Prepared for Exclusive Use by:

[redacted]

Address of Inspected Property:

[redacted]

Inspection Date:

[redacted]

Inspector and Company:

Dayne Haigh

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]

INSPECTION DATE/TIME:
[redacted]

INSPECTOR:
Dayne Haigh

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

INSPECTION DETAILS

AGE OF HOME:
44 Years

DESCRIPTION:
MANUFACTURED

TYPE OF INSPECTION:
Standard Home Inspection

PEOPLE PRESENT:
Client and Agent, Inspector

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

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

GENERAL INSPECTION LIMITATIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS

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

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

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

ADDITIONAL COMMENTS

1. ROOFING

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

MATERIAL:
ASPHALT SHINGLES

ESTIMATED AGE:
30 TO 35 YEARS
35 TO 40 YEARS

DESIGN LIFE:
20 TO 25 YEARS

LOCATION:
WHOLE STRUCTURE

INSPECTION METHOD:
LADDER AT EAVES

SPECIAL LIMITATIONS:
DESIGN
DELICATE MATERIAL

S	F	P	NA	NI	
		•			**1.0 ROOFING** Roof coverings require periodic repairs and sealant, especially at roof penetrations. Suggest periodic evaluation and sealing/repairs as needed to aide in preventing water penetration into structure. Roof shingles have failed. Consult roofer for repair/ replacement cost estimates prior to close of escrow.(See Picture(s)
		•			**1.1 EXPOSED FLASHING** Rusting noted at flashings. Suggest painting to prevent water penetration and extend service life.(See Picture(s)
		•			**1.2 PLUMBING STACKS** Gaps noted at roof penetrations. Reseal roof penetrations now and on a routine basis to prevent leakage to interior of structure.
		•			**1.3 VENTILATION COVERS** Rusting noted at water heater and furnace gas vent caps. Paint or replace to extend service life and prevent water penetration.(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. Consult with your Inspector for clarification on ratings or findings if there are any questions.

1.0 ROOFING (See Picture(s)

1.1 EXPOSED FLASHING (See Picture(s)

1.3 VENTILATION COVERS (See Picture(s)

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

SUPPLEMENTAL INFORMATION - Review the additional details below.

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

Roof Systems - The watertightness of a roofing system is dependent on the proper installation of the roofing material and underlayment, its physical condition, and the proper function of all flashings (metal or other membrane installed at protrusions through the roof, such as vent pipes, skylights and valleys). While general roofing conditions were reported, this report is not a guarantee the roof is or will be watertight or leak free.

2. EXTERIOR ELEMENTS

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

SIDING:
PANEL/SHEETS
ALUMINUM/METAL

PORCH:
DECK
WOOD FRAME

SPECIAL LIMITATIONS:
VEGETATION
INACCESSIBLE AREA(S)

S	F	P	NA	NI	
		•			**2.0 SIDING** Damaged panels/ missing trim pieces noted at various locations. Suggest sealing at any gaps, cracks, around light fixtures, windows, doors,trim, etc...to aide in preventing water penetration and pest intrusion. Consult a contractor for evaluation/ cost estimates for repairs prior to close of escrow.(See Picture(s)
		•			**2.1 ENTRY DOORS** Damaged water heater closet door noted. Anticipate replacement.(See Picture(s)
		•			**2.2 STAIRS / STOOPS** Damaged landing noted at driveway steps. Weathering noted at visible portion of stairs. Suggest painting/ maintenance to stairs. anticipate replacement. Weathering noted at visible portion of stairs. Suggest painting/ maintenance to stairs.(See Picture(s)
	•				**2.3 RAILINGS** Weathering/ deterioration noted at railings. Suggest routine maintenance/ repair/ replacement of railing components for enhanced life span and safe operation.
	•				**2.4 PORCH(ES) / DECK(S)** Weathering/ Deterioration noted at deck area. Suggest routine maintenance/ paint/ repair/ replacement of components for enhanced life span of structure.
•					**2.5 ELECTRIC / GFCI**

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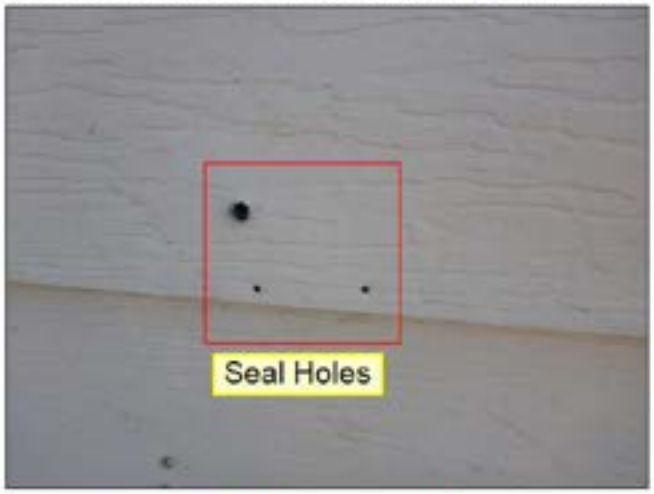

2.0 SIDING (See Picture(s)

2.0 SIDING (See Picture(s)

2.0 SIDING (See Picture(s)

2.0 SIDING (See Picture(s)

2.1 ENTRY DOORS (See Picture(s)

2.2 STAIRS / STOOPS (See Picture(s)

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

SUPPLEMENTAL INFORMATION - Review the additional details below.
Wood Deterioration - Exterior wood elements are particularly susceptible to decay and insect damage. The use of treated lumber may help to minimize

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

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.

Deck At House - Decks must be securely fastened or bolted to the house structure to prevent movement or separation. The house/deck joint generally needs a flashing to prevent water seepage and framing damage that could affect structural integrity.

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

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.

3. SITE ELEMENTS

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

WALKWAY: *CONCRETE*

DRIVEWAY: *ASPHALT*

SPECIAL LIMITATIONS: *INACCESSIBLE/STORAGE AND/OR VEGETATION*

S	F	P	NA	NI	
	•				**3.0 DRIVEWAY** Deterioration noted at driveway. Suggest sealing of cracks to prevent water penetration, further cracking/ deterioration and to extend service life.
	•				**3.1 SUB-GRADE ENTRYWAY** Damaged cover noted at sub grade entry. Repairs needed to help keep pests out from under house.
	•				**3.2 GROUND SLOPE AT FOUNDATION** Fair drainage/ grading noted at various locations. Recommend proper grading with positive fall to direct water away from foundation. Suggest upgrades to gutters/ downspouts and subsurface drainage and routine maintenance to keep systems clear to help keep moisture away from foundation. Monitor/maintain water drainage around structures and correct as needed for proper removal.

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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.

