved.
	●				**4.7.BB CABINETRY** See comment above regarding water stains under sink.
			●		**4.8.BB MICROWAVE OVEN**
				●	**4.9.BB REFRIGERATOR**

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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.

4.0.BB PLUMBING / SINK (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.

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.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

Dishwasher Air Gap - Faulty installation/drainage problems or other factors may cause dishwasher drain water backup out of sink level air vent. Have the unit checked and evaluated by a qualified serviceperson.

4(CC) . 80-4 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.

VENTILATOR:
EXHAUST FAN

MICROWAVE OVEN:
NOT BUILT IN
NOT INSPECTED

FREESTANDING RANGE/OVEN:
ESTIMATED AGE: 10 TO 15 YEARS

DISHWASHER:
ESTIMATED AGE: 00 TO 05 YEARS

DISPOSAL:
NOT DETERMINED

REFRIGERATOR:
NOT INSPECTED

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

S	F	P	NA	NI	
		●			**4.0.CC PLUMBING / SINK** Flexible drain piping under kitchen sink is not approved per the plumbing code. Consult a licensed plumber for correction. (See Picture(s)
●					**4.1.CC COOKING UNIT**
	●				**4.2.CC ELECTRIC / GFCI** Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at all kitchen island outlets.
●					**4.3.CC DISHWASHER**
●					**4.4.CC DISPOSAL**
●					**4.5.CC VENTILATOR**
●					**4.6.CC COUNTERTOP**
●					**4.7.CC CABINETRY**
			●		**4.8.CC MICROWAVE OVEN**
				●	**4.9.CC REFRIGERATOR**

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

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4.0.CC PLUMBING / SINK (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.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

5. 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

WALLS:
WOOD FRAMED
DRYWALL

PREDOMINANT WINDOWS:
DOUBLE GLAZED
SINGLE GLAZED
MIXED

DETECTOR LOCATION(S):
HALLWAY
BEDROOMS

SPECIAL LIMITATIONS:
FINISH MATERIALS
FURNISHING/STORAGE
FRESH PAINT
WORK IN PROGRESS
OCCUPIED ROOMS

S	F	P	NA	NI	
	•				**5.0 WALLS** 20-1 is under construction with incomplete plumbing, electrical, open walls, etc. and was thus not inspected. Consult seller on history of water penetration through sub grade walls and improvements to walls waterproofing to prevent further water penetration. Drywall damage noted in 60-6. Baseboard in 60-16 kitchen is damaged. Anticipate repairs (patching & painting) of scuffs, scrapes and holes in walls. Damage is aesthetic only. No indications of structural defects.(See Picture(s) Limited inspection of unit 80-3 due to construction/ painting. Suggest completing a full evaluation/ walk thru of unit once painting is complete.
		•			**5.1 CEILINGS** Cracks noted at ceilings in 40-2, 40-7, 60-5. Consult a contractor for evaluation/ repairs. Acoustical ceiling material in 40-2, 60-3, 60-6 may contain asbestos. Suggest evaluation/testing before disturbing.(See Picture(s) Staining and discoloration and/or painting noted at ceiling(s) in unit 80-3, 80-4. Possible leakage from exterior and/or roof cover. Consult seller regarding prior water penetration. Look for hidden damage behind finish materials.
		•			**5.2 FLOORS** Unlevel floors observed at buildings 20 & 80. Consult a foundation contractor for a floor level survey/ evaluation and repair cost estimate. Worn/stained carpeting noted in unit 20-2, 40-5, 40-15, 60-6. Anticipate replacement. (See Picture(s) Damaged/ worn flooring noted in 20-2, 40-1, 40-2, 40-8, 40-9, 80-2. Consult flooring professional for evaluation and repairs.(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.
		•			**5.3 WINDOWS** Older and worn windows noted in unit 20-2, 40-3, 40-9, 40-11, 40-16, 40-17, 60-5, 80-4. Missing/ damaged hardware noted at windows in 40-11, 80-1, 40-16, 40-18, 60-2, 60-3, 60-4, 80-3. Loose window panes noted in window frames in 60-3. Maintenance/ lubrication/ hardware replacements needed at windows for smooth and proper operation. Anticipate repairs and/or replacement. (See Picture(s) Broken seal with damaged window frame noted at windows in 40-4, 60-3, 60-4. Replacement of double glazed units is usually required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Doubled glazed windows (insulated) windows and doors are subject to hard-to-detect failure of the airtight seal between panes.(See Picture(s) This failure can result in moisture and/or staining of the unit that can vary seasonally and increase with time. While actual/suspect seal failure may be noted, it is not within the scope of a standard inspection to assess

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

S	F	P	NA	NI	
					the seal integrity of these type units. A pre-closing check of all units when house is clear of furnishings, window coverings, etc., is advised.
		•			**5.4 ROOM DOORS** Older, worn doors/ hardware noted at 40-2, 60-6, 40-16, 80-1. Master bedroom door in 40-8, 60-16 does NOT latch properly. pocket door in 40-7 is binding. Pocket door is 40-10 is damaged. Bathroom door in 40-16, 40-18 does NOT latch properly. Suggest consulting with door contractor for repair/replacement cost estimates. (See Picture(s) Missing bathroom door noted at unit 80-2. Missing kitchen door noted at 60-6. Anticipate replacement.(See Picture(s) Bathroom door in 40-11 does NOT latch/ lock properly. Anticipate hardware adjustment.(See Picture(s) Limited inspection of unit 80-3 due to construction/ painting of unit. Suggest a full evaluation of the unit when painting is complete.
		•			**5.5 PATIO / DECK DOORS(S)** Older and worn sliding glass patio doors noted. Damaged/ faulty hardware noted at sliding glass doors in unit 20-2, 40-4, 40-9,40-10, 40-11, 40-16. Hardware replacement/maintenance/cleaning/lubrication needed to operate smoothly.(See Picture(s)
		•			**5.6 DETECTOR TEST** Missing smoke detectors noted in 20-2, 40-1, 40-2, 40-3, 40-10, 40-15, 60-6.See state department of health website for required locations.(See Picture(s)

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5.0 WALLS (See Picture(s)

5.0 WALLS (See Picture(s)

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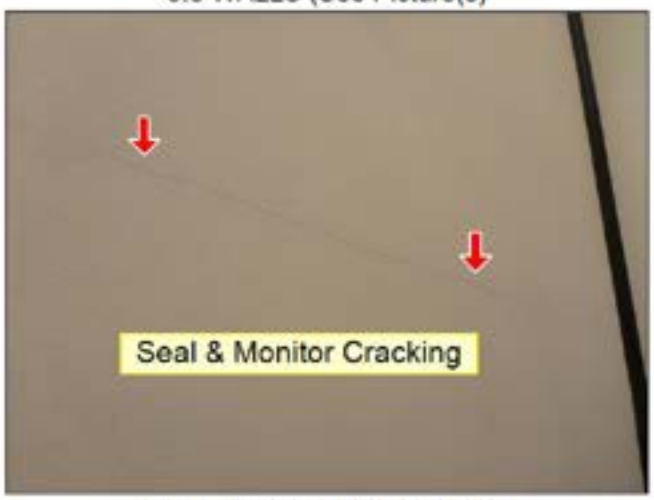
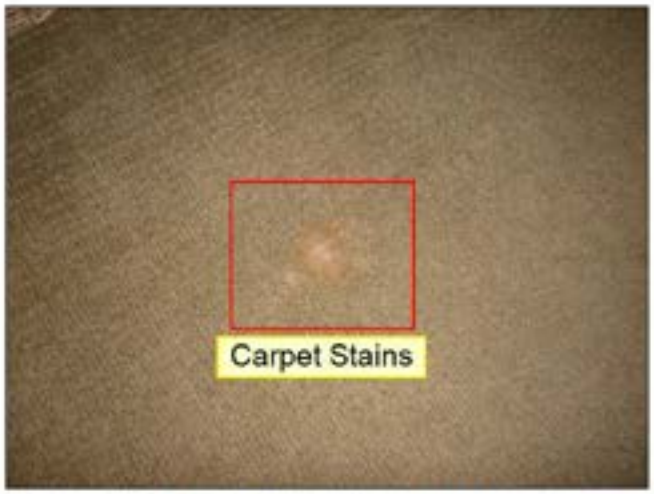
5.0 WALLS (See Picture(s)

5.0 WALLS (See Picture(s)



5.1 CEILINGS (See Picture(s)



5.2 FLOORS (See Picture(s)

5.2 FLOORS (See Picture(s)

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5.3 WINDOWS (See Picture(s)

5.3 WINDOWS (See Picture(s)

5.3 WINDOWS (See Picture(s)

5.3 WINDOWS (See Picture(s)

5.3 WINDOWS (See Picture(s)

5.3 WINDOWS (See Picture(s)

5.3 WINDOWS (See Picture(s)

5.4 ROOM DOORS (See Picture(s)

5.4 ROOM DOORS (See Picture(s)

5.4 ROOM DOORS (See Picture(s)

5.4 ROOM DOORS (See Picture(s)

5.4 ROOM DOORS (See Picture(s)

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

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

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

5.6 DETECTOR TEST (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 basic.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Insulated Glass - Insulated (double or triple glaze) windows and doors are subject to hard-to-detect failure of the airtight seal between panes. This failure can result in moisture and/or staining of the unit that can vary seasonally and increase with time. While actual/suspect seal failure may be noted, it is not within the scope of a standard inspection to assess the seal integrity of these type units. A pre-closing check of all units when house is clear of drapes, window coverings, etc. and the view of the windows is unobstructed is advised.

Structural Components - Evaluation of wall, ceiling or floor components is generally limited to readily visible structural conditions. Aesthetic or cosmetic factors, (e.g., paint, wallpaper) or the condition of finish materials or coverings are not considered unless specifically noted. Furthermore, it is not possible to determine the wall insulation, type or condition of surfaces or hidden structural concerns that may exist under floor cover, carpeting, paneling, drop ceilings, etc. If the type flooring is a concern, it should be confirmed before closing.

Infiltration/Leakage - The particular cause of a leak, or the status of any prior leakage conditions, cannot be readily verified in most cases. If any possible causes for leakage anywhere in the house are noted, it should be understood that additional unanticipated factors may also be contributing to or causing the condition. Hidden damage may exist. All areas of potential concern should be attended to and/or monitored for leakage. Any renovation or finish work should only start after verification and correction of the cause of leakage.

Inspection Limitations - Due to typical design restrictions, any inspection of the fireplace, stove and inserts is limited; internal components, flue, flue connectors, etc., are generally not visible. Furthermore, any inspection is of the physical condition only, and does not include code/fire safety compliance assessment or an operational check of flue/vent drafting. Unit and venting deficiency may represent fire/safety concerns. Flue inspections should be performed by a qualified chimney sweep or competent specialist.

Smoke/CO Detectors - Smoke/fire detection systems and fire extinguishers are generally recommended for all houses, and may be required in some areas. Carbon monoxide and gas detectors are also recommended for houses with fuel-burning appliances, fireplaces or attached garages. Any installed systems should be checked/serviced at least monthly. The potential for elevated carbon monoxide levels exists in most houses, particularly if an attached garage of fuel burning units are present.

6. 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:
UNDERGROUND

SERVICE DISCONNECT(S):
AMPS: 100

GFCI:
MULTIPLE UNITS
AT RECEPTACLE(S)

DISTRIBUTION PANEL:
CIRCUIT BREAKER

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

SPECIAL LIMITATIONS:
INACCESSIBLE AREA(S)
FINISH MATERIALS

ENTRANCE LINE:
ALUMINUM

HOUSEHOLD (120 VOLT) CIRCUITS:
COPPER

S	F	P	NA	NI	
				•	**6.0 SERVICE / ENTRANCE LINE**
•					**6.1 MAIN DISCONNECT(S)** Consider installation of surge protectors in panels as an upgrade (not required by code) in main panel to protect sensitive electrical components. Consult an electrician for installation if desired.
		•			**6.2 DEVICES** 3 prong ungrounded outlets noted in unit 40-15. See Non-Grounded Receptacles in Supplemental Information. Consider upgrades to GFCI outlets for added safety and protection for sensitive electronics. (See Picture(s) Missing cover plates noted at 40-2. Missing outlets noted at 40-2 Install covers at all outlets and switches for safety.(See Picture(s) Bedroom ceiling fan in 60-4 did NOT operate properly at the time of inspection. Anticipate repairs/ replacement.(See Picture(s) Door bell did not work when tested in unit 40-3, 40-10, 80-3. Anticipate repair/replacement. View exterior section, kitchen and bath sections of report for additional electrical concerns.
		•			**6.3 WIRING / CONDUCTORS** Extension cord wiring being used to bring power to 20-1 upper level office. Extension cords are not rated for permanent use. Consult a licensed electrician to restore power to unit. Missing light fixture with exposed wiring noted in unit 40-1. Consult an electrician for evaluation/ proper installation of fixture/ coverplate for safety.(See Picture(s) View exterior section, kitchen and bath sections of report for additional electrical concerns.
		•			**6.4 SUBPANEL(S)** Service panel in unit 60-3, 60-5, 60-6 was inaccessible and not evaluated due to tenants fridge/ storage. Suggest a full evaluation of the sub-panel once refrigerators are moved. Scorched/ damaged breaker noted at unit 40-10. Consult an electrician for evaluation/ replacement breaker for safety.(See Picture(s) Taped off/ out of service breaker noted at 80-1 panel. Consult an electrician for evaluation. replacement/ removal for safety. Doubled up circuits noted at one or more breaker(s) in 20-2, 80-1. Circuit tapping although common is not allowed. Suggest consulting electrician to evaluate and make repairs. See supplemental comments for additional information. Multiple panels not properly labeled. Have panels fully labeled for safety in 20-2, 40-4, 40-6, 40-8, 40-9, 40-18, 60-4. Opening in sub panel dead plate needs to be properly closed for safety in 20-2. (See Picture(s) Missing/ improper screws noted at 20-2, 40-7, 40-8 panels. Consult an electrician for evaluation/ proper installation for safety.(See Picture(s)

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S F P NA NI

					Rusting noted inside panel at 40-8. Consult an electrician for evaluation and repairs. Condition may inhibit correct connections in panel.(See Picture(s)

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6.2 DEVICES (See Picture(s)

6.2 DEVICES (See Picture(s)

6.2 DEVICES (See Picture(s)

6.3 WIRING / CONDUCTORS (See Picture(s)

6.4 SUBPANEL(S) (See Picture(s)

6.4 SUBPANEL(S) (See Picture(s)

6.4 SUBPANEL(S) (See Picture(s)

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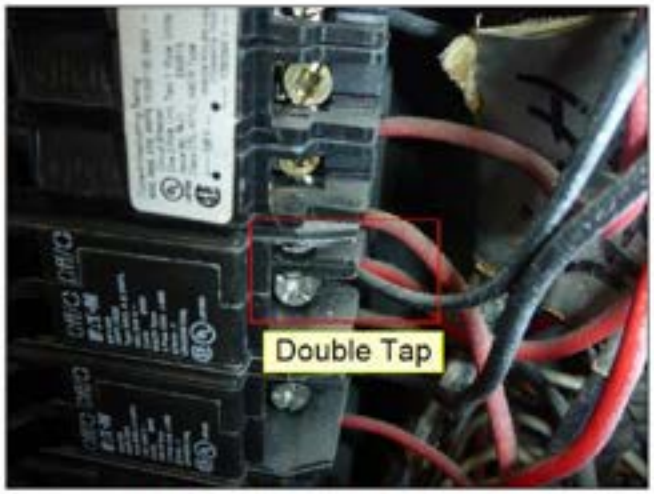
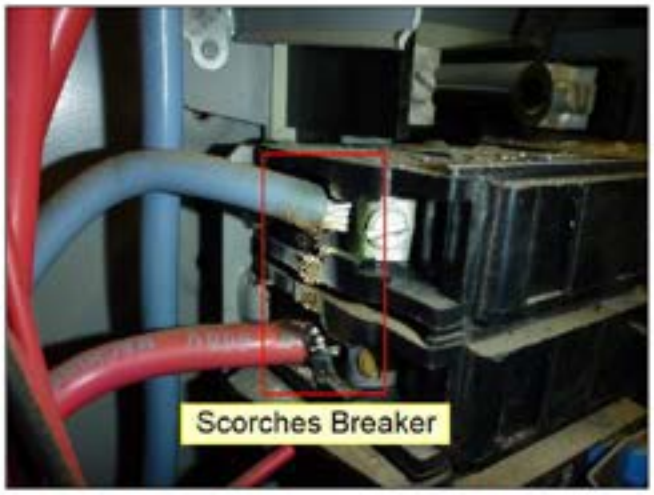
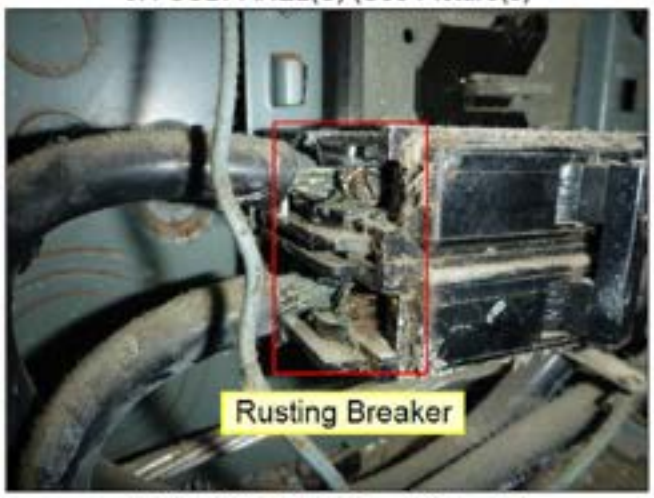


6.4 SUBPANEL(S) (See Picture(s)

6.4 SUBPANEL(S) (See Picture(s)



6.4 SUBPANEL(S) (See Picture(s)



6.4 SUBPANEL(S) (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.

Panel Circuit Labeling - No determination was made of individual circuit distribution or accuracy of any circuit labeling. Recommend tracing and labeling, or confirm correct labeling, of all circuits.

