

Prepared for Exclusive Use by:

[REDACTED]

Address of Inspected Property:

[REDACTED]
Santa Barbara CA [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]

Santa Barbara CA [REDACTED]

INSPECTION DATE/TIME:

[REDACTED]

INSPECTOR:

Dayne Haigh [REDACTED]

INSPECTION COMPANY:

HouseMaster

1187 Coast Village Rd 1-284

Santa Barbara Ca 93108

(805) 898-2698

INSPECTION DETAILS

AGE OF HOME:

44 Years

DESCRIPTION:

Single Family

TYPE OF INSPECTION:

Standard Home Inspection

PEOPLE PRESENT:

Client, Inspector

STATUS OF HOME:

Occupied

WEATHER:

Sunny

TEMPERATURE:

65 TO 70

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
LOCATION:
WHOLE STRUCTURE

ESTIMATED AGE:
15 TO 20 YEARS
INSPECTION METHOD:
WALKED ON

DESIGN LIFE:
20 TO 25 YEARS
CHIMNEY/VENT:
MASONRY
BRICK

SPECIAL LIMITATIONS:
VEGETATION

S F P N A N I

		●			1.0 ROOFING Roof shingles are failing. Granule loss and exposed fiberglass noted. Consult roofer for repair/ replacement cost estimates prior to close of escrow. Roof sag noted. Multiple layers noted. Stripping will be required when re-roofing. Consult roofer for cost estimate. A determination should be made at time of re-roofing as to if flashing and roof decking replacement will be necessary.(See Picture(s)) Roof coverings require periodic repairs and sealant, especially at exposed/rusting nails, flashings and around roof penetrations. Suggest sealing penetrations now and annual evaluation/servicing as needed to prevent water penetration. Tree branches noted in contact with roof. Suggest trimming/ removing branches to eliminate pest access to roof and roof wear.(See Picture(s))
		●			1.1 EXPOSED FLASHING Lifting/exposed and rusting nails noted. Consult a roofing contractor for repairs as required to prevent water penetration.(See Picture(s)) Rusting noted at flashings. Suggest painting to prevent water penetration and extend service life.(See Picture(s)) Missing drip flashing noted at various locations of eaves. Consult a roofing contractor for evaluation/ proper installation to prevent moisture damage to sheathing. (See Picture(s))
		●			1.2 CHIMNEYS / VENTS Cracking noted at chimney. Suggest consulting qualified chimney professional for further evaluation and repairs prior to close of escrow.(See Picture(s))
●					1.3 PLUMBING STACKS
		●			1.4 VENTILATION COVERS Rusting noted at water heater and furnace gas vent caps. Paint or replace to extend service life and prevent water penetration.
		●			1.5 RAIN GUTTERS / EAVETROUGHES Older/ Worn Gutters noted. Monitor condition and anticipate replacement. Heavy 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))
	●				1.6 DOWNSPOUTS / ROOF DRAINS Damage noted at downspouts. Suggest replacing and/or replacing downspout(s). Consult gutter professional.(See Picture(s)) Recommend extending rain gutter downspouts to move water away from the foundation. Downspouts near structure may allow excessive water to pond and/or penetrate into structure. Consider installing downspouts into built in drains to aide in diverting water run off. See site elements section of report and supplemental comments for additional information.
		●			1.7 FASCIA / SOFFITS

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

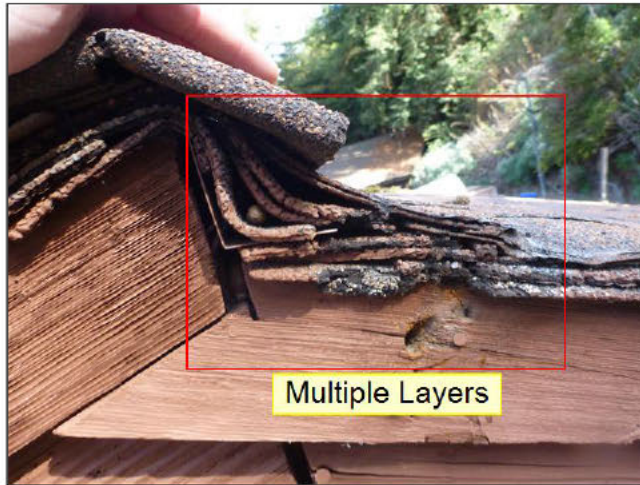
S F P N A NI



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

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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))



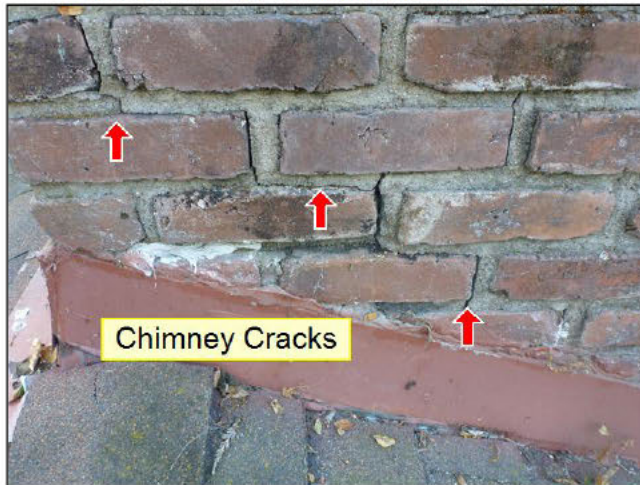
1.0 ROOFING (See Picture(s))



1.1 EXPOSED FLASHING (See Picture(s))



1.1 EXPOSED FLASHING (See Picture(s))



1.2 CHIMNEYS / VENTS (See Picture(s))



1.5 RAIN GUTTERS / EAVETROUGHS (See Picture(s))



Damaged Downspout

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



Wood Damage

1.7 FASCIA / SOFFITS (See Picture(s))

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

SUPPLEMENTAL INFORMATION - Review the additional details below.

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.

Asphalt/Fiberglass - Most newer asphalt roofing products are reinforced with glass fibers to improve the strength of the base felt. Some of these products, however, are susceptible to manufacturing defects that may or may not affect roof function. The manufacturer or qualified roofer should be consulted if there are any reported or suspected concerns.

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

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

Roof Flashings/Seal - Initial or recurring roof leakage is often due to inadequate or damaged flashing. All flashings should be checked periodically or if leakage occurs. Repair or seal as needed.

Spark Arrestor - Spark arresters are generally required with wood roofing or in areas with a high fire hazard risk. Add and/or maintain an arrestor to minimize fire concerns and/or flue blockage problems.

Multiple Layers of Roofing - A determination should be made at the time of re-roofing as to whether or not rip off of the existing layers and/or roof decking will be necessary. Roof loads, local requirements and practices, or the need to provide a firm base for the new roofing are some of the factors that must be considered when determining the extent of work required.

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:

WOOD
PANEL/SHEETS
WITH WOOD TRIM

PORCH:

DECK
WOOD FRAME

SPECIAL LIMITATIONS:

INACCESSIBLE AREA(S)
UNDER DECK INACCESSIBLE

S F P N A NI

		●			2.0 SIDING Wood damage noted at various locations of wood siding. Unfinished wood trim noted at guest unit. Missing siding noted. Consult a pest control company for evaluation/ replacement. Anticipate repairs. (See Picture(s)) Soil level is too high at several locations. Condition is conducive to wood destroying organisms, moisture damage to wood siding and penetration into structure. Suggest lowering soil and maintaining proper drainage away from structure. Siding should be a minimum of four inches away from soil. Two inches away from concrete is recommended. Suggest sealing at any gaps, cracks, around light fixtures, windows, doors, trim, etc...to aide in preventing water penetration and pest intrusion.
		●			2.1 WINDOWS Incomplete installation of windows noted at guest unit. Consult a contractor for evaluation/ proper installation to prevent moisture/ pest intrusion.(See Picture(s))
		●			2.2 ENTRY DOORS Missing trim noted at entry doors. Wood damage noted at around entry doors. Consult a contractor for evaluation/ repairs.
		●			2.3 RAILINGS Unfinished wood noted in various locations. Have wood properly sealed for protection and enhanced lifespan.(See Picture(s))
		●			2.4 PORCH(ES) / DECK(S) Weathering/ Deterioration/ wood damage noted at deck area. Suggest routine maintenance/ paint/ repair/ replacement of components for enhanced life span of structure.(See Picture(s))
		●			2.5 ELECTRIC / GFCI Missing light fixtures with exposed wiring noted. Consult an electrician for evaluation/ installation of fixture/ coverplate for safety.(See Picture(s)) Suggest upgrades to Ground Fault Circuit Interrupters (GFCI) outlets at all exterior outlets for added safety. Consult licensed electrical contractor for installation.

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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 WINDOWS (See Picture(s))



2.3 RAILINGS (See Picture(s))



Wood Damage/ Weathering

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



Missing Fixture/ Exposed Wiring

2.5 ELECTRIC / GFCI (See Picture(s))



Exposed Wiring

2.5 ELECTRIC / GFCI (See Picture(s))

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

SUPPLEMENTAL INFORMATION - Review the additional details below.

Wood Deterioration - Exterior wood elements are particularly susceptible to decay and insect damage. The use of treated lumber may help to minimize

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

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.

Siding/Wood Soil Clearance - Siding materials and wood components close to or in direct contact with soil or mulch are conducive to decay and/or wood destroying insect infestation. Whenever possible, at least six (6) inches of clearance should be provided above the soil. All areas in contact or close to the ground should be checked. Foam insulations or other foundation cover increase the potential for hidden damage due to moisture or insect concerns. All areas in contact or close to the ground should be checked. Where possible, contact with the ground should be corrected. Wood-soil contact, unprotected wood, and high moisture conditions promote decay and insect activity. Any conducive conditions should be eliminated, if possible, to minimize consequential damage or further infestation. Damaged components should be corrected/addressed properly.

