

INSPECTION REPORT

Prepared Exclusively For:



Prepared by:

PACIFIC

Real Estate Inspection Services

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INSPECTION INFORMATION

It is the client's sole responsibility to read this report in its entirety and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of escrow. The client is to personally perform a diligent visual inspection of the property after the seller vacates to insure that no "condition" was concealed by personal property and/or stored items while occupied or damaged during the seller's evacuation of the building. Should any "condition" be revealed that was not addressed within this report prior to or after the close of escrow, please contact our office immediately for an additional evaluation regarding such "condition."

CLIENT & SITE INFORMATION

101 FILE/DATE/TIME:

File #9513 Date: January 19, 2023 Time: 1:00 Completion Time: 3:00 INSPECTION WAS RESCHEDULED DUE TO WATER, ELECTRIC, AND GAS BEING OFF AND ROOF INCOMPLETE)

[NOTE] NEW INSPECTION: Date: February 2, 2023 Time: 9:30 AM Completion Time: 11:30 AM.

102 CLIENT NAME:

103 STREET:

104 CITY:

105 STATE:

106 ZIP CODE:

107 BUYER'S AGENT:

Weather conditions during the inspection: clear, light breeze, 60-70 degrees and the ground was damp. (1/19/23)

Weather conditions during the inspection: clear, light breeze, 50-65 degrees and the ground was dry.

CLIMATIC CHARACTERISTICS

109 WEATHER/SOIL:

Faces: West.

Year Built: 1965, 1,683 square Ft. 1 story single-family residence as stated by buyers agent and online listing.

Foundation types: concrete slab on grade.

BUILDING CHARACTERISTICS

110 MAIN ENTRY:

Municipal.

111 STRUCTURE:

Municipal.

112 FOUNDATION:

Municipal.

All utilities on.

UTILITY SERVICES

113 ELECTRICITY:

People present: buyer's agent, client(s) + other(s), and inspector only.

114 GAS:

Access to some items such as electrical outlets/receptacles, windows, wall/floor

115 WATER/SEWER:

surfaces, and cabinet interiors may be restricted by furniture or personal belongings.

116 UTILITIES:

Any such items are excluded from this inspection report.

OTHER INFORMATION

117 ATTENDING:

There were material defect(s) noted in the systems, structures, and components of the building. These conditions are preceded by codes e.g. [SC], [FE], [CR] and [RU].

118 OCCUPIED:

Each code is defined in the "DEFINITIONS" section below. We recommend all maintenance, repairs, or corrections be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

119 INSPECTED BY:

120 COMMENTS:

[NOTE] Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the building.

[FE] [NOTE] We recommend obtaining equipment operating manuals and

INTRODUCTORY NOTES

121 IMPORTANT INFORMATION:

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documentation for all warranted items of the building.

[FE] [NOTE] We recommend inquiring about any/all permits and inspection records with final signatures for any changes/remodeling or additions that may have been made to the building, and/or any known conditions that may have been inadvertently left out of the disclosure statements.

[NOTE] We recommend having the locks of all exterior doors re-keyed after taking possession of the building for security reasons.

[NOTE] Photographs, when used, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed.

[FE] Sections of the building appeared to have been remodeled. We recommend inquiring about any/all permits and inspection records with final signatures for any changes or additions that may have been made to the building.

[NOTE] Buildings built before 1978 may have products in them that contain some amounts of asbestos or lead. Determining the presence of these products is beyond the scope of this report. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

[FE] [NOTE] The CLIENT understands that under the "We'll Buy Your Home" Program, **InterNACHI purchases the home - NOT the inspector**. The Inspector's role is limited to his/her participation in the "We'll Buy Your Home" Program, but InterNACHI purchases the home. CLIENT understands that the **inspector has no obligation to purchase the home under the "We'll Buy Your Home" Program**, and CLIENT's sole remedy for any failure to purchase the home is against InterNACHI.

[FE] [NOTE] This report has been prepared for the benefit of the client. It is intended to report on the serviceability of the major systems and components of the property from a limited visual inspection. It should be used as a general guide to better help the client evaluate the overall condition and desirability of the property. **A general home inspection is in no way an insurance policy, warranty or guarantee**. We do not test for any hazardous materials and the furnishings and wall to floor coverings limit the inspection. The inspection report does not imply that every component was inspected or that every possible defect was uncovered. **Evaluations by a qualified tradesman may lead to the discovery of additional deficiencies which may involve additional repair costs**. Further, the inspection report is not a substitute for the required disclosures as described by California State Civil Code Section 1102. Patent defects are the responsibility of the seller to disclose. Due to the conditions stated above, **we unequivocally recommend purchasing a home warranty policy** for the building due to the fact that the conditions can change and system(s) can fail at any time for any reason.

122 ENVIRONMENTAL CONCERNS:

Environmental issues include, but are not limited to, asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination, and soil contamination. We are not trained or licensed to recognize or analyze any of these materials. We may make reference to one or more of these materials when/if noted during the inspection. Should further study or analysis seem prudent, then a full evaluation by a specialist in the appropriate trade is recommended. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

DEFINITIONS

123 MATERIAL DEFECT:

A material defect is a condition that significantly affects the value, desirability, habitability, or safety of the building. Style or aesthetics shall not be considered in determining whether a specific system, structure, or component is defective.

124 SAFETY CONCERNS:

[SC] **Safety Concerns:** Conditions noted that may pose a hazard to humans, the building or both. These conditions warrant further evaluation and corrections by a specialist in the appropriate trade.

125 FURTHER EVALUATION:

[FE] **Further Evaluation:** Conditions noted that warrant further evaluation by specialists in the appropriate trades.

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126 CORRECTIONS
RECOMMENDED:

[CR] **Corrections Recommended:** Conditions noted in need of maintenance, repair, or replacement. We recommend that all corrections be made by specialists in the appropriate trades.

127 RECOMMENDED
UPGRADE:

[RU] **Recommended Upgrades:** Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. These may be, but are not limited to, safety-related items such as GFCI receptacle(s) and smoke detector locations and the installation of safety glass where subject to human impact.

128 NOTE:

The term [NOTE], where used in this report was designed to draw your attention to a specific condition or component of a system. While corrective action may not be warranted, we felt it was important that you be aware of its existence.

