Prepared for Exclusive Use by:

[redacted]

Address of Property:

[redacted]
Solvang CA [redacted]

Date of Service:

[redacted]

Company Providing Service:

Shelby Hendrix

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

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INSPECTION INFORMATION

CLIENT:
[redacted]

PROPERTY ADDRESS:
[redacted]
Solvang CA [redacted]

INSPECTION DATE/TIME:
[redacted]

INSPECTOR:
Shelby Hendrix

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

INSPECTION DETAILS

DESCRIPTION:
Commercial

TYPE OF INSPECTION:
Commercial

PEOPLE PRESENT:
Client, Agent, Tennant & Inspectors

WEATHER:
Clear

TEMPERATURE:
60 TO 65

INTRODUCTION

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

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

REPORT TERMINOLOGY

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

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

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

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

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

NOT INSPECTED (NOT RATED) - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside scope of the inspection, and/or was not inspected due to other factors, stated or otherwise. ***Independent inspection(s) may be required to evaluate element conditions.*** If any condition limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

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

NATURE OF THE FRANCHISE RELATIONSHIP

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

GENERAL INSPECTION LIMITATIONS

CONSTRUCTION REGULATIONS - Building codes and construction standards vary regionally. A standard home inspection **does not include** evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No

assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

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

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

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

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

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

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

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

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

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

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

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

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

MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS

The purpose and scope of a standard home inspection **does not include** the detection, identification or assessment of fungi and other biological contaminants, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is

mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists over a period of time can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the probability of mold growth. There are many different types of molds; most molds do not create a health hazard, but others are toxic.

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

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

ADDITIONAL COMMENTS

1. ROOFING

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

MATERIAL:
MIXED
ASPHALT SHINGLES
3-TAB FIBERGLASS
METAL

ESTIMATED AGE:
20 TO 25 YEARS
50 TO 60 YEARS

DESIGN LIFE:
20 TO 25 YEARS
50 + YEARS
MIXED

LOCATION:
WHOLE STRUCTURE

INSPECTION METHOD:
WALKED ON

SKYLIGHT(S):
ONE

CHIMNEY/VENT:
MULTIPLE UNITS
NOT INSPECTED

S	F	P	NA	NI	
		●			**1.0 ROOFING** Failing rolled and shingle roofs. Soft/rotting roof deck noted at numerous locations. Consult a roofing contractor for evaluation and replacement cost estimate prior to close of escrow. Anticipate extra expense for roof deck repair/replacement at hidden rotted areas. (See Picture(s) Rusting metal roof noted. Repainting needed to extend service life. Torn/leaking awning at rear door. Anticipate replacement. (See Picture(s) 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.
				●	**1.1 CHIMNEYS / VENTS** See interior section of report for any comments related to fireboxes.
				●	**1.2 SKYLIGHT(S)** Skylights are particularly prone to leakage and may need periodic repair and or resealing. The integrity of the flashings is generally the first point to consider when leakage occurs. Surface damage or loss of the seal on insulated glazing can occur, but such a defect may not be readily apparent during an inspection.
●					**1.3 VENTILATION COVERS** Suggest annual inspection and sealing around all vent covers and plumbing stacks, to aide in preventing water penetration.
		●			**1.4 RAIN GUTTERS / EAVETROUGHS** Rusted/failing rain gutter sections need replacement. (See Picture(s) Leaf buildup noted in rain gutters. Suggest cleaning and flushing now and on an annual basis for proper drainage. Consider upgrade of gutter guards to prevent leaf buildup. (See Picture(s)
		●			**1.5 DOWNSPOUTS / ROOF DRAINS** Downspouts terminate into built in drainage system. Suggest flushing out now (due to buildup in rain gutters) and annually to ensure proper flow of built in drains.
	●				**1.6 FASCIA / SOFFITS** No structural conditions to report at exterior roof framing members. See pest control company report for conditions and repair costs related to wood framing and trim members. Paint is peeling/loose at numerous locations. Due to the age of the home (1978 and older), the paint may contain lead. Suggest repainting to preserve wood. Use care when working with old materials, especially with paint. Have tested prior to disturbing. Suggest consultation with a licensed painting contractor certified in lead paint testing/removal prior to close of escrow.

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

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

1.0 ROOFING (See Picture(s)

1.0 ROOFING (See Picture(s)

1.0 ROOFING (See Picture(s)

1.0 ROOFING (See Picture(s)

1.0 ROOFING (See Picture(s)

1.0 ROOFING (See Picture(s)

1.4 RAIN GUTTERS / EAVETROUGHS (See Picture(s)

1.4 RAIN GUTTERS / EAVETROUGHS (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.

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:
STUCCO

S	F	P	NA	NI	
	●				**2.0 SIDING** Sealing needed at stucco gaps, around light fixtures, windows, doors,trim, etc...to aide in preventing water penetration and pest intrusion.
		●			**2.1 WINDOWS** Broken window and loose/delaminating window film noted. Anticipate replacement. (See Picture(s) Water penetration and rot noted at several windows. Consult a window company for evaluation and repair/ replacement cost estimate prior to close of escrow. Consult a pest control company for evaluation and repair/treatment cost estimate for wood framing and trim prior to close of escrow. Look for/anticipate hidden water damage/mold behind materials. Call HouseMaster at (805) 898-2698 if mold sampling is desired.
		●			**2.2 ENTRY DOORS** Water is entering at The Good Life entry doors. Sand bags are placed outside of doors. Tenant advised that water penetration is a recurring problem during heavy rains. Consult owner and tenant on recent sump pump maintenance/improvements. (See Picture(s) Water damaged/failed doors to roof at upper level. Replacement needed. (See Picture(s) Weathered/worn doors at ground floor. Repaint/stain to extend service life. (See Picture(s) Weather stripping missing at entry doors. Install weather stripping for energy savings and to prevent pest intrusion.
				●	**2.3 SLAB FOUNDATION** Foundation surface is not fully visible (slab on grade) therefore limited inspection noted. No significant cracking noted at exposed edge at the time of inspection.
	●				**2.4 ELECTRIC / GFCI** Suggest upgrades to Ground Fault Circuit Interrupters (GFCI) outlets at all exterior outlets for added safety. Consult licensed electrical contractor for installation.

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

2.1 WINDOWS (See Picture(s)

2.2 ENTRY DOORS (See Picture(s)

2.2 ENTRY DOORS (See Picture(s)

2.2 ENTRY DOORS (See Picture(s)

2.2 ENTRY DOORS (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.

3. ATTIC

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

DESCRIPTION:
MULTIPLE AREA(S)

INSPECTION METHOD:
ENTERED

FRAMING:
WOOD FRAME
RAFTERS

SHEATHING:
PLYWOOD

INSULATION:
BLANKET/BATT
FIBERGLASS

VAPOR RETARDER:
OBSERVED

SPECIAL LIMITATIONS:
INACCESSIBLE AREA(S)/INSULATION DESIGN

S	F	P	NA	NI	
	●				**3.0 ROOF FRAMING** Termite activity in attic. Consult a pest control company for evaluation prior to close of escrow. NOTE: Rodent activity noted in the attic. Consult a pest control professional for evaluation and remediation as required. Alterations/additions to original structure noted. Consult seller on history and suggest review of building permits for this property prior to close of escrow.
		●			**3.1 ROOF DECK / SHEATHING** Stains noted at numerous locations of framing in the attic. See comments in roof section of report. See pest control company report. (See Picture(s) Any notation of leakage or stains does not preclude additional areas of leakage and/or hidden damage. Any on going and/or questionable situations should be assessed and corrected. See comments in interior section of report regarding water penetration and mold sampling.
●					**3.2 VENTILATION PROVISIONS**
●					**3.3 ATTIC VENTILATOR(S)**
●					**3.4 INSULATION**

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

3.1 ROOF DECK / SHEATHING (See Picture(s)

NOTE: Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/

or materials are for general informational purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist. Leakage can lead to mold concerns and structural damage.

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:
MULTIPLE BATHS

VENTILATOR(S):
BOTH
EXHAUST FAN
&
WINDOW

SPECIAL LIMITATIONS:
FINISH MATERIALS

S	F	P	NA	NI	
		●			**4.0 SINK(S)** Corrosion noted at plumbing beneath sinks. Replace components as needed to prevent leaks and moisture damage. (See Picture(s) Older and worn sink and faucet noted. Anticipate replacement. (See Picture(s) Sink stopper does not work properly. Repair for proper operation.
	●				**4.1 TOILET** Old/worn toilets noted. Anticipate replacement. Carpet in bath and around toilet. Remove for sanitation.
	●				**4.2 STALL SHOWER** Shower door is not installed. Anticipate repair/replacement before use. Caulking/grout repair is recommended now as part of routine maintenance at shower on a regular basis to help prevent moisture intrusion, damage and mold build-up.
	●				**4.3 ELECTRIC / GFCI** Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at all bathroom outlets. Due to the age of original construction, this is considered an upgrade item. However, it is highly recommended for safety reasons. Consult electrician for installation.
	●				**4.4 VENTILATION** Older bath exhaust fan worked properly at time of inspection but due to age is being downgraded to fair. Modern automatic humidistat fans with high cubic feet per minute rating (CFM) are recommended.