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
1/2 BATH

LOCATION:
MASTER BEDROOM
HALLWAY

VENTILATOR(S):
BOTH
EXHAUST FAN

SPECIAL LIMITATIONS:
FINISH MATERIALS
INACCESSIBLE AREA(S)

S	F	P	NA	NI	
		•			**4.0 SINK(S)** Corrosion/ rust noted at shutoff valves/ plumbing components beneath sinks. Repair/replace components as needed to prevent leaks and moisture damage.(See Picture(s) Holes noted under hall bath sink into crawlspace. Stains/ moisture damage noted under sink area. Monitor condition and have repairs made as needed to prevent further damage. Anticipate repairs and/or replacement of shut off valves and/or trap.(See Picture(s) Older and worn sinks and faucets noted. Dripping master bathroom sink noted. Anticipate replacement.
		•			**4.1 TOILET** Worn toilets noted. Anticipate replacement. Loose toilet at floor connection noted at hall bath. Pull toilet, check for damage/water penetration. Re-secure/reset toilet to prevent moisture damage. Consult a plumber for evaluation/repair.
		•			**4.2 BATHTUB** Damaged disconnected drainline noted at master bathroom tub. Unable to determine condition behind concealed areas. Look for hidden damage behind materials prior to close of escrow. Bathtub enclosure and fixtures are damaged/ worn. Anticipate repair/replacement. See supplemental information regarding older/worn fixtures/faucets. Drainline at Tub is disconnected and leaking into crawlspace. Consult a plumber for evaluation/ repairs prior to close of escrow.
		•			**4.3 STALL SHOWER** Leaking stall shower drainline noted in crawlspace. Consult a plumber for evaluation/ repairs prior to close of escrow. Grout repair is needed now and recommended as part of routine maintenance to prevent moisture intrusion, damage and mold build-up. Condition inside walls was indeterminate at the time of the inspection. 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.
•					**4.4 ELECTRIC / GFCI**
	•				**4.5 VENTILATION** Older/ worn fans noted. Replace as needed. Dirty exhaust fan noted. Suggest cleaning for proper venting and fire safety.

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4.0 SINK(S) (See Picture(s)

4.0 SINK(S) (See Picture(s)

4.0 SINK(S) (See Picture(s)

4.2 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.

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.

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.

Stall Showers - The base of many stall showers is a composite system, utilizing tile or other surface materials, with an underlying base (pan) of metal or other material. This type pan is not visible; the underside of other type shower bases are also not readily visible. Accordingly, it is not possible during a standard inspection to determine the watertightness of a shower pan. With normal aging/wear, leakage will eventually occur.

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.

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.

LOCATION:
MAIN HOUSE

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

S	F	P	NA	NI	
		•			**5.0 PLUMBING / SINK** Damaged sink noted. Older and worn faucet noted. Anticipate repair or replacement. Holes noted under kitchen sink into crawlspace noted. Consult a contractor for evaluation/ repairs to prevent rodent intrusion. Stains/moisture damage noted under kitchen sink. Consult seller on history of water leaks. Unable to determine condition behind concealed areas. Look for hidden damage behind materials prior to close of escrow.
		•			**5.1 ELECTRIC / GFCI** Exposed wiring noted in kitchen. Consult an electrician for repair/upgrade cost estimate prior to close of escrow. Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at all kitchen counter outlets.
		•			**5.2 VENTILATOR** Missing exhaust fan noted. Suggest installing fan for ventilation of stove gases and cooking odors to exterior. possible fire damage noted at exhaust hood. Consult seller regarding the history of fires/ damage. Anticipate repairs.
		•			**5.3 COUNTERTOP** Damaged countertop noted. Repair/ replace countertop as desired.
		•			**5.4 CABINETRY** Older and worn cabinets noted. Repair/re-finish/replace as desired.
				•	**5.5 REFRIGERATOR**

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5.0 PLUMBING / SINK (See Picture(s)

5.2 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.

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

Ventilation Provisions - Due to the presence of cooking and washing equipment that can generate excess moisture, and in the case of gas cooking appliances which can discharge possible contaminants into the air, adequate kitchen area venting is required (window and/or mechanical vent). If not already present, exhaust air ventilators that discharge directly to the exterior should be considered.

Sinks/Faucets - Feasibility of faucet repairs will decrease with age. Clean aerators periodically. Sink replacement needs due to cosmetic wear may be

discretionary.

6. 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

WALLS:
WOOD FRAMED

PREDOMINANT FLOORS:
WOOD FRAMED
WOOD SUB-FLOOR

PREDOMINANT WINDOWS:
SINGLE GLAZED
METAL SLIDERS W/SCREENS

DETECTOR(S):
SMOKE
& CARBON MONOXIDE

DETECTOR LOCATION(S):
HALLWAY

SPECIAL LIMITATIONS:
FURNISHING/STORAGE
FINISH MATERIALS

S	F	P	NA	NI	
		•			**6.0 WALLS** Anticipate repairs (patching & painting) of scuffs, scrapes and holes in walls. Damage is aesthetic only.(See Picture(s) Moisture damage noted at hallway walls. Consult the seller regarding the history of water leaks. Consult a contractor for evaluation/ repairs as needed.(See Picture(s)
		•			**6.1 CEILINGS** Staining and discoloration noted at ceiling(s). Possible leakage from exterior and/or roof cover. Consult seller regarding prior water penetration. Check for hidden damage.(See Picture(s)
		•			**6.2 FLOORS** Damaged flooring noted at various locations. Damaged sub-flooring/ soft flooring noted in middle bedroom. Consult a contractor for evaluation/ repairs prior to close of escrow. (See Picture(s) Worn/stained carpeting noted. Anticipate replacement. 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.
		•			**6.3 WINDOWS** Broken window pane noted at dining area window. Missing hardware/ locks noted at various windows. Consult a contractor for evaluation/ repairs/ replacement prior to close of escrow.(See Picture(s) Moisture/ pet damage noted at window and/or sill near window. Consult seller as to history and contractor for repairs. Unable to determine if any hidden damage exits.(See Picture(s)
		•			**6.4 ROOM DOORS** Doors are out of square and do not close properly in various locations. Suggest consulting contractor for repairs.(See Picture(s) Older, worn doors/ hardware noted. Suggest consulting with door contractor for repair/replacement cost estimates prior to close of escrow. Missing closet doors noted. Install as desired. Door evaluations are based on random sampling of a representative number of units. All units should be checked by the buyer for possible operational concerns or other defects/deficiencies. Unless otherwise noted, the presence of safety glazing and/or broken seals at doors and windows are not evaluated.
		•			**6.5 PATIO / DECK DOORS(S)** Binding laundry room entry door noted. Anticipate adjustment/ replacement.
		•			**6.6 DETECTOR TEST** Missing smoke and carbon monoxide detectors noted. See state department of health website for required locations.

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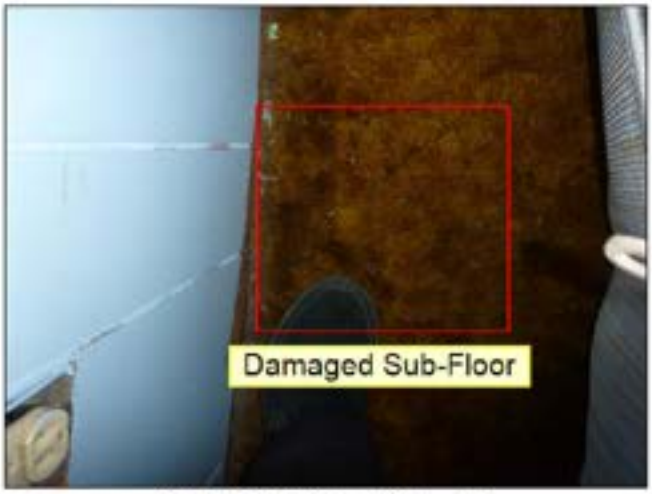
6.0 WALLS (See Picture(s)