129 SERVICEABLE:

Serviceable: As defined in Webster's Dictionary, "That can be of service; ready for use; useful; useable". Means that a system and/or component was capable of performing its intended *function* and/or task. It does not imply that the system and/or component was in perfect or in like-new condition or that it would meet every individual's interpretation of an acceptable state.

130 FUNCTIONED:

Functioned: as defined in the CREIA/ASHI Standards of Practice, "Performing its normal, proper and characteristic action."

131 FAILED:

Failed: As defined in Webster's Dictionary, "To be deficient or negligent in an obligation, duty, or expectation." If an item did not *function*, then it was not *serviceable* and was considered to have *failed*.

132 SPECIALIST:

Specialist: as defined in Webster's Dictionary, "A person who specializes in a particular field of study, professional work. Any individual schooled, trained and/or who otherwise holds a special knowledge of specific systems or components." Trade school or factory trained individuals in specific fields of expertise may be considered a "*Specialist*", as well as qualified state licensed contractors in specific occupations.

FOUNDATION/UNDER-FLOOR AREAS

The visible areas of the foundation system and structural components were examined to determine their current condition. Areas of the foundation and/or structural components of the building were inaccessible because they were installed at or below grade level, and/or behind walls. Areas concealed from view by any means are excluded from this report. All concrete experiences some degree of cracking due to shrinkage in the drying process. If large cracks are present along with movement, we recommend further evaluation by a structural engineer. All exterior grades should allow for surface water and roof runoff to be directed away from the foundation system. All maintenance, repairs, or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

FOUNDATION INFORMATION

201 TYPE:

Foundation types: Concrete slab on grade.

202 BOLTS/BRACING:

Foundation anchor bolting was visible at the unfinished walls in the garage.



SLAB ON GRADE CONDITIONS

203 EXT CONDITION:

The visible exterior areas of the concrete foundation showed no sign of unusual cracking or movement.

204 INT CONDITION:

The current condition of the concrete slab could not be confirmed by visual inspection due to wall-to-wall floor coverings.

205 COMMENTS:

[NOTE] The interior floors of the building are not required to be perfectly smooth, flat and/or level.

EXTERIORS

The visible exterior surfaces and materials of the building were visually examined to determine their current condition. Areas concealed from view by any means are excluded from this report. Moisture intrusion through cracks or openings in the exterior siding, trim, windows, and doors is the source of moisture damage and deterioration. We recommend sealing all cracks or openings in, and between the exterior siding and trim materials, especially around windows and doors. Routine maintenance may extend the service life and minimize deterioration of the exterior surfaces. All maintenance, repairs, or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

EXTERIOR INFORMATION

301 SIDING TYPE:	Materials: stucco and manufactured wood siding.
303 EXT TRIM TYPE:	Materials: wood.
304 EXT DOOR TYPE:	Materials: wood, metal and vinyl/plastic hinged type and sliding door(s)
305 WINDOW TYPE:	Types: horizontal sliding and casement double-pane (thermal) windows were present.
306 WINDOW MATRLS:	Materials: metal and vinyl/plastic.

EXTERIOR CONDITIONS

308 CONCRETE/STUCCO SIDING:	[CR] There were cracks/gaps in the stucco siding. These conditions are conducive to moisture intrusion/deterioration. We recommend correcting the conditions noted.
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[FE] There was evidence of past repairs performed. We recommend inquiring about any previous work done.



[RU] This building was built in an era before weep screeds were installed at the bottom edge of the stucco siding, the stucco was extended into the soil. The stucco wicks water up out of the soil which causes it to deteriorate from being moist for prolonged periods. We recommend minimizing moisture around the building to help protect the stucco and the foundation from moisture damage.



311 MFG. SIDING:

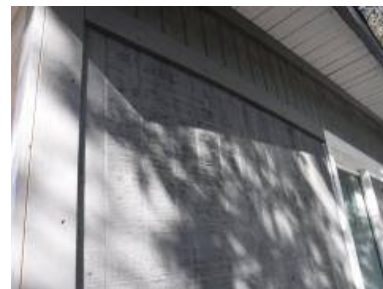
[CR] There were cracks/gaps in the manufactured wood siding. These conditions are conducive to moisture intrusion/deterioration. We recommend correcting the conditions noted.

[CR] The manufactured siding was loose/damaged at some areas of the building. These conditions are conducive to moisture intrusion/deterioration. We recommend correcting the condition(s) noted.



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[CR] The manufactured siding finish appeared worn/weathered/aging. We recommend correcting the condition(s) noted.



317 EXT TRIM:

[FE] There were damaged/deteriorated trim materials noted at the eave, fascia, trim and rafter tail areas. We recommend further evaluation and corrections by a specialist in the appropriate trade.

[FE] There was evidence of conditions that require further evaluation by a pest control operator. We recommend further evaluation and corrections by a specialist in the appropriate trade.



[NOTE] Additional image.



[NOTE] Additional image



[CR] There was mis-matched paint on the trim in areas. We recommend correcting the condition(s) noted.



318 EXT DOORS:

The doors viewed from the exterior appeared serviceable with signs of aging and wear.

[CR] The screen door(s) was missing. We recommend correcting the condition(s) noted.

319 WINDOWS:

[NOTE] Most windows viewed from the exterior appeared serviceable with signs of aging and wear.

[CR] A number of the window screens were damaged and/or missing. We recommend they be repaired or replaced as needed.

[NOTE] Double-pane windows/doors reduce noise and improve efficiency of heating/cooling systems. The space between the panes is factory sealed. If a seal fails, air from the environment enters the formerly sealed space. This condition causes condensation or fogging in the window(s), depending on the climatic conditions. We

Inspection Report Exclusively For:

cannot assure the seal on each and every window, but we will attempt to note in the report the presence of visible condensation, fogging and/or moisture staining noted during the inspection. Due to climatic conditions, nature of the components and cleanliness of the glass, it is not possible to determine all failures.

[CR] There was cracked/broken glass in a front window(s). We recommend correcting the condition(s) noted.



322 LIGHTS/FIXTURES:

The light(s) operated were serviceable.

323 RECEPTACLES:

[NOTE] One right side accessible receptacle was serviceable and GFCI protected where required

[CR] There was no power at the front GFCI receptacle and it would not reset. We recommend correcting the condition(s) noted.



[SC] The GFCI receptacle at the right side of the building was providing power, but failed to trip when tested. This condition is safety hazard. We recommend correcting the condition(s) noted.