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.

PATIO(S):

PAVERS

DRIVEWAY:

ASPHALT

GRAVEL

SPECIAL LIMITATIONS:

INACCESSIBLE/STORAGE AND/OR VEGETATION

PATIO LOCATION:

FRONT

RETAINING WALLS:

CONCRETE

BLOCK

WALKWAY:

GRAVEL

RETAINING WALL LOCATION:

MULTIPLE LOCATIONS

S F P N A N I

●					3.0 WALKWAYS Suggest sealing at hardscaping (walks, patios & driveways) cracks for enhanced life span of material. Repair/ replace as desired.
	●				3.1 DRIVEWAY Cracking/ deterioration noted at driveway. Suggest sealing of cracks to prevent water penetration, further cracking and to extend service life.
		●			3.2 PATIO(S) Settlement noted at front patio. Anticipate repairs. Suggest drainage upgrades and controlling water from roof cover. Consult a contractor for evaluation/ repairs.(See Picture(s))
●					3.3 RETAINING WALL(S)
		●			3.4 GROUND SLOPE AT FOUNDATION Poor drainage/ grading noted at several locations. Recommend proper grading with positive fall to direct water away from foundation. Suggest upgrades to rain gutter downspouts connected to subsurface drains to keep water away from foundation and hardscaping. Monitor/maintain water drainage around structures and correct as needed for proper removal.

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Settlement/ Movement In Front Patio

3.2 PATIO(S) (See Picture(s))

NOTE: Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other 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
SPARE BEDROOM

VENTILATOR(S):

EXHAUST FAN
&
WINDOW

SPECIAL LIMITATIONS:

FINISH MATERIALS
INACCESSIBLE AREA(S)/STORAGE

S F P N A N I

●					4.0 SINK(S) Flexible drain piping noted under sink. This is not allowed per the plumbing codes. Suggest changing to approved drain piping.(See Picture(s)) Older and worn sinks and faucets noted. Anticipate replacement. Leak at plumbing under hall bath sink noted. Consult plumber for further evaluation and repairs.(See Picture(s))
●					4.1 TOILET Loose toilets at floor connections noted. Pull toilet, check for damage/water penetration. Re-secure/reset toilet to prevent moisture damage. Consult a plumber for evaluation/repair.
●					4.2 BATHTUB Caulking/ grout repair is recommended as part of routine maintenance to tub/ shower/counters and flooring areas on an annual basis to help prevent moisture intrusion, damage and mold build-up. Condition behind concealed areas was indeterminate at the time of the inspection.
●					4.3 STALL SHOWER Weeping/ Dripping shower fixture noted. Consult a plumber for evaluation/ repairs to conserve water.(See Picture(s)) Caulking/ grout repair is recommended as part of routine maintenance at tub/shower and flooring areas on a regular basis to help prevent moisture intrusion, damage and mold build-up. Condition inside walls was indeterminate at the time of the inspection. See pest control report for results on shower pan flood test.
●					4.4 ELECTRIC / GFCI
●					4.5 VENTILATION Bathroom ceiling exhaust fan vents into attic. Suggest directing vent to an exterior location to keep moisture out of attic.(See Picture(s))

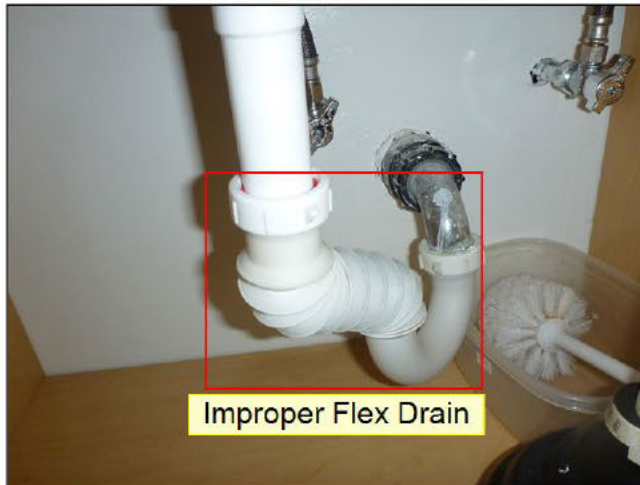
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Leaking Drainline

4.0 SINK(S) (See Picture(s))



Improper Flex Drain

4.0 SINK(S) (See Picture(s))



4.3 STALL SHOWER (See Picture(s))



4.5 VENTILATION (See Picture(s))

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

SUPPLEMENTAL INFORMATION - Review the additional details below.

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

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 require a high level of maintenance. Plan for replacement now or in near future. Replacement of old fixtures may necessitate additional plumbing work, structural alterations, or surface refinishing as the design of new fixtures may not be compatible with the plumbing or installation methods used with the existing sink.

5. ATTIC

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

DESCRIPTION:

EXPOSED FRAMING
WALK-UP/IN

SHEATHING:

PLYWOOD

SPECIAL LIMITATIONS:

INACCESSIBLE AREA(S)/INSULATION
RODENT ACTIVITY

INSPECTION METHOD:

ENTERED

INSULATION:

NONE

FRAMING:

WOOD FRAME
RAFTERS

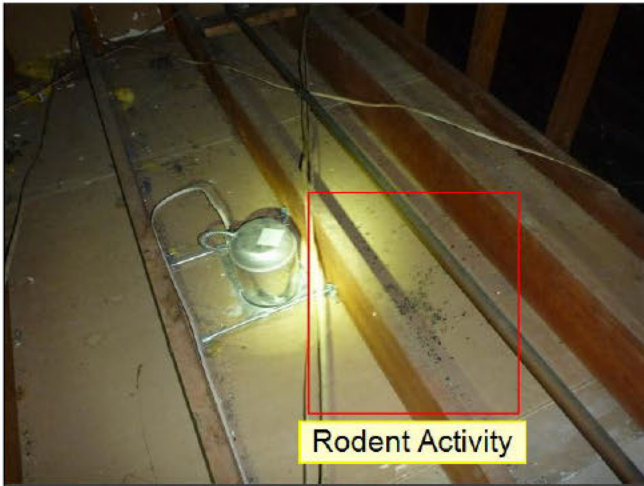
VAPOR RETARDER:

OBSERVED

S F P N A NI

●					5.0 ROOF FRAMING No structural conditions to report in attic. See pest control report for conditions related to wood framing members. Rodent activity noted in the attic. Consult a pest control professional for evaluation and remediation as required.
	●				5.1 ROOF DECK / SHEATHING Stains noted at framing in the attic appear to be from water leaks prior to current roof installation. See pest control report. Evidence of possible wood destroying organisms and/or damage noted in attic. Consult pest control company to evaluate and repairs/remediation as required. Anticipate repairs.
●					5.2 VENTILATION PROVISIONS
●					5.3 INSULATION No insulation installed in attic. Consider insulation upgrade for occupant comfort and energy efficiency.

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5.0 ROOF FRAMING (See Picture(s))



5.1 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.

SUPPLEMENTAL INFORMATION - Review the additional details below.

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

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

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

6. 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

VENTILATOR:
EXHAUST FAN

DISHWASHER:
ESTIMATED AGE: 05 TO 10
YEARS

DISPOSAL:
ESTIMATED AGE: 05 TO 10
YEARS

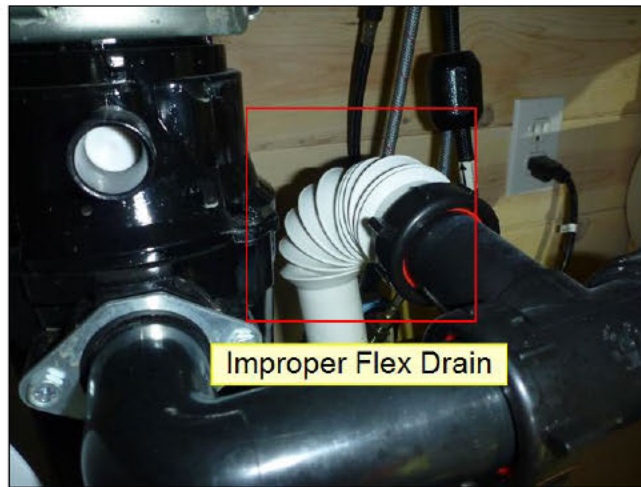
SPECIAL LIMITATIONS:
FINISH MATERIALS
INACCESSIBLE AREA(S) & STORAGE/
OBSTRUCTIONS

S F P N A NI

					6.0 PLUMBING / SINK Rodent activity noted under kitchen sink. Consult a pest control company for evaluation/ remediation as needed. Flexible drain trap noted under guest unit kitchen sink. This is not approved per the plumbing codes. Suggest changing to approved trap by a licensed plumber.(See Picture(s))
					6.1 COOKING UNIT Main house cooking unit was NOT tested due to tenant cooking food. Suggest a full evaluation/ of unit by a technician prior to close of escrow.
					6.2 ELECTRIC / GFCI
					6.3 DISHWASHER Air gap is not installed at dishwasher. Have air gap installed by a licensed plumber to prevent sewer backup into dishwasher. Guest unit dishwasher is not properly secured to cabinet. Have screws installed at tabs under cabinet to properly secure dishwasher.(See Picture(s))
					6.4 DISPOSAL
					6.5 VENTILATOR Unit operated properly at the time of the inspection, however due to age and wear it is downgraded to fair. Maintain, repair, replace components as desired, needed.
					6.6 COUNTERTOP
					6.7 CABINetry
					6.8 REFRIGERATOR

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6.0 PLUMBING / SINK (See Picture(s))



6.3 DISHWASHER (See Picture(s))

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

SUPPLEMENTAL INFORMATION - Review the additional details below.