Circuit 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.

Non-Grounding Receptacles - While older two-prong receptacles may be functional, an upgrade is recommended if they are non-polarized, located in a high use/hazardous area, or if usage needs dictate. In many cases, wiring work will also be required. Non-grounded three prong receptacles are an imminent safety concern and should be corrected.

7. 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 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:
RADIANT HEAT
FUEL: ELECTRIC
WALL HEATER

DESIGN LIFE:
25 to 30 YEARS

GENERAL DISTRIBUTION:
INDIVDUAL ROOM SUPPLY

S	F	P	NA	NI	
		•			**7.0 HEATING UNIT** Living room radiant heat did not operate properly in unit 40-3, 40-6, 40-10. Bedroom radiant heat did not operate properly in 20-2, 40-1, 40-10, 60-3. No heat source noted in living room of unit 40-4. Evaluation/repair cost estimate is recommended by a heating, ventilation and cooling (HVAC) contractor. (See Picture(s) No heat sources noted at unit 40-9. Consult a contractor for evaluation/ proper installation.
	•				**7.1 THERMOSTAT** Older/ worn thermostats noted in units 40-14, 40-3, 40-5, 40-16, 60-2, 60-5. Monitor condition and anticipate replacement.

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7.0 HEATING UNIT (See Picture(s)

7.0 HEATING UNIT (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.
Central Heating Systems - Evaluation is limited to an operational check of conventional residential systems. No design or heating adequacy evaluation, thermostat calibration assessment, heat loss analyses or active/passive solar systems evaluations are performed as part of a standard inspection. Furthermore, no specific evaluations were performed related to the presence of any fuel storage tanks or asbestos-containing materials. Independent evaluation is required to address any possible asbestos or tank concerns.

Radiant Heating - Radiant heating systems utilizes piping located below the floor or slab, or if electric, cables in the ceiling. System evaluation is not possible as part of a standard inspection. Piping will be susceptible to leakage as it ages; replacement with baseboard units may eventually be required. The condition of any radiant system should be assessed by a specialist.

8. 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:
MIXED
COPPER
AND
PEX

DRAIN/WASTE LINES:
PLASTIC
CAST IRON
GALVANIZED
ABOVE GROUND
IN GROUND
NOT DETERMINED

WATER SHUT-OFF LOCATION:
AT METER
AND AT BUILDING
SHUTOFFS SERVE MULTIPLE UNITS

GAS SHUT-OFF LOCATION:
AT METER

SPECIAL LIMITATIONS:
INACCESSIBLE AREA(S)
FINISH MATERIALS

S	F	P	NA	NI	
	•				**8.0 WATER PIPING** Plumbing corrosion noted at numerous locations in kitchens, baths, water heaters and at laundry room. See baths, kitchens,and water heaters sections of report. Consult a plumber for evaluation/replacement. 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.
•					**8.1 WATER FLOW AT FIXTURES** The water pressure was 70 psi at the time of inspection which is within normal range of 40 to 80 psi. (See Picture(s)
	•				**8.2 FIXTURE DRAINAGE** Slow drains observed in 40-4, 80-3, 80-4 bathrooms. Consult a licensed plumbing contractor for evaluation and repair. See drain/waste piping comments below.
		•			**8.3 DRAIN / WASTE PIPING** Original cast iron and galvanized piping observed. Anticipate replacement of remaining original cast iron and galvanized plumbing. Consult seller on history of drainage issues and pipe replacement. (See Picture(s) Known issue at 80 building drain piping with regular snaking service scheduled/required. Anticipate continued maintenance and/or drain piping replacement. Plumbing repairs can be viewed at ceilings in multiple carports, beneath sinks, and in water heater closets. Consult city for history of permits obtained for plumbing work performed. (See Picture(s) Plumbing corrosion and moisture damage at tub access panel above 40-14 shower. Consult plumber for evaluation and repair. (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.
		•			**8.4 EXTERIOR FAUCET(S)** Multiple dripping hose bibs. Contact a plumber for repair/replacement. (See Picture(s) Lack of anti-siphon valves noted at hose bibs. Suggest installing as an upgrade to keep water/contaminants in

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

S	F	P	NA	NI	
					hose from entering back into the potable water supply.
				•	**8.5 LAUNDRY** Washing machine and condensing clothes dryers in units 40-1, 40-2, 40-5, 40-7, 20-2. Condensing clothes dryers do not have exterior venting. Consult/follow manufacturers maintenance instructions for energy efficiency and fire safety. Steel braided hoses are 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.
		•			**8.6 Dryer Vent** Lint buildup noted at clothes dryer vents in laundry room. Suggest cleaning dryer vent now and regularly for fire safety and energy efficiency. (See Picture(s)
				•	**8.7 GAS PIPING** Gas meter observed outside of building 20 retaining wall next to abandoned hot tub equipment room. Units and buildings are all electric with the exception of this gas meter to the abandoned pool equipment. Consult utility for more information and verification of gas meter inside property line.

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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.

8.0 WATER PIPING (See Picture(s)

8.1 WATER FLOW AT FIXTURES (See Picture(s)

8.3 DRAIN / WASTE PIPING (See Picture(s)

8.3 DRAIN / WASTE PIPING (See Picture(s)

8.3 DRAIN / WASTE PIPING (See Picture(s)

8.3 DRAIN / WASTE PIPING (See Picture(s)

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

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

8.5 LAUNDRY (See Picture(s)

8.6 Dryer Vent (See Picture(s)

8.6 Dryer Vent (See Picture(s)

8.6 Dryer Vent (See Picture(s)

8.7 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 exists, 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.

Backflow Preventer - These device are required in many areas, on exterior hose bibs (faucets) and at other threaded faucets such as laundry sinks to prevent water supply contamination.

Leakage/Stains - 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 mold.

Auxiliary Systems - A standard home inspection does not include assessment of any water filter or treatment system, irrigation system, outdoor plumbing, backflow preventers (anti-siphon devices), fire sprinklers or similar systems.

9(A) . 20-1 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.

S	F	P	NA	NI	
				●	**9.0.A WATER HEATER** Inoperable/not inspected.

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.

NOTE: Maintain hot-water supply temperatures at no more that 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.

9(B) . 20-2 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: ELECTRIC

WATER HEATER LOCATION:
INTERIOR CLOSET

SYSTEM MAKE:
RHEEM

ESTIMATED CAPACITY:
40 GALLONS

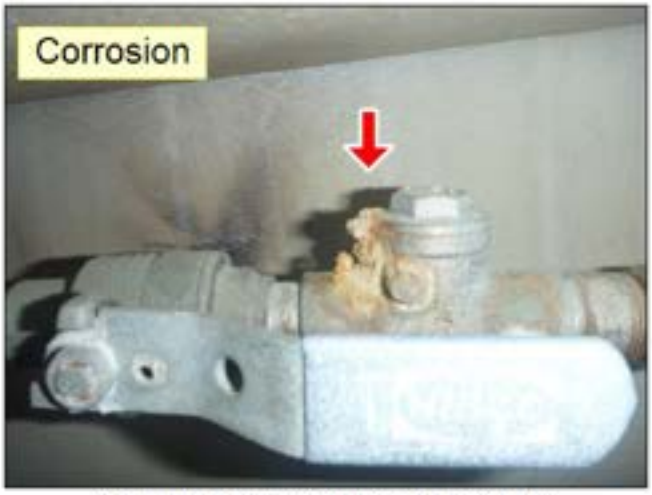
ESTIMATED AGE:
8 YEARS

DESIGN LIFE:
08 TO 12 YEARS

S	F	P	NA	NI	
		•			**9.0.B WATER HEATER** Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation. Corrosion noted at plumbing of water heater. Replace components as needed to prevent leaks and moisture damage. (See Picture(s) Drain pipe on drip pan should be routed to exterior location. Consult a plumber for proper installation. Water heater operated properly at the time of inspection. It is 8 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.
		•			**9.1.B SAFETY VALVE PROVISIONS** No TPRV discharge pipe installed at water heater. Install correct size drain pipe and properly terminate to an approved location for safety. Consult a plumber for correct installation.

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.



9.0.B WATER HEATER (See Picture(s)

NOTE: Maintain hot-water supply temperatures at no more that 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.

T&PRV Discharge - 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 allowed, only high temperature plastic is acceptable.

Siesmic Restraint - Restraining straps are generally 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.

9(C) . 40-1 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: ELECTRIC

WATER HEATER LOCATION:
INTERIOR CLOSET

SYSTEM MAKE:
RHEEM

ESTIMATED CAPACITY:
30 GALLONS

ESTIMATED AGE:
NEW

DESIGN LIFE:
08 TO 12 YEARS

SPECIAL LIMITATIONS:
INACCESSIBLE DUE TO STORAGE
INSULATION WRAPPED

S	F	P	NA	NI	
		•			**9.0.C WATER HEATER** Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation. Water heater operated properly at the time of inspection. It is new with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.
•					**9.1.C SAFETY VALVE PROVISIONS**

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.

NOTE: Maintain hot-water supply temperatures at no more that 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.

Siesmic Restraint - Restraining straps are generally 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.

9(D) . 40-2 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: ELECTRIC

WATER HEATER LOCATION:
INTERIOR CLOSET

SYSTEM MAKE:
RHEEM

ESTIMATED CAPACITY:
28 GALLON

ESTIMATED AGE:
5 YEARS

DESIGN LIFE:
08 TO 12 YEARS

S	F	P	NA	NI	
		•			**9.0.D WATER HEATER** Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation. Drain pipe on drip pan should be routed to exterior location. Consult a plumber for proper installation. Corrosion noted at plumbing of water heater. Replace components as needed to prevent leaks and moisture damage. Water heater operated properly at the time of inspection. It is 5 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.
		•			**9.1.D SAFETY VALVE PROVISIONS** The discharge pipe for the Temperature Pressure Relief Valve (TPRV) has been reduced with a flexible connector. Install proper size smooth bore approved piping for correct installation. Consult plumber for proper and safe installation.

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.

NOTE: Maintain hot-water supply temperatures at no more that 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.

T&PRV Discharge - 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 allowed, only high temperature plastic is acceptable.

Siesmic Restraint - Restraining straps are generally 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.

9(E) . 40-3 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: ELECTRIC

WATER HEATER LOCATION:
INTERIOR CLOSET

SYSTEM MAKE:
RHEEM

ESTIMATED CAPACITY:
28 GALLON

ESTIMATED AGE:
2 YEARS

DESIGN LIFE:
08 TO 12 YEARS

S	F	P	NA	NI	
		•			**9.0.E WATER HEATER** Inoperable/corroded shutoff valve. Consult a plumber for replacement of valve. Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation. Drain pipe on drip pan should be routed to exterior location. Consult a plumber for proper installation. Water heater operated properly at the time of inspection. It is 2 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.
		•			**9.1.E SAFETY VALVE PROVISIONS** No TPRV discharge pipe installed at water heater. Install correct size drain pipe and properly terminate to an approved location for safety. Consult a plumber for correct installation.

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.

NOTE: Maintain hot-water supply temperatures at no more that 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.

T&PRV Discharge - 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 allowed, 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.

Siesmic Restraint - Restraining straps are generally 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.

9(F) . 40-4 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: ELECTRIC

WATER HEATER LOCATION:
INTERIOR CLOSET

SYSTEM MAKE:
BRADFORD WHITE

ESTIMATED CAPACITY:
30 GALLONS

ESTIMATED AGE:
10 YEARS

DESIGN LIFE:
08 TO 12 YEARS

S	F	P	NA	NI	
		•			**9.0.F WATER HEATER** Water stains/open wall at back of water heater closet wall. Consult seller on history of plumbing repairs. Corrosion noted at plumbing of water heater. Replace components as needed to prevent leaks and moisture damage. (See Picture(s) Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation. Water heater operated properly at the time of inspection. It is 10 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.
•					**9.1.F SAFETY VALVE PROVISIONS**

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.

9.0.F WATER HEATER (See Picture(s)

9.0.F WATER HEATER (See Picture(s)

9.0.F WATER HEATER (See Picture(s)

NOTE: Maintain hot-water supply temperatures at no more that 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.

Siesmic Restraint - Restraining straps are generally 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.

9(G) . 40-5 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: ELECTRIC

WATER HEATER LOCATION:
INTERIOR CLOSET

SYSTEM MAKE:
BRADFORD WHITE

ESTIMATED CAPACITY:
30 GALLONS

ESTIMATED AGE:
10 YEARS

DESIGN LIFE:
08 TO 12 YEARS

S	F	P	NA	NI	
		•			**9.0.G WATER HEATER** Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation. Drain pipe on drip pan should be routed to exterior location. Consult a plumber for proper installation. Water heater operated properly at the time of inspection. It is 10 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.
		•			**9.1.G SAFETY VALVE PROVISIONS** The discharge pipe for the Temperature Pressure Relief Valve (TPRV) has been reduced with a flexible connector. Install proper size smooth bore approved piping for correct installation. Consult plumber for proper and safe installation.

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.

NOTE: Maintain hot-water supply temperatures at no more that 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.

T&PRV Discharge - 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 allowed, 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.

Siesmic Restraint - Restraining straps are generally 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.

9(H) . 40-6 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: ELECTRIC

WATER HEATER LOCATION:
INTERIOR CLOSET

SYSTEM MAKE:
BRADFORD WHITE

ESTIMATED CAPACITY:
28 GALLON

ESTIMATED AGE:
4 YEARS

DESIGN LIFE:
08 TO 12 YEARS

S	F	P	NA	NI	
		•			**9.0.H WATER HEATER** Water damage and suspected mold in water heater closet. Look for/anticipate hidden water damage behind materials and consider sending mold samples to a lab for analysis prior to close of escrow. Call HouseMaster at (805) 898-2698 if mold sampling is desired. (See Picture(s) Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation. Water heater operated properly at the time of inspection. It is 4 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.
•					**9.1.H SAFETY VALVE PROVISIONS**

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.

9.0.H WATER HEATER (See Picture(s)

9.0.H WATER HEATER (See Picture(s)

NOTE: Maintain hot-water supply temperatures at no more that 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.

Siesmic Restraint - Restraining straps are generally 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.

9(I) . 40-7 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: ELECTRIC

WATER HEATER LOCATION:
INTERIOR CLOSET

SYSTEM MAKE:
RHEEM

ESTIMATED CAPACITY:
30 GALLONS

ESTIMATED AGE:
4 YEARS

DESIGN LIFE:
08 TO 12 YEARS

S	F	P	NA	NI	
		•			**9.0.I WATER HEATER** Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation. Water heater operated properly at the time of inspection. It is 4 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.
•					**9.1.I SAFETY VALVE PROVISIONS**

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.

NOTE: Maintain hot-water supply temperatures at no more that 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.

Siesmic Restraint - Restraining straps are generally 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.