[CR] One right side receptacle was mounted loose from the wall. We recommend correcting the condition(s) noted.



326 MOIST CONTROL:

[CR] Present standards require a minimum of 4 inches clearance between the soil and any wood/metal/stucco construction. We recommend maintaining this clearance as much as is practical without creating a negative slope towards the structure.

327 COMMENTS:

[NOTE] The exterior siding was recently painted, thus conditions may be present that were not readily visible during the inspection. Areas concealed from view by any means are excluded from this report.

The items listed below were visually examined to determine their current condition during the inspection. Areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation, with the exception of lawn sprinklers and low-voltage yard lighting. This inspection is a visual examination and does not attempt to determine site drainage performance or the condition of any underground piping, including municipal or private water and sewer service piping or concealed clean-outs. This inspection is not intended to address or include any geological conditions or site stability information. For information in these areas we recommend consulting with a geologist and/or a geotechnical engineer.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

GROUND INFORMATION

- | | |
|----------------------|--------------------------------|
| 328 DRIVEWAY: | Materials: concrete. |
| 330 WALKWAYS: | Materials: concrete and brick. |
| 332 MAIN ENTRY: | Materials: concrete. |
| 333 PATIOS: | Materials: brick. |
| 337 FENCING & GATES: | Materials: wood. |

Inspection Report Exclusively For:

GROUNDS CONDITIONS**339 DRIVEWAY:**

[CR] There were cracks in the driveway. We recommend correcting this condition to prevent moisture intrusion into concealed spaces.

[FE] Past repairs were noted in the driveway. Inquire about any previous work done.

341 WALKWAYS:

[CR] There were cracks in the walkways. We recommend correcting this condition to prevent moisture intrusion into concealed spaces.

[SC] Evidence of ponding water was noted on the walkway(s). This condition is a slip and fall hazard. We recommend correcting the condition(s) noted.

[SC] Uneven sections were noted in the walkway surface. This condition is a trip hazard. We recommend correcting the condition(s) noted.

345 MAIN ENTRY:

The entry/porch appeared serviceable with some cracks noted.

346 PATIOS:

[CR] There were cracks in the patio. We recommend sealing all cracks to help minimize moisture intrusion.

348 WOOD DECKS:

[NOTE] The wood deck appeared serviceable with signs of aging and wear.

[NOTE] The underside of the deck and framing was not accessible or visible to examine.

[NOTE] Wood decks have a limited service life. Even the most well-maintained deck will need repair or eventual replacement. We suggest regular treatment with a combination wood preservative/UV inhibiting sealers.

**351 FENCING & GATES:**

[CR] There was earth to wood contact in areas of the wood fencing. These condition(s) are conducive to moisture intrusion and deterioration. We recommend correcting the condition(s) noted.

[CR] The gate(s) needed adjustment or repairs to restore proper closing and latching operation. We recommend correcting the condition(s) noted.

[FE] There was evidence of conditions that require further evaluation by a pest control operator. We recommend further evaluation and corrections by a specialist in the appropriate trade.

[CR] The wood fencing and gates had damaged/missing fence boards. We recommend correcting the condition(s) noted.



[NOTE] Additional image.



Inspection Report Exclusively For:

[RU] Some areas of the fencing were unpainted. This is conducive to weathering. We recommend correcting the condition(s) noted.

**357 COMMENTS:**

[FE] There was evidence of conditions that require further evaluation by a pest control operator. We recommend further evaluation and corrections by a specialist in the appropriate trade.

[NOTE] An area of the building was built around a boulder. Inquire about this condition.

**GRADING/DRAINAGE/LANDSCAPING INFORMATION**

358 SITE GRADING:

Flat site.

359 SITE DRAINAGE:

Surface drainage.

360 LAWN SPRINKLERS:

[FE] These system(s) are outside the scope of the inspection and are not inspected. We recommend consulting with a specialist regarding the operation and maintenance of this system. [NOTE] We recommend the system(s) be demonstrated/explained to the buyer(s).

GRADING/DRAINAGE/LANDSCAPING CONDITIONS

363 SITE GRADING:

[CR] The site grading appeared to have inadequate slope in areas to drain excess surface water away from the foundation. The grading should fall away from the foundation at a rate of 1 inch per foot for at least 6 feet to prevent moisture accumulation next the foundation. We recommend correcting the condition(s) noted.

364 SITE DRAINAGE:

The exposed areas of the surface drainage system appeared serviceable.

[NOTE] A site drainage system is designed to collect and divert surface water and roof runoff away from the foundation. It is typically installed with plastic piping and flows downhill to an appropriate location or into a sump pump. The water should not be directed or diverted to neighboring sites or municipal waste systems.

365 LANDSCAPING:

[CR] Trees were touching or overhanging the roof. We recommend they be trimmed to prevent damage to the roofing surface, and allow free flow of roof runoff.



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[CR] Tree(s) were planted too close to the building. We recommend considering removal, as trees continue to grow in size and damage may occur to the foundation, structure, plumbing system or roof. [NOTE] We recommend monitoring the conditions noted.



[NOTE] Roots noted near the foundation.



[NOTE] There were cut down trees and tree stumps present on the property. Inquire about this condition.



ROOF COVERINGS

The visible areas of the roof and components were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The testing of gutters, downspouts and underground drain piping is beyond the scope of this report. All maintenance, repairs or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ROOF INFORMATION

401 *INSPECT METHOD:* The inspector walked on the roof and viewed the accessible roofing components.
 402 *ROOF COVERING:* Materials: fiberglass/asphalt composition shingles and rolled roofing.
 403 *ROOF LAYERS:* 1 layer.
 405 *ROOF DRAINAGE:* Materials: there were no rain gutters installed.

ROOF CONDITIONS

407 *COMP SHINGLE:* The visible areas of the roof appeared serviceable with signs of weathering and aging. Periodic inspection and maintenance is recommended.



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[NOTE] Additional image.



[NOTE] Additional image.



[NOTE] Additional image.



[NOTE] Additional image.



[NOTE] Additional image.



[NOTE] Additional image.



Inspection Report Exclusively For:

[CR] Trees were touching/overhanging the roof. We recommend they be trimmed and the debris removed to prevent damage to the roof and to prevent animal access.

[CR] There was debris accumulating on the roof. We recommend the debris be removed and the roof be inspected regularly.