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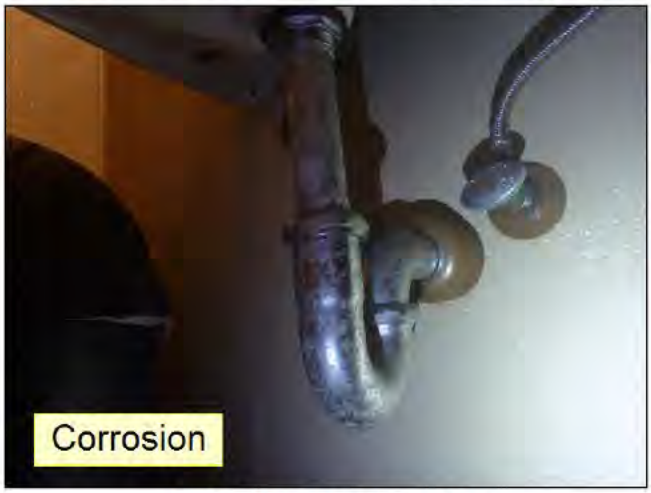
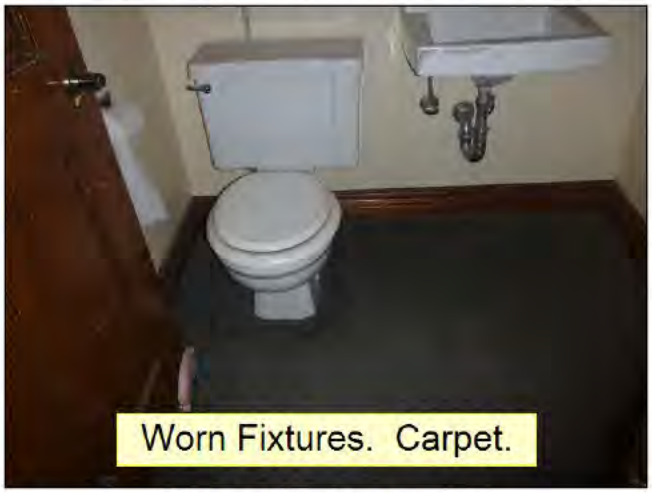
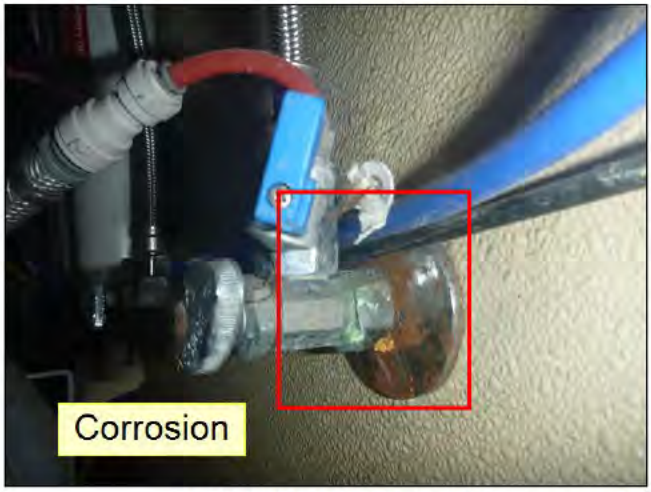


4.0 SINK(S) (See Picture(s)



4.0 SINK(S) (See Picture(s)



4.0 SINK(S) (See Picture(s)

4.3 ELECTRIC / GFCI (See Picture(s)

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

5. INTERIOR ELEMENTS

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

PREDOMINANT CEILINGS:
WOOD FRAMED
DRYWALL

WALLS:
WOOD FRAMED
DRYWALL

PREDOMINANT FLOORS:
SLAB
WOOD FRAMED
MIXED

PREDOMINANT WINDOWS:
SINGLE GLAZED

DETECTOR(S):
NOT TESTED-ALARM

SLAB CONSTRUCTION:
LOWER LEVEL

FIREPLACE(S):
TYPE: INSERT
W/GAS IGNITOR

SPECIAL LIMITATIONS:
FURNISHING/STORAGE
FINISH MATERIALS

S	F	P	NA	NI	
		●			**5.0 WALLS** Water stains and damage at numerous locations of walls and ceilings. See comments in roof section of report and see window comments below. (See Picture(s)
		●			**5.1 CEILINGS** See comment above.
		●			**5.2 FLOORS** Worn and missing flooring noted. Anticipate replacement.
		●			**5.3 RAILINGS** Openings at railings are wider than today's standards allow. Consider upgrades for added safety to protect children and pets. (See Picture(s) Scuffed/scratched rails are in need of re-staining/painting. (See Picture(s)
●					**5.4 STAIRS**
		●			**5.5 WINDOWS** Broken window and loose/delaminating window film noted. Anticipate replacement. (See Picture(s) Water penetration and rot noted at several windows. Consult a window company for evaluation and repair/ replacement cost estimate prior to close of escrow. (See Picture(s) Consider upgrade to dual pane tempered glass windows for energy savings and added safety.
		●			**5.6 ROOM DOORS** Worn/scratched door and hardware. Anticipate repair/repainting/replacement. (See Picture(s)
		●			**5.7 FIREPLACE(S)** High temperature sealant is needed around gas pipe where it enters into upper level fireplace to keep heat and flames from entering wall cavity. (See Picture(s)
●					**5.8 FIREPLACE GAS BURNERS**
				●	**5.9 DETECTOR TEST** Detectors were not tested due to connection to security system. Suggest consulting seller/ security company for testing of alarms before the close of escrow to ensure proper operation for fire safety.

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

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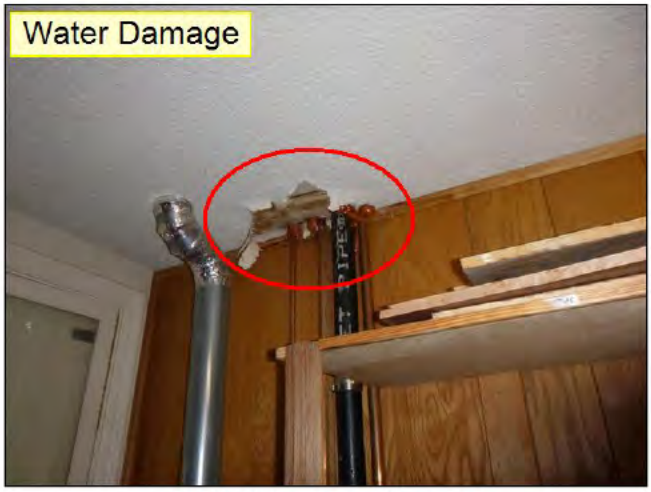
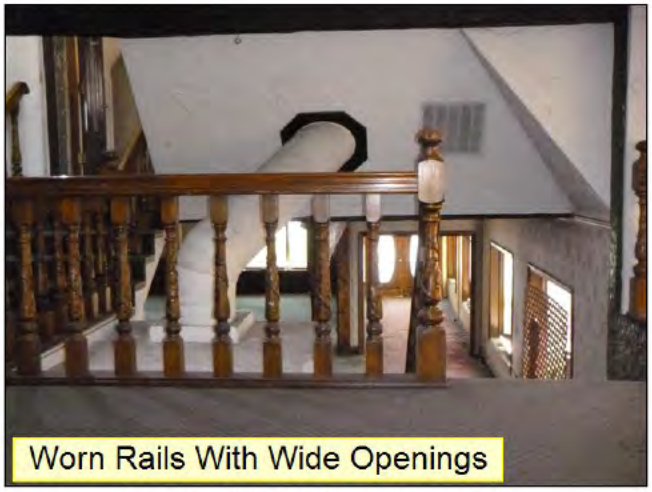