9(J) . 40-8 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: ELECTRIC

WATER HEATER LOCATION:
INTERIOR CLOSET

SYSTEM MAKE:
RHEEM

ESTIMATED CAPACITY:
30 GALLONS

ESTIMATED AGE:
8 YEARS

DESIGN LIFE:
08 TO 12 YEARS

S	F	P	NA	NI	
		•			**9.0.J WATER HEATER** Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation. Water heater operated properly at the time of inspection. It is 8 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.
		•			**9.1.J SAFETY VALVE PROVISIONS** No TPRV discharge pipe installed at water heater. Install correct size drain pipe and properly terminate to an approved location for safety. Consult a plumber for correct installation.

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.

NOTE: Maintain hot-water supply temperatures at no more that 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.

T&PRV Discharge - 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 allowed, only high temperature plastic is acceptable.

Siesmic Restraint - Restraining straps are generally 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.

9(K) . 40-9 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: ELECTRIC

WATER HEATER LOCATION:
INTERIOR CLOSET

SYSTEM MAKE:
RHEEM

ESTIMATED CAPACITY:
30 GALLONS

ESTIMATED AGE:
6 YEARS

DESIGN LIFE:
08 TO 12 YEARS

S	F	P	NA	NI	
•					**9.0.K WATER HEATER** Water staining at wall in water heater closet. Consult seller on history of plumbing leaks. Look for/anticipate hidden water damage behind materials. Water heater is installed correctly and operated properly at the time of inspection. It is 6 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.
•					**9.1.K SAFETY VALVE PROVISIONS**

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.

9.0.K WATER HEATER (See Picture(s)

NOTE: Maintain hot-water supply temperatures at no more that 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.

9(L) . 40-10 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: ELECTRIC

WATER HEATER LOCATION:
INTERIOR CLOSET

SYSTEM MAKE:
BRADFORD WHITE

ESTIMATED CAPACITY:
40 GALLONS

ESTIMATED AGE:
5 YEARS

DESIGN LIFE:
08 TO 12 YEARS

S	F	P	NA	NI	
		•			**9.0.L WATER HEATER** Drain pipe on drip pan should be routed to exterior location. Consult a plumber for proper installation. Water heater operated properly at the time of inspection. It is 5 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.
		•			**9.1.L SAFETY VALVE PROVISIONS** No TPRV discharge pipe installed at water heater. Install correct size drain pipe and properly terminate to an approved location for safety. Consult a plumber for correct installation.

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.

NOTE: Maintain hot-water supply temperatures at no more that 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.

T&PRV Discharge - 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 allowed, 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.

9(M) . 40-11 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: ELECTRIC

WATER HEATER LOCATION:
INTERIOR CLOSET

SYSTEM MAKE:
RHEEM

ESTIMATED CAPACITY:
28 GALLON

ESTIMATED AGE:
10 YEARS

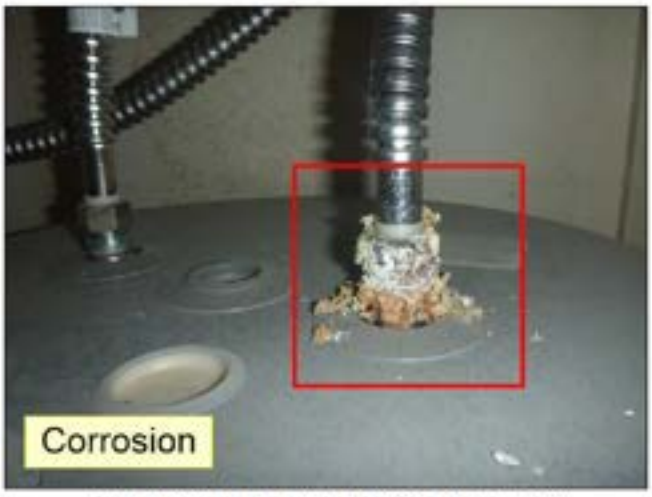
DESIGN LIFE:
08 TO 12 YEARS

S	F	P	NA	NI	
		●			**9.0.M WATER HEATER** Water damage and suspected mold in water heater closet. Look for/anticipate hidden water damage behind materials and consider sending mold samples to a lab for analysis prior to close of escrow. Call HouseMaster at (805) 898-2698 if mold sampling is desired. (See Picture(s) Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation. Corrosion noted at plumbing of water heater. Replace components as needed to prevent leaks and moisture damage. Water heater operated properly at the time of inspection. It is 10 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.
		●			**9.1.M SAFETY VALVE PROVISIONS** No TPRV discharge pipe installed at water heater. Install correct size drain pipe and properly terminate to an approved location for safety. Consult a plumber for correct installation.

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.

9.0.M WATER HEATER (See Picture(s)



9.0.M WATER HEATER (See Picture(s)

NOTE: Maintain hot-water supply temperatures at no more that 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.

T&PRV Discharge - 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 allowed, only high temperature plastic is acceptable.

Siesmic Restraint - Restraining straps are generally 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.

9(N) . 40-12 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: ELECTRIC

WATER HEATER LOCATION:
INTERIOR CLOSET

SYSTEM MAKE:
BRADFORD WHITE

ESTIMATED CAPACITY:
30 GALLONS

ESTIMATED AGE:
UNKNOWN

DESIGN LIFE:
08 TO 12 YEARS

SPECIAL LIMITATIONS:
INSULATION WRAPPED

S	F	P	NA	NI	
		•			**9.0.N WATER HEATER** Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation. Drain pipe on drip pan should be routed to exterior location. Consult a plumber for proper installation. Age of water heater not determined due to inaccessibility of label.
		•			**9.1.N SAFETY VALVE PROVISIONS** TPRV discharge pipe could not be located but visibility was limited due to insulation blanket. Cut insulation blanket and confirm presence of TPRV discharge pipe.

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.

NOTE: Maintain hot-water supply temperatures at no more that 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.

T&PRV Discharge - 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 allowed, 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.

Siesmic Restraint - Restraining straps are generally 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.

9(O) . 40-14 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: ELECTRIC

WATER HEATER LOCATION:
INTERIOR CLOSET

SYSTEM MAKE:
KENMORE

ESTIMATED CAPACITY:
30 GALLONS

ESTIMATED AGE:
4 YEARS

DESIGN LIFE:
08 TO 12 YEARS

S	F	P	NA	NI	
		•			**9.0.O WATER HEATER** Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation. Water heater operated properly at the time of inspection. It is 4 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.
		•			**9.1.O SAFETY VALVE PROVISIONS** The discharge pipe for the Temperature Pressure Relief Valve (TPRV) has been reduced with a flexible connector. Install proper size smooth bore approved piping for correct installation. Consult plumber for proper and safe installation.

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.

NOTE: Maintain hot-water supply temperatures at no more that 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.

T&PRV Discharge - 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 allowed, only high temperature plastic is acceptable.

Siesmic Restraint - Restraining straps are generally 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.

9(P) . 40-15 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: ELECTRIC

WATER HEATER LOCATION:
INTERIOR CLOSET

SYSTEM MAKE:
RHEEM

ESTIMATED CAPACITY:
30 GALLONS

ESTIMATED AGE:
7 YEARS

DESIGN LIFE:
08 TO 12 YEARS

S	F	P	NA	NI	
		•			**9.0.P WATER HEATER** Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation. Corrosion noted at plumbing of water heater. Replace components as needed to prevent leaks and moisture damage. Water heater operated properly at the time of inspection. It is 7 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.
		•			**9.1.P SAFETY VALVE PROVISIONS** No TPRV discharge pipe installed at water heater. Install correct size drain pipe and properly terminate to an approved location for safety. Consult a plumber for correct installation.

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.

NOTE: Maintain hot-water supply temperatures at no more that 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.

T&PRV Discharge - 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 allowed, only high temperature plastic is acceptable.

Siesmic Restraint - Restraining straps are generally 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.

9(Q) . 40-16 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: ELECTRIC

WATER HEATER LOCATION:
INTERIOR CLOSET

SYSTEM MAKE:
RHEEM

ESTIMATED CAPACITY:
30 GALLONS

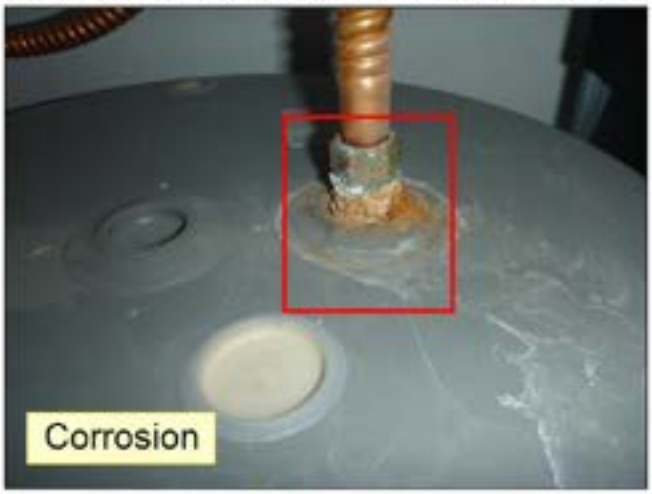
ESTIMATED AGE:
7 YEARS

DESIGN LIFE:
08 TO 12 YEARS

S	F	P	NA	NI	
		•			**9.0.Q WATER HEATER** Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation. Drain pipe on drip pan should be routed to exterior location. Consult a plumber for proper installation. 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 7 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.
•					**9.1.Q SAFETY VALVE PROVISIONS**

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.



9.0.Q WATER HEATER (See Picture(s)

NOTE: Maintain hot-water supply temperatures at no more that 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.

T&PRV Discharge - 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 allowed, 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.

Siesmic Restraint - Restraining straps are generally 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.

9(R) . 40-17 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: ELECTRIC

WATER HEATER LOCATION:
EXTERIOR CLOSET

SYSTEM MAKE:
BRADFORD WHITE

ESTIMATED CAPACITY:
30 GALLONS

ESTIMATED AGE:
11 YEARS

DESIGN LIFE:
08 TO 12 YEARS

S	F	P	NA	NI	
		•			**9.0.R WATER HEATER** Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation. Drain pipe on drip pan should be routed to exterior. Consult a plumber for proper installation. Water heater is 11 years old with a manufacturers design life of 8 - 12 years. Anticipate replacement.
		•			**9.1.R SAFETY VALVE PROVISIONS** No TPRV discharge pipe installed at water heater. Install correct size drain pipe and properly terminate to an approved location for safety. Consult a plumber for correct installation.

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.

NOTE: Maintain hot-water supply temperatures at no more that 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.

T&PRV Discharge - 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 allowed, 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.

Siesmic Restraint - Restraining straps are generally 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.

9(S) . 40-18 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: ELECTRIC

WATER HEATER LOCATION:
EXTERIOR CLOSET

SYSTEM MAKE:
RHEEM

ESTIMATED CAPACITY:
30 GALLONS

ESTIMATED AGE:
8 YEARS

DESIGN LIFE:
08 TO 12 YEARS

S	F	P	NA	NI	
		•			**9.0.S WATER HEATER** Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation. Corrosion noted at plumbing of water heater. Replace components as needed to prevent leaks and moisture damage. No water heater drip pan installed. Suggest drip pan installation to protect from moisture damage. Drain pipe on drip pan should be routed to exterior location. Consult a plumber for proper installation. Water heater operated properly at the time of inspection. It is 8 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.
		•			**9.1.S SAFETY VALVE PROVISIONS** No TPRV discharge pipe installed at water heater. Install correct size drain pipe and properly terminate to an approved location for safety. Consult a plumber for correct installation.

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.

9.0.S WATER HEATER (See Picture(s)

NOTE: Maintain hot-water supply temperatures at no more that 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.

T&PRV Discharge - 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 allowed, 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.

Siesmic Restraint - Restraining straps are generally 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.

9(T) . 60-1 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: ELECTRIC

WATER HEATER LOCATION:
EXTERIOR CLOSET

SYSTEM MAKE:
RHEEM

ESTIMATED CAPACITY:
30 GALLONS

ESTIMATED AGE:
5 YEARS

DESIGN LIFE:
08 TO 12 YEARS

S	F	P	NA	NI	
		•			**9.0.T WATER HEATER** Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation. Water heater operated properly at the time of inspection. It is 5 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.
•					**9.1.T SAFETY VALVE PROVISIONS**

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.

NOTE: Maintain hot-water supply temperatures at no more that 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.

Siesmic Restraint - Restraining straps are generally 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.

9(U) . 60-2 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: ELECTRIC

WATER HEATER LOCATION:
EXTERIOR CLOSET

SYSTEM MAKE:
NOT DETERMINED

ESTIMATED CAPACITY:
30 GALLONS

ESTIMATED AGE:
UNKNOWN

DESIGN LIFE:
08 TO 12 YEARS

SPECIAL LIMITATIONS:
INACCESSIBLE AREA(S)

S	F	P	NA	NI	
		•			**9.0.U WATER HEATER** Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation. Corrosion noted at plumbing of water heater. Replace components as needed to prevent leaks and moisture damage. No water heater drip pan installed. Suggest drip pan installation to protect from moisture damage. Drain pipe on drip pan should be routed to exterior location. Consult a plumber for proper installation. Water heater age not determined due to inaccessibility to label.
		•			**9.1.U SAFETY VALVE PROVISIONS** No TPRV discharge pipe installed at water heater. Install correct size drain pipe and properly terminate to an approved location for safety. Consult a plumber for correct installation.

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.

NOTE: Maintain hot-water supply temperatures at no more that 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.

T&PRV Discharge - 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 allowed, 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.

Siesmic Restraint - Restraining straps are generally 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.

9(V) . 60-3 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: ELECTRIC

WATER HEATER LOCATION:
EXTERIOR CLOSET

SYSTEM MAKE:
RHEEM

ESTIMATED CAPACITY:
30 GALLONS

ESTIMATED AGE:
2 YEARS

DESIGN LIFE:
08 TO 12 YEARS

S	F	P	NA	NI	
		•			**9.0.V WATER HEATER** Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation. No water heater drip pan installed. Suggest drip pan installation to protect from moisture damage. Drain pipe on drip pan should be routed to exterior location. Consult a plumber for proper installation. Water heater operated properly at the time of inspection. It is 2 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.
		•			**9.1.V SAFETY VALVE PROVISIONS** The discharge pipe for the Temperature Pressure Relief Valve (TPRV) has been reduced with a flexible connector. Install proper size smooth bore approved piping for correct installation. Consult plumber for proper and safe installation.

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.

NOTE: Maintain hot-water supply temperatures at no more that 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.

T&PRV Discharge - 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 allowed, 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.

Siesmic Restraint - Restraining straps are generally 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.

9(W) . 60-4 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.

S	F	P	NA	NI	
				●	**9.0.W WATER HEATER** Water heater inaccessible due to height. Recommend pulling dishwasher inside unit to inspect water heater from interior. (See Picture(s)

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.

9.0.W WATER HEATER (See Picture(s)

NOTE: Maintain hot-water supply temperatures at no more that 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.

9(X) . 60-5 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: ELECTRIC

WATER HEATER LOCATION:
EXTERIOR CLOSET

SYSTEM MAKE:
RHEEM

ESTIMATED CAPACITY:
30 GALLONS

ESTIMATED AGE:
5 YEARS

DESIGN LIFE:
08 TO 12 YEARS

S	F	P	NA	NI	
●					**9.0.X WATER HEATER** Water heater operated properly at the time of inspection. It is 5 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.
		●			**9.1.X SAFETY VALVE PROVISIONS** The discharge pipe for the Temperature Pressure Relief Valve (TPRV) has been reduced with a flexible connector. Install proper size smooth bore approved piping for correct installation. Consult plumber for proper and safe installation. TPR valve piping is improperly sloped uphill. This is not allowed for safety reasons. Suggest evaluation and proper installation for safety reasons. See supplemental comments for additional information.

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.

NOTE: Maintain hot-water supply temperatures at no more that 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.
T&PRV Discharge - 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 allowed, only high temperature plastic is acceptable.