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

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

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

7. 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

PREDOMINANT WINDOWS:

DOUBLE GLAZED
VINYL SLIDERS W/SCREENS

FIREPLACE(S):

TYPE: FIREPLACE

WALLS:

WOOD FRAMED
DRYWALL

DETECTOR(S):

NO CARBON MONOXIDE DETECTOR
NO SMOKE DETECTOR

SPECIAL LIMITATIONS:

FURNISHING/STORAGE
FINISH MATERIALS
OCCUPIED ROOMS

PREDOMINANT FLOORS:

WOOD FRAMED
WOOD SUB-FLOOR

DETECTOR LOCATION(S):

HALLWAY
BEDROOMS

S F P NA NI

●				7.0 WALLS Anticipate repairs (patching & painting) of scuffs, scrapes and holes in walls. Damage is aesthetic only. No indications of structural defects.
	●			7.1 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))
●				7.2 FLOORS Missing transition piece noted at master bathroom flooring noted. Consult flooring professional for evaluation and repairs. (See Picture(s)) NOTE: Inspection does not include conditions and areas that are concealed and not visible at the time of the inspection. Suggest client perform a careful walk through when fully visible prior to close of escrow.
●				7.3 WINDOWS Moisture stains noted at windows in guest area. Consult seller as to history and contractor for repairs. Unable to determine if any hidden damage exists.(See Picture(s))
	●			7.4 ROOM DOORS Older, worn, doors/ hardware noted. Suggest consulting with door contractor for repair/replacement cost estimates prior to close of escrow.
	●			7.5 PATIO / DECK DOORS(S) Inoperable/ damaged/ missing hardware noted at french doors/ sliding glass door. Sub-standard installation of hardware noted at various entry doors. Consult a contractor for evaluation/ proper installation as needed.(See Picture(s))
	●			7.6 DETECTOR TEST Missing smoke and carbon monoxide detectors noted. See state department of health website for required locations.
	●			7.7 FIREPLACE(S) Creosote buildup noted. Consult chimney sweep for evaluation, cleaning, and have liner checked prior to use. Damaged damper noted at family room fireplace noted in firebox. Damaged grate noted. Suggest repairs. Consult chimney sweep/ qualified professional for further evaluation and repairs.(See Picture(s)) Efflorescence/ signs of moisture penetration noted in fireplace. Control sprinklers/ roof drainage/ check mortar cap and rain cap and monitor condition. Repairs suggested to prevent moisture damage.(See Picture(s))

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No evaluation of master bedroom fireplace noted due to storage. Suggest evaluation by a chimney specialist prior to close of escrow.

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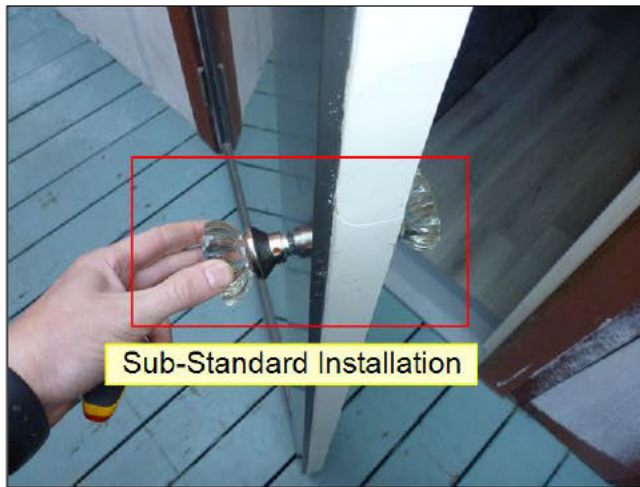
7.1 CEILINGS (See Picture(s))



7.2 FLOORS (See Picture(s))



7.3 WINDOWS (See Picture(s))



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



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



Missing Hardware

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



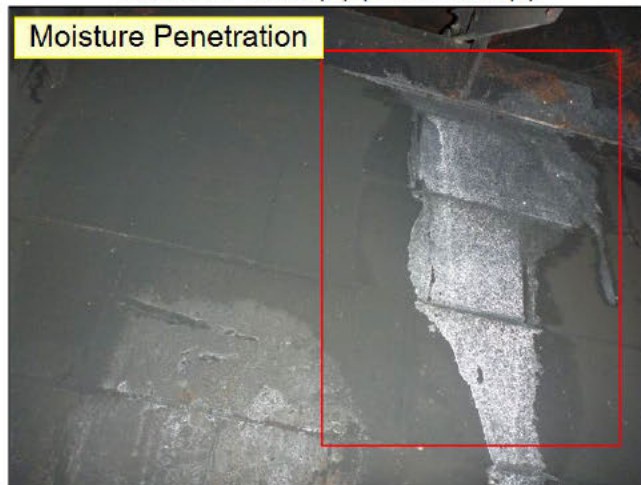
Damaged Hardware

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



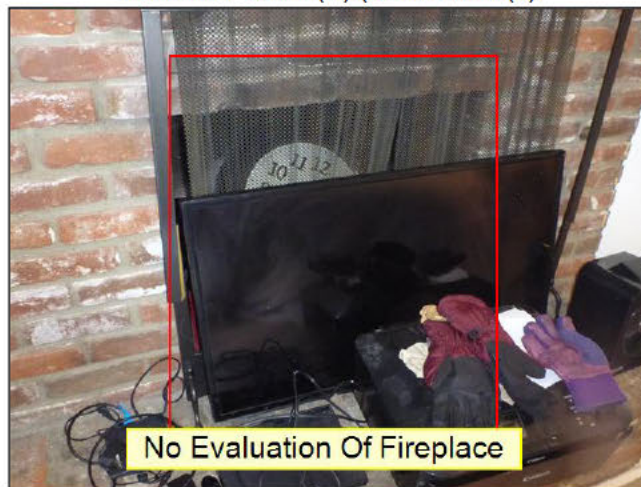
Damaged Grate

7.7 FIREPLACE(S) (See Picture(s))



Moisture Penetration

7.7 FIREPLACE(S) (See Picture(s))



No Evaluation Of Fireplace

7.7 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 basis.

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.

8. 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

FOUNDATION TYPE:

CONCRETE
STONE
Pier

HOUSE FLOOR STRUCTURE:

Wood Frame
Joist

SPECIAL LIMITATIONS:

IN-ACCESSIBLE
AREAS
BLOCKED BY DUCTING

S F P N A NI

●					8.0 FOUNDATION Cripple walls noted at foundation. Consider shear panel upgrades for added earthquake safety. See California Hazards Disclosure Handbook for information on cripple walls and consult a foundation contractor if desired for cost estimates. Note: Bolts observed at foundation sill plate. Debris noted in crawlspace. Anticipate removal of debris.(See Picture(s))
●					8.1 PIERS / COLUMNS
		●			8.2 FLOOR FRAMING Moisture staining noted at various locations of framing in crawlspace. Consult a pest control company for further evaluation and repairs as needed. Wood damage noted in crawlspace area. Consult pest control company for further evaluation and repairs. Evidence of possible wood destroying insects/ organisms and/or damage noted in crawlspace. Consult pest control company to evaluate and repairs/remediation as required.(See Picture(s))
		●			8.3 CRAWLSPACE VENTILATION Damaged vent screens noted. Repair/ replace screens to help keep pests and pets out of crawlspace.(See Picture(s))

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8.0 FOUNDATION (See Picture(s))



8.2 FLOOR FRAMING (See Picture(s))



8.2 FLOOR FRAMING (See Picture(s))



8.3 CRAWLSPACE VENTILATION (See Picture(s))

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

SUPPLEMENTAL INFORMATION - Review the additional details below.

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

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.

9. ELECTRIC SYSTEM

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

SERVICE LINE:
OVERHEAD

DISTRIBUTION PANEL:
CIRCUIT BREAKER
LOCATION: RIGHT SIDE

ENTRANCE LINE:
COPPER

SERVICE DISCONNECT(S):
SINGLE MAIN
AMPS: 200

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

HOUSEHOLD (120 VOLT) CIRCUITS:
COPPER

GFCI:
MULTIPLE UNITS
AT RECEPTACLE(S)

SPECIAL LIMITATIONS:
INACCESSIBLE AREA(S)
FINISH MATERIALS

S F P N A NI

					9.0 SERVICE / ENTRANCE LINE Service wires are in tree and may be damaged by branches. Consult utility company to trim branches away from service wires to prevent damage.(See Picture(s))
					9.1 SERVICE GROUNDING PROVISIONS
					9.2 DISTRIBUTION PANEL Labeling of service panel breakers is required for safe operation. (See Picture(s)) Missing screws noted at dead panel plate. Consult an electrician for evaluation/ replacement of screws for safety. Faulty breakers noted inside main panel. Consult an electrician for evaluation/ adjustment/ repairs for safety prior to close of escrow.
					9.3 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.
					9.4 SUBPANEL(S)
					9.5 WIRING / CONDUCTORS Unsecured romex wiring noted in crawlspace. Consult an electrician for evaluation/ proper installation for safety.(See Picture(s)) Rodent damage to wiring sheathing noted at various locations. Consult an electrician for evaluation/ replacement of damaged wiring for safety prior to close of escrow.(See Picture(s)) Open junction boxes with exposed wiring noted in the crawlspace. Add cover plates at any/all open junction boxes and/or properly terminate wiring for proper and safe installation.(See Picture(s)) Wire splices outside of junction boxes noted in the attic/ crawlspace and guest unit. Properly terminate wiring for correct/safe installation. See main electric section for possible additional comments and supplemental information. Exposed wiring subject to damage noted in guest unit living space . Enclose wiring in conduit for safety. Consult electrician for proper installation.(See Picture(s)) Sub-standard installation of romex wiring noted at various locations. Consult an electrician for evaluation/ repairs for safety prior to close of escrow.(See Picture(s))