5.0 WALLS (See Picture(s)



5.3 RAILINGS (See Picture(s)

5.3 RAILINGS (See Picture(s)

5.5 WINDOWS (See Picture(s)

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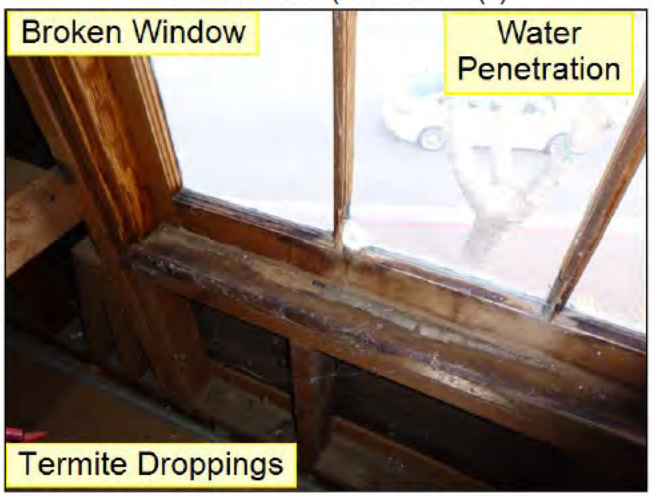
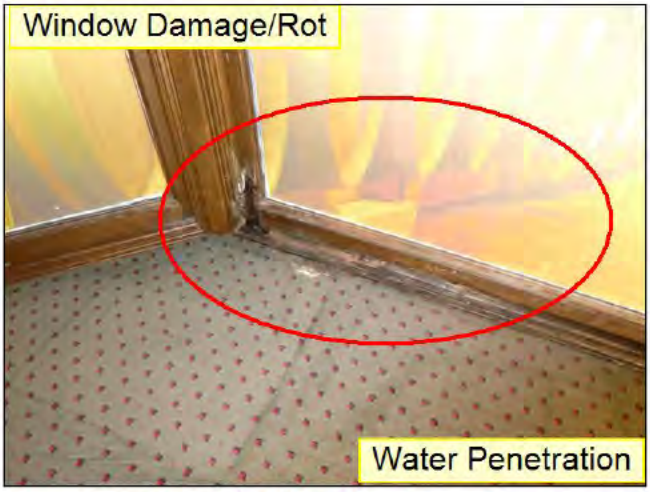


5.5 WINDOWS (See Picture(s)



5.5 WINDOWS (See Picture(s)

5.6 ROOM DOORS (See Picture(s)

5.7 FIREPLACE(S) (See Picture(s)

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

6. ELECTRIC SYSTEM

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

SERVICE LINE:
UNDERGROUND

DISTRIBUTION PANEL:
CIRCUIT BREAKER
LOCATION: LEFT SIDE

ENTRANCE LINE:
COPPER

SERVICE DISCONNECT(S):
AMPS: 200
MULTIPLE DISCONNECTS

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

HOUSEHOLD (120 VOLT) CIRCUITS:
COPPER & ALUMINUM

GFCI:
MULTIPLE UNITS
AT RECEPTACLE(S)

SPECIAL LIMITATIONS:
INACCESSIBLE AREA(S)
FINISH MATERIALS

S	F	P	NA	NI	
				●	**6.0 SERVICE / ENTRANCE LINE** Service wires are underground and therefore not visible and not able to be inspected. Homeowners responsibility begins at downstream side of meter. Consult utility company for issues related to service.
●					**6.1 SERVICE GROUNDING PROVISIONS**
●					**6.2 DISTRIBUTION PANEL**
●					**6.3 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.
	●				**6.4 DEVICES** See comments in bathroom and exterior section of report regarding GFCI outlet upgrades.
		●			**6.5 WIRING / CONDUCTORS** Wire splices outside of junction boxes noted in attic. Properly terminate wiring for correct/safe installation. (See Picture(s) Open junction boxes with exposed wiring noted in attic. Add cover plates at any/all open junction boxes and/or properly terminate wiring for proper and safe installation. (See Picture(s)
		●			**6.6 SUBPANEL** Doubled up circuits noted at one or more breaker(s) in 1672 sub 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) Uncapped wires in both 1672 and 1656 subpanels should be capped with wire nuts for electrical safety. Contact electrician for correction. (See Picture(s) Missing screws in dead panel plate at 1656 subpanel. Install missing screws for correct installation. (See Picture(s) 1656 sub panel is not fully labeled. Have panel fully labeled for safety. (See Picture(s)

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6.5 WIRING / CONDUCTORS (See Picture(s)

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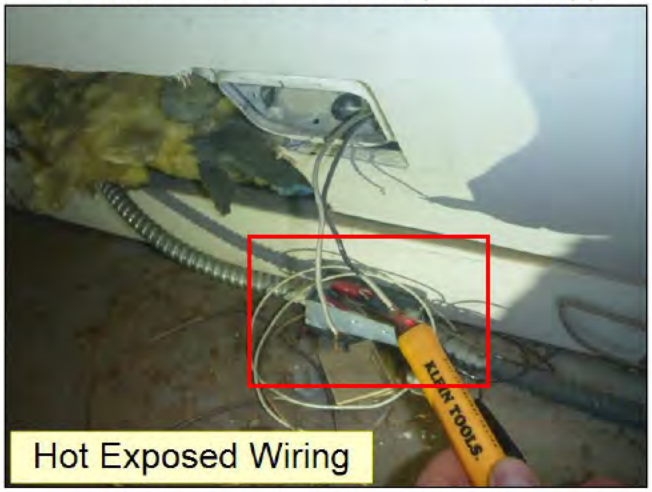

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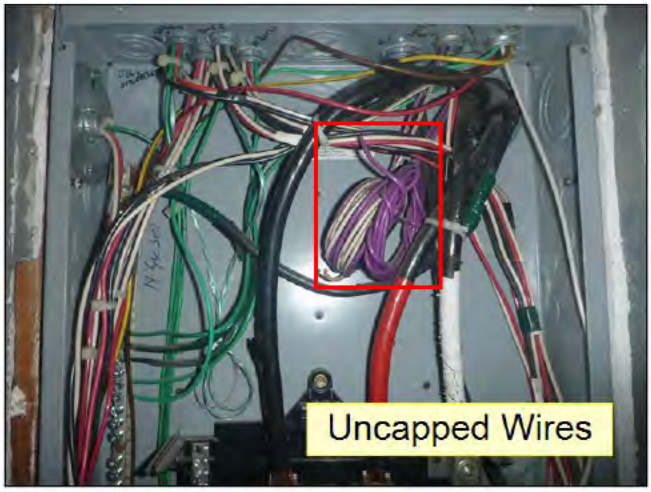
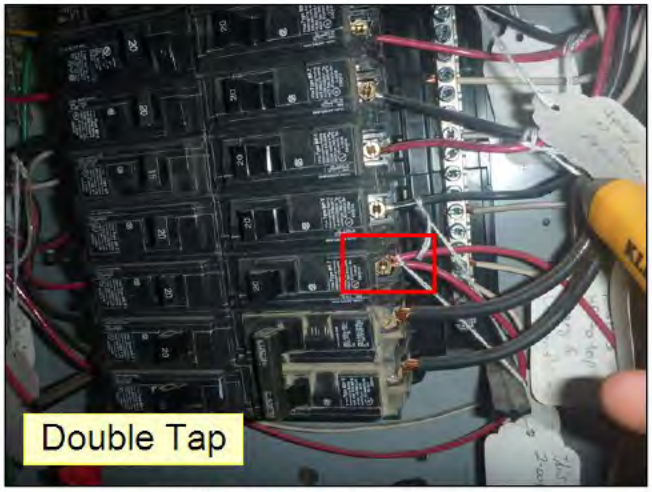


6.6 SUBPANEL (See Picture(s)



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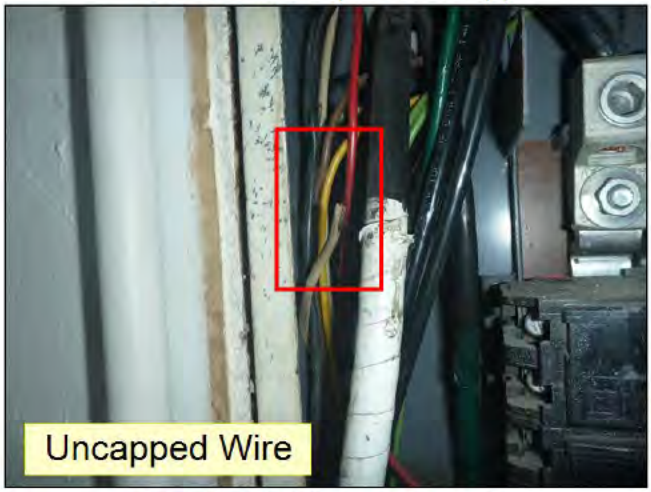
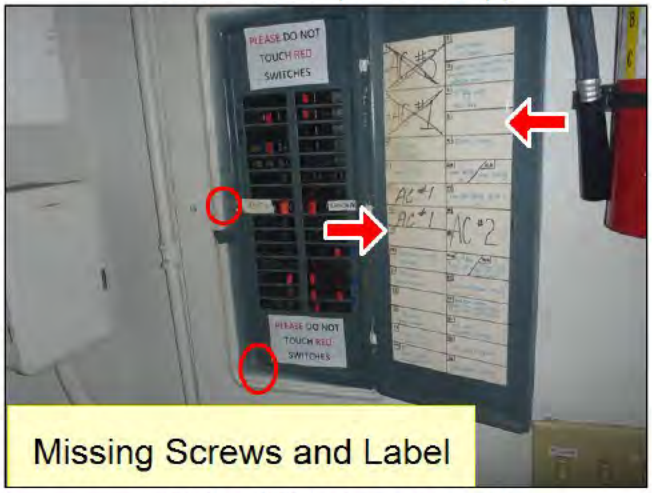