[FE] Inspector noted areas that appear to be sagging and/or bouncy. We recommend further evaluation and corrections by a specialist in the appropriate trade.



414 BUILT-UP ROOF:

Low slope: The visible areas of the roof appeared serviceable with signs of weathering and aging. Periodic inspection and maintenance is recommended.



[CR] Evidence of ponding was noted. The presence of shallow ponds of water is not unusual. Regular maintenance of the areas is vital to prevent the build-up of vegetation, debris, sagging and possible damage to the roof.

[CR] Trees were touching/overhanging the roof. We recommend they be trimmed and the debris removed to prevent damage to the roof and to prevent animal access.

[CR] There was debris accumulating on the roof. We recommend the debris be removed and the roof be inspected regularly.



416 FLASHINGS:

The visible flashings appeared serviceable.



417 FLUE PIPES:

The visible exhaust flue pipes and weather caps appeared serviceable.

420 ROOF DRAINAGE:

[RU] There were no rain gutters to control roof runoff. We recommend installing rain gutters and downspouts on all down-sloped roofs.

422 COMMENTS:

[RU] Annual inspections and maintenance is recommended for this roof system.

[NOTE] Although roof covering materials are designed to protect the underlying home structure from moisture, most are not considered waterproof, but water resistant. They are designed to work together with an underlying membrane and the effectiveness of both the membrane and the roof covering material are dependent upon the material quality and the use of proper installation methods,

ATTIC AREAS & ROOF FRAMING

The visible areas of the attic and roof framing were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for basic operation. Thermostatically operated attic vent fans are excluded from the inspection. All maintenance, repairs, or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ATTIC/FRAMING INFORMATION

501 ATTIC ACCESS:	Accesses: 1 located in the hallway.
502 FRAMING:	Framing types: conventional framing.
503 SHEATHING:	Materials: plywood and oriented strand board (OSB)/(wafer board)
504 INSULATION:	Materials: fiberglass batts and blown-in.
505 VENTILATION:	Vent types: roof.

ATTIC/FRAMING CONDITIONS

506 ACCESS: The attic space was restricted by framing, ducting, electrical wiring and/or vaulted ceilings. The attic examination was limited to the accessible areas.

507 FRAMING: [NOTE] The original framing was noted to be in serviceable condition. Although the framing does not conform to present standards, no adverse conditions were noted and no action is necessary unless otherwise specified in this report.



[FE] Pest company markings and tags were noted in areas of the framing. We recommend further evaluation and corrections by a specialist in the appropriate trade.

[NOTE] Tag.



[NOTE] Pest company markings.



[FE] There was evidence of damaged wood framing in the attic. We recommend further evaluation and corrections by a specialist in the appropriate trade.

[FE] There was evidence of conditions that require further evaluation by a pest control operator. We recommend further evaluation and corrections by a specialist in the appropriate trade.



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[FE] The upper ends of the rafter(s) have separated slightly from the ridge board. This condition may be from movement/settlement/seismic activity. We recommend further evaluation and correction(s) by a specialist in the appropriate trade.

[NOTE] Most visible areas of the rafter framing appeared serviceable

[NOTE] Rafters are structural members used to support the roof sheathing and roof covering.

[NOTE] Comparison image.

**512 CEILING JOISTS:**

The visible areas of the ceiling joists appeared serviceable.

513 SHEATHING:

[FE] Moisture stains were noted on the sheathing and framing in areas. The stains tested to be dry during the inspection. We recommend locating and repairing the source as well as any damaged materials.



[NOTE] Additional image.



[FE] Past repairs were noted to the framing in areas. Inquire about any previous work done.

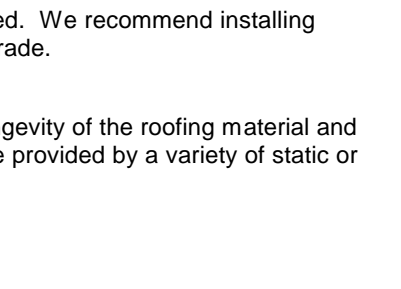
**514 INSULATION:**

[RU] The attic space had minimal insulation installed. We recommend installing additional insulation for energy efficiency as an upgrade.

515 VENTILATION:

The visible attic ventilation appeared adequate.

[NOTE] Good attic ventilation is beneficial to the longevity of the roofing material and comfort of the living spaces. Attic ventilation can be provided by a variety of static or powered venting systems.



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516 ELECT WIRING:

[SC] The exposed wiring within six feet of the attic access opening was not protected from damage. We recommend correcting the condition(s) noted.



518 EXHAUST VENTS:

The visible areas of the exhaust vent pipe(s) appeared serviceable.



520 COMMENTS:

[FE] There was evidence of conditions that require further evaluation by a pest control operator. We recommend further evaluation and corrections by a specialist in the appropriate trade.

[CR] There was trash/debris present in the attic. We recommend correcting the condition(s) noted.



[CR] The flue was crushed and damaged. We recommend correcting the condition(s) noted.



[NOTE] There was a plug connection present in the attic. Inquire about this condition.



PLUMBING

The visible areas of the main water line, shutoff valve, water supply and drain lines, gas meter and piping were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for basic operation. Leakage or corrosion in underground or concealed piping cannot be detected by a visual examination. Older fixtures or components should be budgeted for replacement. Some corrosion is common. We are not equipped to repair leaky shutoffs, therefore we do not operate fixture shutoffs. We recommend fixture shutoffs be examined by a specialist in the appropriate trade equipped to repair or replace the shutoffs should leakage occur. All maintenance, repairs or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

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[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

PLUMBING INFORMATION

601 MAIN WATER LINE:

Materials: copper piping where visible.

602 WATER SHUTOFF:

The main water shutoff valve was located at the front of the building.



603 WATER PRESSRE:

[FE] The water pressure was tested to be above 80 PSI, which exceeds the maximum per the building standards. See the "Water Pressure" comment below for the details.

604 WATER PIPING:

Materials: copper piping and cross-linked polyethylene pipe (PEX) where visible.

[NOTE] cross-linked polyethylene pipe (PEX)



605 WASTE LINES:

Materials: ABS black plastic piping and cast iron piping where visible.

606 GAS SHUTOFF:

The gas meter and shutoff valve are located at the right side of the building.

**PLUMBING CONDITIONS**

607 WATER SHUTOFF:

[NOTE] The main water shutoff valves are outside the scope of the inspection and are not tested.