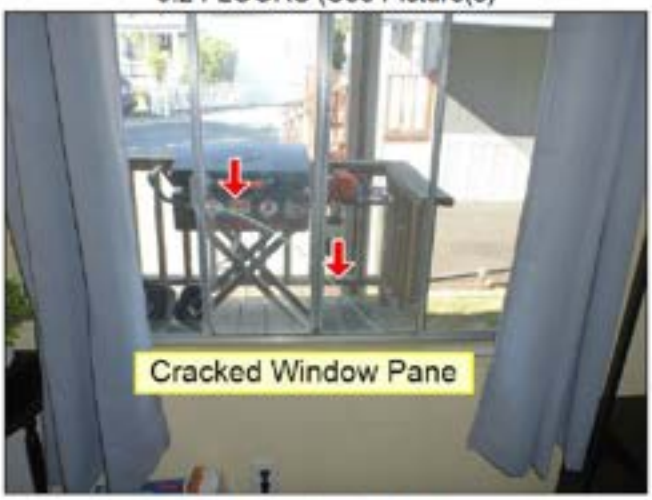
6.0 WALLS (See Picture(s)

6.1 CEILINGS (See Picture(s)



6.2 FLOORS (See Picture(s)

6.2 FLOORS (See Picture(s)

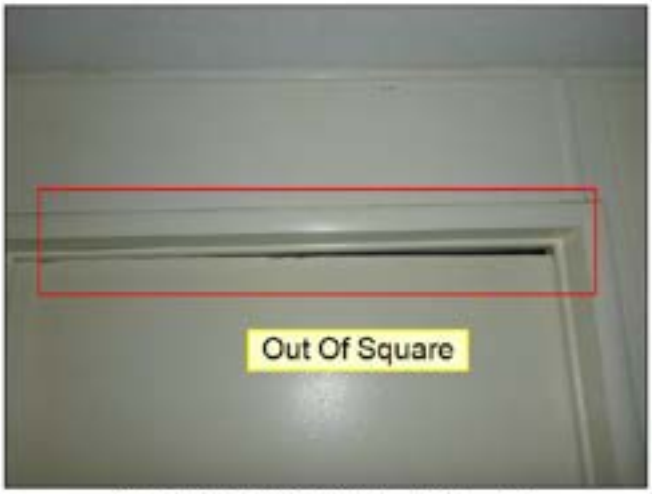


6.3 WINDOWS (See Picture(s)

6.3 WINDOWS (See Picture(s)

6.3 WINDOWS (See Picture(s)

6.3 WINDOWS (See Picture(s)



6.4 ROOM DOORS (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.
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.

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.

7. FOUNDATION / SUBSTRUCTURE

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

CRAWLSPACE:
Full House

CRAWLSPACE INSPECTION METHOD:
Entered

HOUSE FLOOR STRUCTURE:
Metal Screw Jack
STEEL BEAM

INSULATION:
BELLY TARP

SPECIAL LIMITATIONS:
IN-ACCESSIBLE AREAS
Limited Clearance
WET SOIL
Insulation
BELLY TARP

S	F	P	NA	NI	
		•			**7.0 FOUNDATION** Heavy rust/ deterioration noted to steel beam in crawlspace. Consult a contractor for evaluation/ repairs/ servicing to prevent further damage to steel framing prior to close of escrow.(See Picture(s)
		•			**7.1 PIERS / COLUMNS** Loose screw jack noted at crawlspace entry. Consult a contractor for evaluation/ proper installation to prevent movement/ settlement in the structure.(See Picture(s)
		•			**7.2 FLOOR FRAMING** Damaged belly tarp noted at various locations. Wood rot noted at various locations of sub-flooring. Consult a contractor for evaluation/ repairs prior to close of escrow. (See Picture(s)
•					**7.3 CRAWLSPACE VENTILATION**

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7.0 FOUNDATION (See Picture(s)

7.1 PIERS / COLUMNS (See Picture(s)

7.2 FLOOR FRAMING (See Picture(s)

7.2 FLOOR FRAMING (See Picture(s)

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

SUPPLEMENTAL INFORMATION - Review the additional details below.

Inspection Limitations - The inspection of major structural elements is limited to an assessment of a representative portion of the readily accessible visual components. Design and adequacy factors are not considered. Insulation is not normally moved/disturbed; hidden or latent concerns cannot be identified. Any obstructed area or areas where evaluation was otherwise prevented should be inspected when limiting conditions are removed.

Wood Deterioration/Insects - Wood deterioration or damage, whether from wood-destroying insects or decay, is more critical when major structural members are damaged. While some concerns may have been identified, additional concerns may exist. When evidence of decay and/or wood-destroying insect infestation or damage is noted, a full assessment should be made to determine extent of any damage or remedial measures required.

Crawlspaces - These areas are particularly prone to detrimental conditions including wood deterioration or damage. Proper ventilation and moisture barriers should be maintained. Check periodically for potential concerns.

Manufactured Homes - Should any questions exist or develop regarding the design or construction requirement for manufactured homes, the manufacturer should be contacted. This report does not include any evaluation of design or construction methods including adequacy of tie-down.

Seismic Considerations - Seismic construction requirements are generally not evaluated within the scope of a standard inspection. It would be advisable to have a qualified specialist inspect any house in areas with a moderate to high earthquake potential for seismic construction and prior earthquake effects. It is usually not possible to readily determine whether masonry foundations, chimneys or other elements have been properly reinforced.

Screw Jacks/Adjustable Columns - The use of permanent support columns is preferred, although in some areas use of adjustable columns is common. Should column defects exist or develop, replacement with a permanent column or pier may be necessary.

Moisture/Condensation - Excessive moisture levels may have caused structural damage; contributory factors should be eliminated.

Leakage/Stains - The cause or source for any reported/suspected leakage should be confirmed and repaired as needed. Leakage may result in mold concerns.

8. 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

DISTRIBUTION PANEL:
CIRCUIT BREAKER
LOCATION: REAR YARD
LOCATION: RIGHT SIDE

ENTRANCE LINE:
COPPER

SERVICE DISCONNECT(S):
AMPS: 50

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

HOUSEHOLD (120 VOLT) CIRCUITS:
COPPER

GFCI:
MULTIPLE UNITS
AT RECEPTACLE(S)

SPECIAL LIMITATIONS:
INACCESSIBLE AREA(S)
FINISH MATERIALS

S	F	P	NA	NI	
		•			**8.0 DISTRIBUTION PANEL** Labeling of service panel breakers is required for safe operation. Missing screw noted at dead panel plate. Suggest installation of screw for safety.(See Picture(s) Doubled up circuit noted in panel. Circuit tapping although common is not allowed. Suggest consulting electrician to evaluate and make repairs. See supplemental comments for additional information.(See Picture(s)
•					**8.1 MAIN DISCONNECT(S)** Consider installation of a whole house surge protector as an upgrade (not required by code) in main panel to protect sensitive electrical components. Consult an electrician for installation if desired.
		•			**8.2 DEVICES** Scorching noted at living room ceiling fan. Consult an electrician for evaluation/ repairs/ replacement as needed for safety.(See Picture(s) Missing cover plates noted. Install covers at all outlets and switches for safety. Inaccessible switch noted in middle bedroom due to sub-standard installation of shelving. Suggest removal of brackets for proper switch access. Consult an electrician for evaluation/ repairs.(See Picture(s) Inoperable ceiling fans noted in dining/ kitchen area. Consult an electrician for evaluation/ replacement as needed for proper operation.(See Picture(s)
		•			**8.3 WIRING / CONDUCTORS** Unsecured wiring noted in the crawlspace. Consult an electrician for evaluation/ proper installation for safety prior to close of escrow.(See Picture(s)