9(Y) . 60-6 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: ELECTRIC

WATER HEATER LOCATION:
EXTERIOR CLOSET

SYSTEM MAKE:
BRADFORD WHITE

ESTIMATED CAPACITY:
30 GALLONS

ESTIMATED AGE:
7 YEARS

DESIGN LIFE:
08 TO 12 YEARS

S	F	P	NA	NI	
		•			**9.0.Y WATER HEATER** Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation. Drain pipe on drip pan should be routed to exterior location. Consult a plumber for proper installation. Water heater operated properly at the time of inspection. It is 10 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.
		•			**9.1.Y SAFETY VALVE PROVISIONS** The discharge pipe for the Temperature Pressure Relief Valve (TPRV) has been reduced with a flexible connector. Install proper size smooth bore approved piping for correct installation. Consult plumber for proper and safe installation. TPRV discharge pipe should terminate into drip pan or to exterior of house in a visible location. It currently terminates into cabinet. Consult plumber for proper termination.

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.

NOTE: Maintain hot-water supply temperatures at no more that 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.

T&PRV Discharge - 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 allowed, 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.

Siesmic Restraint - Restraining straps are generally 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.

9(Z) . 80-1 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: ELECTRIC

WATER HEATER LOCATION:
INTERIOR CLOSET

SYSTEM MAKE:
RHEEM

ESTIMATED CAPACITY:
30 GALLONS

ESTIMATED AGE:
6 YEARS

DESIGN LIFE:
08 TO 12 YEARS

S	F	P	NA	NI	
		•			**9.0.Z WATER HEATER** Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation. Water heater operated properly at the time of inspection. It is 7 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.
•					**9.1.Z SAFETY VALVE PROVISIONS**

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.

NOTE: Maintain hot-water supply temperatures at no more that 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.

Siesmic Restraint - Restraining straps are generally 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.

9(AA) . 80-2 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: ELECTRIC

WATER HEATER LOCATION:
INTERIOR CLOSET

SYSTEM MAKE:
RHEEM

ESTIMATED CAPACITY:
30 GALLONS

ESTIMATED AGE:
7 YEARS

DESIGN LIFE:
08 TO 12 YEARS

S	F	P	NA	NI	
		•			**9.0.AA WATER HEATER** Corrosion noted at plumbing of water heater. Replace components as needed to prevent leaks and moisture damage. Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation. Drain pipe on drip pan should be routed to exterior. Consult a plumber for proper installation. Water heater is 7 years old with a manufacturers design life of 8 - 12 years. Anticipate replacement.
		•			**9.1.AA SAFETY VALVE PROVISIONS** The discharge pipe for the Temperature Pressure Relief Valve (TPRV) has been reduced with a flexible connector. Install proper size smooth bore approved piping for correct installation. Consult plumber for proper and safe installation.

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.

NOTE: Maintain hot-water supply temperatures at no more that 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.

T&PRV Discharge - 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 allowed, only high temperature plastic is acceptable.

Siesmic Restraint - Restraining straps are generally 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.

9(BB) . 80-3 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: ELECTRIC

WATER HEATER LOCATION:
INTERIOR CLOSET

SYSTEM MAKE:
RHEEM

ESTIMATED CAPACITY:
30 GALLONS

ESTIMATED AGE:
3 YEARS

DESIGN LIFE:
08 TO 12 YEARS

S	F	P	NA	NI	
•					**9.0.BB WATER HEATER** Water heater operated properly at the time of inspection. It is 3 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.
		•			**9.1.BB SAFETY VALVE PROVISIONS** No TPRV discharge pipe installed at water heater. Install correct size drain pipe and properly terminate to an approved location for safety. Consult a plumber for correct installation.

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.

NOTE: Maintain hot-water supply temperatures at no more that 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.

T&PRV Discharge - 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 allowed, only high temperature plastic is acceptable.

9(CC) . 80-4 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: ELECTRIC

WATER HEATER LOCATION:
INTERIOR CLOSET

SYSTEM MAKE:
RHEEM

ESTIMATED CAPACITY:
30 GALLONS

ESTIMATED AGE:
5 YEARS

DESIGN LIFE:
08 TO 12 YEARS

SPECIAL LIMITATIONS:
INACCESSIBLE DUE TO STORAGE
INSULATION WRAPPED

S	F	P	NA	NI	
		•			**9.0.CC WATER HEATER** 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 5 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.
		•			**9.1.CC SAFETY VALVE PROVISIONS** The discharge pipe for the Temperature Pressure Relief Valve (TPRV) has been reduced with a flexible connector. Install proper size smooth bore approved piping for correct installation. Consult plumber for proper and safe installation.

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.

9.0.CC WATER HEATER (See Picture(s)

NOTE: Maintain hot-water supply temperatures at no more that 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.

T&PRV Discharge - 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 allowed, only high temperature plastic is acceptable.

9(DD) . Laundry 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: ELECTRIC

WATER HEATER LOCATION:
EXTERIOR CLOSET

SYSTEM MAKE:
BRADFORD WHITE

ESTIMATED CAPACITY:
40 GALLONS

ESTIMATED AGE:
10 YEARS

DESIGN LIFE:
08 TO 12 YEARS

S	F	P	NA	NI	
		•			**9.0.DD WATER HEATER** Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation. No water heater drip pan installed. Suggest drip pan installation to protect from moisture damage. Drain pipe on drip pan should be routed to exterior location. Consult a plumber for proper installation. Water heater operated properly at the time of inspection. It is 10 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.
		•			**9.1.DD SAFETY VALVE PROVISIONS** No TPRV discharge pipe installed at water heater. Install correct size drain pipe and properly terminate to an approved location for safety. Consult a plumber for correct installation.

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.

NOTE: Maintain hot-water supply temperatures at no more that 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.

T&PRV Discharge - 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 allowed, 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.

Siesmic Restraint - Restraining straps are generally 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.

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. EXTERIOR ELEMENTS

General Summary

1.0 SIDING

Poor/Defective

Water staining and mold in buildings 80 and 60 carport walls, storage boxes and ceilings. Anticipate/look for hidden damage behind finish materials. Contact a geologist or foundation contractor for evaluation of grading/drainage/waterproofing and to determine scope of work and repair cost estimate. Consult a mold remediation contractor to determine scope of work and repair cost estimate for the needed mold remediation. Contact HouseMaster at (805) 898-2698 if mold samples are desired. (See Picture(s)

Water staining in ceiling of laundry room and adjoining room appears to predate new deck. Look for/anticipate hidden damage behind finish material.

Hot tub equipment room has abandoned equipment and water heater, wood rot, failed roof, and water penetration through walls. Anticipate removal or repair.

Wood door for unit 60-3 exterior water heater closet is damaged with water staining/decay at wood door and at framing inside door. Consider changing unit 60-3, 60-4 and 40-18 exterior water heater closet doors to water proof doors. (See Picture(s)

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

Vegetation is noted in contact with structure. Suggest trimming/ removing vegetation away from structure. Vegetation in contact with or encroaching with building materials may trap moisture causing damage and/or deterioration, harbor insects or rodents and allow the growth of mold/mildew. (See Picture(s)

1.0 (See Picture(s)

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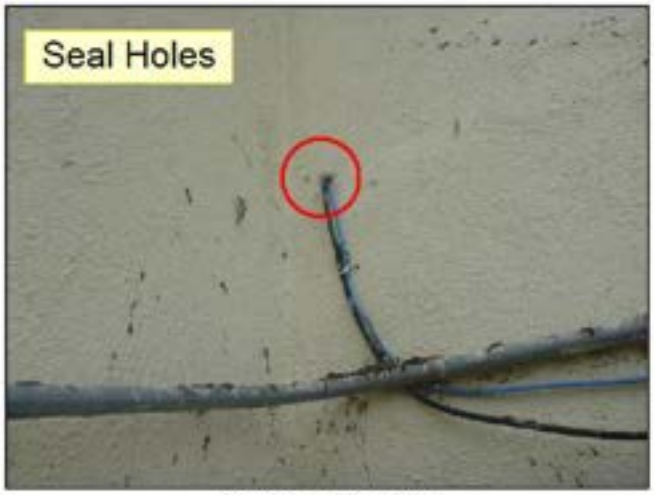

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1.2 STAIRS / STOOPS

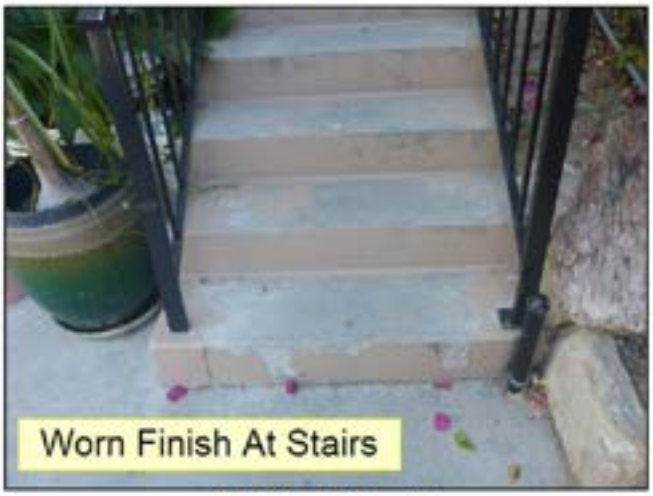
Fair

Cracked concrete at stairs to beach. Consult a qualified contractor for evaluation and repair cost estimate if required. Monitor grading/ drainage at stairs to limit expansion and contraction of soil.

Worn finish at 80 building stairs. Refinish as desired.

1.2 (See Picture(s)

1.2 (See Picture(s)



1.2 (See Picture(s)

1.3 PORCH(ES) / DECK(S)

Poor/Defective

Decking is failing in numerous locations throughout all buildings allowing moisture penetration through finish materials. Consult a decking company for evaluation/repair/replacement. Anticipate hidden damage beneath finish materials.

Planters on decks have caused damage to decking below. Consider removal. (See Picture(s)

Note: Building 60 has had portion of decks recently replaced. (See Picture(s)

1.3 (See Picture(s)

1.3 (See Picture(s)

1.3 (See Picture(s)

1.3 (See Picture(s)

1.3 (See Picture(s)

1.3 (See Picture(s)

1.3 (See Picture(s)

1.4 RAILINGS

Poor/Defective

Numerous rusting post bases throughout buildings are allowing water into and cause cracking at concrete and decking. Have cracked decks evaluated by a qualified contractor to determine solutions/need for repairs. Remove rust, prime, and paint rail bases to extend service life. (See Picture(s)

Openings at railings are wider than current building standards. Suggest upgrades for enhanced safety to help keep children from falling through rails.

1.4 (See Picture(s)

1.4 (See Picture(s)

1.4 (See Picture(s)

1.4 (See Picture(s)

1.5 SLAB FOUNDATION

Poor/Defective

Buildings 20 and 80 have settled and are out of level. Consult a foundation contractor, structural engineer, and geologist for evaluation and repair cost estimate for occupant safety.

Consult management/seller on history of foundation issues and repairs.

1.5 (See Picture(s)

1.5 (See Picture(s)

1.6 ELECTRIC / GFCI

Poor/Defective

Wiring outside of conduit at 20 building poses an electrical hazard. Consult a licensed electrical contractor for correction. Consult city for history of permits obtained for electrical work performed.

Missing weatherproof covers at multiple exterior wall outlets. Installation required to prevent moisture and pest intrusion.

Rusting metal flex conduit buried in soil to right of 80 building. Contact an electrician for evaluation and repair as needed. (See Picture(s)

No power to outlet on 20-1 balcony, likely in circuit with dismantled unit below. Repair needed when completing electrical at lower level unit.

Uncovered junction box in concrete floor of recycling trash can storage room. Cover junction box for electrical safety. (See Picture(s)

1.6 (See Picture(s)

1.6 (See Picture(s)

1.6 (See Picture(s)

1.6 (See Picture(s)

2. SITE ELEMENTS

General Summary

2.0 WALKWAYS

Fair

Worn finish at 80 building walkway. Refinish as desired.

See driveway comments below. See deck comments in exterior section of report.

2.0 (See Picture(s)

2.1 DRIVEWAY

Poor/Defective

Cracking/ settlement/ displacement at driveways and parking areas. Consult contractor for further evaluation and repairs as desired. Suggest drainage upgrades for controlling water and stabilizing soils. (See Picture(s)

20 Building carport slab has heaved/raised and been sealed at edges for repair. Consult seller on history of slab movement and repair, water penetration into unit 20 lower level apartment (currently under construction), and grading/drainage/waterproofing upgrades completed. (See Picture(s)

Spalling/damaged concrete in 60 building carport. Repair as desired. (See Picture(s)

2.1 (See Picture(s)

2.1 (See Picture(s)

2.1 (See Picture(s)

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2.1 (See Picture(s)

2.1 (See Picture(s)

2.2 RETAINING WALL(S)

Poor/Defective

Spalling and cracks at numerous retaining walls. Consult geologist and foundation contractor for evaluation, recommendations, and repair cost estimates for water proofing, grading and drainage upgrades and retaining wall repair. (See Picture(s)

Water observed at base of retaining wall/foundation wall in front of unit 40-5. Monitor condition and if moisture continues have evaluated/ repaired by a qualified contractor. (See Picture(s)

2.2 (See Picture(s)

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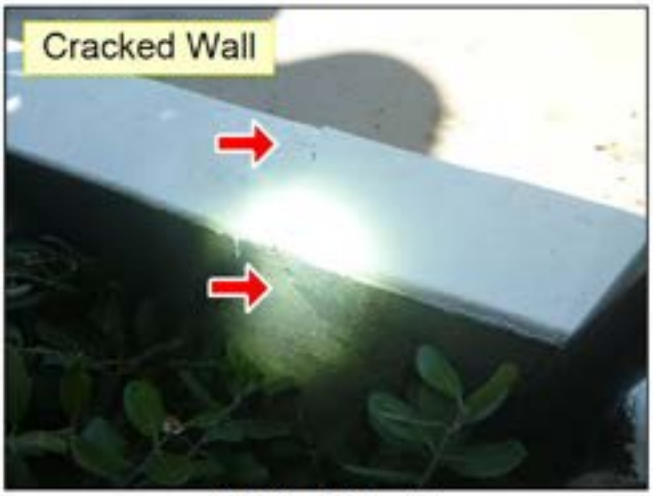


2.2 (See Picture(s)

2.2 (See Picture(s)

3(A) . 20-1 Bathroom (Upper Level)

General Summary

3.1.A TOILET

Poor/Defective

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

3(B) . 20-2 Bathrooms

General Summary

3.2.B JETTED BATH

Poor/Defective

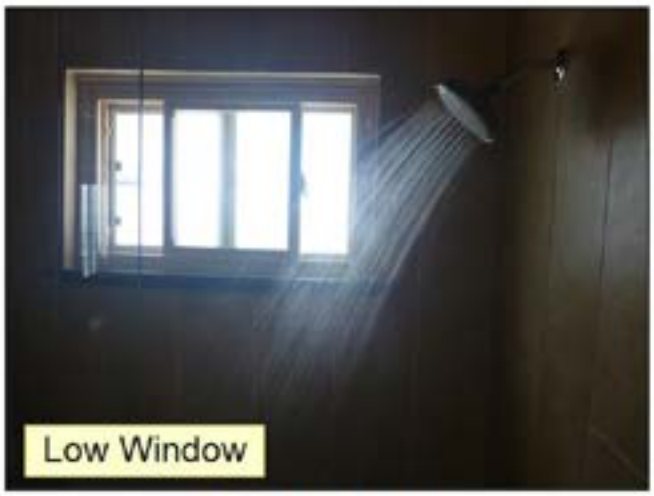
Tub access panel inaccessible due to washer/dryer no power to jetted tub.

3.5.B VENTILATION

Fair

Window is low in tub/shower at hall bath 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.



3.5.B (See Picture(s)

3(C) . 40-1 Bathrooms

General Summary

3.0.C SINK(S)

Fair

Corrosion noted at shutoff valves beneath sinks. Replace components as needed to prevent leaks and moisture damage. (See Picture(s)
Vanity doors rub/do not close properly. Adjust/repair as desired.
Sink stopper does not work properly. Repair for proper operation.

3.0.C (See Picture(s)

3.2.C 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.

3.5.C VENTILATION

Fair

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

3(D) . 40-2 Bathrooms

General Summary

3.1.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.

3.2.D BATHTUB

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. (See Picture(s)

3.2.D (See Picture(s)

3.3.D STALL SHOWER

Poor/Defective

Shower enclosure and fixtures are older and worn. Anticipate repairs and/or replacement of fixtures and/or enclosure. See supplemental

information regarding older fixtures/faucets. (See Picture(s)

3.3.D (See Picture(s)

3.4.D WALLS / CEILING

Poor/Defective

Water damage and suspected mold viewed through tub access panel. Look for/anticipate hidden water damage behind materials and consid sending mold samples to a lab for analysis prior to close of escrow. Call HouseMaster at (805) 898-2698 if mold sampling is desired. (See Picture(s)

3.4.D (See Picture(s)

3.4.D (See Picture(s)

3(E) . 40-3 Bathrooms

General Summary

3.0.E SINK(S)

Poor/Defective

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

3.1.E TOILET

Poor/Defective

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

3.4.E VENTILATION

Fair

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.