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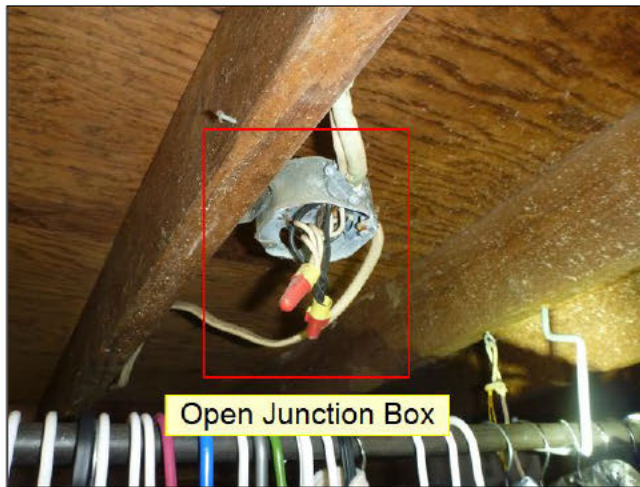
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9.0 SERVICE / ENTRANCE LINE (See Picture(s))



9.2 DISTRIBUTION PANEL (See Picture(s))



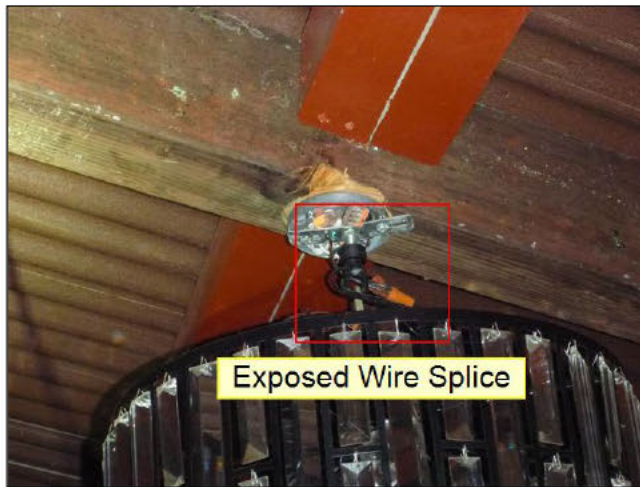
9.5 WIRING / CONDUCTORS (See Picture(s))



9.5 WIRING / CONDUCTORS (See Picture(s))

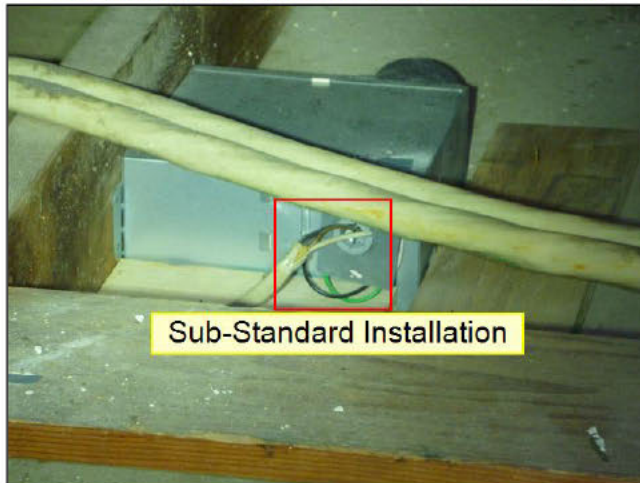


9.5 WIRING / CONDUCTORS (See Picture(s))



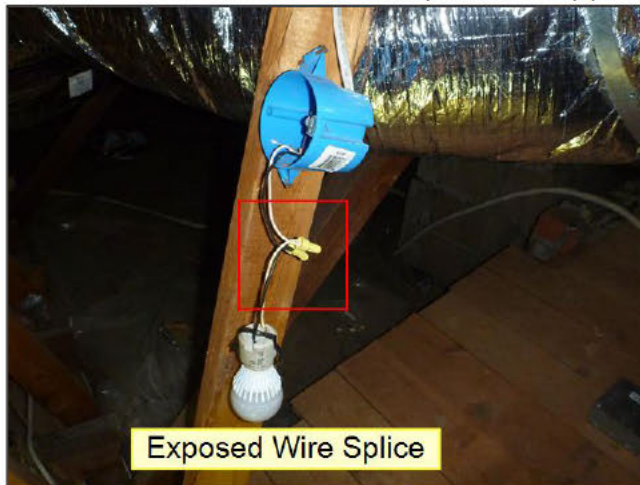
Exposed Wire Splice

9.5 WIRING / CONDUCTORS (See Picture(s))



Sub-Standard Installation

9.5 WIRING / CONDUCTORS (See Picture(s))



Exposed Wire Splice

9.5 WIRING / CONDUCTORS (See Picture(s))



9.5 WIRING / CONDUCTORS (See Picture(s))



9.5 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.

10. HEATING SYSTEM

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

SPECIAL LIMITATIONS:

OUT OF SERVICE

S F P N A N I

[illegible]

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.

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.

11. PLUMBING SYSTEM

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

WATER PIPING:

COPPER
PEX

WATER SHUT-OFF LOCATION:

AT METER
AND AT HOUSE

DRAIN/WASTE LINES:

PLASTIC
ABOVE GROUND
IN GROUND
NOT DETERMINED

GAS SHUT-OFF LOCATION:

AT METER

SPECIAL LIMITATIONS:

INACCESSIBLE AREA(S)
FINISH MATERIALS

S F P NA NI

		●	11.0 WATER PIPING Leaking sprinkler head noted on the roof. Consult a plumber for evaluation/ repairs.(See Picture(s)) Improper secured PEX piping noted in the crawlspace. Consult a plumber for evaluation/ proper installation to prevent damage to piping.(See Picture(s))
		●	11.1 FIXTURE DRAINAGE Leak at plumbing under hall bath sink noted. Leak under guest unit common area sink. Consult plumber for evaluation and repairs.
		●	11.2 DRAIN / WASTE PIPING Sub-standard installation of ABS drainlines noted. Sub-standard slopes noted at drainlines. Disconnected tub drain line in crawlspace. Consult a plumber for evaluation/ proper installation. (See Picture(s)) Missing drain cap/ sewage odors noted at rear ABS drainline. Suggest installation of a drain cap/ air induction valve to prevent sewage odors. (See Picture(s)) Suggest having <u>in slab</u> AND <u>in ground</u> drain lines video scoped to determine interior condition due to age of home. DRAIN/ WASTE/ VENT PIPES are not fully visible due to design and construction methods and therefore the inspection is limited. Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe condition. Conditions are subject to unpredictable change, e.g. leaks may develop, water flow may drop, drains may become blocked. etc. The detection of sewer gases and the conditions of sub-slab or inground piping is excluded from a standard inspection.
		●	11.3 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.
		●	11.4 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.
		●	11.5 Dryer Vent Lint buildup noted at clothes dryer vent. Suggest cleaning dryer vent now and regularly for fire safety and energy efficiency.
		●	11.6 GAS PIPING Gas leak noted at main house water heater. Consult a plumber for evaluation/ repairs for safety prior to close of escrow.

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

Rusting gas lines noted. Suggest painting to extend service life.(See Picture(s))

S F P N A 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.