6.6 SUBPANEL (See Picture(s)



6.6 SUBPANEL (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.

7. HEATING SYSTEM

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

SYSTEM TYPE:
FUEL: NATURAL GAS
FORCED AIR
PACKAGE UNIT HEATING & A/C

SYSTEM MAKE:
BRYANT
PAYNE
YORK

LOCATION:
MULTIPLE UNITS/ZONES
ROOF

ESTIMATED AGE:
00 to 05 YEARS
30 to 35 YEARS
MIXED

DESIGN LIFE:
25 to 30 YEARS

GENERAL DISTRIBUTION:
DUCTED/REGISTER-CENTRAL

S	F	P	NA	NI	
	●				**7.0 HEATING UNIT** Two older/worn package units (for both heating and cooling). Anticipate repair/replacement. 1656 has a newer unit. It operated properly. Suggest annual servicing/evaluation by a heating, ventilation and air conditioning (HVAC) contractor to extend service life and for proper and safe operation.
				●	**7.1 BURNERS** Heat exchangers are not fully visible due to design of systems. Therefore not inspected. Recommend annual evaluation and repairs and service of units to ensure proper and safe operation. Burner assemblies were not removed during inspection to determine condition of heat exchanger. This is not performed during a standard inspection.
●					**7.2 VENT CONNECTOR**
		●			**7.3 GAS / FUEL LINES AT UNIT** Rusted gas piping on roof. Paint or replace to prevent leaks. See photos in plumbing section of report. (See Picture(s)
●					**7.4 COMBUSTION AIR PROVISIONS**
		●			**7.5 BLOWER** Open filter box is allowing water to enter and incorrectly sized filter is installed at one unit. Consult a HVAC contractor for correction. (See Picture(s)
●					**7.6 DISTRIBUTION SYSTEM**
	●				**7.7 THERMOSTAT** Secure loose/hanging thermostat at upper level for proper installation. (See Picture(s)

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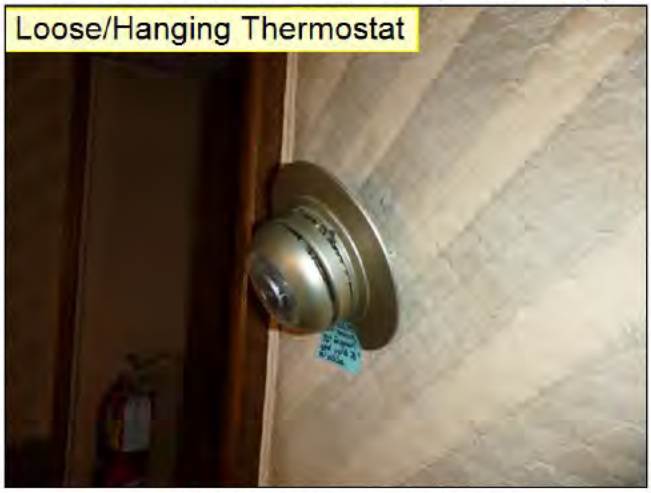
7.3 GAS / FUEL LINES AT UNIT (See Picture(s)

7.5 BLOWER (See Picture(s)



7.7 THERMOSTAT (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.

8. PLUMBING SYSTEM

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

WATER PIPING:
COPPER

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

WATER SHUT-OFF LOCATION:
AT METER
AND AT BUILDING

GAS SHUT-OFF LOCATION:
AT METER

SPECIAL LIMITATIONS:
INACCESSIBLE AREA(S)
FINISH MATERIALS

S	F	P	NA	NI	
	●				**8.0 WATER PIPING** Plumbing corrosion noted at numerous locations. See bath and water heater sections of report. Consult a plumber for evaluation/replacement. Failed insulation on copper piping on roof. Replacement needed. Evaluation of the plumbing system is limited to permanently connected fixtures and readily visible pipe condition. The function and effectiveness of angle stop shut offs, laundry standpipes, vent pipes, anti-siphon devices, floor drains and similar items generally cannot be evaluated. Conditions are subject to unpredictable change, e.g. leaks may develop, water flow may drop, drains may become blocked. etc. The detection of sewer gases and the conditions of sub-slab or inground piping is excluded from a standard inspection.
●					**8.1 WATER FLOW AT FIXTURES** The water pressure was 70 psi at the time of inspection which is within normal range of 40 to 80 psi.
●					**8.2 FIXTURE DRAINAGE**
				●	**8.3 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.
	●				**8.4 EXTERIOR FAUCET(S)** Lack of anti-siphon valves noted at hose bibs. Suggest installing as an upgrade to keep water/contaminants in hose from entering back into the potable water supply.
			●		**8.5 LAUNDRY**
			●		**8.6 Dryer Vent**
	●				**8.7 GAS PIPING** Rusting gas lines on exterior of building/roof. Contact a plumber for evaluation/repair cost estimate. (See Picture(s) Rusting gas lines noted at meter. Suggest painting to extend service life. No gas leaks detected at the time of inspection. (See Picture(s) Suggest installation of an emergency gas shutoff valve and/or keeping a valve handle at gas meter shut off valve in order to shutoff gas in an emergency.
				●	**8.8 WASTEWATER PUMP**

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S F P NA NI

					Sewage waste pump reservoir has open/uncapped sewer drain line. Sewer drain cannot be used as storm water drain. Capping sewer drain line will also prevent sewer gases from escaping. Recommend installing sump pump (similar to one installed at back door) to control storm water at front door. Sewage waste pump noted. Evaluation of the pump is not included with this report. Consult seller as to history and maintenance needs of the unit. Consult a plumber for evaluation/servicing.

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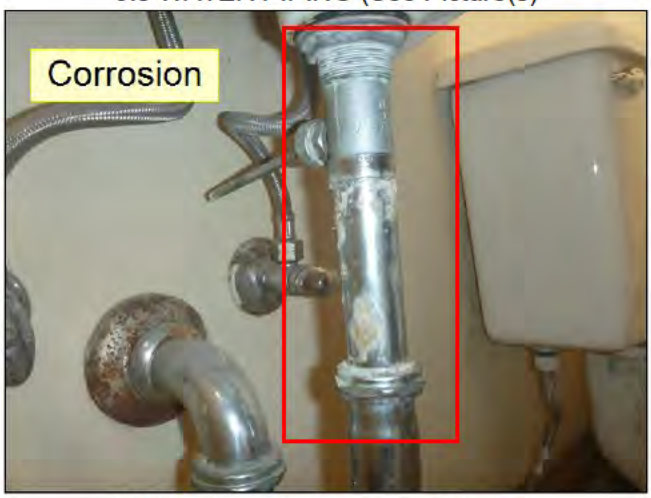
8.0 WATER PIPING (See Picture(s)

8.0 WATER PIPING (See Picture(s)



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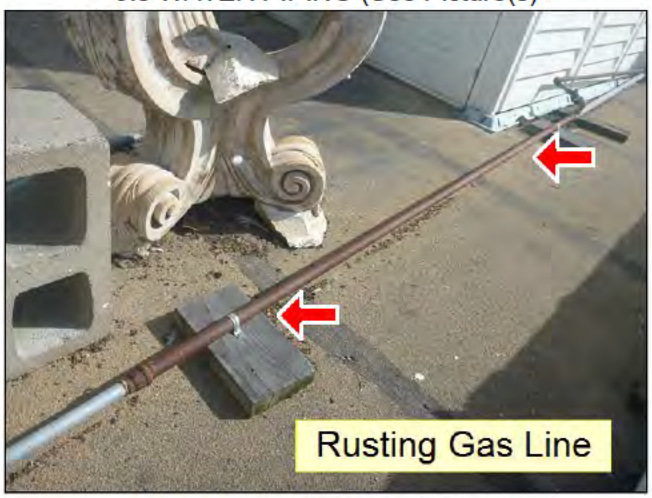
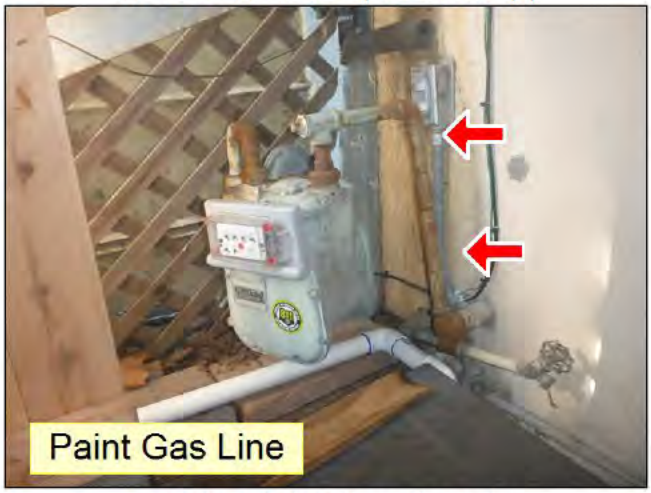