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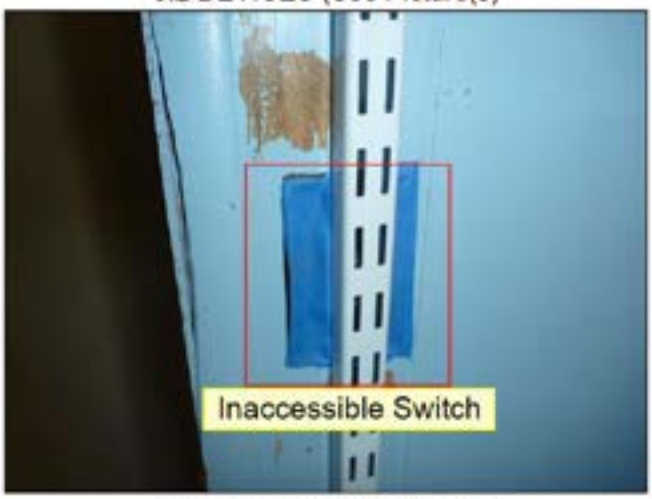
8.0 DISTRIBUTION PANEL (See Picture(s)

8.0 DISTRIBUTION PANEL (See Picture(s)

8.0 DISTRIBUTION PANEL (See Picture(s)

8.2 DEVICES (See Picture(s)



8.2 DEVICES (See Picture(s)

8.2 DEVICES (See Picture(s)

8.3 WIRING / CONDUCTORS (See Picture(s)

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

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

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

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.

9. 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:
FUEL: NATURAL GAS
FORCED AIR

SYSTEM MAKE:
COLEMAN

ESTIMATED AGE:
40 TO 50 YEARS

DESIGN LIFE:
25 to 30 YEARS

GENERAL DISTRIBUTION:
DUCTED/REGISTER-CENTRAL

S	F	P	NA	NI	
	•				**9.0 HEATING UNIT** Unit operated properly, however due to age it is downgraded to fair. Unit is 43 years into manufacturers design life of 25 to 30 years. Suggest evaluation by a heating, ventilation and air conditioning (HVAC) contractor to determine remaining useful lifespan and proper operation.
•					**9.1 GAS / FUEL LINES AT UNIT**
•					**9.2 COMBUSTION AIR PROVISIONS**
•					**9.3 VENT CONNECTOR**
		•			**9.4 BLOWER** Dirty filter and blower noted. Cleaning/servicing of unit and filter change by a heating and ventilation contractor is needed.
		•			**9.5 DISTRIBUTION SYSTEM** Damaged/ leaking duct noted in the crawlspace. Consult a HVAC for evaluation/ repairs prior to close of escrow.(See Picture(s) Missing floor registers noted. Consult a hvac for evaluation/ register installation. (See Picture(s) Dirty ducts noted at registers. Suggest evaluation and cleaning of system by an HVAC contractor.(See Picture(s)
		•			**9.6 THERMOSTAT** Damaged/ older/ worn thermostat noted. Monitor condition and anticipate replacement.

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9.5 DISTRIBUTION SYSTEM (See Picture(s)

9.5 DISTRIBUTION SYSTEM (See Picture(s)

9.5 DISTRIBUTION SYSTEM (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.

Blower/Filters) - Missing or clogged filters can affect system operation and possibly reduce the service life of the unit. Replace/clean filters as needed. Ductwork/blower cleaning may also be required periodically, particularly if the unit was operated without a filter.

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

10. 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:
PVC

WATER SHUT-OFF LOCATION:
AT METER

DRAIN/WASTE LINES:
PLASTIC

GAS SHUT-OFF LOCATION:
AT METER

SPECIAL LIMITATIONS:
INACCESSIBLE AREA(S)
FINISH MATERIALS

S	F	P	NA	NI	
		•			**10.0 WATER PIPING** Possible supply line leak noted in crawlspace. COnsult a plumber for evaluation/ repairs prior to close of escrow.(See Picture(s) PVC plastic piping noted in sub area and house. PVC is not allowed in the foot print of the structure. Change plastic to copper for proper installation. Consult plumber for evaluation/ cost estimates prior to close of escrow. (See Picture(s) Mixed (Galvanized to Copper) water piping noted. Anticipate replacement of remaining galvanized piping. Consult plumber for evaluation and repairs as required.(See Picture(s)
		•			**10.1 DRAIN / WASTE PIPING** Leak noted at main sewage drainline noted. Consult a plumber for evaluation/ repairs prior to close of escrow. (See Picture(s) Leakage noted at drain/waste beneath both bathrooms. Some framing is also damaged. See pest report and make repairs and/or replacement of framing. Consult reputable plumber for evaluation and replacement of drain/waste piping. 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.
				•	**10.2 LAUNDRY** 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.
		•			**10.3 Dryer Vent** Lint buildup noted at clothes dryer vent. Suggest cleaning dryer vent now and regularly for fire safety and energy efficiency.(See Picture(s) Dryer vent flapper is missing. Install flapper to prevent pest intrusion. (See Picture(s) Suggest regular cleaning of clothes dryer vent for fire safety and energy efficiency.
•					**10.4 GAS PIPING**

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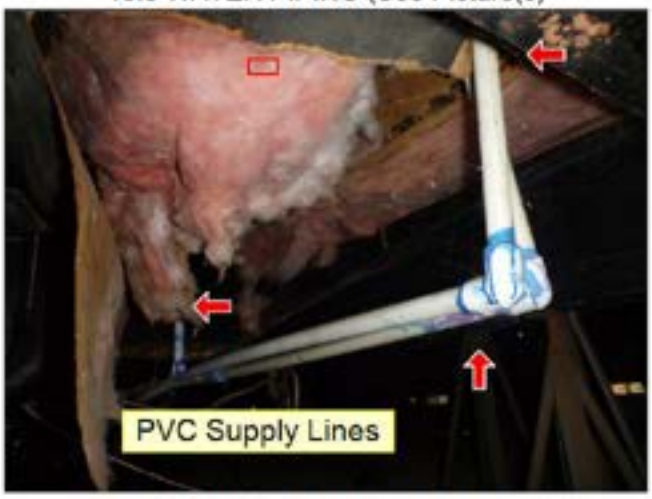
10.0 WATER PIPING (See Picture(s)

10.0 WATER PIPING (See Picture(s)



10.0 WATER PIPING (See Picture(s)

10.0 WATER PIPING (See Picture(s)

10.1 DRAIN / WASTE PIPING (See Picture(s)

10.3 Dryer Vent (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.

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

Old/Mixed Water Piping - Old and/or mixed type water piping is subject to ongoing corrosion and leakage as it ages, particularly at points where galvanized and copper pipe are connected together. The loss of water volume/pressure is also a common occurrence with old piping, as build-up on the interior of the piping and fittings restricts water flow. Recommend a full system check by a qualified plumber to determine current conditions and to provide guidance on repair, maintenance needs. Anticipate repair/upgrade needs.