Leaking Sprinkler

11.0 WATER PIPING (See Picture(s))



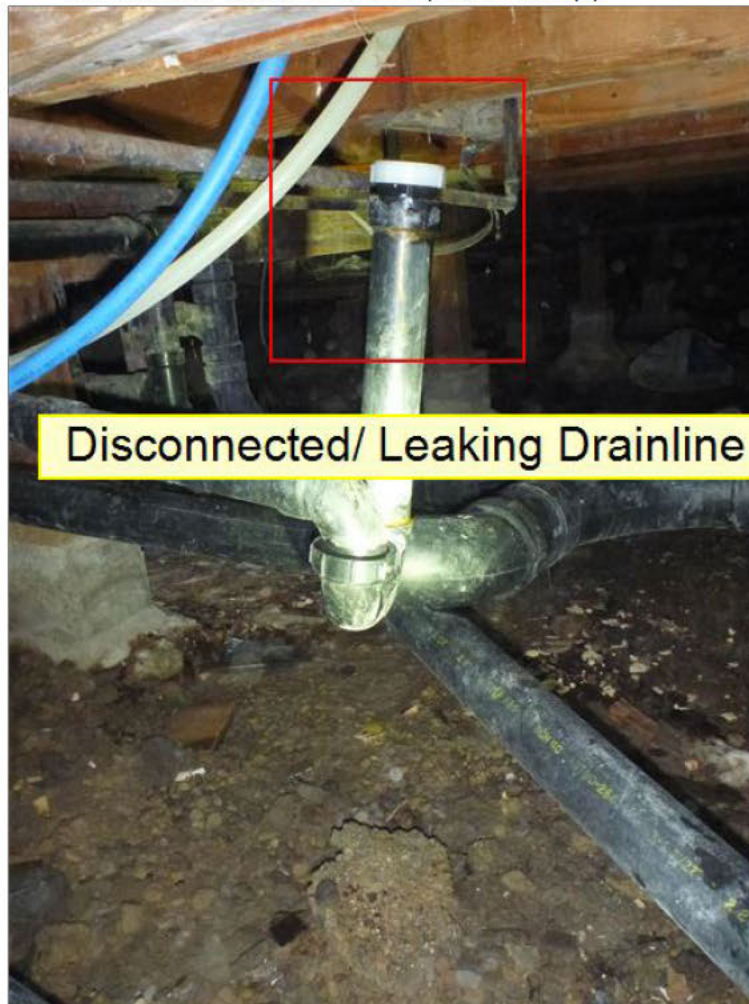
Unsecured Piping

11.0 WATER PIPING (See Picture(s))



Missing Drain Cap

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

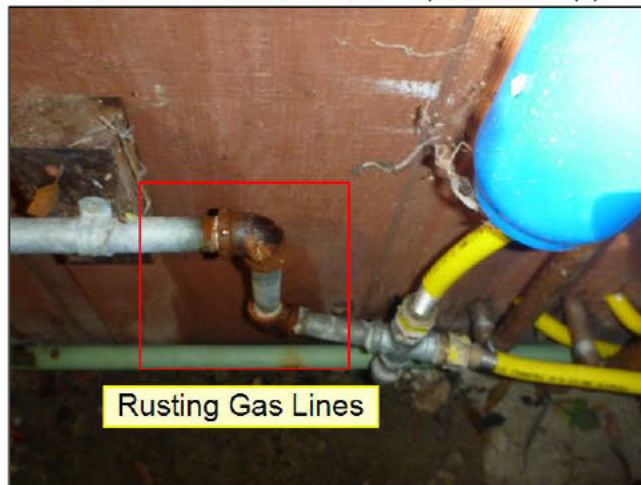


Disconnected/ Leaking Drainline

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



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



11.6 GAS PIPING (See Picture(s))

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

SUPPLEMENTAL INFORMATION - Review the additional details below.

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

12. WATER HEATER

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

WATER HEATER TYPE:

FUEL: NATURAL GAS

TANKLESS

ESTIMATED CAPACITY:

TANKLESS

WATER HEATER LOCATION:

EXTERIOR

ESTIMATED AGE:

03 TO 05 YEARS

SYSTEM MAKE:

Navien

DESIGN LIFE:

20 YEARS

S F P N A NI

●					12.0 WATER HEATER Tankless water heaters operated properly at the time of inspection. Consult (and follow) manufactures operating/maintenance instructions (including annual flushing) for proper and safe operation and to extend service life. Water heaters are 4 years old with a manufacturers design life of 20 years.
		●			12.1 VENT CONNECTOR Improper clearance noted at water heater exhaust vent. Vent is within 3 feet of an operable door. Consult a plumber for proper/ safe installation thru the roof eave for safety prior to close of escrow.(See Picture(s))
		●			12.2 GAS / FUEL LINES AT UNIT Gas leak noted at main house water heater. Consult a plumber for evaluation/ repairs for safety prior to close of escrow.(See Picture(s))
		●			12.3 SAFETY VALVE PROVISIONS No TPRV discharge pipe noted at lower level water heater. Install correct size drain pipe and properly terminate to an approved location for safety. Consult a plumber for correct installation.

S F P N A 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.



12.1 VENT CONNECTOR (See Picture(s))



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

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

SUPPLEMENTAL INFORMATION - Review the additional details below.

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

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.

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.

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

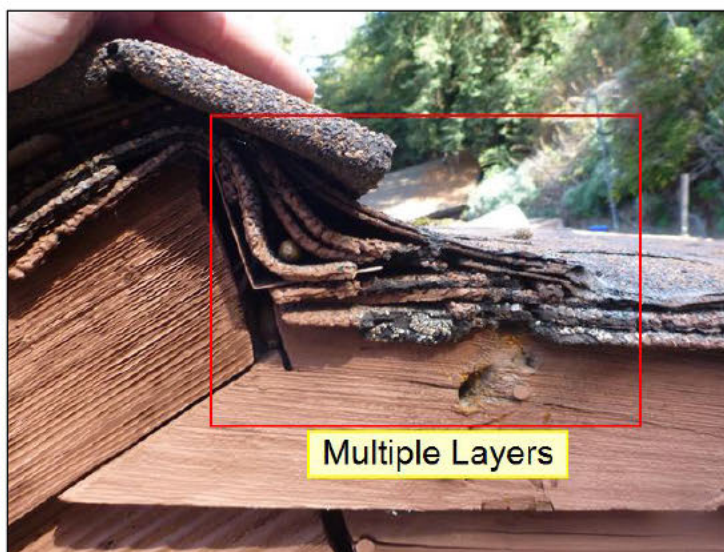
Poor/Defective

Roof shingles are failing. Granule loss and exposed fiberglass noted. Consult roofer for repair/ replacement cost estimates prior to close of escrow.

Roof sag noted. Multiple layers noted. Stripping will be required when re-roofing. Consult roofer for cost estimate. A determination should be made at time of re-roofing as to if flashing and roof decking replacement will be necessary. (See Picture(s))

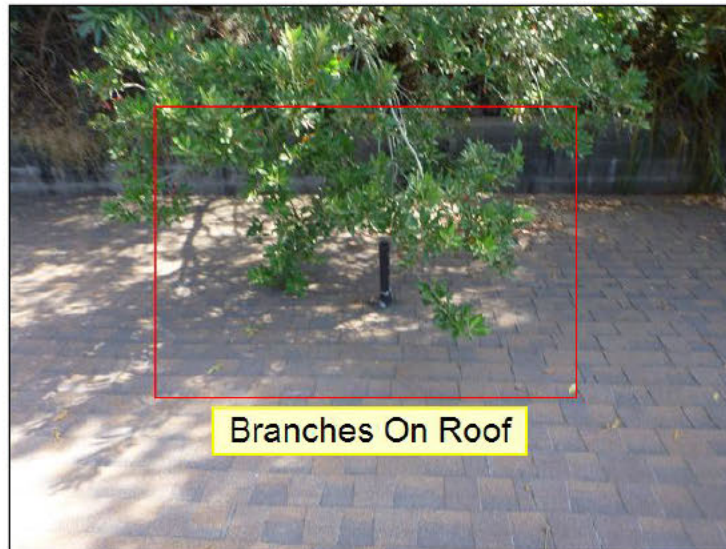
Roof coverings require periodic repairs and sealant, especially at exposed/rusting nails, flashings and around roof penetrations. Suggest sealing penetrations now and annual evaluation/servicing as needed to prevent water penetration.

Tree branches noted in contact with roof. Suggest trimming/ removing branches to eliminate pest access to roof and roof wear. (See Picture(s))



1.0 (See Picture(s))

1. ROOFING



1.0 (See Picture(s))

1.1 EXPOSED FLASHING

Poor/Defective

Lifting/exposed and rusting nails noted. Consult a roofing contractor for repairs as required to prevent water penetration. (See Picture(s))

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

Missing drip flashing noted at various locations of eaves. Consult a roofing contractor for evaluation/ proper installation to prevent moisture damage to sheathing. (See Picture(s))



1.1 (See Picture(s))

1. ROOFING



1.1 (See Picture(s))

1.2 CHIMNEYS / VENTS

Poor/Defective

Cracking noted at chimney. Suggest consulting qualified chimney professional for further evaluation and repairs prior to close of escrow.(See Picture(s))



1.2 (See Picture(s))

1.4 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.

1.5 RAIN GUTTERS / EAVETROUGHS

Poor/Defective

Older/ Worn Gutters noted. Monitor condition and anticipate replacement.

Heavy 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. ROOFING



1.5 (See Picture(s))

1.6 DOWNSPOUTS / ROOF DRAINS

Fair

Damage noted at downspouts. Suggest replacing and/or replacing downspout(s). Consult gutter professional.(See Picture(s))

Recommend extending rain gutter downspouts to move water away from the foundation. Downspouts near structure may allow excessive water to pond and/or penetrate into structure. Consider installing downspouts into built in drains to aide in diverting water run off. See site elements section of report and supplemental comments for additional information.

1. ROOFING



1.6 (See Picture(s))

1.7 FASCIA / SOFFITS

Poor/Defective

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



1.7 (See Picture(s))

2. EXTERIOR ELEMENTS

2.0 SIDING

Poor/Defective

Wood damage noted at various locations of wood siding. Unfinished wood trim noted at guest unit. Missing siding noted. Consult a pest control company for evaluation/ replacement. Anticipate repairs. (See Picture(s))

Soil level is too high at several locations. Condition is conducive to wood destroying organisms, moisture damage to wood siding and penetration into structure. Suggest lowering soil and maintaining proper drainage away from structure. Siding should be a minimum of four inches away from soil. Two inches away from concrete is recommended.

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



2.0 (See Picture(s))



2.0 (See Picture(s))

2. EXTERIOR ELEMENTS



2.0 (See Picture(s))



2.0 (See Picture(s))

2.1 WINDOWS

Poor/Defective

Incomplete installation of windows noted at guest unit. Consult a contractor for evaluation/ proper installation to prevent moisture/ pest intrusion.(See Picture(s))

2. EXTERIOR ELEMENTS



2.1 (See Picture(s))

2.2 ENTRY DOORS

Poor/Defective

Missing trim noted at entry doors. Wood damage noted at around entry doors. Consult a contractor for evaluation/ repairs.