8.7 GAS PIPING (See Picture(s)



8.7 GAS PIPING (See Picture(s)

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

9. WATER HEATER

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

WATER HEATER TYPE:
DIRECT-HEATED TANK
FUEL: NATURAL GAS

WATER HEATER LOCATION:
ROOF

SYSTEM MAKE:
RHEEM

ESTIMATED CAPACITY:
29 GALLON

ESTIMATED AGE:
2 YEARS

DESIGN LIFE:
08 TO 12 YEARS

S	F	P	NA	NI	
		●			**9.0 WATER HEATER** Corrosion noted at plumbing of water heater. Replace components as needed to prevent leaks and moisture damage. (See Picture(s) No water heater drip pan installed. Suggest drip pan installation to protect from moisture damage. Drain pipe on drip pan should be routed to exterior location. Consult a plumber for proper installation. (See Picture(s) Blocking required at seismic straps as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation. (See Picture(s) Water heater operated properly at the time of inspection. It is 2 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.
	●				**9.1 VENT CONNECTOR** Seal vent pipe penetration through cabinet to prevent rain water from getting into cabinet. (See Picture(s)
		●			**9.2 GAS / FUEL LINES AT UNIT** Rusting rigid gas line to water heater. Contact plumber for replacement with suitable material.
		●			**9.3 SAFETY VALVE PROVISIONS** Temperature/pressure relief valve (TPRV) shows signs of previous leaking causing corrosion and water on roof. Replace TPRV to prevent further corrosion and water dripping on roof.
				●	**9.4 CIRCULATOR PUMP** Circulators pumps are used to continuously recirculate water back to the water heater in order to maintain reasonable water temperatures in the supply lines. Failure to maintain circulators can lead to excessive noise, overheating, and leakage. Consult a plumber for evaluation.

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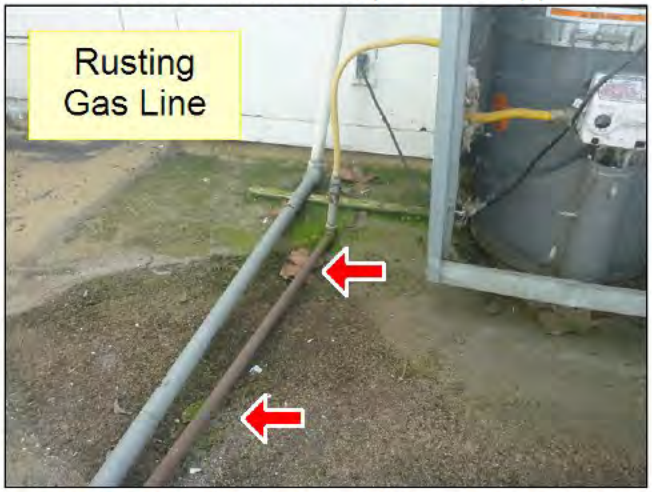
9.0 WATER HEATER (See Picture(s)

9.0 WATER HEATER (See Picture(s)

9.1 VENT CONNECTOR (See Picture(s)



9.2 GAS / FUEL LINES AT UNIT (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.

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

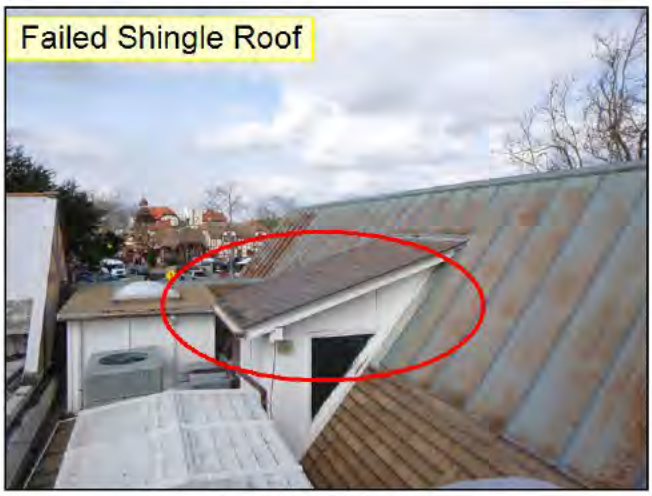
Poor/Defective

Failing rolled and shingle roofs. Soft/rotting roof deck noted at numerous locations. Consult a roofing contractor for evaluation and replacement cost estimate prior to close of escrow. Anticipate extra expense for roof deck repair/replacement at hidden rotted areas. (See Picture(s)

Rusting metal roof noted. Repainting needed to extend service life.

Torn/leaking awning at rear door. Anticipate replacement. (See Picture(s)

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.



1.0 (See Picture(s)

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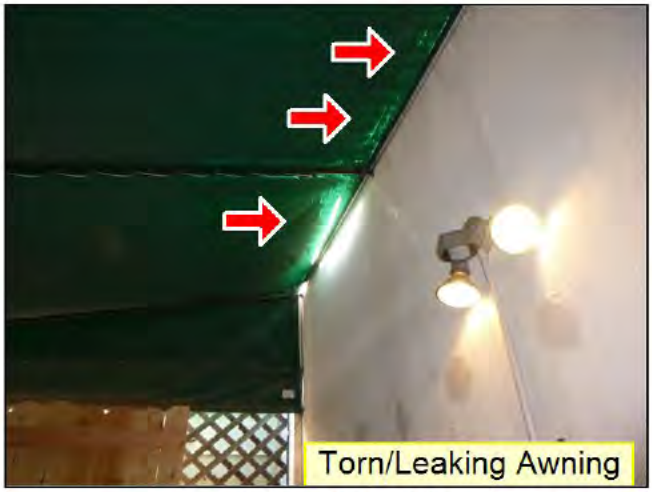


1.0 (See Picture(s)

1.4 RAIN GUTTERS / EAVETROUGHS

Poor/Defective

Rusted/failing rain gutter sections need replacement. (See Picture(s)

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

1.4 (See Picture(s)

1.4 (See Picture(s)

1.5 DOWNSPOUTS / ROOF DRAINS

Poor/Defective

Downspouts terminate into built in drainage system. Suggest flushing out now (due to buildup in rain gutters) and annually to ensure proper flow of built in drains.

1.6 FASCIA / SOFFITS

Fair

No structural conditions to report at exterior roof framing members. See pest control company report for conditions and repair costs related to wood framing and trim members.

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

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

2. EXTERIOR ELEMENTS

2.0 SIDING

Fair

Sealing needed at stucco gaps, around light fixtures, windows, doors,trim, etc...to aide in preventing water penetration and pest intrusion.

2.1 WINDOWS

Poor/Defective

Broken window and loose/delaminating window film noted. Anticipate replacement. (See Picture(s)

Water penetration and rot noted at several windows. Consult a window company for evaluation and repair/replacement cost estimate prior to close of escrow.

Consult a pest control company for evaluation and repair/treatment cost estimate for wood framing and trim prior to close of escrow. Look for/anticipate hidden water damage/mold behind materials.

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

2.1 (See Picture(s)

2.2 ENTRY DOORS

Poor/Defective

Water is entering at The Good Life entry doors. Sand bags are placed outside of doors. Tenant advised that water penetration is a recurring problem during heavy rains. Consult owner and tenant on recent sump pump maintenance/improvements. (See Picture(s)

Water damaged/failed doors to roof at upper level. Replacement needed. (See Picture(s)

Weathered/worn doors at ground floor. Repaint/stain to extend service life. (See Picture(s)

Weather stripping missing at entry doors. Install weather stripping for energy savings and to prevent pest intrusion.

2.2 (See Picture(s)

2.2 (See Picture(s)

2.2 (See Picture(s)

2.2 (See Picture(s)

2.4 ELECTRIC / GFCI

Fair

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

3. ATTIC

3.0 ROOF FRAMING

Fair

Termite activity in attic. Consult a pest control company for evaluation prior to close of escrow.

NOTE: Rodent activity noted in the attic. Consult a pest control professional for evaluation and remediation as required.

Alterations/additions to original structure noted. Consult seller on history and suggest review of building permits for this property prior to close of escrow.

3.1 ROOF DECK / SHEATHING

Poor/Defective

Stains noted at numerous locations of framing in the attic. See comments in roof section of report. See pest control company report. (See Picture(s)

Any notation of leakage or stains does not preclude additional areas of leakage and/or hidden damage. Any on going and/or questionable situations should be assessed and corrected.

See comments in interior section of report regarding water penetration and mold sampling.