Plastic Piping - Certain types of plastic piping systems have exhibited material or above normal installation defects resulting in premature leakage, particularly polybutylene (PB) piping. If PB piping has leaked as a result of inherent deficiencies, remedial needs may be covered under a special PB pipe repair program administered by the Consumer Plumbing Recovery Center or other group. Contact the CPRC, the manufacturer or a qualified plumber or for assessment of the system and possible remedies.

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: NATURAL GAS

WATER HEATER LOCATION:
EXTERIOR CLOSET

SYSTEM MAKE:
RHEEM

ESTIMATED CAPACITY:
40 GALLONS

ESTIMATED AGE:
25 PLUS YEARS

DESIGN LIFE:
08 TO 12 YEARS

S	F	P	NA	NI	
		•			**11.0 WATER HEATER** No water heater shut off valve noted. Consult a plumber for evaluation/ proper installation prior to close of escrow.(See Picture(s) Damaged platform/ leaning water heater noted. Consult a plumber for evaluation/ repairs for safety prior to close of escrow.(See Picture(s) Corrosion noted at plumbing of water heater. Replace components as needed to prevent leaks and moisture damage. Seismic blocking is not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation. Water heater is 27 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life. Anticipate replacement.
		•			**11.1 VENT CONNECTOR** No screws installed at vent pipe. Add 3 screws to each joint to keep vent pipe connected properly, especially during seismic activity. Loose and/or damaged vent pipes pose a possible safety concern. Consult plumber for repair as required for occupant safety. Rusting/ corrosion noted at vent pipe. Venting and/or draft concern may exist. Consult a plumber for further evaluation and repairs to ensure proper and safe operation. Stains noted around vent pipe. Consult roofer/ plumber for further evaluation and repairs as needed at vent stack to eliminate moisture penetration. See roofing comments for possible repairs and/or damage to roof cover and/or vent pipe(s).(See Picture(s) Draft hood/ Vent pipe is not properly installed and poses a safety concern. Consult a plumber for proper installation of vent pipe prior to lighting water heater for occupant safety.(See Picture(s)
•					**11.2 GAS / FUEL LINES AT UNIT**
		•			**11.3 SAFETY VALVE PROVISIONS** No TPRV discharge pipe noted at water heater. Install correct size drain pipe and properly terminate to an approved location for safety. Consult a plumber for correct installation.(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. Consult with your Inspector for clarification on ratings or findings if there are any questions.

11.0 WATER HEATER (See Picture(s)

11.0 WATER HEATER (See Picture(s)

11.1 VENT CONNECTOR (See Picture(s)

11.1 VENT CONNECTOR (See Picture(s)

11.3 SAFETY VALVE PROVISIONS (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.

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

T&PRV 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.

Tankless Heater - Tankless heaters will often only supply adequate temperature hot water for limited periods due to little or no storage capabilities. Consider installing a supplemental unit as needs dictate.

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.

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

SUMMARY OF INSPECTOR COMMENTS

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

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

1. ROOFING

1.0 ROOFING

Poor/Defective

Roof coverings require periodic repairs and sealant, especially at roof penetrations. Suggest periodic evaluation and sealing/repairs as needed to aide in preventing water penetration into structure.

Roof shingles have failed. Consult roofer for repair/ replacement cost estimates prior to close of escrow.(See Picture(s)

1.0 (See Picture(s)

1.1 EXPOSED FLASHING

Poor/Defective

Rusting noted at flashings. Suggest painting to prevent water penetration and extend service life.(See Picture(s)

1. ROOFING

1.1 (See Picture(s)

1.2 PLUMBING STACKS

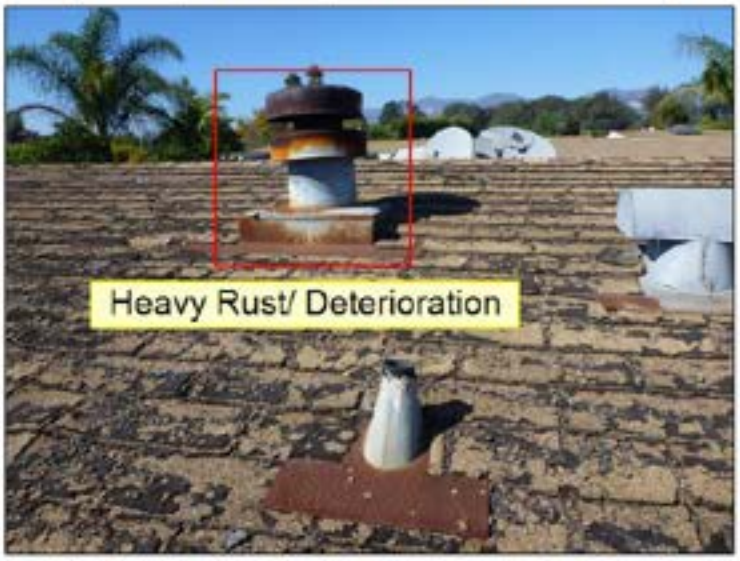
Poor/Defective

Gaps noted at roof penetrations. Reseal roof penetrations now and on a routine basis to prevent leakage to interior of structure.

1.3 VENTILATION COVERS

Poor/Defective

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



1.3 (See Picture(s)

2. EXTERIOR ELEMENTS

2.0 SIDING

Poor/Defective

Damaged panels/ missing trim pieces noted at various locations. Suggest sealing at any gaps, cracks, around light fixtures, windows, doors,trim, etc...to aide in preventing water penetration and pest intrusion. Consult a contractor for evaluation/ cost estimates for repairs prior to close of escrow.(See Picture(s)

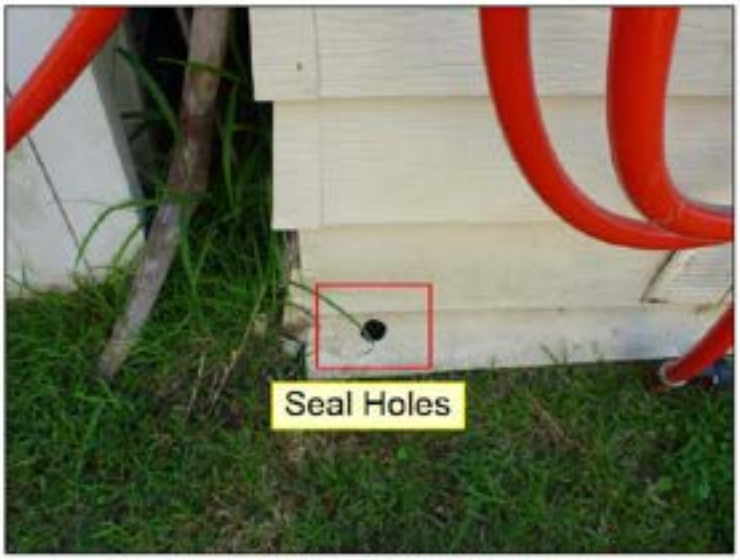
2. EXTERIOR ELEMENTS

2.0 (See Picture(s)

2.0 (See Picture(s)

2.0 (See Picture(s)

2. EXTERIOR ELEMENTS



2.0 (See Picture(s)

2.1 ENTRY DOORS

Poor/Defective

Damaged water heater closet door noted. Anticipate replacement.(See Picture(s)

2.1 (See Picture(s)

2.2 STAIRS / STOOPS

Poor/Defective

2. EXTERIOR ELEMENTS

Damaged landing noted at driveway steps. Weathering noted at visible portion of stairs. Suggest painting/ maintenance to stairs. anticipate replacement.