2.3 RAILINGS

Poor/Defective

Unfinished wood noted in various locations. Have wood properly sealed for protection and enhanced lifespan.(See Picture(s))



2.3 (See Picture(s))

2.4 PORCH(ES) / DECK(S)

Poor/Defective

Weathering/ Deterioration/ wood damage noted at deck area. Suggest routine maintenance/ paint/ repair/ replacement of components for enhanced life span of structure.(See Picture(s))

2. EXTERIOR ELEMENTS



Wood Damage/ Weathering

2.4 (See Picture(s))

2.5 ELECTRIC / GFCI

Poor/Defective

Missing light fixtures with exposed wiring noted. Consult an electrician for evaluation/ installation of fixture/ coverplate for safety.(See Picture(s))

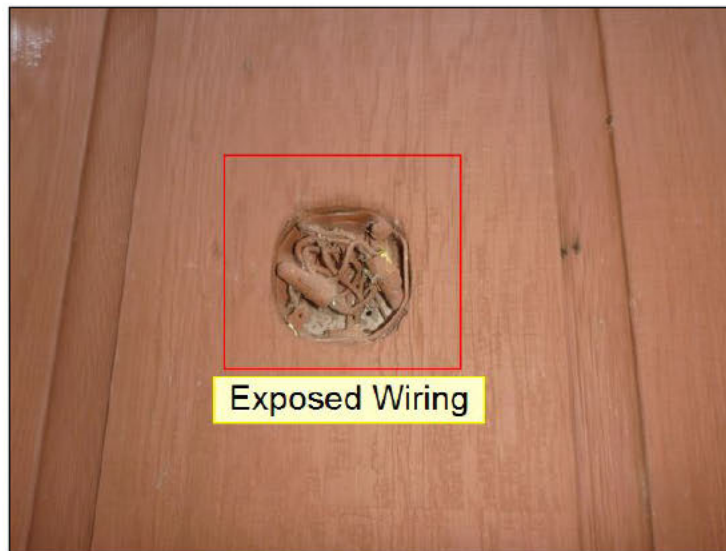
Suggest upgrades to Ground Fault Circuit Interrupters (GFCI) outlets at all exterior outlets for added safety. Consult licensed electrical contractor for installation.



Missing Fixture/ Exposed Wiring

2.5 (See Picture(s))

2. EXTERIOR ELEMENTS



2.5 (See Picture(s))

3. SITE ELEMENTS

3.0 WALKWAYS

Satisfactory

Suggest sealing at hardscaping (walks, patios & driveways) cracks for enhanced life span of material. Repair/ replace as desired.

3.1 DRIVEWAY

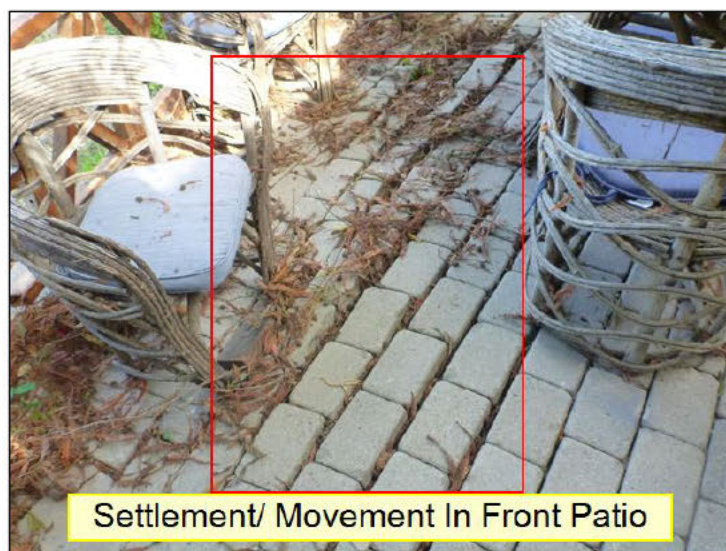
Fair

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

3.2 PATIO(S)

Poor/Defective

Settlement noted at front patio. Anticipate repairs. Suggest drainage upgrades and controlling water from roof cover. Consult a contractor for evaluation/ repairs.(See Picture(s))



3.2 (See Picture(s))

3.4 GROUND SLOPE AT FOUNDATION

Poor/Defective

Poor drainage/ grading noted at several locations. Recommend proper grading with positive fall to direct water away from foundation. Suggest upgrades to rain gutter downspouts connected to subsurface drains to keep water away from foundation and hardscaping.

3. SITE ELEMENTS

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

4. BATHROOMS

4.0 SINK(S)

Poor/Defective

Flexible drain piping noted under sink. This is not allowed per the plumbing codes. Suggest changing to approved drain piping.(See Picture(s))

Older and worn sinks and faucets noted. Anticipate replacement.

Leak at plumbing under hall bath sink noted. Consult plumber for further evaluation and repairs.(See Picture(s))



4.0 (See Picture(s))



4.0 (See Picture(s))

4.1 TOILET

Poor/Defective

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

4.2 BATHTUB

Satisfactory

Caulking/ grout repair is recommended as part of routine maintenance to tub/ shower/counters and flooring areas on an annual basis to help prevent moisture intrusion, damage and mold build-up. Condition behind concealed areas was indeterminate at the time of the

4. BATHROOMS

inspection.

4.3 STALL SHOWER

Poor/Defective

Weeping/ Dripping shower fixture noted. Consult a plumber for evaluation/ repairs to conserve water.(See Picture(s))

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

See pest control report for results on shower pan flood test.



4.3 (See Picture(s))

4.5 VENTILATION

Poor/Defective

Bathroom ceiling exhaust fan vents into attic. Suggest directing vent to an exterior location to keep moisture out of attic.(See Picture(s))

4. BATHROOMS



4.5 (See Picture(s))

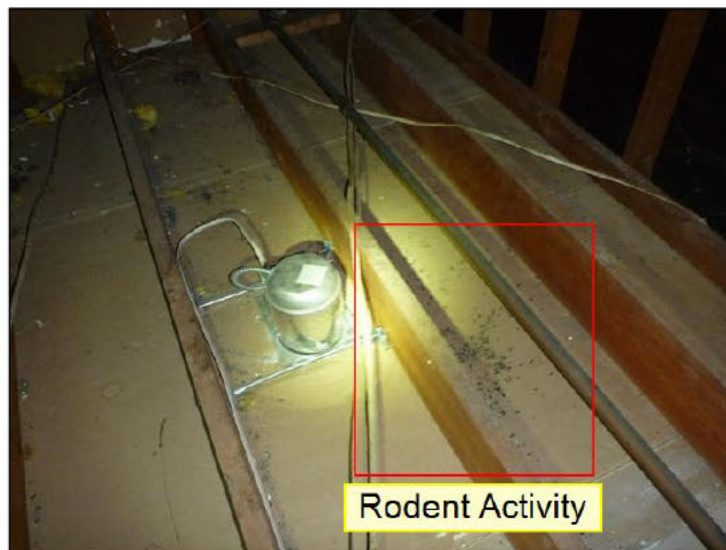
5. ATTIC

5.0 ROOF FRAMING

Fair

No structural conditions to report in attic. See pest control report for conditions related to wood framing members.

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



5.0 (See Picture(s))

5.1 ROOF DECK / SHEATHING

Poor/Defective

Stains noted at framing in the attic appear to be from water leaks prior to current roof installation. See pest control report.

Evidence of possible wood destroying organisms and/or damage noted in attic. Consult pest control company to evaluate and repairs/ remediation as required. Anticipate repairs.

5. ATTIC



5.1 (See Picture(s))

5.3 INSULATION

Fair

No insulation installed in attic. Consider insulation upgrade for occupant comfort and energy efficiency.

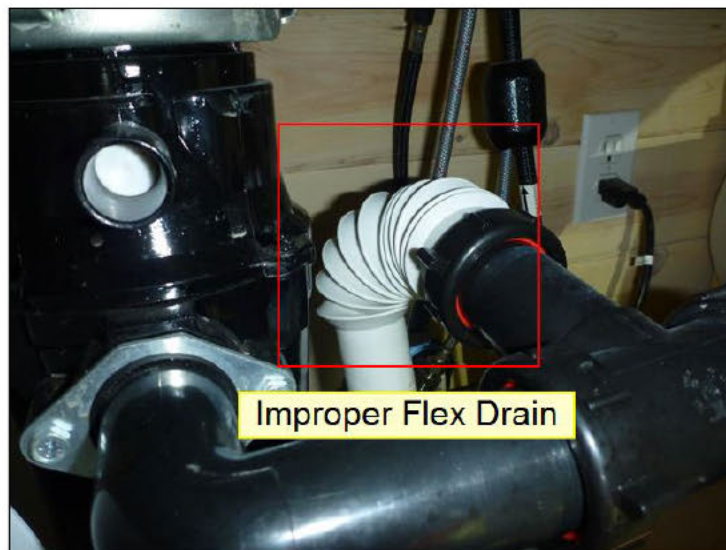
6. KITCHEN

6.0 PLUMBING / SINK

Poor/Defective

Rodent activity noted under kitchen sink. Consult a pest control company for evaluation/ remediation as needed.

Flexible drain trap noted under guest unit kitchen sink. This is not approved per the plumbing codes. Suggest changing to approved trap by a licensed plumber.(See Picture(s))



6.0 (See Picture(s))

6.1 COOKING UNIT

Not Inspected

Main house cooking unit was NOT tested due to tenant cooking food. Suggest a full evaluation/ of unit by a technician prior to close of escrow.