3.1 (See Picture(s)

4. BATHROOMS

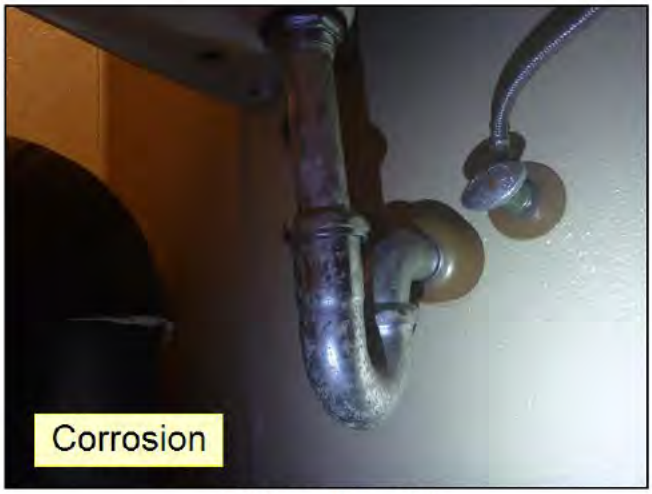
4.0 SINK(S)

Poor/Defective

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

Older and worn sink and faucet noted. Anticipate replacement. (See Picture(s)

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



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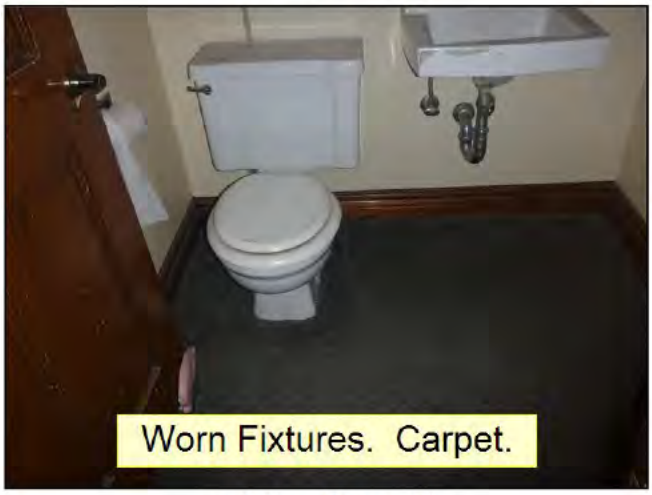

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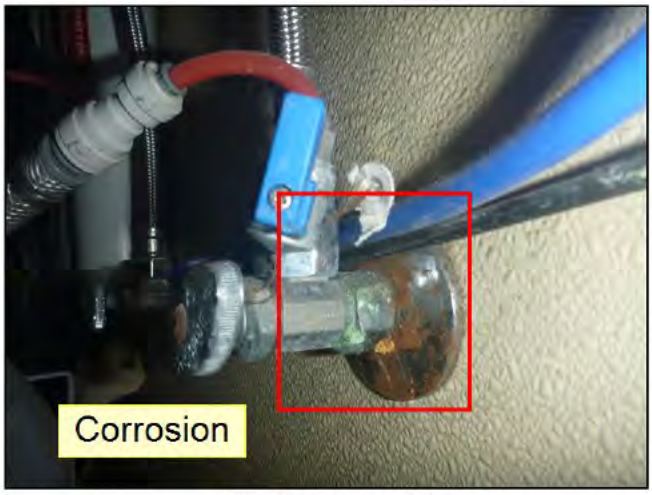


4.0 (See Picture(s)

4.1 TOILET

Fair

Old/worn toilets noted. Anticipate replacement.

Carpet in bath and around toilet. Remove for sanitation.

4.2 STALL SHOWER

Fair

Shower door is not installed. Anticipate repair/replacement before use.

Caulking/grout repair is recommended now as part of routine maintenance at shower on a regular basis to help prevent moisture intrusion, damage and mold build-up.

4.3 ELECTRIC / GFCI

Fair

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

4.3 (See Picture(s)

4.4 VENTILATION

Fair

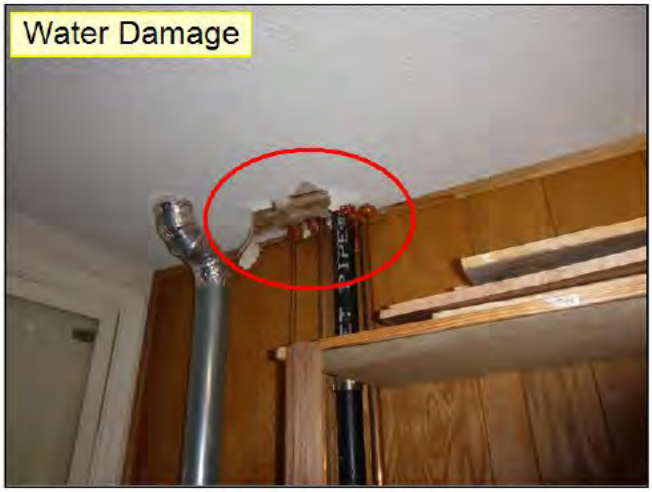
Older bath exhaust fan worked properly at time of inspection but due to age is being downgraded to fair. Modern automatic humidistat fans with high cubic feet per minute rating (CFM) are recommended.

5. INTERIOR ELEMENTS

5.0 WALLS

Poor/Defective

Water stains and damage at numerous locations of walls and ceilings. See comments in roof section of report and see window comments below. (See Picture(s)



5.0 (See Picture(s)

5.2 FLOORS

Poor/Defective

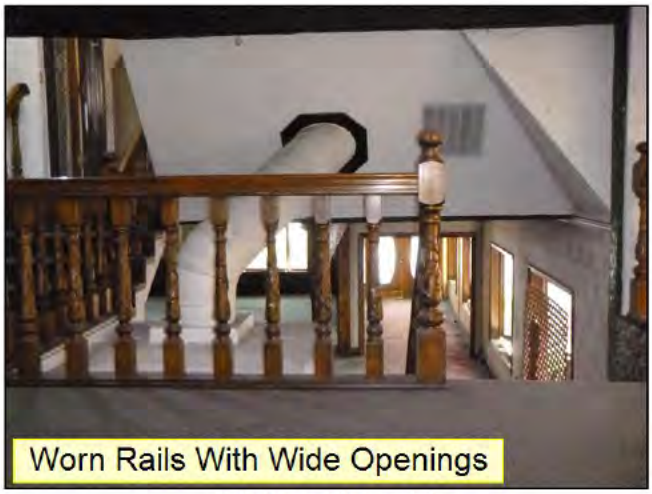
Worn and missing flooring noted. Anticipate replacement.

5.3 RAILINGS

Poor/Defective

Openings at railings are wider than today's standards allow. Consider upgrades for added safety to protect children and pets. (See Picture(s)

Scuffed/scratched rails are in need of re-staining/painting. (See Picture(s)



5.3 (See Picture(s)

5.3 (See Picture(s)

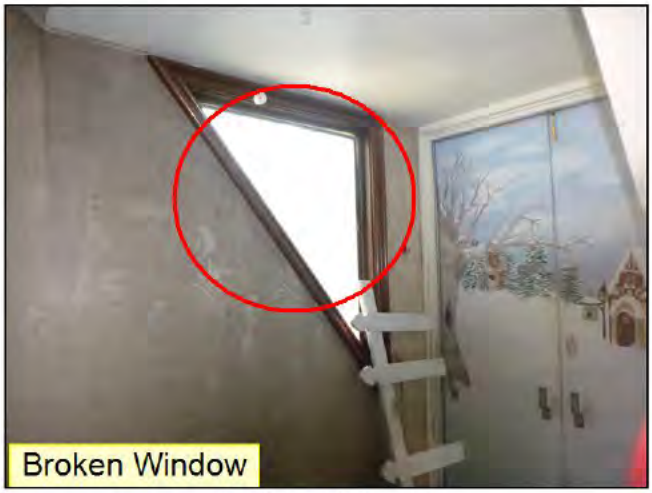
5.5 WINDOWS

Poor/Defective

Broken window and loose/delaminating window film noted. Anticipate replacement. (See Picture(s)

Water penetration and rot noted at several windows. Consult a window company for evaluation and repair/replacement cost estimate prior to close of escrow. (See Picture(s)

Consider upgrade to dual pane tempered glass windows for energy savings and added safety.



5.5 (See Picture(s)

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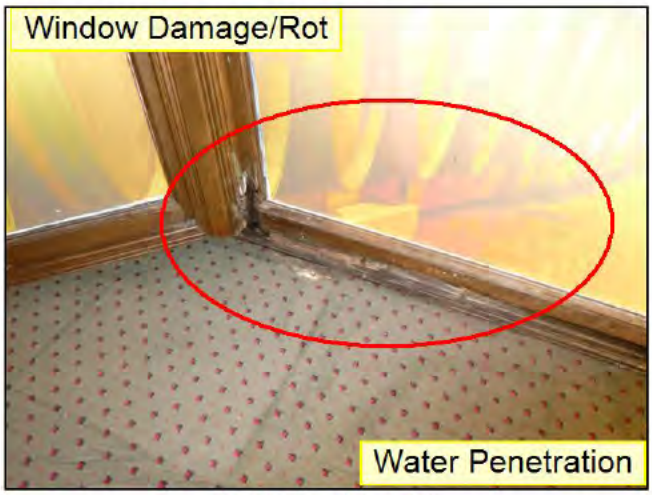


5.5 (See Picture(s)

5.6 ROOM DOORS

Poor/Defective

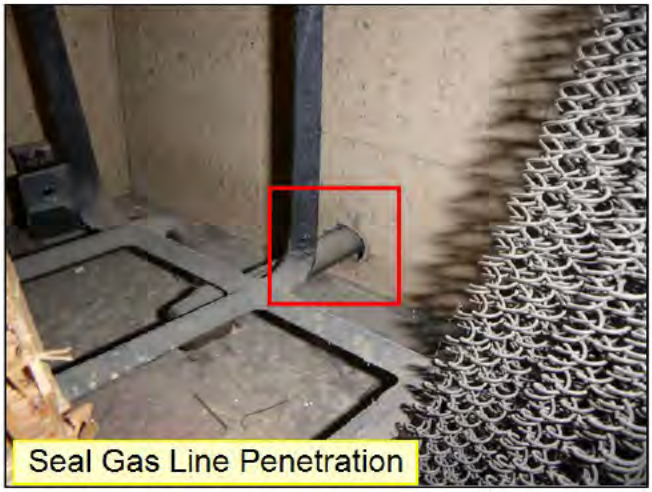
Worn/scratched door and hardware. Anticipate repair/repainting/replacement. (See Picture(s)

5.6 (See Picture(s)

5.7 FIREPLACE(S)

Poor/Defective

High temperature sealant is needed around gas pipe where it enters into upper level fireplace to keep heat and flames from entering wall cavity. (See Picture(s)



5.7 (See Picture(s)

6. ELECTRIC SYSTEM

6.3 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.