3.4.E (See Picture(s)

3(F) . 40-4 Bathrooms

General Summary

3.0.F SINK(S)

Fair

Damaged cabinet beneath sink. Replace as desired.(See Picture(s)

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

3.0.F (See Picture(s)

3.2.F BATHTUB

Poor/Defective

Drain was slow at tub. Evaluation is recommended by a qualified plumber. Sluggish or blocked drains may be a localized concern or

related to main waste or sewer line conditions.

3.5.F VENTILATION

Fair

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

Consider installation of exhaust fans for improved ventilation over windows.

3.5.F (See Picture(s)

3(G) . 40-5 Bathrooms

General Summary

3.0.G SINK(S)

Poor/Defective

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

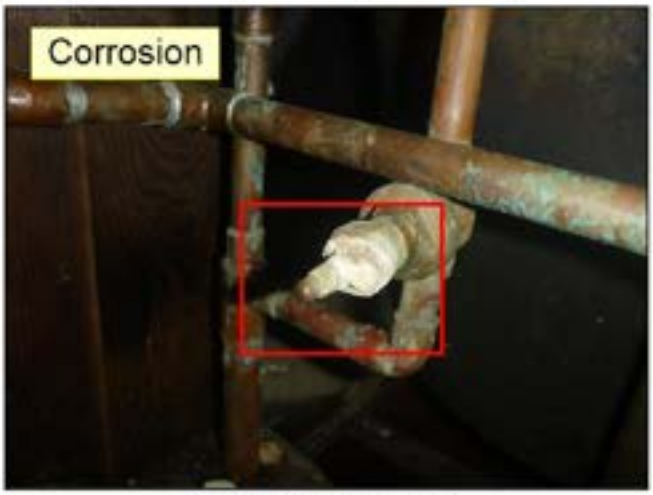
3.2.G BATHTUB

Poor/Defective

Corroded plumbing fitting viewed through tub access panel. Consult a plumber for repair.

Damaged/cracked finish at tub. Anticipate refinishing/replacement of tub.

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.



3.2.G (See Picture(s)

3.3.G STALL SHOWER

Fair

Loose handle at glass shower door. Recommend tightening hardware.

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.

3.4.G WALLS / CEILING

Fair

Patch in bathroom ceiling. Consult seller on history of damage/repair.

3(H) . 40-6 Bathrooms

General Summary

3.1.H 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.

3.5.H VENTILATION

Fair

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

3.5.H (See Picture(s)

3(I) . 40-7 Bathrooms

General Summary

3.5.I VENTILATION

Fair

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

3.5.I (See Picture(s)

3(J) . 40-8 Bathrooms

General Summary

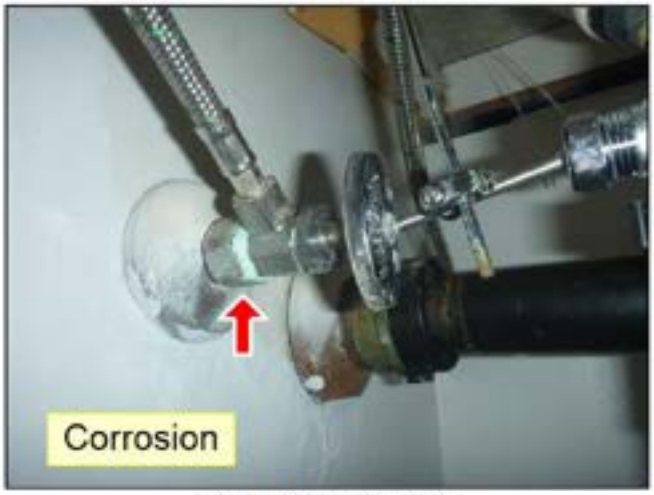
3.0.J SINK(S)

Fair

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

Scrape and caulk counter to sink joint to remove mildew and properly seal.

3.0.J (See Picture(s)



3.0.J (See Picture(s)

3.2.J BATHTUB

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.

3(K) . 40- 9 Bathrooms

General Summary

3.0.K SINK(S)

Poor/Defective

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

Scrape and caulk counter to sink joint to remove mildew and properly seal. (See Picture(s)

3.0.K (See Picture(s)

3.0.K (See Picture(s)

3.2.K BATHTUB

Fair

Worn/cracked finish at tub drain. Anticipate refinishing or replacement of tub. (See Picture(s)

3.2.K (See Picture(s)

3.3.K STALL SHOWER

Fair

Cracked floor tiles in stall shower base. See pest control report for findings on their flood test of shower pan to determine integrity of shower pan. (See Picture(s)

3.3.K (See Picture(s)

3.5.K VENTILATION

Fair

Window is low in tub/shower which may allow water into wall. Suggest use of water proof curtain at window while showering. Consider installation of exhaust fans for improved ventilation over windows.

3.5.K (See Picture(s)

3(L) . 40-10 Bathroom

General Summary

3.0.L SINK(S)

Fair

Worn sink vanity. Refinish/replace as desired.

3.2.L BATHTUB

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. (See Picture(s)

3.2.L (See Picture(s)

3(M) . 40-11 Bathroom

General Summary

3.0.M SINK(S)

Poor/Defective

Scrape and caulk around fixture to remove mildew and prevent water penetration.

Worn finish at sink. Anticipate refinishing or replacing sink.

Loose sink faucet. Tighten to prevent plumbing leak.

3.0.M (See Picture(s)

3.0.M (See Picture(s)

3.3.M ELECTRIC / GFCI

Fair

Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at all bathroom outlets. Due to the age of original construction, this is considered an upgrade item. However, it is highly recommended for safety reasons. Consult electrician for installation.

3(N) . 40-12 Bathroom

General Summary

3.2.N BATHTUB

Poor/Defective

Shower diverter does not divert water to shower head when shower diverter is pulled. Suggest replacement to conserve water while showeri

Worn/cracked finish at tub. Anticipate refinishing or replacement of tub. (See Picture(s)

3.2.N (See Picture(s)

3.2.N (See Picture(s)

3(O) . 40-14 Bathroom

General Summary

3.2.O STALL SHOWER

Fair

Glass shower door strikes towel rack. Consider moving towel rack and using caution with frameless glass shower door.

3.2.O (See Picture(s)

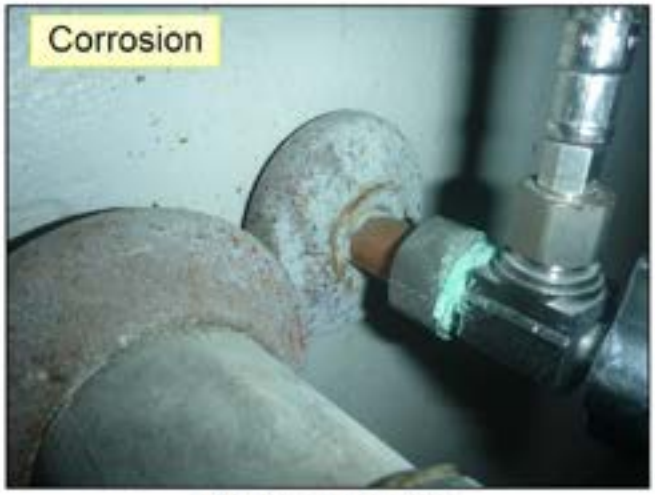
3(P) . 40-15 Bathroom

General Summary

3.0.P SINK(S)

Fair

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



3.0.P (See Picture(s)

3.2.P BATHTUB

Fair

Worn/cracked finish at tub drain. Anticipate refinishing or replacement of tub.

3.2.P (See Picture(s)

3(Q) . 40-16 Bathroom

General Summary

3.2.Q BATHTUB

Poor/Defective

Shower diverter is stuck in the up position. Anticipate replacement of diverter. Recommend installing a water softener.

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.

3.3.Q ELECTRIC / GFCI

Poor/Defective

Hot/Neutral reversed at bathroom outlet. Consult an electrician for correction. (See Picture(s)

3.3.Q (See Picture(s)

3(R) . 40-17 Bathroom

General Summary

3.0.R SINK(S)

Fair

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

3.0.R (See Picture(s)

3.2.R BATHTUB

Poor/Defective

Corrosion at plumbing fixture viewed through tub access panel. Consult a licensed plumber for repair. (See Picture(s)

Worn/cracked finish at tub drain. Anticipate refinishing or replacement of tub. (See Picture(s)

3.2.R (See Picture(s)

3.2.R (See Picture(s)

3.3.R ELECTRIC / GFCI

Fair

Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at all bathroom outlets. Due to the age of original construction, this is considered an upgrade item. However, it is highly recommended for safety reasons. Consult electrician for installation.

3.4.R VENTILATION

Fair

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

Consider installation of exhaust fans for improved ventilation over windows.

3.4.R (See Picture(s)

3(S) . 40-18 Bathroom

General Summary

3.0.S SINK(S)

Fair

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

3.2.S BATHTUB

Poor/Defective

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. (See Picture(s)

Drain stopper at tub not installed. Anticipate use of rubber stopper.

Shower diverter does not divert all water to shower head when shower diverter is pulled. Suggest replacement to conserve water while showering.

3.2.S (See Picture(s)

3.2.S (See Picture(s)

3(T) . 60-1 Bathroom

General Summary

3.2.T 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.

3(U) . 60-2 Bathroom

General Summary

3.2.U BATHTUB

Fair

Rusting at backside of tub. Anticipate replacement.

Worn/cracked finish at tub and tile. Anticipate refinishing or replacement of tub.

3.2.U (See Picture(s)

3.2.U (See Picture(s)

3.4.U VENTILATION

Fair

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)

3.4.U (See Picture(s)

3(V) . 60-3 Bathroom

General Summary

3.0.V SINK(S)

Poor/Defective

Flexible drain piping under sink is not allowed per the plumbing codes. Consult a plumber for correction. (See Picture(s)

3.0.V (See Picture(s)

3(W) . 60-4 Bathroom

General Summary

3.2.W BATHTUB

Poor/Defective

Rusting observed at back of tub through tub access panel. Anticipate replacement.

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.

3.2.W (See Picture(s)

3(X) . 60-5 Bathroom

General Summary

3.0.X SINK(S)

Fair

Worn sink vanity. Refinish/replace as desired. (See Picture(s)

3.0.X (See Picture(s)

3.2.X 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.

Worn/cracked finish at tub. Anticipate refinishing or replacement of tub. (See Picture(s)

Tub access panel was inaccessible due to storage. Recommend inspecting inside tub access panel once storage has been moved.

3.2.X (See Picture(s)

3.3.X ELECTRIC / GFCI

Fair

Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at all bathroom outlets. Due to the age of original construction, this is considered an upgrade item. However, it is highly recommended for safety reasons. Consult electrician for installation.

3(Y) . 60-6 Bathroom

General Summary

3.2.Y BATHTUB

Poor/Defective

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

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 was inaccessible due to storage. Recommend inspecting inside tub access panel once storage has been moved.

3.2.Y (See Picture(s)

3(Z) . 80-1 Bathroom

General Summary

3.0.Z SINK(S)

Poor/Defective

Worn finish at sink. Anticipate refinishing or replacement of sink.

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

3.0.Z (See Picture(s)

3.0.Z (See Picture(s)

3.1.Z TOILET

Fair

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

3.1.Z (See Picture(s)

3.2.Z BATHTUB

Poor/Defective

Shower diverter is stuck in the up position. Contact a licensed plumber for replacement. Recommend installing a water softener. (See Picture(s)

Worn/cracked finish at tub. Anticipate refinishing or replacement of tub.

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.

3.2.Z (See Picture(s)

3.2.Z (See Picture(s)

3(AA) . 80-2 Bathroom

General Summary

3.0.AA SINK(S)

Fair

Worn sink vanity with cracked countertop. Refinish/replace as desired.

3.2.AA 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.

3.4.AA 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.

Consider installation of exhaust fans for improved ventilation over windows.

3(BB) . 80-3 Bathroom

General Summary

3.0.BB SINK(S)

Poor/Defective

Slow drains observed. Consult a plumber for further evaluation and repairs for proper drainage. Blocked drains may be a localized concern or related to the known main waste or sewer line conditions referenced in the plumbing "Drain/Waste Plumbing" section of report. Start with the affected fixture when assessing or attempting to correct.

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

3.4.BB VENTILATION

Poor/Defective

Vent did not power on at time of inspection. Consult an electrician for evaluation/repair.

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

3.4.BB (See Picture(s)

3(CC) . 80-4 Bathroom

General Summary

3.0.CC SINK(S)

Poor/Defective

Slow drains observed. Consult a plumber for further evaluation and repairs for proper drainage. Blocked drains may be a localized concern or related to the known main waste or sewer line conditions referenced in the plumbing "Drain/Waste Plumbing" section of report. Start with the affected fixture when assessing or attempting to correct.

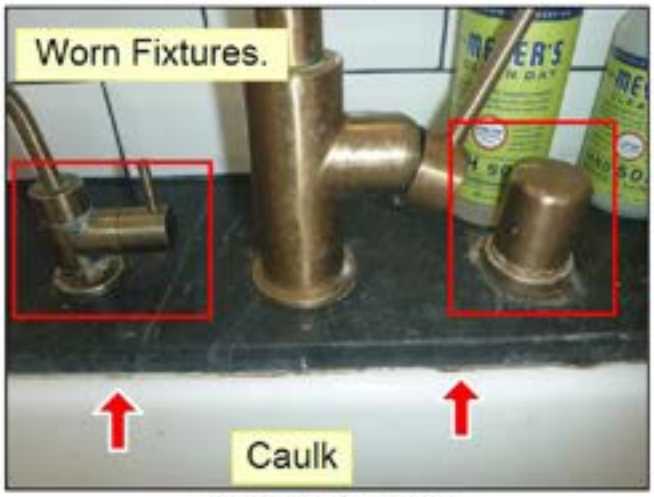
4(B) . 20-2 Kitchen

General Summary

4.0.B PLUMBING / SINK

Fair

Older/worn sink and fixtures. Anticipate repair or replacement. (See Picture(s)



4.0.B (See Picture(s)

4.0.B (See Picture(s)

4.2.B ELECTRIC / GFCI

Fair

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

4.6.B COUNTERTOP

Fair

Broken/chipped tiles noted at countertop. Repair/ replace tiles as desired.

Re-seal gap at counter to sink joint to prevent water penetration behind materials.

4.7.B CABINETRY

Fair

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

4(C) . 40-1 Kitchen

General Summary

4.0.C PLUMBING / SINK

Poor/Defective

Standing water and mold beneath sink to left of kitchen cabinet. Look for/anticipate hidden damage behind finish materials. Consult a license plumbing contractor and mold remediation contractor for evaluation and repair. Call HouseMaster at (805) 898-2698 if mold sampling is desired. (See Picture(s)

4.0.C (See Picture(s)

4.2.C ELECTRIC / GFCI

Poor/Defective

Open ground at countertop wall outlet. Contact an electrician for repair/replacement. (See Picture(s)

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

Improper connection (missing clamp) between disposal and conduit. Consult an electrician for correction. (See Picture(s)

4.2.C (See Picture(s)

4.2.C (See Picture(s)

4.2.C (See Picture(s)

4.3.C DISHWASHER

Poor/Defective

Pooling water beneath dishwasher. Look for/anticipate hidden damage behind finish materials. Consult a licensed plumbing contractor for evaluation and repair.

4.4.C DISPOSAL

Poor/Defective

No bushing/clamp at wire to garbage disposal noted. Install bushing/ clamp to protect wire from metal edge for proper/safe

installation.

4.7.C CABINETRY

Poor/Defective

See comment above regarding standing water under cabinets.

4(D) . 40-2 Kitchen

General Summary

4.0.D PLUMBING / SINK

Poor/Defective

Water leak beneath sink. Stains/moisture damage and possible mold/mildew beneath kitchen sink. Unable to determine condition behind concealed areas. Look for/anticipate hidden damage behind materials. Call HouseMaster at (805) 898-2698 if mold sampling is desired. (See Picture(s)

4.0.D (See Picture(s)

4.1.D WALLS / CEILING

Fair

Bubbled paint next to countertop range. Anticipate painting. Consider adding heat resistant material to wall.