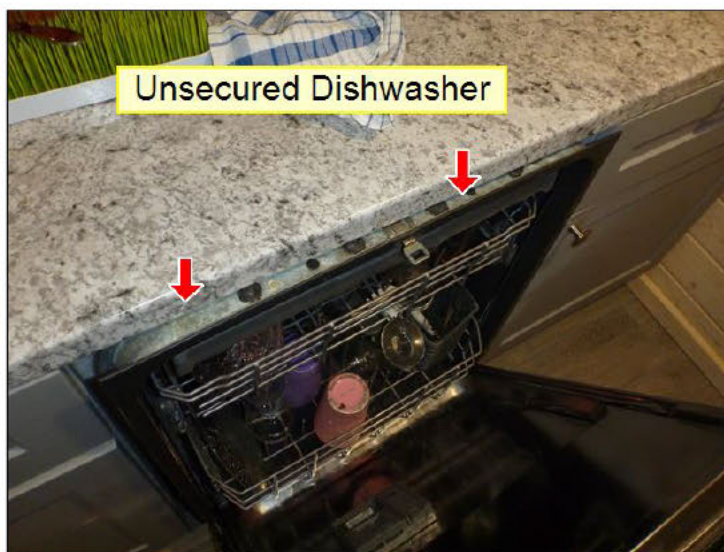
6.3 DISHWASHER

Poor/Defective

Air gap is not installed at dishwasher. Have air gap installed by a licensed plumber to prevent sewer backup into dishwasher.

6. KITCHEN

Guest unit dishwasher is not properly secured to cabinet. Have screws installed at tabs under cabinet to properly secure dishwasher.(See Picture(s))



6.3 (See Picture(s))

6.5 VENTILATOR

Fair

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

7. INTERIOR ELEMENTS

7.0 WALLS

Fair

Anticipate repairs (patching & painting) of scuffs, scrapes and holes in walls. Damage is aesthetic only. No indications of structural defects.

7.1 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))



7.1 (See Picture(s))

7.2 FLOORS

7. INTERIOR ELEMENTS

Fair

Missing transition piece noted at master bathroom flooring noted. Consult flooring professional for evaluation and repairs. (See Picture(s))

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



7.2 (See Picture(s))

7.3 WINDOWS

Fair

Moisture stains noted at windows in guest area. Consult seller as to history and contractor for repairs. Unable to determine if any hidden damage exists.(See Picture(s))



7.3 (See Picture(s))

7.4 ROOM DOORS

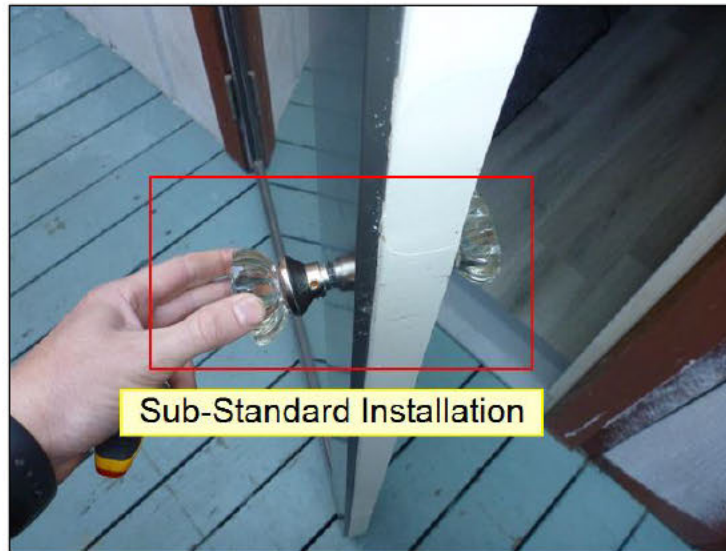
Poor/Defective

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

7.5 PATIO / DECK DOORS(S)

Poor/Defective

Inoperable/ damaged/ missing hardware noted at french doors/ sliding glass door. Sub-standard installation of hardware noted at various entrance doors. Consult a contractor for evaluation/ proper installation as needed.(See Picture(s))

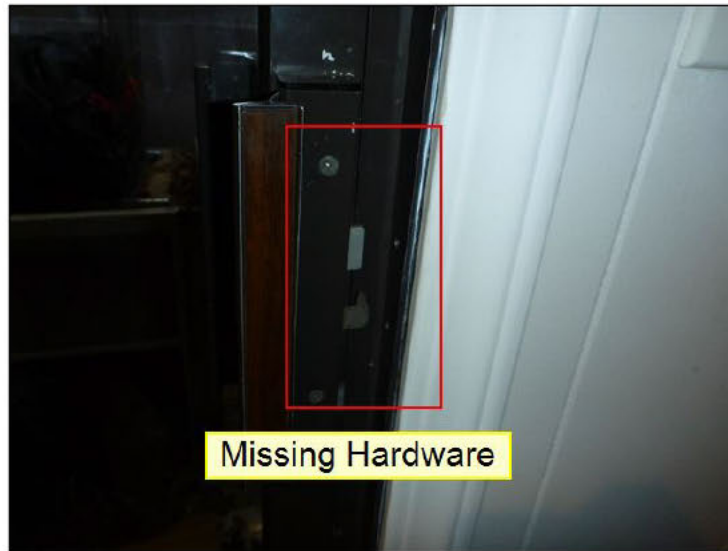


7.5 (See Picture(s))



7.5 (See Picture(s))

7. INTERIOR ELEMENTS



7.5 (See Picture(s))



7.5 (See Picture(s))

7.6 DETECTOR TEST

Poor/Defective

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

7.7 FIREPLACE(S)

Poor/Defective

7. INTERIOR ELEMENTS

Creosote buildup noted. Consult chimney sweep for evaluation, cleaning, and have liner checked prior to use.

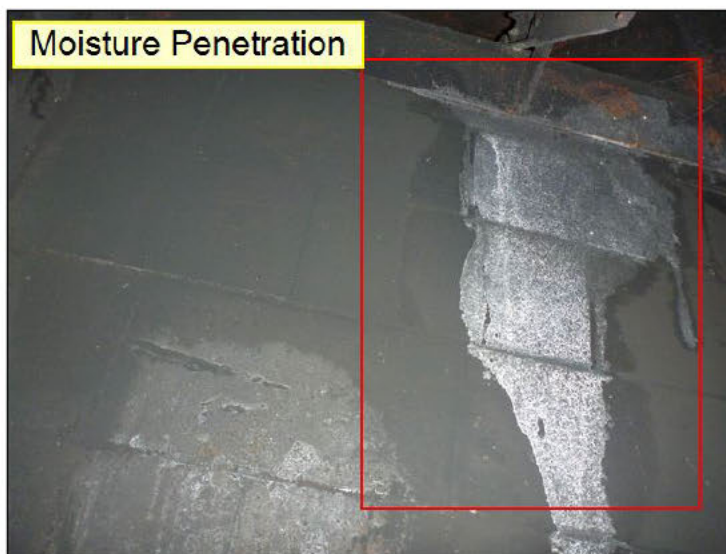
Damaged damper noted at family room fireplace noted in firebox. Damaged grate noted. Suggest repairs. Consult chimney sweep/ qualified professional for further evaluation and repairs.(See Picture(s))

Efflorescence/ signs of moisture penetration noted in fireplace. Control sprinklers/ roof drainage/ check mortar cap and rain cap and monitor condition. Repairs suggested to prevent moisture damage.(See Picture(s))

No evaluation of master bedroom fireplace noted due to storage. Suggest evaluation by a chimney specialist prior to close of escrow.

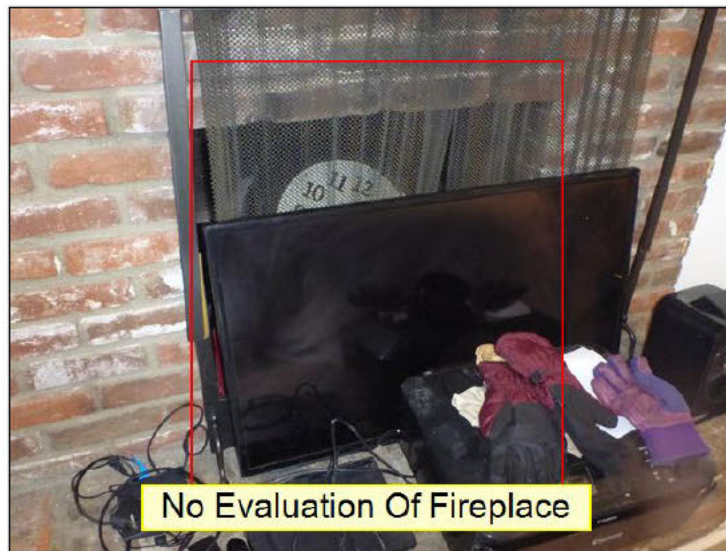


7.7 (See Picture(s))



7.7 (See Picture(s))

7. INTERIOR ELEMENTS



7.7 (See Picture(s))

8. FOUNDATION / SUBSTRUCTURE

8.0 FOUNDATION

Fair

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

Note: Bolts observed at foundation sill plate.

Debris noted in crawlspace. Anticipate removal of debris.(See Picture(s))



8.0 (See Picture(s))

8.2 FLOOR FRAMING

Poor/Defective

Moisture staining noted at various locations of framing in crawlspace. Consult a pest control company for further evaluation and repairs as needed.

Wood damage noted in crawlspace area. Consult pest control company for further evaluation and repairs.

Evidence of possible wood destroying insects/ organisms and/or damage noted in crawlspace. Consult pest control company to evaluate and repairs/remediation as required.(See Picture(s))

8. FOUNDATION / SUBSTRUCTURE



8.2 (See Picture(s))



8.2 (See Picture(s))

8.3 CRAWLSPACE VENTILATION

Poor/Defective

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

8. FOUNDATION / SUBSTRUCTURE



8.3 (See Picture(s))

9. ELECTRIC SYSTEM

9.0 SERVICE / ENTRANCE LINE

Poor/Defective

Service wires are in tree and may be damaged by branches. Consult utility company to trim branches away from service wires to prevent damage.(See Picture(s))

9. ELECTRIC SYSTEM



9.0 (See Picture(s))

9.2 DISTRIBUTION PANEL

Poor/Defective

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

Missing screws noted at dead panel plate. Consult an electrician for evaluation/ replacement of screws for safety.