[CR] The shutoff valve is partially obstructed by the piping. We recommend correcting the condition(s) noted.

[FE] There is another shutoff valve locate at the front of the building. Inquire about this condition.



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[NOTE] Additional image.



608 WATER PRESSRE:

[CR] The pressure was measured at an exterior hose faucet and was 120-140 PSI, which exceeds the 80 PSI standard. This condition is conducive to plumbing leaks (pipes and faucets). We recommend installing a pressure regulator to limit the water pressure to 80 PSI per the building standards.



609 WATER PIPING:

The visible water supply piping appeared serviceable.

610 WATER FLOW:

A number of fixtures were operated simultaneously with a serviceable water flow.

611 HOSE FAUCETS:

[CR] Some hose faucets leaked at the handles when operated. We recommend correcting the condition(s) noted.

[RU] There were no vacuum breakers on the exterior hose faucets. We recommend installing these devices as an upgrade.

[FE] There was no water flow at some hose faucet(s). We recommend further evaluation and correction(s) by a specialist in the appropriate trade.



612 WASTE PIPING:

[NOTE] The visible ABS plastic waste piping appeared serviceable

[NOTE] There was corrosion on the cast iron waste piping, no leakage noted. We recommend monitoring the condition(s) noted.

[NOTE] Cast iron waste piping is considered an outdated material by today's standards and is known for corroding over time which can eventually lead to leaks and reduced waste flow. No guarantees are made for the condition of the plumbing and waste flow in the future due to the materials present. We recommend inquiring as to the extent of the cast iron and its current condition. Any plumbing that is concealed from view or inaccessible is excluded from this report.

[FE] Due to the age of the building, there may be cast iron waste piping present in areas that cannot be seen. Any plumbing concealed from view is excluded from this report and not inspected. We recommend inquiring with a specialist as to the presence and/or condition of this material. We recommend further evaluation and corrections by a specialist in the appropriate trade.



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[NOTE] There was evidence of past leakage. We recommend monitoring the conditions noted and correcting as needed.



613 WASTE FLOW:

A number of drains were emptied simultaneously and appeared serviceable at time of inspection. Inspector runs all water simultaneously for a length of time to test functional waste flow.

615 VENT PIPING

The visible areas of the vent pipes appeared serviceable.

616 GAS SHUTOFF:

[RU] The supply shutoff appeared serviceable. We do not operate these devices. There is no emergency shutoff wrench or automatic valve present. We recommend providing a wrench or installing a seismic automatic shut off valve for emergencies.

617 GAS PIPING:

The visible areas of the gas piping appeared serviceable.

619 COMMENTS:

[NOTE] Inspector tests plumbing fixtures for normal use with user controls, and report on leaks, corrosion and abnormal function. Plumbing leaks and drainage issues can be present but not evident in the course of a normal inspection. Plumbing concealed behind walls or underground is excluded from this inspection.

WATER HEATERS

The water heater(s) and the related components were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. Water heaters that were shut down, turned off or inactive will not be turned on or activated. Water that is hotter than the manufacturer's recommended setting of 125 degrees is considered a scald hazard. The water temperature should not be set higher than the manufacturer's recommended setting. All maintenance, repairs or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

WATER HEATER INFORMATION

701 LOCATION:

The water heater was located in the garage.



702 MANUFACTURER:

Rheem.



703 MANUFCTR DATE:

2017.

704 SIZE / GALLONS:

38 gallon.

705 ENERGY TYPE:

Natural gas.

Inspection Report Exclusively For:

WATER HEATER CONDITIONS

706 UNIT NUMBER:

[NOTE] Manufacturer Label.



707 VENTING SYSTEM:

The visible areas of the flue vent piping were intact and secured at the connections.

708 WATER PIPES:

[RU] The shutoff valve and visible water supply connectors appeared serviceable, but they were not insulated. We recommend insulating the exposed water piping to minimize heat loss.

[NOTE] The water supply connectors were corroded, no leakage noted. We recommend monitoring the condition(s) noted.



709 T&P VALVE:

[RU] A temperature and pressure (T&P) relief valve and discharge line were installed as required. The discharge line did not extend to the exterior. We recommend it be extended to the exterior and terminated close to the ground facing downward.

[NOTE] Material was a rated plastic.



710 TANK:

The water heater tank appeared serviceable, no leakage noted.

711 SEISMIC :

The water heater was double strapped and stabilized/blocked to resist movement.

712 COMBUSTION AIR:

A combustion air supply for the water heater was present. Adequate ventilation for all fuel-burning appliances is vital for their safe operation.

[NOTE] Combustion air provides oxygen for fuel-burning appliances. Adequate ventilation around all fuel-burning appliances is vital for their safe operation.

713 ENERGY SUPPLY:

The gas shutoff valve and flexible gas connector appeared serviceable.



714 CONTROLS:

[SC] The temperature control was set to the "high/very hot" position. Excessively high water temperatures can be dangerous and inefficient. We recommend the temperature setting be lowered to the manufacturer's recommended setting.



715 ELEVATION:

The water heater ignition source/pilot light was elevated 18 inches or more above the

Inspection Report Exclusively For:

floor.

717 COMMENTS:

[RU] There was a drip/drain pan present but it should either be capped off or piped to the exterior.



ELECTRICAL SYSTEMS

The service entrance, grounding system, main and sub panels were examined to determine their current condition. Areas concealed from view by any means are excluded from the report. Lights, ceiling fans and accessible receptacles were checked for basic operation. Light fixtures that have missing or dead bulbs were considered nonfunctional. The location of GFCI circuit protection devices will be identified when present. The operation of time control devices is not verified. The location of smoke detectors will be identified when present. All maintenance, repairs, or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ELECTRICAL SERVICE INFORMATION

801 SERVICE TYPE: Overhead.



802 MAIN PANEL: Located at the left side of the building.



803 SERVICE RATING: 120/240 volt system, rated at 100 amperes.



804 SERVICE WIRING: Materials: copper and aluminum.

805 BRANCH WIRING: Materials: copper and aluminum where visible in the main panel.

806 DISCONNCT TYPE: Circuit breakers.

Inspection Report Exclusively For:

807 GROUNDING: Water piping.

**ELECTRICAL SERVICE CONDITIONS**

808 SERVICE WIRING: The overhead service wires and weatherhead appeared to be serviceable.

809 GROUNDING: The visible ground connections appeared serviceable.

810 MAIN PANEL:

[SC] The protective "dead front" cover was missing from the panel. We recommend correcting the condition(s) noted.