4.1.D (See Picture(s)

4.4.D DISHWASHER

Fair

Dishwasher door rubs when opened/closed. Anticipate adjustment/repair.

Dishwasher operated properly at the time of the inspection, however due to age and wear it is downgraded to fair. Anticipate repair/replacement.

4.8.D CABINETRY

Fair

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

See comment above regarding leak under sink.

4(E) . 40-3 Kitchen

General Summary

4.0.E PLUMBING / SINK

Fair

Corrosion observed on plumbing under sink. Contact plumber for replacement.

4.0.E (See Picture(s)

4.2.E ELECTRIC / GFCI

Poor/Defective

Wire splice outside of junction box with missing junction box cover beneath countertop range. Consult an electrician for correction.

4.2.E (See Picture(s)

4.7.E CABINETRY

Fair

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

Multiple rubbing/misaligned cabinet doors. Anticipate adjustment/repair as required.

4.7.E (See Picture(s)

4.7.E (See Picture(s)

4(F) . 40-4 Kitchen

General Summary

4.0.F PLUMBING / SINK

Poor/Defective

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

4.0.F (See Picture(s)

4.1.F WALLS / CEILING

Fair

Hole in wall beneath kitchen sink should be properly closed/sealed to prevent pest intrusion. Consult seller on history of plumbing repairs.

4.3.F ELECTRIC / GFCI

Fair

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

4(G) . 40-5 Kitchen

General Summary

4.0.G PLUMBING / SINK

Fair

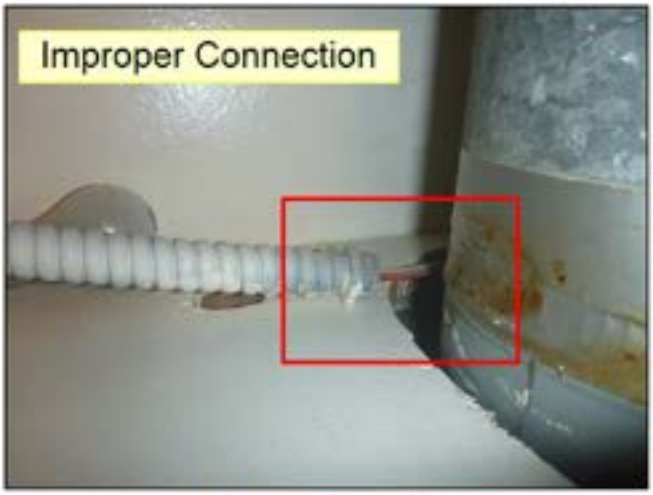
Stains/moisture damage noted under kitchen sink. Consult seller on history of water leaks. Unable to determine condition behind concealed areas. Look for/anticipate hidden damage behind materials. (See Picture(s)

4.0.G (See Picture(s)

4.2.G ELECTRIC / GFCI

Poor/Defective

Improper flex conduit connection to hood exposes wire. Consult an electrician for correction. (See Picture(s)



4.2.G (See Picture(s)

4.3.G DISHWASHER

Poor/Defective

Dishwasher operated properly but air gap is not installed. Have air gap installed by a licensed plumber to prevent sewer backup into dishwasher.

4.5.G VENTILATOR

Fair

Missing cover/filter at hood. Installation needed. (See Picture(s)

See electrical comment above.

4.5.G (See Picture(s)

4.7.G CABINETRY

Fair

Multiple rubbing/misaligned cabinet doors. Anticipate adjustment/repair as required.

See comment above regarding water stains under sink.

4.7.G (See Picture(s)

4(H) . 40-6 Kitchen

General Summary

4.0.H PLUMBING / SINK

Fair

Corrosion observed on plumbing under sink. Contact plumber for replacement.

4.0.H (See Picture(s)

4.1.H WALLS / CEILING

Fair

Hole in wall beneath kitchen sink should be properly closed/sealed to prevent pest intrusion. Consult seller on history of plumbing repairs. (S
Picture(s)

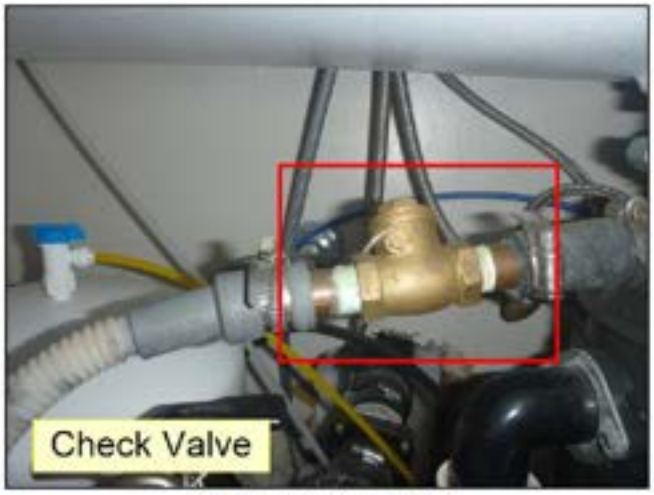
4.1.H (See Picture(s)

4.4.H DISHWASHER

Poor/Defective

Dishwasher operated properly but air gap is not installed. Have air gap installed by a licensed plumber to prevent sewer backup into dishwasher.

Check valve currently installed in dishwasher drain line is not a suitable replacement for air gap as per the plumbing code.



4.4.H (See Picture(s)

4(I) . 40-7 Kitchen

General Summary

4.4.I DISPOSAL

Poor/Defective

No bushing/clamp at wire to garbage disposal noted. Install bushing/ clamp to protect wire from metal edge for proper/safe installation.

4(J) . 40-8 Kitchen

General Summary

4.1.J WALLS / CEILING

Fair

Hole in wall beneath kitchen sink should be properly closed/sealed to prevent pest intrusion. Consult seller on history of plumbing repairs. (Se
Picture(s)

4.1.J (See Picture(s)

4.3.J ELECTRIC / GFCI

Poor/Defective

Wire outside of conduit to wall oven, hood and disposal. Contact a licensed electrician for correction.(See Picture(s)
Wiring improperly connected to countertop range. Contact a licensed electrician for correction. (See Picture(s)

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

4.3.J (See Picture(s)

4.3.J (See Picture(s)

4.3.J (See Picture(s)

4.4.J DISHWASHER

Poor/Defective

Dishwasher operated properly but air gap is not installed. Have air gap installed by a licensed plumber to prevent sewer backup into dishwasher.

4.5.J DISPOSAL

Poor/Defective

No bushing/clamp at wire to garbage disposal noted. Install bushing/ clamp to protect wire from metal edge for proper/safe installation. (See Picture(s)

4.5.J (See Picture(s)

4.6.J VENTILATOR

Poor/Defective

Low power to hood fan. Anticipate repair/replacement.

4(K) . 40-9 Kitchen

General Summary

4.2.K ELECTRIC / GFCI

Fair

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

4.3.K DISHWASHER

Poor/Defective

Dishwasher operated properly but air gap is not installed. Have air gap installed by a licensed plumber to prevent sewer backup into dishwasher.

4.5.K VENTILATOR

Fair

Exhaust fan is recirculating back into kitchen. Consult a technician for proper installation to only vent through roof vent and prevent venting back into kitchen.

4(L) . 40-10 Kitchen

General Summary

4.1.L 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.

4.6.L COUNTERTOP

Fair

Re-seal gap at counter to backsplash joint to prevent water penetration behind materials.

4.7.L CABINETRY

Fair

Damaged cabinet drawer. Repair/replace as desired.

4.7.L (See Picture(s)

4(M) . 40-11 Kitchen

General Summary

4.1.M WALLS / CEILING

Fair

Hole in wall beneath kitchen sink should be properly closed/sealed to prevent pest intrusion. Consult seller on history of plumbing repairs.

4.1.M (See Picture(s)

4.2.M 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.

4.3.M ELECTRIC / GFCI

Fair

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

4.4.M DISHWASHER

Poor/Defective

Dishwasher operated properly but air gap is not installed. Have air gap installed by a licensed plumber to prevent sewer backup into dishwasher.

4.6.M VENTILATOR

Poor/Defective

Missing cover/filter at hood fan. Installation needed for fan safety.

4.8.M CABINETRY

Fair

Finish is worn at cabinets. Re-finish cabinets as desired. (See Picture(s)

4.8.M (See Picture(s)

4(N) . 40-12 Kitchen

General Summary

4.1.N 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.

4.2.N ELECTRIC / GFCI

Fair

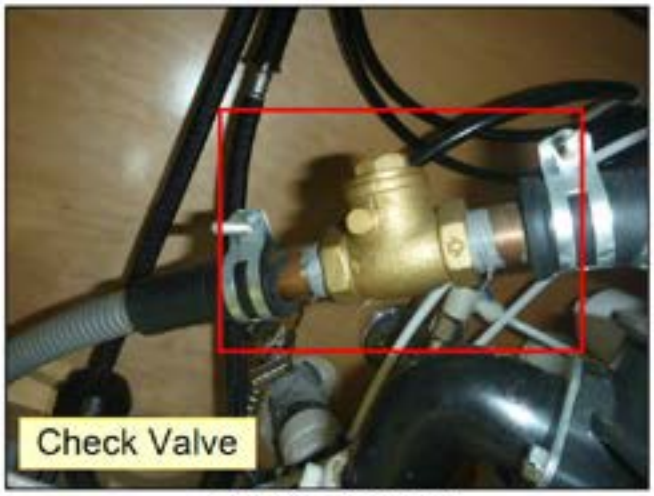
Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at all kitchen counter outlets.

4.3.N DISHWASHER

Poor/Defective

Dishwasher operated properly but air gap is not installed. Have air gap installed by a licensed plumber to prevent sewer backup into dishwasher.

Check valve currently installed in dishwasher drain line is not a suitable replacement for air gap as per the plumbing code. (See Picture(s)



4.3.N (See Picture(s)

4.4.N DISPOSAL

Poor/Defective

Noisy disposal noted. Anticipate repair/replacement.

4.7.N CABINETRY

Fair

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

4(O) . 40-14 Kitchen

General Summary

4.2.O ELECTRIC / GFCI

Fair

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

4(P) . 40-15 Kitchen

General Summary

4.0.P PLUMBING / SINK

Fair

Corrosion observed on plumbing under sink. Contact plumber for replacement.

4.0.P (See Picture(s)

4.1.P 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.

4.2.P ELECTRIC / GFCI

Fair

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

4.3.P DISHWASHER

Poor/Defective

Dishwasher operated properly but air gap is not installed. Have air gap installed by a licensed plumber to prevent sewer backup into dishwasher.

4(Q) . 40-16 Kitchen

General Summary

4.1.Q COOKING UNIT

Poor/Defective

Loose handle at oven. Recommend tightening hardware.

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

4.2.Q ELECTRIC / GFCI

Fair

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

4.3.Q DISHWASHER

Poor/Defective

Dishwasher operated properly but air gap is not installed. Have air gap installed by a licensed plumber to prevent sewer backup into dishwasher.

4.7.Q CABINETRY

Poor/Defective

Multiple rubbing/misaligned cabinet doors. Anticipate adjustment/repair as required.

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

4(R) . 40-17 Kitchen

General Summary

4.1.R COOKING UNIT

Poor/Defective

Left front burner not operable. Consult appliance repair technician for evaluation/repair.

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

4.2.R ELECTRIC / GFCI

Fair

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

4.4.R DISPOSAL

Poor/Defective

Noisy disposal noted. Anticipate repair/replacement.

Rusting garbage disposal flange. Replace before failure to prevent water leaks. (See Picture(s)

4.4.R (See Picture(s)

4.5.R VENTILATOR

Fair

Microwave/hood combo is currently recirculating air into kitchen when on. Consider connecting to duct to exhaust kitchen gases through roo
(See Picture(s)

4.5.R (See Picture(s)

4(S) . 40-18 Kitchen

General Summary

4.1.S 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.

Damaged broiler drawer at oven. Anticipate adjustment/repair. (See Picture(s)

4.1.S (See Picture(s)

4.2.S ELECTRIC / GFCI

Fair

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

4.3.S DISHWASHER

Poor/Defective

Dishwasher operated properly but air gap is not installed. Have air gap installed by a licensed plumber to prevent sewer backup into dishwasher.

4.4.S DISPOSAL

Poor/Defective

Older/rusting/noisy disposal noted. Anticipate repair/replacement.

4(T) . 60-1 Kitchen

General Summary

4.1.T 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.

4.2.T ELECTRIC / GFCI

Fair

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

4.7.T CABINETRY

Fair

Worn cabinet hardware. Repair/replace as desired.

4(U) . 60-2 Kitchen

General Summary

4.1.U COOKING UNIT

Poor/Defective

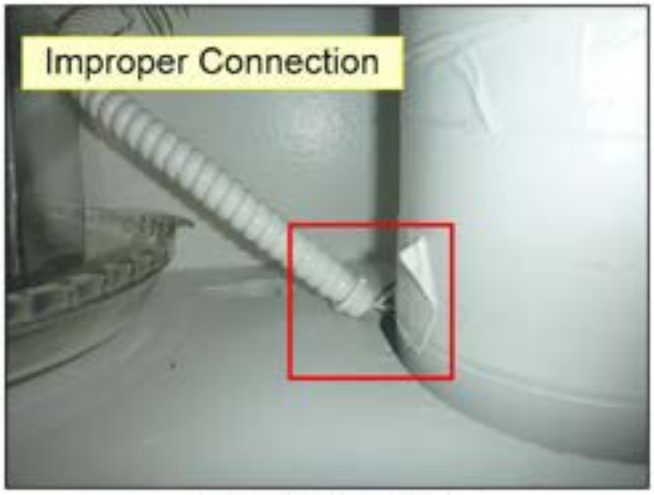
Stove operated properly but it is not secured to prevent tipping over. Secure stove with an anti-tip device for proper/safe installation.

4.2.U ELECTRIC / GFCI

Poor/Defective

Improper flex conduit connection to hood exposes wire. Consult an electrician for correction.

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



4.2.U (See Picture(s)

4.3.U DISHWASHER

Poor/Defective

Dishwasher operated properly but air gap is not installed. Have air gap installed by a licensed plumber to prevent sewer backup into dishwasher.

4.4.U DISPOSAL

Fair

Noisy disposal noted. Anticipate repair/replacement.

4.5.U VENTILATOR

Fair

Exhaust fan is recirculating back into kitchen. Consult a technician for proper installation to only vent through roof vent and prevent venting back into kitchen.

See electrical comment above.

4(V) . 60-3 Kitchen

General Summary

4.0.V PLUMBING / SINK

Fair

Corrosion observed on plumbing under sink. Contact plumber for replacement.

4.1.V WALLS / CEILING

Fair

Hole in wall beneath kitchen sink should be properly closed/sealed to prevent pest intrusion. Consult seller on history of plumbing repairs. (S
Picture(s)

4.1.V (See Picture(s)

4.1.V (See Picture(s)

4.3.V ELECTRIC / GFCI

Poor/Defective

4.3.V (1) Open ground at kitchen outlet. Consult a licensed electrician for correction.

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

4.3.V (2) Open ground at kitchen outlet. Repairs needed for safety. Consult an electrical contractor for repair.

4.7.V COUNTERTOP

Fair

Worn finish at kitchen counter. Repair/replace as desired.

4.7.V (See Picture(s)

4(W) . 60-4 Kitchen

General Summary

4.0.W PLUMBING / SINK

Poor/Defective

Signs of leak at sink drain piping. Consult a licensed plumber for repair. (See Picture(s)

4.0.W (See Picture(s)

4.2.W ELECTRIC / GFCI

Fair

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

4(X) . 60-5 Kitchen

General Summary

4.1.X 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.

4.2.X ELECTRIC / GFCI

Fair

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

4.3.X DISHWASHER

Poor/Defective

Dishwasher operated properly but air gap is not installed. Have air gap installed by a licensed plumber to prevent sewer backup into dishwasher.

Check valve currently installed in dishwasher drain line is not a suitable replacement for air gap as per the plumbing code.

4.3.X (See Picture(s)

4.6.X COUNTERTOP

Fair

Burn marks/discoloration observed at countertop. Repair/replace as desired. (See Picture(s)

4.6.X (See Picture(s)

4.6.X (See Picture(s)

4.7.X CABINETRY

Fair

Multiple rubbing/misaligned cabinet doors. Anticipate adjustment/repair as required.