Weathering noted at visible portion of stairs. Suggest painting/ maintenance to stairs.(See Picture(s)

2.2 (See Picture(s)

2.3 RAILINGS

Fair

Weathering/ deterioration noted at railings. Suggest routine maintenance/ repair/ replacement of railing components for enhanced life span and safe operation.

2.4 PORCH(ES) / DECK(S)

Fair

Weathering/ Deterioration noted at deck area. Suggest routine maintenance/ paint/ repair/ replacement of components for enhanced life span of structure.

3. SITE ELEMENTS

3.0 DRIVEWAY

Fair

Deterioration noted at driveway. Suggest sealing of cracks to prevent water penetration, further cracking/ deterioration and to extend service life.

3.1 SUB-GRADE ENTRYWAY

Fair

Damaged cover noted at sub grade entry. Repairs needed to help keep pests out from under house.

3.2 GROUND SLOPE AT FOUNDATION

Fair

Fair drainage/ grading noted at various locations. Recommend proper grading with positive fall to direct water away from foundation. Suggest upgrades to gutters/ downspouts and subsurface drainage and routine maintenance to keep systems clear to help keep moisture away from foundation.

Monitor/maintain water drainage around structures and correct as needed for proper removal.

4. BATHROOMS

4.0 SINK(S)

Poor/Defective

Corrosion/ rust noted at shutoff valves/ plumbing components beneath sinks. Repair/replace components as needed to prevent leaks and moisture damage.(See Picture(s)

Holes noted under hall bath sink into crawlspace. Stains/ moisture damage noted under sink area. Monitor condition and have repairs made as needed to prevent further damage. Anticipate repairs and/or replacement of shut off valves and/or trap.(See Picture(s)

4. BATHROOMS

Older and worn sinks and faucets noted. Dripping master bathroom sink noted. Anticipate replacement.

4.0 (See Picture(s)

4.0 (See Picture(s)

4. BATHROOMS

4.0 (See Picture(s)

4.1 TOILET

Poor/Defective

Worn toilets noted. Anticipate replacement.

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

4.2 BATHTUB

Poor/Defective

Damaged disconnected drainline noted at master bathroom tub. Unable to determine condition behind concealed areas. Look for hidden damage behind materials prior to close of escrow.

Bathtub enclosure and fixtures are damaged/ worn. Anticipate repair/replacement. See supplemental information regarding older/worn fixture faucets.

Drainline at Tub is disconnected and leaking into crawlspace. Consult a plumber for evaluation/ repairs prior to close of escrow.

4.2 (See Picture(s)

4.3 STALL SHOWER

Poor/Defective

Leaking stall shower drainline noted in crawlspace. Consult a plumber for evaluation/ repairs prior to close of escrow.

Grout repair is needed now and recommended as part of routine maintenance to prevent moisture intrusion, damage and mold build-up. Condition inside walls was indeterminate at the time of the inspection.

4. BATHROOMS

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.

4.5 VENTILATION

Fair

Older/ worn fans noted. Replace as needed.

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

5. KITCHEN

5.0 PLUMBING / SINK

Poor/Defective

Damaged sink noted. Older and worn faucet noted. Anticipate repair or replacement.

Holes noted under kitchen sink into crawlspace noted. Consult a contractor for evaluation/ repairs to prevent rodent intrusion.

Stains/moisture damage noted under kitchen sink. Consult seller on history of water leaks. Unable to determine condition behind concealed areas. Look for hidden damage behind materials prior to close of escrow.

5.0 (See Picture(s)

5.1 ELECTRIC / GFCI

Poor/Defective

Exposed wiring noted in kitchen. Consult an electrician for repair/upgrade cost estimate prior to close of escrow.

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

5.2 VENTILATOR

Poor/Defective

Missing exhaust fan noted. Suggest installing fan for ventilation of stove gases and cooking odors to exterior.

5. KITCHEN

possible fire damage noted at exhaust hood. Consult seller regarding the history of fires/ damage. Anticipate repairs.

5.2 (See Picture(s)

5.3 COUNTERTOP

Poor/Defective

Damaged countertop noted. Repair/ replace countertop as desired.

5.4 CABINETRY

Poor/Defective

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

6. INTERIOR ELEMENTS

6.0 WALLS

Poor/Defective

Anticipate repairs (patching & painting) of scuffs, scrapes and holes in walls. Damage is aesthetic only.(See Picture(s)

Moisture damage noted at hallway walls. Consult the seller regarding the history of water leaks. Consult a contractor for evaluation/ repairs a needed.(See Picture(s)

6.0 (See Picture(s)

6. INTERIOR ELEMENTS

6.0 (See Picture(s)

6.1 CEILINGS

Poor/Defective

Staining and discoloration noted at ceiling(s). Possible leakage from exterior and/or roof cover. Consult seller regarding prior water penetration. Check for hidden damage.(See Picture(s)

6.1 (See Picture(s)

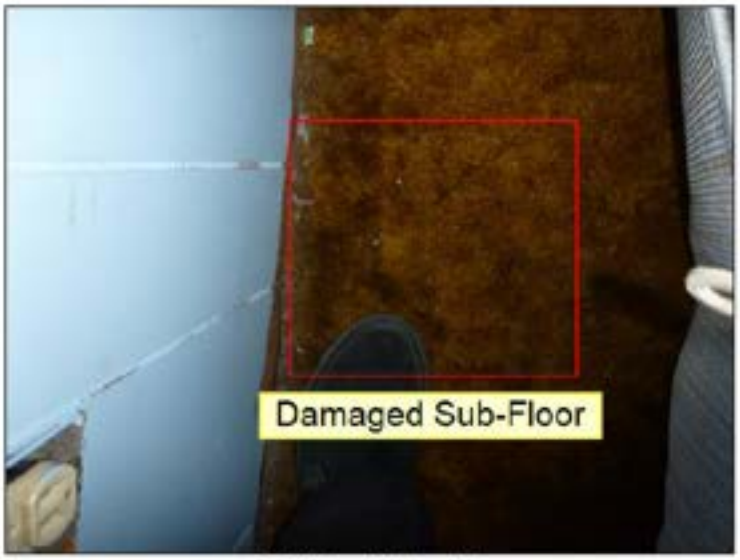
6.2 FLOORS

Poor/Defective

Damaged flooring noted at various locations. Damaged sub-flooring/ soft flooring noted in middle bedroom. Consult a contractor for evaluatio repairs prior to close of escrow. (See Picture(s)

Worn/stained carpeting noted. Anticipate replacement.

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.