[SC] The circuit breakers/fuses were not labeled. We recommend they be accurately labeled to allow individual circuits to be shut off for maintenance or emergency needs.

[FE] Breaker(s) in the main panel were in the "Off or Tripped" position. Resetting breakers is outside the scope of the inspection. We recommend further evaluation and correction(s) by a specialist in the appropriate trade.

[SC] The building's main electrical service panel was manufactured by Federal Pacific / Stab-Lok / Zinsco. This panel has been known to present latent hazards by malfunctioning under certain conditions resulting in jammed circuit breakers. The breakers may not trip (disconnect) under imposed load conditions. Failure can also occur at the connections to the bus bars due to inadequate bending space for the service entrance conductors. We recommend further evaluation by a specialist in the appropriate trade.



811 WORKMANSHIP:

[FE] Double lugging was noted at the neutral busbar. We recommend further evaluation and corrections by a specialist in the appropriate trade.



[NOTE] The wiring within the panel appeared serviceable excluding the double lugging.



812 BREAKERS/WIRE:

The breaker-to-wire connection(s) appeared compatible where visible within the panel excluding the double lugging.

814 COMMENTS:

[FE] We recommend further evaluation of the conditions noted by a specialist in the appropriate trade.

Inspection Report Exclusively For:

HOUSEHOLD COMPONENT CONDITIONS

- 817 DOOR BELL: The doorbell functioned when the button was operated.
- 818 SWITCHES: Serviceable overall; deficiencies are identified in the location of the conditions.
- 819 LIGHTS/FIXTURES: Serviceable overall; deficiencies are identified in the location of the conditions.
- 820 RECEPTACLES: Serviceable overall; deficiencies are identified in the location of the conditions.
- 821 GFCI DEVICES: GFCI protection devices were located in the following areas: exterior, garage, kitchen and bathroom(s)
- [NOTE] Ground fault circuit interrupter devices (GFCI) afford additional protection against electrical shock. GFCI protection is typically found in homes built from the mid-1970's in areas where electrical receptacles are located near sources of water. Local building codes vary as to where these devices or their protection feature are required and when the requirement began. We have identified areas that are appropriate for GFCI installation.
- 822 SMOKE DETECTORS: Smoke detectors were noted at: hallways and bedrooms.
- [NOTE] If the home were to be constructed today, standards would require installation of smoke detectors in each sleeping room and the hallway accessing each sleeping area. Multistory dwellings would require a smoke detector on each level. Future installation of additional smoke detectors at any unprotected location is recommended for increased fire safety. We have listed the present areas where a smoke detector is located. We recommend that the units be tested at move-in and at the manufacturer's recommended intervals.
- 828 COMMENTS: [NOTE] There was a carbon monoxide detector present in the building as required. The CO detector responded to the test button.

**HEATING SYSTEMS**

The visible areas of the heating system(s) and related components were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for basic operation. Determining the condition of heat exchangers is beyond the scope of this report. The inspector does not light pilot lights. Thermostats are not checked for calibration or timed functions. Routine maintenance is recommended per the manufacturer's specifications and operating conditions. All maintenance, repairs, or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

HEATING SYSTEM INFORMATION

- 901 LOCATION: Living room wall.
- 902 MANUFACTURER: York.
- 903 MANUFACTURE DATE: 2021.
- 904 TYPE & FUEL: [Heat Pump] An air-conditioning system that when operated in reverse generates heat.

HEATING SYSTEM CONDITIONS

- 907 UNIT NUMBER: [NOTE] Manufacturer label.

Inspection Report Exclusively For:

910 HEATING UNIT:

The heat pump was serviceable.



917 THERMOSTAT:

[FE] The thermostat was operated and the system responded. We recommend the system(s) be demonstrated/explained to the buyer(s).



918 SUGGESTIONS:

[FE] The heating system present is considered undersized for the size and square footage of the building. We recommend further evaluation and corrections by a specialist in the appropriate trade.



919 COMMENTS:

[RU] Annual Inspections and maintenance is recommended for heating systems.

[FE] The building was set up for a forced air central heating system but there was not one present. We recommend further evaluation and corrections by a specialist in the appropriate trade.

DUCTING SYSTEM CONDITIONS

920 TYPE:

Materials: metal ducts covered with fiberglass insulation.

921 CONDITION:

[FE] Past repairs were noted with duct tape. We recommend further evaluation and corrections by a specialist in the appropriate trade.

[CR] The insulation on the conditioned air ducts in the attic was damaged and/or in poor condition. We recommend correcting the condition(s) noted.

**CENTRAL COOLING SYSTEMS**

The visible areas of the central cooling system(s) and related components were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation. All maintenance, repairs or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade
AIR CONDITIONING SYSTEM INFORMATION

Inspection Report Exclusively For:

1001 LOCATION(S): The unit was located on the left side of the building.



1002 MANUFACTURER: York.



1003 MANUFCTR DATE: 2021.

1004 SYSTEM TYPE: "Heat Pump". An air-conditioning system that generates heat when operated in reverse.

1005 APPROX. SIZE: 1 ton.

AIR CONDITIONING SYSTEM CONDITIONS

1006 UNIT NUMBER: [NOTE] Manufacturer Label.



1007 ENERGY SUPPLY: An electrical disconnect was present, in sight of and providing power to the condensing unit.



1008 CONDNSNG UNIT: [NOTE] The condensing unit was serviceable with normal signs of aging and wear. [CR] The condensing unit was not mounted on a proper base. We recommend correcting the condition(s) noted.

1009 SYSTEM CONDTN: [FE] The air-conditioning system failed to function properly at time of inspection. We recommend further evaluation and corrections by a specialist in the appropriate trade.

1010 CONDNSTE LINE: The visible areas of the condensate drain line(s) appeared serviceable.

1011 THERMOSTAT: [FE] The thermostat was operated and the system failed to respond properly. We recommend the system(s) be demonstrated/explained to the buyer(s).

1013 COMMENTS: [RU] Annual Inspections and maintenance is recommended for cooling systems.

[FE] We recommend further evaluation by a specialist in the appropriate trade.

[NOTE] We recommend the heat pump system(s) be demonstrated/explained to the buyer(s) prior to closing.