4(Y) . 60-6 Kitchen

General Summary

4.0.Y PLUMBING / SINK

Fair

Signs of previous 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 prior to close of escrow.

4.1.Y COOKING UNIT

Poor/Defective

Damaged/loose connection at oven control panel. Anticipate repair/replacement of control panel.

4.1.Y (See Picture(s)

4.3.Y DISHWASHER

Poor/Defective

Dishwasher operated properly but air gap is not installed. Have air gap installed by a licensed plumber to prevent sewer backup into dishwasher. Check valve currently installed in dishwasher drain line is not a suitable replacement for air gap as per the plumbing code.

Dishwasher operated properly at the time of the inspection, however due to age and wear it is downgraded. Anticipate repair/replacement.

4.3.Y (See Picture(s)

4.6.Y COUNTERTOP

Poor/Defective

Damaged countertop noted. Repair/ replace countertop as desired. (See Picture(s)

Re-seal gap at counter to sink joint to prevent water penetration behind materials.

4.6.Y (See Picture(s)

4.7.Y CABINETRY

Poor/Defective

Older and worn cabinets noted. Repair/re-finish/replace as desired. (See Picture(s)

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

4.7.Y (See Picture(s)

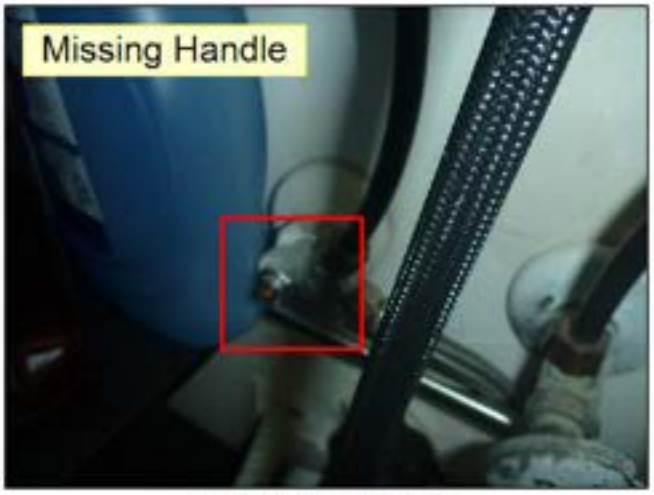
4(Z) . 80-1 Kitchen

General Summary

4.0.Z PLUMBING / SINK

Poor/Defective

Missing handle at shutoff valve. Contact a licensed plumber to replace angle stop.



4.0.Z (See Picture(s)

4.2.Z ELECTRIC / GFCI

Fair

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

4.3.Z DISHWASHER

Poor/Defective

Dishwasher operated properly but air gap is not installed. Have air gap installed by a licensed plumber to prevent sewer backup into dishwasher.

4.5.Z VENTILATOR

Poor/Defective

Hood would not power on at time of inspection. Anticipate repair/replacement.

4.7.Z CABINETRY

Fair

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

4(AA) . 80-2 Kitchen

General Summary

4.1.AA 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.

4.2.AA ELECTRIC / GFCI

Poor/Defective

Improper conduit connection to hood. Contact a licensed electrician for correction.

4.3.AA DISHWASHER

Poor/Defective

Dishwasher operated properly but air gap is not installed. Have air gap installed by a licensed plumber to prevent sewer backup into dishwasher.

4(BB) . 80-3 Kitchen

General Summary

4.0.BB PLUMBING / SINK

Poor/Defective

Stains/moisture damage and suspected mold/mildew beneath 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)

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

4.0.BB (See Picture(s)

4.1.BB 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.

4.3.BB DISHWASHER

Fair

Dishwasher is not properly secured to cabinet. Have screws installed at tabs under cabinet to properly secure dishwasher.

4.7.BB CABINETRY

Fair

See comment above regarding water stains under sink.

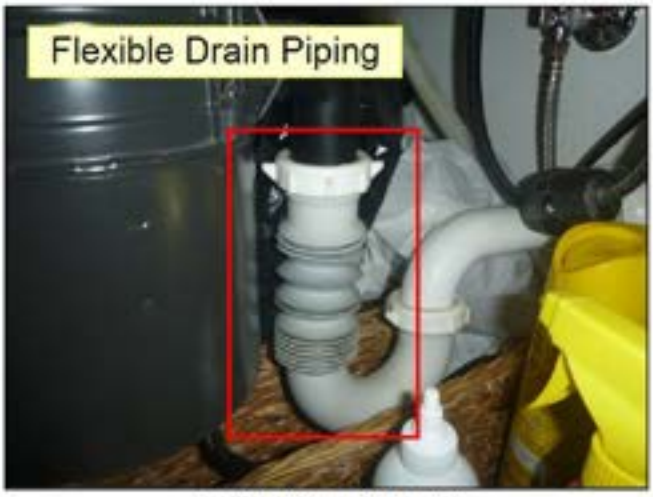
4(CC) . 80-4 Kitchen

General Summary

4.0.CC PLUMBING / SINK

Poor/Defective

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



4.0.CC (See Picture(s)

4.2.CC ELECTRIC / GFCI

Fair

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

5. INTERIOR ELEMENTS

General Summary

5.0 WALLS

Fair

20-1 is under construction with incomplete plumbing, electrical, open walls, etc. and was thus not inspected. Consult seller on history of water penetration through sub grade walls and improvements to walls waterproofing to prevent further water penetration.

Drywall damage noted in 60-6. Baseboard in 60-16 kitchen is damaged. Anticipate repairs (patching & painting) of scuffs, scrapes and holes in walls. Damage is aesthetic only. No indications of structural defects.(See Picture(s)

Limited inspection of unit 80-3 due to construction/ painting. Suggest completing a full evaluation/ walk thru of unit once painting is complete.

5.0 (See Picture(s)

5.0 (See Picture(s)

5.0 (See Picture(s)

5.0 (See Picture(s)

5.0 (See Picture(s)

5.1 CEILINGS

Poor/Defective

Cracks noted at ceilings in 40-2, 40-7, 60-5. Consult a contractor for evaluation/ repairs.

Acoustical ceiling material in 40-2, 60-3, 60-6 may contain asbestos. Suggest evaluation/testing before disturbing.(See Picture(s)

Staining and discoloration and/or painting noted at ceiling(s) in unit 80-3, 80-4. Possible leakage from exterior and/or roof cover. Consult seller regarding prior water penetration. Look for hidden damage behind finish materials.

5.1 (See Picture(s)

5.2 FLOORS

Poor/Defective

Unlevel floors observed at buildings 20 & 80. Consult a foundation contractor for a floor level survey/evaluation and repair cost estimate.

Worn/stained carpeting noted in unit 20-2, 40-5, 40-15, 60-6. Anticipate replacement. (See Picture(s)

Damaged/ worn flooring noted in 20-2, 40-1, 40-2, 40-8, 40-9, 80-2. Consult flooring professional for evaluation and repairs.(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.

5.2 (See Picture(s)

5.2 (See Picture(s)

5.2 (See Picture(s)

5.2 (See Picture(s)

5.3 WINDOWS

Poor/Defective

Older and worn windows noted in unit 20-2, 40-3, 40-9, 40-11, 40-16, 40-17, 60-5, 80-4. Missing/ damaged hardware noted at windows in 40-11, 80-1, 40-16, 40-18, 60-2, 60-3, 60-4, 80-3. Loose window panes noted in window frames in 60-3. Maintenance/ lubrication/ hardware replacements needed at windows for smooth and proper operation. Anticipate repairs and/or replacement. (See Picture(s)

Broken seal with damaged window frame noted at windows in 40-4, 60-3, 60-4. Replacement of double glazed units is usually required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Doubled glazed windows (insulated) windows and doors are subject to hard-to-detect failure of the airtight seal between panes.(See Picture(s)

This failure can result in moisture and/or staining of the unit that can vary seasonally and increase with time. While actual/suspect seal failure may be noted, it is not within the scope of a standard inspection to assess the seal integrity of these type units. A pre-closing check of all units when house is clear of furnishings, window coverings, etc., is advised.

5.3 (See Picture(s)

5.3 (See Picture(s)

5.3 (See Picture(s)

5.3 (See Picture(s)

5.3 (See Picture(s)

5.3 (See Picture(s)

5.3 (See Picture(s)

5.4 ROOM DOORS

Poor/Defective

Older, worn doors/ hardware noted at 40-2, 60-6, 40-16, 80-1. Master bedroom door in 40-8, 60-16 does NOT latch properly. pocket door in 40-7 is binding. Pocket door is 40-10 is damaged. Bathroom door in 40-16, 40-18 does NOT latch properly. Suggest consulting with door contractor for repair/replacement cost estimates. (See Picture(s)

Missing bathroom door noted at unit 80-2. Missing kitchen door noted at 60-6. Anticipate replacement.(See Picture(s)

Bathroom door in 40-11 does NOT latch/ lock properly. Anticipate hardware adjustment.(See Picture(s)

Limited inspection of unit 80-3 due to construction/ painting of unit. Suggest a full evaluation of the unit when painting is complete.

5.4 (See Picture(s)

5.4 (See Picture(s)

5.4 (See Picture(s)

5.4 (See Picture(s)

5.4 (See Picture(s)

5.5 PATIO / DECK DOORS(S)

Poor/Defective

Older and worn sliding glass patio doors noted. Damaged/ faulty hardware noted at sliding glass doors in unit 20-2, 40-4, 40-9,40-10, 40-11, 40-16. Hardware replacement/maintenance/cleaning/lubrication needed to operate smoothly.(See Picture(s)

5.5 (See Picture(s)

5.5 (See Picture(s)

5.5 (See Picture(s)

5.6 DETECTOR TEST

Poor/Defective

Missing smoke detectors noted in 20-2, 40-1, 40-2, 40-3, 40-10, 40-15, 60-6.See state department of health website for required locations.(See Picture(s)

5.6 (See Picture(s)

6. ELECTRIC SYSTEM

General Summary

6.1 MAIN DISCONNECT(S)

Satisfactory

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

6.2 DEVICES

Poor/Defective

3 prong ungrounded outlets noted in unit 40-15. See Non-Grounded Receptacles in Supplemental Information. Consider upgrades to GFCI outlets for added safety and protection for sensitive electronics. (See Picture(s)

Missing cover plates noted at 40-2. Missing outlets noted at 40-2 Install covers at all outlets and switches for safety.(See Picture(s)

Bedroom ceiling fan in 60-4 did NOT operate properly at the time of inspection. Anticipate repairs/ replacement.(See Picture(s)

Door bell did not work when tested in unit 40-3, 40-10, 80-3. Anticipate repair/replacement.

View exterior section, kitchen and bath sections of report for additional electrical concerns.

6.2 (See Picture(s)

6.2 (See Picture(s)

6.2 (See Picture(s)

6.3 WIRING / CONDUCTORS

Poor/Defective

Extension cord wiring being used to bring power to 20-1 upper level office. Extension cords are not rated for permanent use. Consult a licensed electrician to restore power to unit.

Missing light fixture with exposed wiring noted in unit 40-1. Consult an electrician for evaluation/ proper installation of fixture/ coverplate for safety.(See Picture(s)

View exterior section, kitchen and bath sections of report for additional electrical concerns.

6.3 (See Picture(s)

6.4 SUBPANEL(S)

Poor/Defective

Service panel in unit 60-3, 60-5, 60-6 was inaccessible and not evaluated due to tenants fridge/ storage. Suggest a full evaluation of the sub-panel once refrigerators are moved.

Scorched/ damaged breaker noted at unit 40-10. Consult an electrician for evaluation/ replacement breaker for safety.(See Picture(s)

Taped off/ out of service breaker noted at 80-1 panel. Consult an electrician for evaluation. replacement/ removal for safety.

Doubled up circuits noted at one or more breaker(s) in 20-2, 80-1. Circuit tapping although common is not allowed. Suggest consulting electrician to evaluate and make repairs. See supplemental comments for additional information.

Multiple panels not properly labeled. Have panels fully labeled for safety in 20-2, 40-4, 40-6, 40-8, 40-9, 40-18, 60-4.

Opening in sub panel dead plate needs to be properly closed for safety in 20-2. (See Picture(s)

Missing/ improper screws noted at 20-2, 40-7, 40-8 panels. Consult an electrician for evaluation/ proper installation for safety.(See Picture(s)

Rusting noted inside panel at 40-8. Consult an electrician for evaluation and repairs. Condition may inhibit correct connections in panel.(See Picture(s)

6.4 (See Picture(s)

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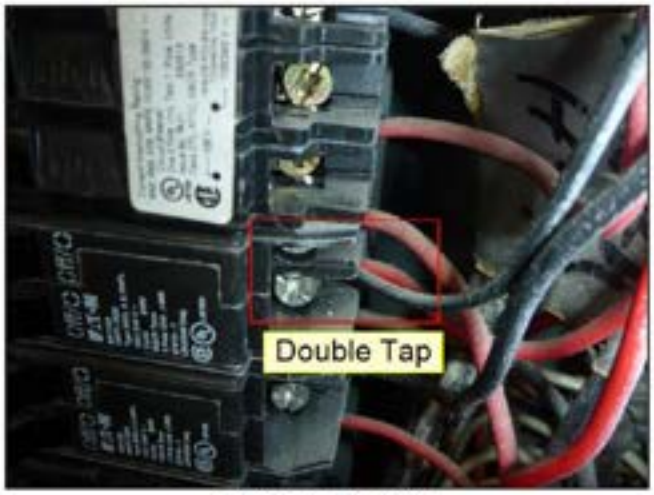
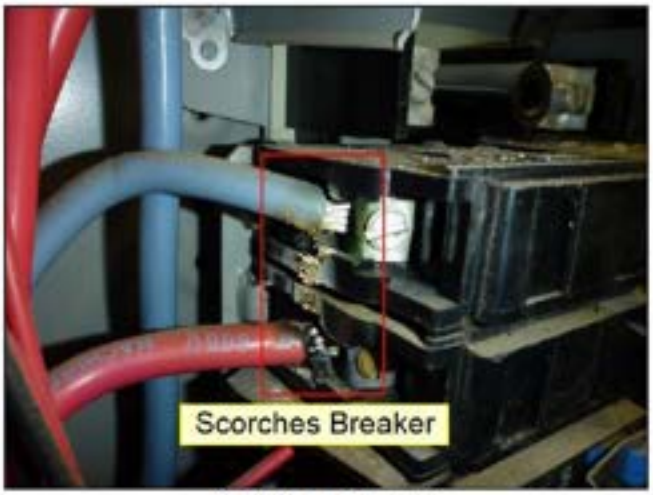
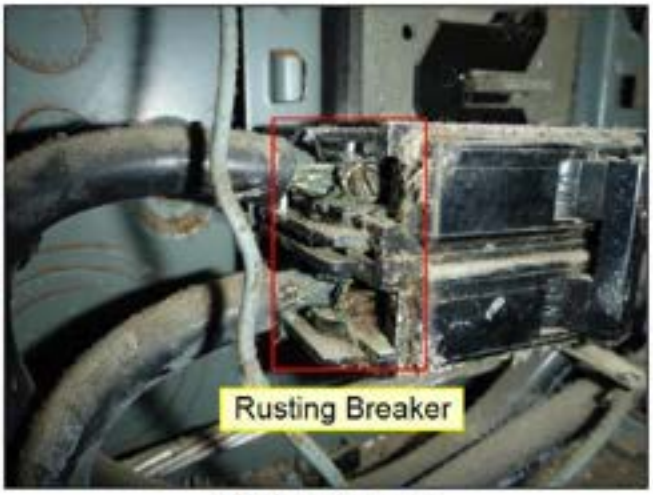


6.4 (See Picture(s)

6.4 (See Picture(s)



6.4 (See Picture(s)



6.4 (See Picture(s)

7. HEATING SYSTEM

General Summary

7.0 HEATING UNIT

Poor/Defective

Living room radiant heat did not operate properly in unit 40-3, 40-6, 40-10. Bedroom radiant heat did not operate properly in 20-2, 40-1, 40-10, 60-3. No heat source noted in living room of unit 40-4. Evaluation/repair cost estimate is recommended by a heating, ventilation and cooling (HVAC) contractor. (See Picture(s)

No heat sources noted at unit 40-9. Consult a contractor for evaluation/ proper installation.

7.0 (See Picture(s)

7.0 (See Picture(s)

7.1 THERMOSTAT

Fair

Older/ worn thermostats noted in units 40-14, 40-3, 40-5, 40-16, 60-2, 60-5. Monitor condition and anticipate replacement.