Faulty breakers noted inside main panel. Consult an electrician for evaluation/ adjustment/ repairs for safety prior to close of escrow.



9.2 (See Picture(s))

9. ELECTRIC SYSTEM

9.3 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.

9.5 WIRING / CONDUCTORS

Poor/Defective

Unsecured romex wiring noted in crawlspace. Consult an electrician for evaluation/ proper installation for safety.(See Picture(s))

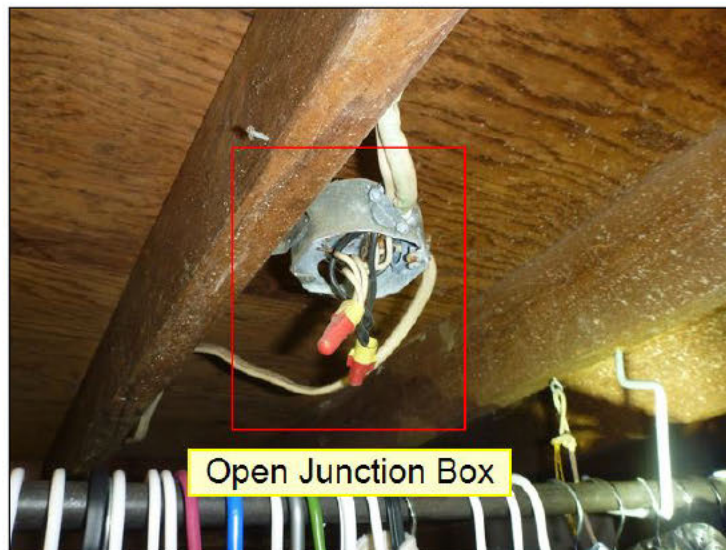
Rodent damage to wiring sheathing noted at various locations. Consult an electrician for evaluation/ replacement of damaged wiring for safety prior to close of escrow.(See Picture(s))

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

Wire splices outside of junction boxes noted in the attic/ crawlspace and guest unit. Properly terminate wiring for correct/safe installation. See main electric section for possible additional comments and supplemental information.

Exposed wiring subject to damage noted in guest unit living space . Enclose wiring in conduit for safety. Consult electrician for proper installation.(See Picture(s))

Sub-standard installation of romex wiring noted at various locations. Consult an electrician for evaluation/ repairs for safety prior to close of escrow.(See Picture(s))



9.5 (See Picture(s))



9.5 (See Picture(s))



9.5 (See Picture(s))

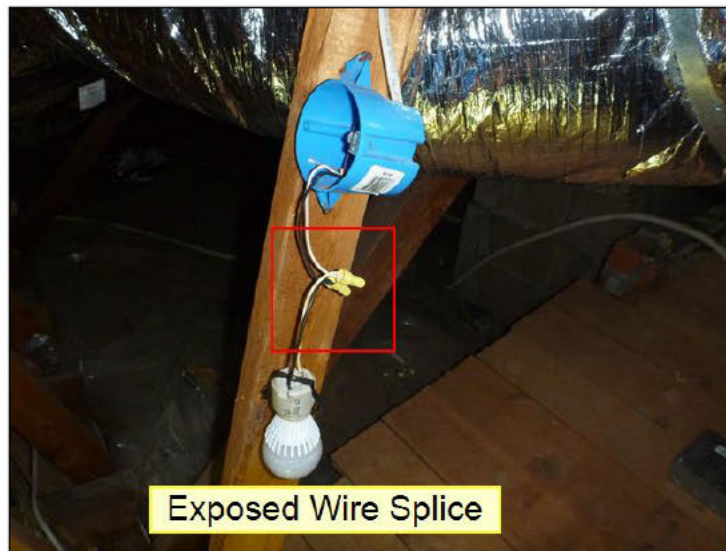


9.5 (See Picture(s))



9.5 (See Picture(s))

9. ELECTRIC SYSTEM



9.5 (See Picture(s))



9.5 (See Picture(s))



9.5 (See Picture(s))

9. ELECTRIC SYSTEM

10. HEATING SYSTEM

10.0 HEATING UNIT

Poor/Defective

Unit did not operate properly. Evaluation/repair cost estimate is recommended by a heating, ventilation and cooling (HVAC) contractor prior to close of escrow.

Incomplete installation of cat walk noted. No light noted at unit in attic. Suggest checking permits regarding installation. Anticipate installation of a light and complete catwalk to unit to prevent a red tag from the gas company.

11. PLUMBING SYSTEM

11.0 WATER PIPING

Poor/Defective

Leaking sprinkler head noted on the roof. Consult a plumber for evaluation/ repairs.(See Picture(s))

Improper secured PEX piping noted in the crawlspace. Consult a plumber for evaluation/ proper installation to prevent damage to piping.(See Picture(s))



11.0 (See Picture(s))

11. PLUMBING SYSTEM



11.0 (See Picture(s))

11.1 FIXTURE DRAINAGE

Poor/Defective

Leak at plumbing under hall bath sink noted. Leak under guest unit common area sink. Consult plumber for evaluation and repairs.

11.2 DRAIN / WASTE PIPING

Poor/Defective

Sub-standard installation of ABS drainlines noted. Sub-standard slopes noted at drainlines. Disconnected tub drain line in crawlspace. Consult plumber for evaluation/ proper installation. (See Picture(s))

Missing drain cap/ sewage odors noted at rear ABS drainline. Suggest installation of a drain cap/ air induction valve to prevent sewage odors. (See Picture(s))

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

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

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



11.2 (See Picture(s))

11. PLUMBING SYSTEM



11.2 (See Picture(s))



11.2 (See Picture(s))

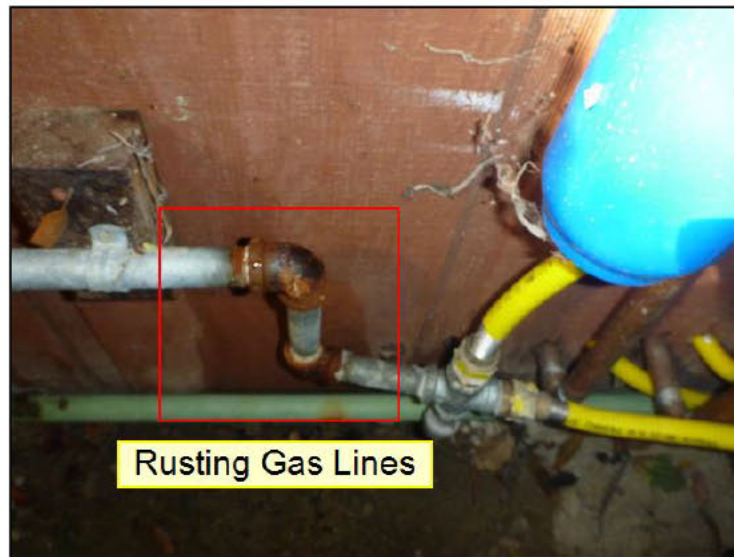
11.5 Dryer Vent Not Inspected

Lint buildup noted at clothes dryer vent. Suggest cleaning dryer vent now and regularly for fire safety and energy efficiency.

11.6 GAS PIPING Poor/Defective

11. PLUMBING SYSTEM

Gas leak noted at main house water heater. Consult a plumber for evaluation/ repairs for safety prior to close of escrow.
Rusting gas lines noted. Suggest painting to extend service life.(See Picture(s))



11.6 (See Picture(s))

12. WATER HEATER

12.0 WATER HEATER

Satisfactory

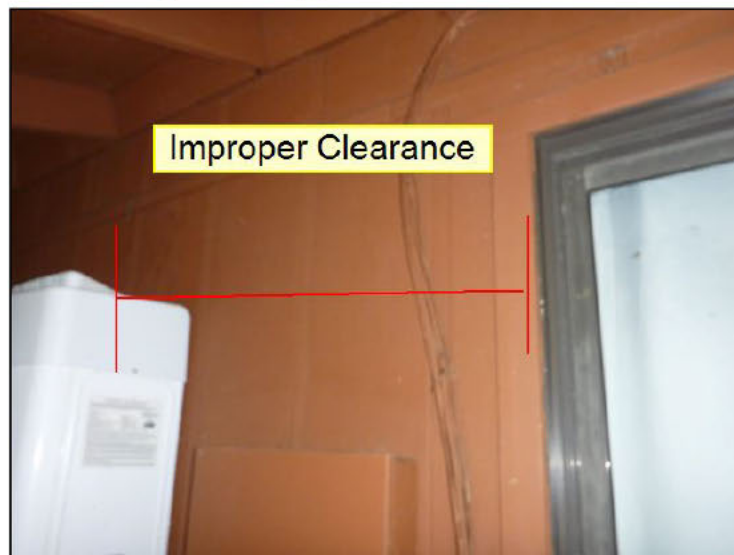
Tankless water heaters operated properly at the time of inspection. Consult (and follow) manufactures operating/maintenance instructions (including annual flushing) for proper and safe operation and to extend service life.

Water heaters are 4 years old with a manufacturers design life of 20 years.

12.1 VENT CONNECTOR

Poor/Defective

Improper clearance noted at water heater exhaust vent. Vent is within 3 feet of an operable door. Consult a plumber for proper/ safe install thru the roof eave for safety prior to close of escrow.(See Picture(s))



12.1 (See Picture(s))

12.2 GAS / FUEL LINES AT UNIT

Poor/Defective

Gas leak noted at main house water heater. Consult a plumber for evaluation/ repairs for safety prior to close of escrow.(See Picture(s))

12. WATER HEATER



12.2 (See Picture(s))

12.3 SAFETY VALVE PROVISIONS

Poor/Defective

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

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