AUXILIARY EQUIPMENT

1019 GENERAL COMMENT:

[FE] Due to the age of the building, we strongly recommend a home warranty policy as an extra layer of protection as these systems can fail at any time for any reason.

KITCHEN

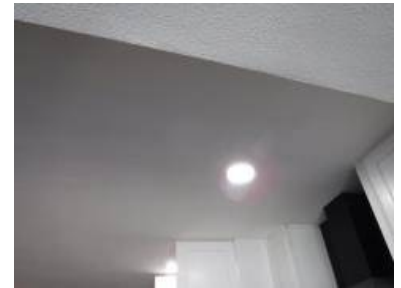
The visible areas of the walls, ceilings, floors, cabinets, and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents, and permanently installed components or equipment are checked for basic operation. Self or continuous cleaning functions, timing devices, and thermostat accuracy are beyond the scope of the inspection. All maintenance, repairs, or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns **[FE]** Further Evaluation **[CR]** Corrections Recommended **[RU]** Recommended Upgrade

KITCHEN CONDITIONS

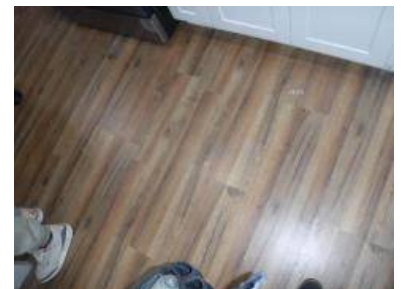
1101 WALLS/CEILING:

The visible areas of the walls and ceiling appeared serviceable.



1105 WOOD FLOOR:

The visible areas of the simulated wood flooring appeared serviceable with signs of aging and wear.



1109 WINDOWS:

The accessible window(s) were serviceable with signs of aging and wear.

1111 LIGHTS/FIXTURES:

The light(s) were serviceable.

1112 RECEPTACLES:

[CR] The GFCI type receptacle should be a standard 110 type. The protection would still be present. We recommend correcting the condition(s) noted.

1113 CABINETS/TOPS:

[NOTE] Most cabinet(s)/ counter(s) were serviceable with signs of aging/wear.

[CR] Some of the shelves were not installed at time of inspection. We recommend correcting the condition(s) noted.

[CR] There were no handles on the cabinet doors under the sink. We recommend correcting the condition(s) noted.

[CR] There were unfinished materials present on the counter to the right of the fridge space. We recommend correcting the condition(s) noted.



1114 SINK/PLUMBING:

[NOTE] The faucet(s), sink(s) and piping were serviceable, no leakage noted with signs of aging/wear and the hand sprayer feature functioned.

**1115 DISPOSAL:**

The garbage disposal(s) functioned with signs of aging/wear.

1116 DISHWASHER:

The dishwasher(s) functioned through the "Normal Cycle", no leakage noted.

1117 COMPACTOR:

No trash compactor installed.

1118 EXHAUST VENT:

The exhaust fan(s)/ light(s) functioned.

**1119 COOKTOP:**

Freestanding: Gas: The cooktop/range burners functioned.

[SC] The range/oven lacked an anti-tip device at the rear as required. This condition is a topple hazard. We recommend correcting the condition(s) noted.

1120 OVEN(S):

Gas: The oven functioned.

1124 REFRIGERATOR:

None installed.

LAUNDRY

The visible areas of the walls, ceilings, floors, cabinets and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment are checked for basic operation. Drain lines and water/gas supply valves serving the laundry machines are not operated during the inspection. The supply valves sit for long periods of time without being operated and are subject to leak when turned off and the present equipment is removed. We recommend checking these valves for evidence of leakage during your final walk-through before closing escrow. All maintenance, repairs or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

LAUNDRY CONDITIONS

1201 LOCATION:

Located in the garage.

1213 RECEPTACLES:

[CR] There was no power at the GFCI receptacle and it would not reset. We recommend correcting the condition(s) noted.

1217 WASHR SERVICE:

The laundry faucets were serviceable, no visible leaks, no machine connected. We do not operate the faucets.

[RU] There was no visible leak pan/drain line for the washing machine in the laundry area. We recommend correcting the condition(s) noted.



Inspection Report Exclusively For:

[NOTE] Drain was covered. We recommend viewing this area prior to closing.



1218 DRYER SERVICE:

[FE] There is no 220 receptacle or gas stub plumbed to this area for the dryer equipment. There is a gas line to the water heater present. We recommend further evaluation and corrections by a specialist in the appropriate trade.

1219 DRYER VENTING:

[FE] There was a vent present but the termination point was not located. Inquire about this condition.



1220 COMMENTS:

[RU] Recommend using steel braided hoses for water connections to the washing machine. These are the preferred type.

BATHROOMS

The visible areas of the walls, ceilings, floors, cabinets and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment are checked for basic operation. All maintenance, repairs, or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

NUMBER OF BATHROOM PRESENT

2 BATHROOMS:

HALL BATH:

1301 WALLS/CEILING:

The visible areas of the walls and ceiling appeared serviceable with signs of aging and wear.



1303 TILE FLOOR:

The visible areas of the tile floor appeared serviceable with signs of aging and wear.



1307 INT DOORS:

The door(s) were serviceable.

1309 WINDOWS:

There were no window(s) in this room and they are not required when light and

- ventilation are provided by other means.
- 1310 *HEAT & COOL:* There was no source of heat in this area and it is not required (vents present but no furnace).
- 1311 *LIGHTS/FIXTURES:* The light(s) were serviceable.
- 1312 *RECEPTACLES:* The accessible receptacles were serviceable and GFCI protected where required.
- 1313 *VENTILATION:* The exhaust vent fan functioned.
- 1314 *CABINETS/TOPS:* The cabinet(s)/ counter(s) were serviceable.
- 1315 *SINK/PLUMBING:* [CR] There was no cold water flow from the faucet. We recommend correcting the condition(s) noted.
- 1316 *TOILETS:* [CR] The toilet showed evidence of seepage/leakage at the baseline/wax ring. These condition(s) are conducive to moisture intrusion and deterioration. We recommend correcting the condition(s) noted along with any and all damaged materials.