6.2 (See Picture(s)

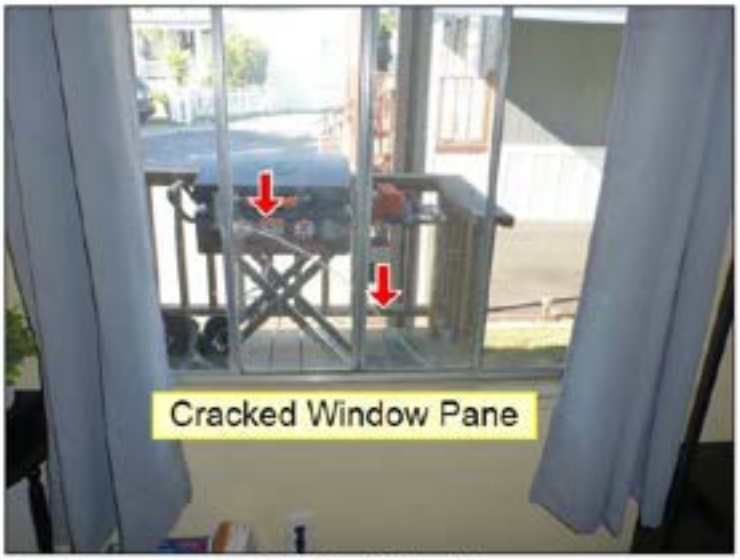
6.2 (See Picture(s)

6.3 WINDOWS

Poor/Defective

Broken window pane noted at dining area window. Missing hardware/ locks noted at various windows. Consult a contractor for evaluation/ repairs/ replacement prior to close of escrow.(See Picture(s)

Moisture/ pet damage noted at window and/or sill near window. Consult seller as to history and contractor for repairs. Unable to determine if any hidden damage exits.(See Picture(s)



6.3 (See Picture(s)

6.3 (See Picture(s)

6.3 (See Picture(s)

6.3 (See Picture(s)

6.4 ROOM DOORS

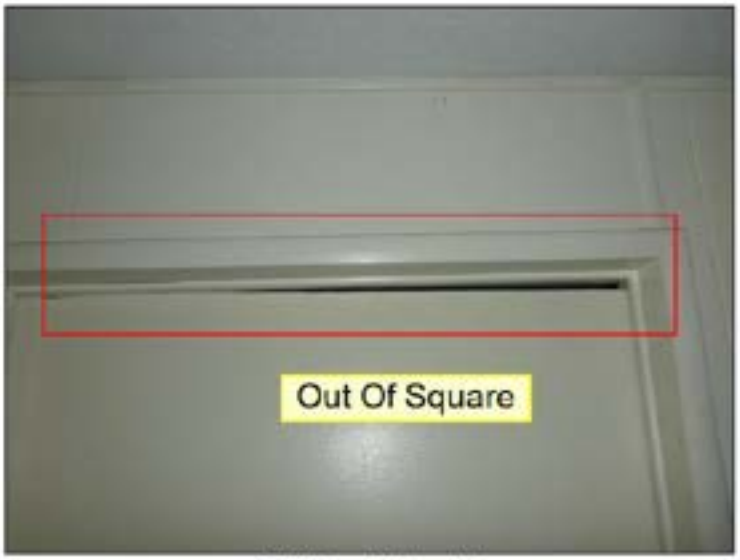
Poor/Defective

Doors are out of square and do not close properly in various locations. Suggest consulting contractor for repairs.(See Picture(s)

Older, worn doors/ hardware noted. Suggest consulting with door contractor for repair/replacement cost estimates prior to close of escrow.

Missing closet doors noted. Install as desired.

Door evaluations are based on random sampling of a representative number of units. All units should be checked by the buyer for possible operational concerns or other defects/deficiencies. Unless otherwise noted, the presence of safety glazing and/or broken seals at doors and windows are not evaluated.



6.4 (See Picture(s)

6.5 PATIO / DECK DOORS(S)

Poor/Defective

Binding laundry room entry door noted. Anticipate adjustment/ replacement.

6.6 DETECTOR TEST

Poor/Defective

Missing smoke and carbon monoxide detectors noted. See state department of health website for required locations.

7. FOUNDATION / SUBSTRUCTURE

7.0 FOUNDATION

Poor/Defective

Heavy rust/ deterioration noted to steel beam in crawlspace. Consult a contractor for evaluation/ repairs/ servicing to prevent further damage to steel framing prior to close of escrow.(See Picture(s)

7.0 (See Picture(s)

7.1 PIERS / COLUMNS

Poor/Defective

Loose screw jack noted at crawlspace entry. Consult a contractor for evaluation/ proper installation to prevent movement/ settlement in the structure.(See Picture(s)

7. FOUNDATION / SUBSTRUCTURE

7.1 (See Picture(s)

7.2 FLOOR FRAMING

Poor/Defective

Damaged belly tarp noted at various locations. Wood rot noted at various locations of sub-flooring. Consult a contractor for evaluation/ repair prior to close of escrow. (See Picture(s)

7.2 (See Picture(s)

7. FOUNDATION / SUBSTRUCTURE

7.2 (See Picture(s)

8. ELECTRIC SYSTEM

8.0 DISTRIBUTION PANEL

Poor/Defective

Labeling of service panel breakers is required for safe operation.

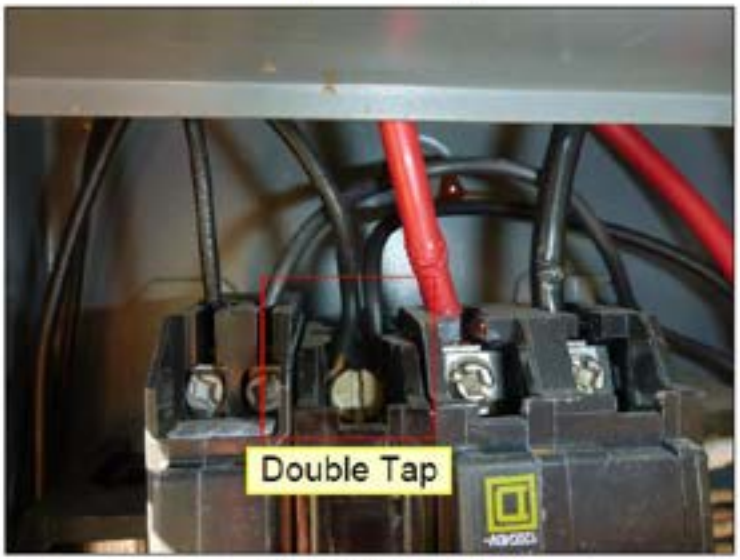
Missing screw noted at dead panel plate. Suggest installation of screw for safety.(See Picture(s)

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

8.0 (See Picture(s)

8. ELECTRIC SYSTEM

8.0 (See Picture(s)



8.0 (See Picture(s)

8.1 MAIN DISCONNECT(S)

Satisfactory

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

8.2 DEVICES

Poor/Defective

Scorching noted at living room ceiling fan. Consult an electrician for evaluation/ repairs/ replacement as needed for safety.(See Picture(s)

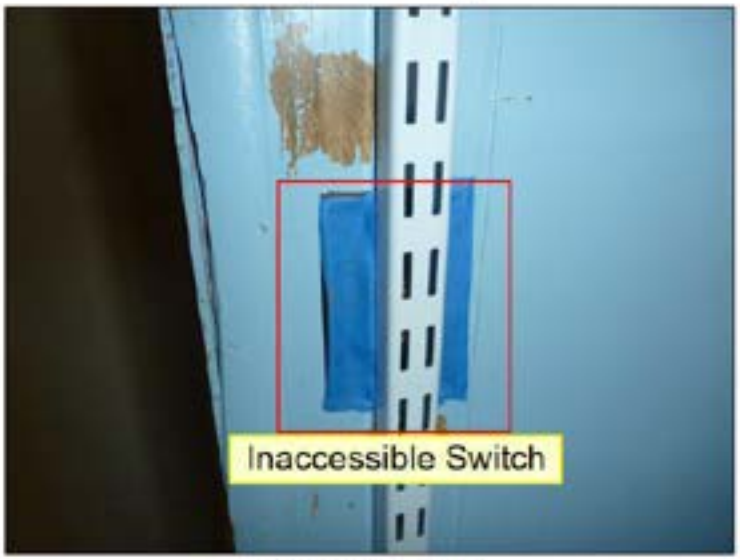
Missing cover plates noted. Install covers at all outlets and switches for safety.