6.4 DEVICES

Fair

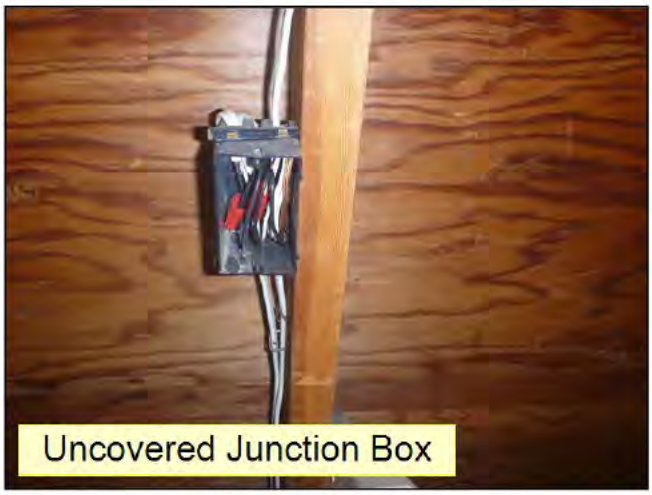
See comments in bathroom and exterior section of report regarding GFCI outlet upgrades.

6.5 WIRING / CONDUCTORS

Poor/Defective

Wire splices outside of junction boxes noted in attic. Properly terminate wiring for correct/safe installation. (See Picture(s)

Open junction boxes with exposed wiring noted in attic. Add cover plates at any/all open junction boxes and/or properly terminate wiring for proper and safe installation. (See Picture(s)



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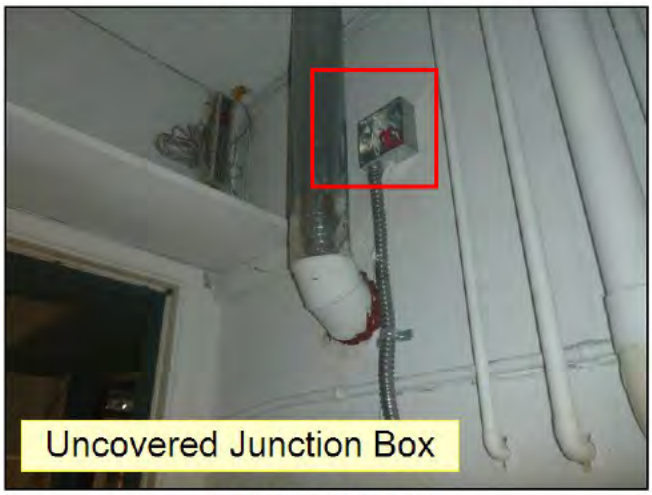

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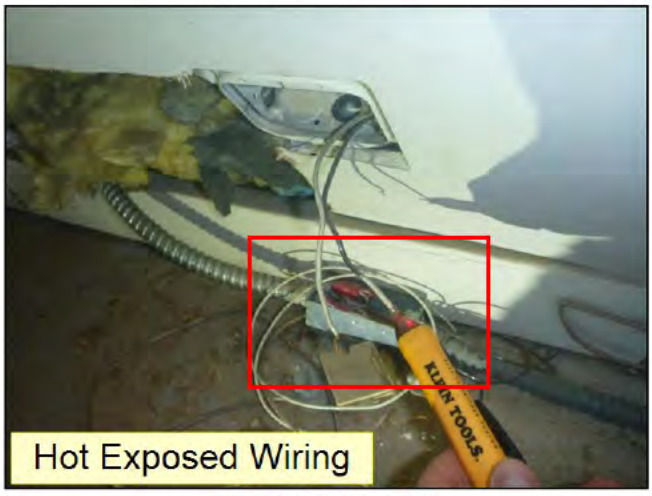


6.5 (See Picture(s)

6.5 (See Picture(s)

6.5 (See Picture(s)

6.6 SUBPANEL

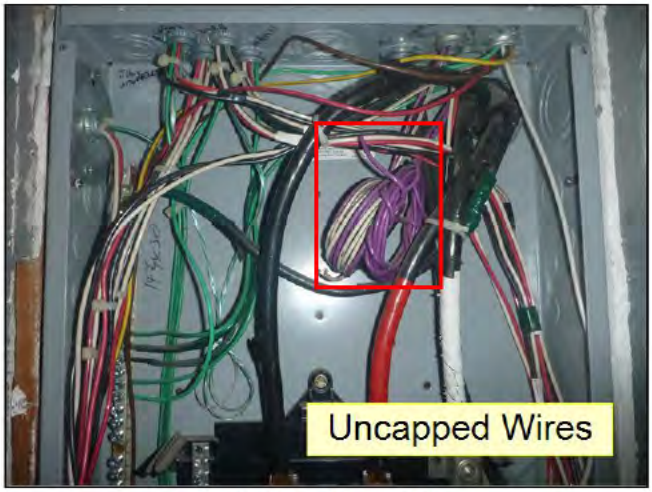
Poor/Defective

Doubled up circuits noted at one or more breaker(s) in 1672 sub 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)

Uncapped wires in both 1672 and 1656 subpanels should be capped with wire nuts for electrical safety. Contact electrician for correction. (See Picture(s)

Missing screws in dead panel plate at 1656 subpanel. Install missing screws for correct installation. (See Picture(s)

1656 sub panel is not fully labeled. Have panel fully labeled for safety. (See Picture(s)



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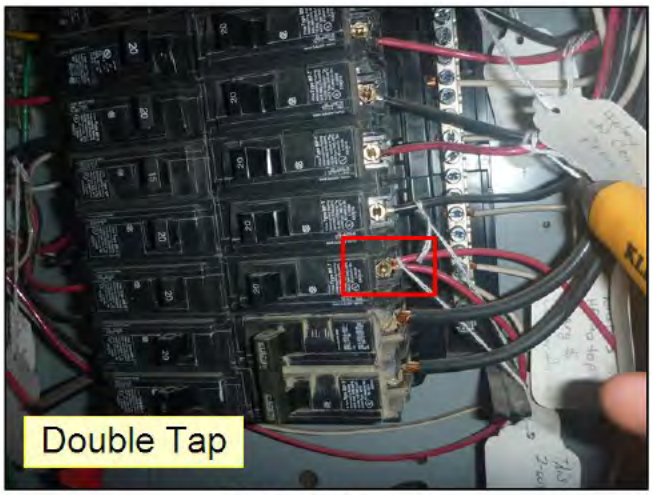

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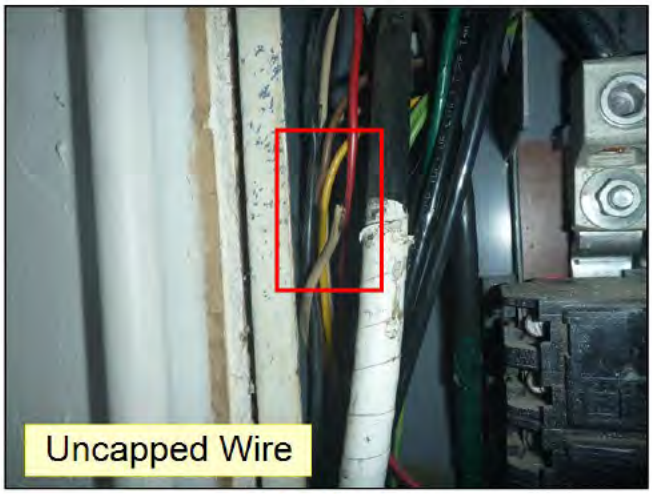

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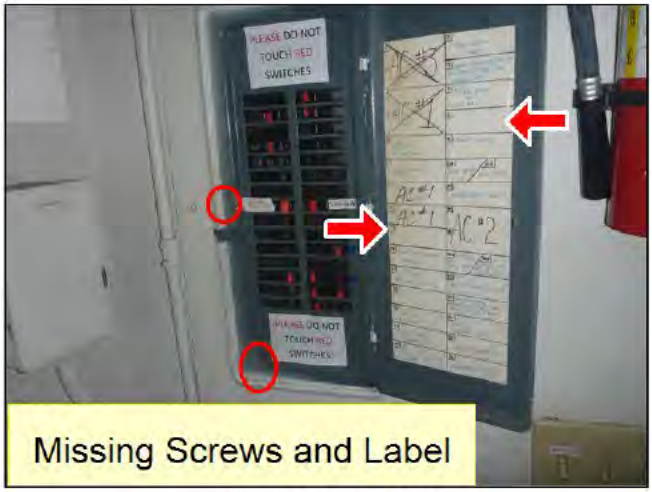


6.6 (See Picture(s)

7. HEATING SYSTEM

7.0 HEATING UNIT

Fair

Two older/worn package units (for both heating and cooling). Anticipate repair/replacement. 1656 has a newer unit. It operated properly.