8. PLUMBING SYSTEM

General Summary

8.0 WATER PIPING

Fair

Plumbing corrosion noted at numerous locations in kitchens, baths, water heaters and at laundry room. See baths, kitchens,and water heaters sections of report. Consult a plumber for evaluation/replacement.

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.

8.0 (See Picture(s)

8.2 FIXTURE DRAINAGE

Fair

Slow drains observed in 40-4, 80-3, 80-4 bathrooms. Consult a licensed plumbing contractor for evaluation and repair. See drain/ waste piping comments below.

8.3 DRAIN / WASTE PIPING

Poor/Defective

Original cast iron and galvanized piping observed. Anticipate replacement of remaining original cast iron and galvanized plumbing. Consult seller on history of drainage issues and pipe replacement. (See Picture(s)

Known issue at 80 building drain piping with regular snaking service scheduled/required. Anticipate continued maintenance and/or drain piping replacement.

Plumbing repairs can be viewed at ceilings in multiple carports, beneath sinks, and in water heater closets. Consult city for history of permits obtained for plumbing work performed. (See Picture(s)

Plumbing corrosion and moisture damage at tub access panel above 40-14 shower. Consult plumber for evaluation and repair. (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.

8.3 (See Picture(s)

8.3 (See Picture(s)

8.3 (See Picture(s)

8.3 (See Picture(s)

8.4 EXTERIOR FAUCET(S)

Poor/Defective

Multiple dripping hose bibs. Contact a plumber for repair/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.

8.4 (See Picture(s)

8.4 (See Picture(s)

8.6 Dryer Vent

Poor/Defective

Lint buildup noted at clothes dryer vents in laundry room. Suggest cleaning dryer vent now and regularly for fire safety and energy efficiency. (See Picture(s)

8.6 (See Picture(s)

8.6 (See Picture(s)

8.6 (See Picture(s)

9(B) . 20-2 Water Heater

General Summary

9.0.B WATER HEATER

Poor/Defective

Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation.

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

Drain pipe on drip pan should be routed to exterior location. Consult a plumber for proper installation.

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

9.0.B (See Picture(s)

9.1.B SAFETY VALVE PROVISIONS

Poor/Defective

No TPRV discharge pipe installed at water heater. Install correct size drain pipe and properly terminate to an approved location for safety. Consult a plumber for correct installation.

9(C) . 40-1 Water Heater

General Summary

9.0.C WATER HEATER

Poor/Defective

Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation.

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

9(D) . 40-2 Water Heater

General Summary

9.0.D WATER HEATER

Poor/Defective

Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation.

Drain pipe on drip pan should be routed to exterior location. Consult a plumber for proper installation.

Corrosion noted at plumbing of water heater. Replace components as needed to prevent leaks and moisture damage.

Water heater operated properly at the time of inspection. It is 5 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.

9.1.D SAFETY VALVE PROVISIONS

Poor/Defective

The discharge pipe for the Temperature Pressure Relief Valve (TPRV) has been reduced with a flexible connector. Install proper size smooth bore approved piping for correct installation. Consult plumber for proper and safe installation.

9(E) . 40-3 Water Heater

General Summary

9.0.E WATER HEATER

Poor/Defective

Inoperable/corroded shutoff valve. Consult a plumber for replacement of valve.

Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation.

Drain pipe on drip pan should be routed to exterior location. Consult a plumber for proper installation.

Water heater operated properly at the time of inspection. It is 2 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.

9.1.E SAFETY VALVE PROVISIONS

Poor/Defective

No TPRV discharge pipe installed at water heater. Install correct size drain pipe and properly terminate to an approved location for safety. Consult a plumber for correct installation.

9(F) . 40-4 Water Heater

General Summary

9.0.F WATER HEATER

Poor/Defective

Water stains/open wall at back of water heater closet wall. Consult seller on history of plumbing repairs.

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

Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation.

Water heater operated properly at the time of inspection. It is 10 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.

9.0.F (See Picture(s)

9.0.F (See Picture(s)

9.0.F (See Picture(s)

9(G) . 40-5 Water Heater

General Summary

9.0.G WATER HEATER

Poor/Defective

Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation.

Drain pipe on drip pan should be routed to exterior location. Consult a plumber for proper installation.

Water heater operated properly at the time of inspection. It is 10 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.

9.1.G SAFETY VALVE PROVISIONS

Poor/Defective

The discharge pipe for the Temperature Pressure Relief Valve (TPRV) has been reduced with a flexible connector. Install proper size smooth bore approved piping for correct installation. Consult plumber for proper and safe installation.

9(H) . 40-6 Water Heater

General Summary

9.0.H WATER HEATER

Poor/Defective

Water damage and suspected mold in water heater closet. Look for/anticipate hidden water damage behind materials and consider sending mold samples to a lab for analysis prior to close of escrow. Call HouseMaster at (805) 898-2698 if mold sampling is desired. (See Picture(s)

Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation.

Water heater operated properly at the time of inspection. It is 4 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.

9.0.H (See Picture(s)

9.0.H (See Picture(s)

9(I) . 40-7 Water Heater

General Summary

9.0.I WATER HEATER

Poor/Defective

Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation.

Water heater operated properly at the time of inspection. It is 4 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.

9(J) . 40-8 Water Heater

General Summary

9.0.J WATER HEATER

Poor/Defective

Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation.

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

9.1.J SAFETY VALVE PROVISIONS

Poor/Defective

No TPRV discharge pipe installed at water heater. Install correct size drain pipe and properly terminate to an approved location for safety. Consult a plumber for correct installation.

9(L) . 40-10 Water Heater

General Summary

9.0.L WATER HEATER

Poor/Defective

Drain pipe on drip pan should be routed to exterior location. Consult a plumber for proper installation.

Water heater operated properly at the time of inspection. It is 5 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.

9.1.L SAFETY VALVE PROVISIONS

Poor/Defective

No TPRV discharge pipe installed at water heater. Install correct size drain pipe and properly terminate to an approved location for safety. Consult a plumber for correct installation.

9(M) . 40-11 Water Heater

General Summary

9.0.M WATER HEATER

Poor/Defective

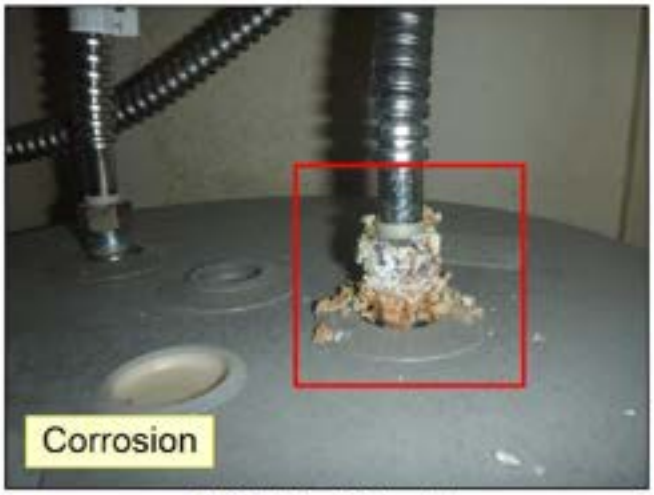
Water damage and suspected mold in water heater closet. Look for/anticipate hidden water damage behind materials and consider sending mold samples to a lab for analysis prior to close of escrow. Call HouseMaster at (805) 898-2698 if mold sampling is desired. (See Picture(s)

Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation.

Corrosion noted at plumbing of water heater. Replace components as needed to prevent leaks and moisture damage.

Water heater operated properly at the time of inspection. It is 10 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.

9.0.M (See Picture(s)



9.0.M (See Picture(s)

9.1.M SAFETY VALVE PROVISIONS

Poor/Defective

No TPRV discharge pipe installed at water heater. Install correct size drain pipe and properly terminate to an approved location for safety. Consult a plumber for correct installation.

9(N) . 40-12 Water Heater

General Summary

9.0.N WATER HEATER

Poor/Defective

Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation.

Drain pipe on drip pan should be routed to exterior location. Consult a plumber for proper installation.

Age of water heater not determined due to inaccessibility of label.

9.1.N SAFETY VALVE PROVISIONS

Poor/Defective

TPRV discharge pipe could not be located but visibility was limited due to insulation blanket. Cut insulation blanket and confirm presence of TPRV discharge pipe.

9(O) . 40-14 Water Heater

General Summary

9.0.O WATER HEATER

Poor/Defective

Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation.

Water heater operated properly at the time of inspection. It is 4 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.

9.1.O SAFETY VALVE PROVISIONS

Poor/Defective

The discharge pipe for the Temperature Pressure Relief Valve (TPRV) has been reduced with a flexible connector. Install proper size smooth bore approved piping for correct installation. Consult plumber for proper and safe installation.

9(P) . 40-15 Water Heater

General Summary

9.0.P WATER HEATER

Poor/Defective

Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation.

Corrosion noted at plumbing of water heater. Replace components as needed to prevent leaks and moisture damage.

Water heater operated properly at the time of inspection. It is 7 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.

9.1.P SAFETY VALVE PROVISIONS

Poor/Defective

No TPRV discharge pipe installed at water heater. Install correct size drain pipe and properly terminate to an approved location for safety. Consult a plumber for correct installation.

9(Q) . 40-16 Water Heater

General Summary

9.0.Q WATER HEATER

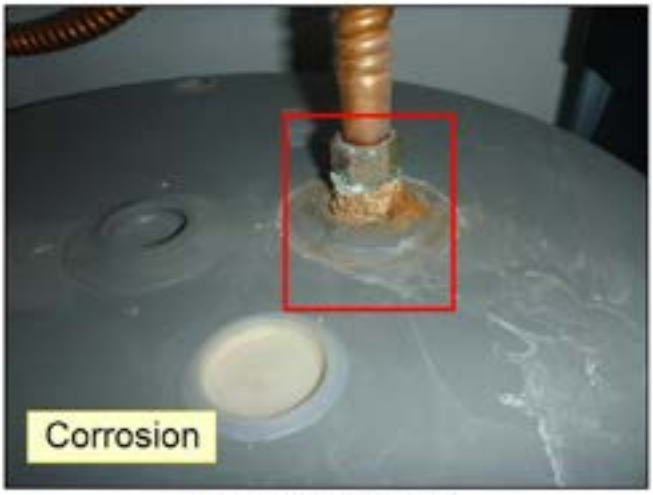
Poor/Defective

Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation.

Drain pipe on drip pan should be routed to exterior location. Consult a plumber for proper installation.

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 7 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.



9.0.Q (See Picture(s)

9(R) . 40-17 Water Heater

General Summary

9.0.R WATER HEATER

Poor/Defective

Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation.

Drain pipe on drip pan should be routed to exterior. Consult a plumber for proper installation.

Water heater is 11 years old with a manufacturers design life of 8 - 12 years. Anticipate replacement.

9.1.R SAFETY VALVE PROVISIONS

Poor/Defective

No TPRV discharge pipe installed at water heater. Install correct size drain pipe and properly terminate to an approved location for safety. Consult a plumber for correct installation.

9(S) . 40-18 Water Heater

General Summary

9.0.S WATER HEATER

Poor/Defective

Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation.

Corrosion noted at plumbing of water heater. Replace components as needed to prevent leaks and moisture damage.

No water heater drip pan installed. Suggest drip pan installation to protect from moisture damage. Drain pipe on drip pan should be routed to exterior location. Consult a plumber for proper installation.

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

9.0.S (See Picture(s)

9.1.S SAFETY VALVE PROVISIONS

Poor/Defective

No TPRV discharge pipe installed at water heater. Install correct size drain pipe and properly terminate to an approved location for safety. Consult a plumber for correct installation.

9(T) . 60-1 Water Heater

General Summary

9.0.T WATER HEATER

Poor/Defective

Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation.

Water heater operated properly at the time of inspection. It is 5 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.

9(U) . 60-2 Water Heater

General Summary

9.0.U WATER HEATER

Poor/Defective

Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation.

Corrosion noted at plumbing of water heater. Replace components as needed to prevent leaks and moisture damage.

No water heater drip pan installed. Suggest drip pan installation to protect from moisture damage. Drain pipe on drip pan should be routed to exterior location. Consult a plumber for proper installation.

Water heater age not determined due to inaccessibility to label.

9.1.U SAFETY VALVE PROVISIONS

Poor/Defective

No TPRV discharge pipe installed at water heater. Install correct size drain pipe and properly terminate to an approved location for safety. Consult a plumber for correct installation.

9(V) . 60-3 Water Heater

General Summary

9.0.V WATER HEATER

Poor/Defective

Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation.

No water heater drip pan installed. Suggest drip pan installation to protect from moisture damage. Drain pipe on drip pan should be routed to exterior location. Consult a plumber for proper installation.

Water heater operated properly at the time of inspection. It is 2 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.

9.1.V SAFETY VALVE PROVISIONS

Poor/Defective

The discharge pipe for the Temperature Pressure Relief Valve (TPRV) has been reduced with a flexible connector. Install proper size smooth bore approved piping for correct installation. Consult plumber for proper and safe installation.

9(X) . 60-5 Water Heater

General Summary

9.1.X SAFETY VALVE PROVISIONS

Poor/Defective

The discharge pipe for the Temperature Pressure Relief Valve (TPRV) has been reduced with a flexible connector. Install proper size smooth bore approved piping for correct installation. Consult plumber for proper and safe installation.

TPR valve piping is improperly sloped uphill. This is not allowed for safety reasons. Suggest evaluation and proper installation for safety reasons. See supplemental comments for additional information.

9(Y) . 60-6 Water Heater

General Summary

9.0.Y WATER HEATER

Poor/Defective

Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation.

Drain pipe on drip pan should be routed to exterior location. Consult a plumber for proper installation.

Water heater operated properly at the time of inspection. It is 10 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.

9.1.Y SAFETY VALVE PROVISIONS

Poor/Defective

The discharge pipe for the Temperature Pressure Relief Valve (TPRV) has been reduced with a flexible connector. Install proper size smooth bore approved piping for correct installation. Consult plumber for proper and safe installation.

TPRV discharge pipe should terminate into drip pan or to exterior of house in a visible location. It currently terminates into cabinet. Consult plumber for proper termination.

9(Z) . 80-1 Water Heater

General Summary

9.0.Z WATER HEATER

Poor/Defective

Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation.

Water heater operated properly at the time of inspection. It is 7 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.

9(AA) . 80-2 Water Heater

General Summary

9.0.AA WATER HEATER

Poor/Defective

Corrosion noted at plumbing of water heater. Replace components as needed to prevent leaks and moisture damage.

Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation.

Drain pipe on drip pan should be routed to exterior. Consult a plumber for proper installation.

Water heater is 7 years old with a manufacturers design life of 8 - 12 years. Anticipate replacement.

9.1.AA SAFETY VALVE PROVISIONS

Poor/Defective

The discharge pipe for the Temperature Pressure Relief Valve (TPRV) has been reduced with a flexible connector. Install proper size smooth bore approved piping for correct installation. Consult plumber for proper and safe installation.

9(BB) . 80-3 Water Heater

General Summary

9.0.BB WATER HEATER

Satisfactory

Water heater operated properly at the time of inspection. It is 3 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.

9.1.BB SAFETY VALVE PROVISIONS

Poor/Defective

No TPRV discharge pipe installed at water heater. Install correct size drain pipe and properly terminate to an approved location for safety. Consult a plumber for correct installation.

9(CC) . 80-4 Water Heater

General Summary

9.0.CC WATER HEATER

Poor/Defective

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 5 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.

9.0.CC (See Picture(s)

9.1.CC SAFETY VALVE PROVISIONS

Poor/Defective

The discharge pipe for the Temperature Pressure Relief Valve (TPRV) has been reduced with a flexible connector. Install proper size smooth bore approved piping for correct installation. Consult plumber for proper and safe installation.

9(DD) . Laundry Water Heater

General Summary

9.0.DD WATER HEATER

Poor/Defective

Seismic straps are not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation.

No water heater drip pan installed. Suggest drip pan installation to protect from moisture damage. Drain pipe on drip pan should be routed to exterior location. Consult a plumber for proper installation.

Water heater operated properly at the time of inspection. It is 10 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.

9.1.DD SAFETY VALVE PROVISIONS

Poor/Defective

No TPRV discharge pipe installed at water heater. Install correct size drain pipe and properly terminate to an approved location for safety. Consult a plumber for correct installation.

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