Inaccessible switch noted in middle bedroom due to sub-standard installation of shelving. Suggest removal of brackets for proper switch access. Consult an electrician for evaluation/ repairs.(See Picture(s)

Inoperable ceiling fans noted in dining/ kitchen area. Consult an electrician for evaluation/ replacement as needed for proper operation.(See Picture(s)

8. ELECTRIC SYSTEM

8.2 (See Picture(s)



8.2 (See Picture(s)

8.2 (See Picture(s)

8. ELECTRIC SYSTEM

8.3 WIRING / CONDUCTORS

Poor/Defective

Unsecured wiring noted in the crawlspace. Consult an electrician for evaluation/ proper installation for safety prior to close of escrow.(See Picture(s)

8.3 (See Picture(s)

9. HEATING SYSTEM

9.0 HEATING UNIT

Fair

Unit operated properly, however due to age it is downgraded to fair. Unit is 43 years into manufacturers design life of 25 to 30 years.

Suggest evaluation by a heating, ventilation and air conditioning (HVAC) contractor to determine remaining useful lifespan and proper operation.

9.4 BLOWER

Poor/Defective

Dirty filter and blower noted. Cleaning/servicing of unit and filter change by a heating and ventilation contractor is needed.

9.5 DISTRIBUTION SYSTEM

Poor/Defective

Damaged/ leaking duct noted in the crawlspace. Consult a HVAC for evaluation/ repairs prior to close of escrow.(See Picture(s)

Missing floor registers noted. Consult a hvac for evaluation/ register installation. (See Picture(s)

Dirty ducts noted at registers. Suggest evaluation and cleaning of system by an HVAC contractor.(See Picture(s)

9. HEATING SYSTEM

9.5 (See Picture(s)

9.5 (See Picture(s)

9.5 (See Picture(s)

9. HEATING SYSTEM

9.6 THERMOSTAT

Poor/Defective

Damaged/ older/ worn thermostat noted. Monitor condition and anticipate replacement.

10. PLUMBING SYSTEM

10.0 WATER PIPING

Poor/Defective

Possible supply line leak noted in crawlspace. COnsult a plumber for evaluation/ repairs prior to close of escrow.(See Picture(s)

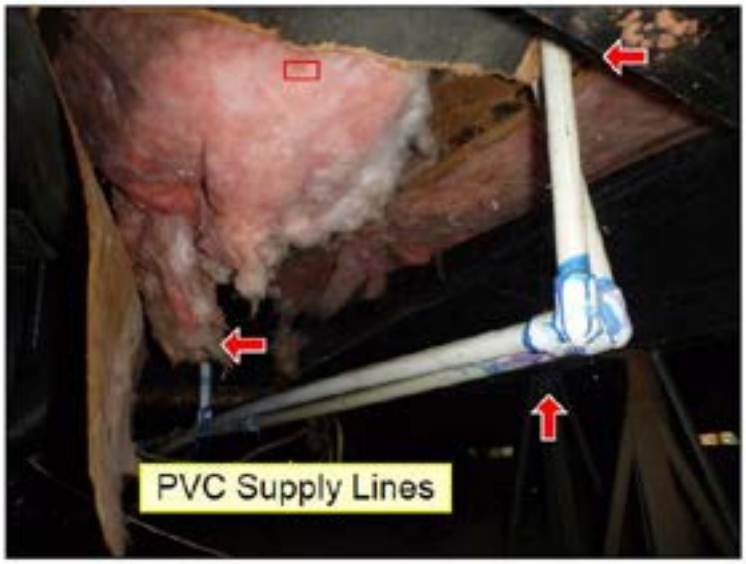
PVC plastic piping noted in sub area and house. PVC is not allowed in the foot print of the structure. Change plastic to copper for proper installation. Consult plumber for evaluation/ cost estimates prior to close of escrow. (See Picture(s)

Mixed (Galvanized to Copper) water piping noted. Anticipate replacement of remaining galvanized piping. Consult plumber for evaluation ar repairs as required.(See Picture(s)

10.0 (See Picture(s)

10.0 (See Picture(s)

10. PLUMBING SYSTEM



10.0 (See Picture(s)

10.0 (See Picture(s)

10.1 DRAIN / WASTE PIPING

Poor/Defective

Leak noted at main sewage drainline noted. Consult a plumber for evaluation/ repairs prior to close of escrow. (See Picture(s)

Leakage noted at drain/waste beneath both bathrooms. Some framing is also damaged. See pest report and make repairs and/or replacem of framing. Consult reputable plumber for evaluation and replacement of drain/waste piping.

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 t unpredictable change, e.g. leaks may develop, water flow may drop, drains may become blocked. etc. The detection of sewer gases and th conditions of sub-slab or inground piping is excluded from a standard inspection.

10. PLUMBING SYSTEM

10.1 (See Picture(s)

10.3 Dryer Vent

Poor/Defective

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

Dryer vent flapper is missing. Install flapper to prevent pest intrusion. (See Picture(s)

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

10.3 (See Picture(s)

11. WATER HEATER

11.0 WATER HEATER

Poor/Defective

No water heater shut off valve noted. Consult a plumber for evaluation/ proper installation prior to close of escrow.(See Picture(s)

Damaged platform/ leaning water heater noted. Consult a plumber for evaluation/ repairs for safety prior to close of escrow.(See Picture(s)

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

Seismic blocking is not installed as per California State Architect requirements. Consult a licensed plumbing contractor for proper installatio

Water heater is 27 years old with a manufacturers design life of 8 - 12 years.

Suggest annual flushing to remove sediment and extend service life. Anticipate replacement.

11. WATER HEATER

11.0 (See Picture(s)

11.0 (See Picture(s)

11.1 VENT CONNECTOR

Poor/Defective

No screws installed at vent pipe. Add 3 screws to each joint to keep vent pipe connected properly, especially during seismic activity. Loose or damaged vent pipes pose a possible safety concern. Consult plumber for repair as required for occupant safety.

Rusting/ corrosion noted at vent pipe. Venting and/or draft concern may exist. Consult a plumber for further evaluation and repairs to ensure proper and safe operation.

Stains noted around vent pipe. Consult roofer/ plumber for further evaluation and repairs as needed at vent stack to eliminate moisture penetration. See roofing comments for possible repairs and/or damage to roof cover and/or vent pipe(s).(See Picture(s)

Draft hood/ Vent pipe is not properly installed and poses a safety concern. Consult a plumber for proper installation of vent pipe prior to ligh water heater for occupant safety.(See Picture(s)

11. WATER HEATER

11.1 (See Picture(s)

11.1 (See Picture(s)

11.3 SAFETY VALVE PROVISIONS

Poor/Defective

No TPRV discharge pipe noted at water heater. Install correct size drain pipe and properly terminate to an approved location for safety. Cor
a plumber for correct installation.(See Picture(s)

11. WATER HEATER

11.3 (See Picture(s)

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