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

7.1 BURNERS

Not Inspected

Heat exchangers are not fully visible due to design of systems. Therefore not inspected. Recommend annual evaluation and repairs and service of units to ensure proper and safe operation. Burner assemblies were not removed during inspection to determine condition of heat exchanger. This is not performed during a standard inspection.

7.3 GAS / FUEL LINES AT UNIT

Poor/Defective

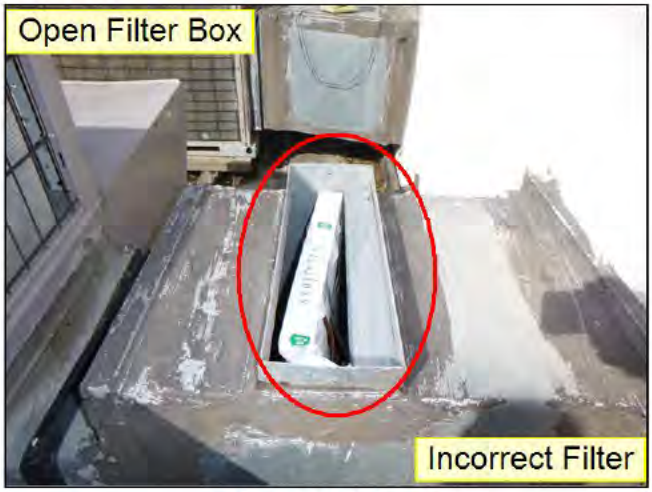
Rusted gas piping on roof. Paint or replace to prevent leaks. See photos in plumbing section of report. (See Picture(s)

7.3 (See Picture(s)

7.5 BLOWER

Poor/Defective

Open filter box is allowing water to enter and incorrectly sized filter is installed at one unit. Consult a HVAC contractor for correction. (See Picture(s)



7.5 (See Picture(s)

7.7 THERMOSTAT

Fair

Secure loose/hanging thermostat at upper level for proper installation. (See Picture(s)

7.7 (See Picture(s)

8. PLUMBING SYSTEM

8.0 WATER PIPING

Fair

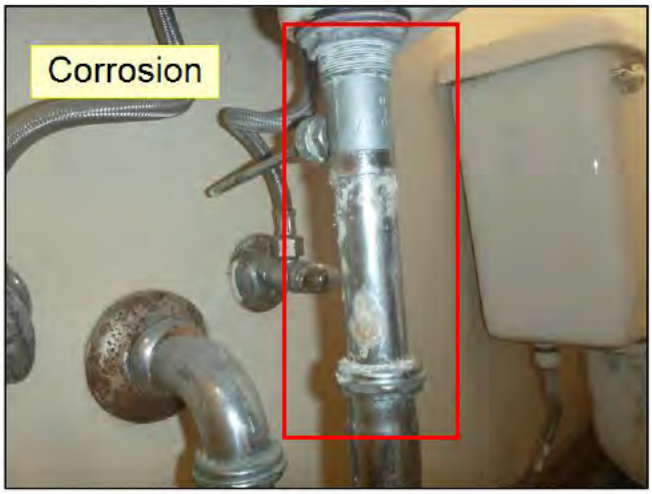
Plumbing corrosion noted at numerous locations. See bath and water heater sections of report. Consult a plumber for evaluation/ replacement.

Failed insulation on copper piping on roof. Replacement needed.

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

8.0 (See Picture(s)

8.0 (See Picture(s)



8.0 (See Picture(s)

8.1 WATER FLOW AT FIXTURES

Satisfactory

The water pressure was 70 psi at the time of inspection which is within normal range of 40 to 80 psi.

8.4 EXTERIOR FAUCET(S)

Fair

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

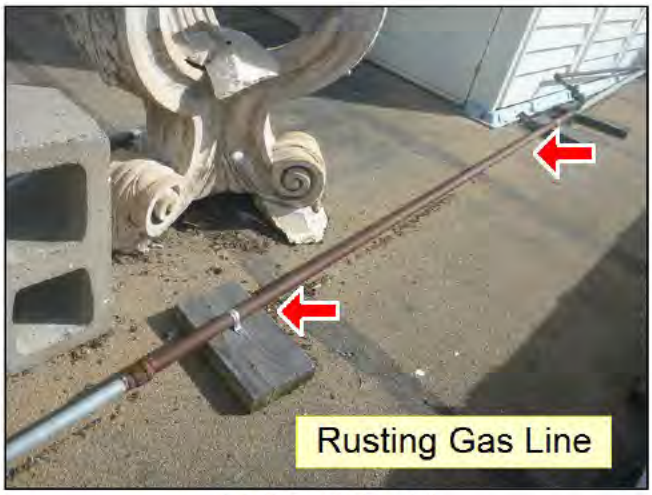
8.7 GAS PIPING

Fair

Rusting gas lines on exterior of building/roof. Contact a plumber for evaluation/repair cost estimate. (See Picture(s)

Rusting gas lines noted at meter. Suggest painting to extend service life. No gas leaks detected at the time of inspection. (See Picture(s)

Suggest installation of an emergency gas shutoff valve and/or keeping a valve handle at gas meter shut off valve in order to shutoff gas in an emergency.



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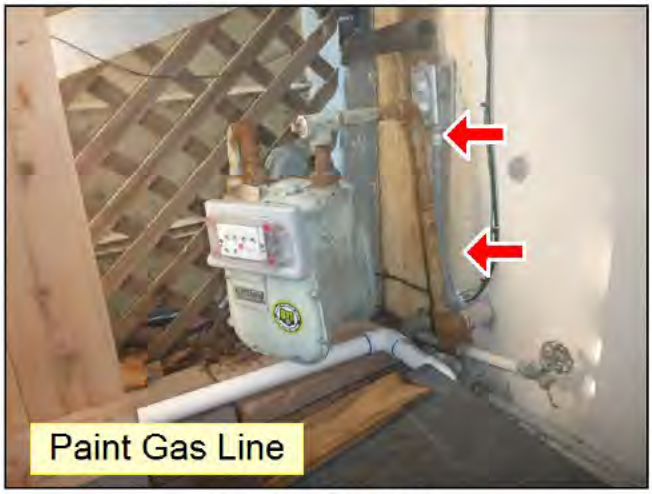


8.7 (See Picture(s)

9. WATER HEATER

9.0 WATER HEATER

Poor/Defective

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

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

Blocking required at seismic straps as per California State Architect requirements. Consult a licensed plumbing contractor for proper installation. (See Picture(s)

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

9.0 (See Picture(s)

9.0 (See Picture(s)

9.1 VENT CONNECTOR

Fair

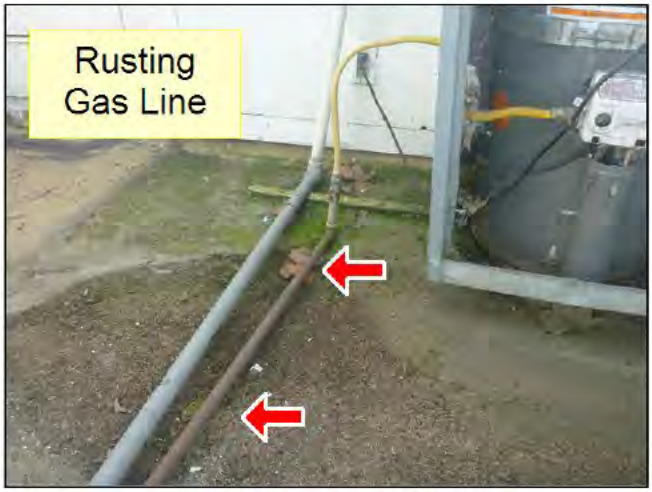
Seal vent pipe penetration through cabinet to prevent rain water from getting into cabinet. (See Picture(s)

9.1 (See Picture(s)

9.2 GAS / FUEL LINES AT UNIT

Poor/Defective

Rusting rigid gas line to water heater. Contact plumber for replacement with suitable material.



9.2 (See Picture(s)

9.3 SAFETY VALVE PROVISIONS

Poor/Defective

Temperature/pressure relief valve (TPRV) shows signs of previous leaking causing corrosion and water on roof. Replace TPRV to prevent further corrosion and water dripping on roof.

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