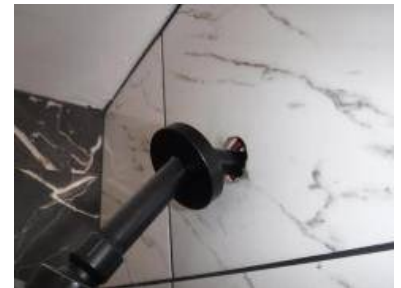


- 1319 *TUB/SHOWER:* [CR] Damage/deterioration was noted on the tub basin. We recommend correcting the condition(s) noted.



[SC] The hot and cold water were reversed at the faucet. This condition is a scald hazard. We recommend correcting the condition(s) noted.

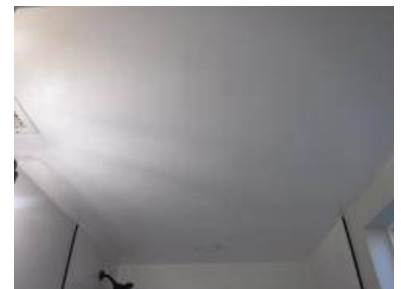
[CR] The faucet(s)/spout were not sealed to the wall/deck. This condition is conducive to moisture intrusion into concealed spaces. We recommend correcting the condition(s) noted.



- 1322 *ENCLOSURE:* [NOTE] There was no shower curtain or glass doors present.
- 1326 *MIRRORS:* The mirror(s) were serviceable with signs of aging/wear.
- 1327 *TOWEL BARS:* The towel bar(s) and toilet paper holder(s) were serviceable with signs of aging/wear.

MASTER BATH:

- 1301 *WALLS/CEILING:* The visible areas of the walls and ceiling appeared serviceable.



1303 TILE FLOOR:

The visible areas of the tile floor appeared serviceable with signs of aging and wear.

**1307 INT DOORS:**

The door(s) were serviceable.

1309 WINDOWS:

[CR] The window(s) were difficult to open/close. We recommend correcting the condition(s) noted.

1310 HEAT & COOL:

There was no source of heat in this area and it is not required (vents present but no furnace).

1311 LIGHTS/FIXTURES:

The light(s) were serviceable.

1312 RECEPTACLES:

The accessible receptacles were serviceable and GFCI protected where required.

1313 VENTILATION:

The exhaust vent fan functioned.

1314 CABINETS/TOPS:

The cabinet(s)/ counter(s) were serviceable.

1315 SINK/PLUMBING:

The faucet(s), sink(s) and piping were serviceable, no leakage noted with signs of aging/wear.

1316 TOILETS:

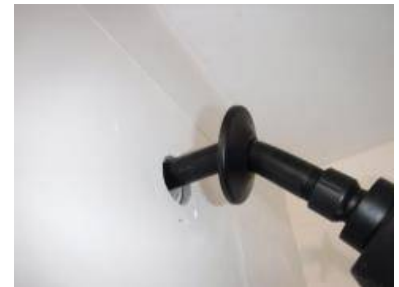
The toilet(s) functioned, no leakage noted with signs of aging/wear.

[CR] Toilet bolt covers were missing. We recommend correcting the condition(s) noted.

**1321 SHOWER:**

The shower and faucet(s) were serviceable with signs of aging/wear.

[CR] The faucet(s) were not sealed to the wall. This condition is conducive to moisture intrusion into concealed spaces. We recommend correcting the condition(s) noted.

**1322 ENCLOSURE:**

[NOTE] There was no shower curtain or glass doors present.

1326 MIRRORS:

The mirror(s) were serviceable.

1327 TOWEL BARS:

The towel bar(s) and toilet paper holder(s) were serviceable with signs of aging/wear.

BUILDING INTERIOR

The visible areas of the walls, ceilings, floors, cabinets and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents, and permanently installed components or equipment are checked for basic operation. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. In general almost all insulated glass window seals will fail and can fail at any time. Fireplaces with gas lines should have the damper fixed so it will not close and the gas line should be sealed to the wall where it enters the fireplace. All fireplaces should be cleaned and inspected on a regular basis to insure safe operation. Smoke detectors should be installed within 15 feet of all sleeping rooms. To examine or test smoke detectors is beyond the scope of the inspection. We recommend older homes be upgraded to meet the current smoke detector installation standards for additional occupant safety. All maintenance, repairs, or corrections should be made by specialists in the appropriate

This report was prepared for the client listed above in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is part of this report. If you were not present during the inspection, call our office for a full discussion of the entire report. ©

2017 PACIFIC REAL ESTATE INSPECTION SERVICES 800-305-3035

Inspection Report Exclusively For:

trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

BUILDING INTERIOR INFORMATION

1401 ROOMS INSPCTD: Front entry, living room, dining room, bonus room, hallway(s) and bedroom(s)
 1402 WALLS/CEILINGS: Materials: sheetrock.
 1403 FLOORS: Materials: simulated wood.
 1406 SMOKE DETCTRS: Smoke detectors were noted at: hallways and bedrooms.

BUILDING INTERIOR CONDITIONS

1407 COMMENTS: [NOTE] Small cracks in drywall or plaster are typically attributed to wood shrinkage or settlement. Minor cracks should be expected and will normally not effect the integrity of the structure. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Occupants furnishings may restrict viewing of interior components and may prevent the testing of some windows.
 [FE] Moisture inevitably causes damage and deterioration over time. It can also be conducive to fungi-mold, decay and wood destroying insects that cannot always be seen. Anytime moisture or evidence of moisture is noted in this report, we commend further evaluation by a specialist in the appropriate trade to locate the source and correct any and all damaged materials.
 [FE] A general home inspection is in no way a substitute for an inspection done by a pest company who are experts in wood destroying organisms. We recommend further evaluation and corrections by a specialist in the appropriate trade.
 [SC] Homes built before 1978 may have products in them that contain some amounts of asbestos or lead. Determining the presence of these products is beyond the scope of this report. Information related to these products can be found the "Homeowners Guide to Earthquake Safety" given to you by your real estate agent.
 [FE] The interior of the building was repainted and there have been flooring changes. Each of these can remove or conceal evidence of any past conditions that may have been present prior to the work being done. We recommend inquiring about any past conditions that may no longer be visible.

1408 WALLS/CEILING: [CR] Minor cosmetic deficiencies were noted throughout the building. We recommend correcting the condition(s) noted.

[CR] There was bubbled paint noted in some closets. We recommend correcting the condition(s) noted.



[FE] Past repairs were noted on the wall(s)/ceiling. We recommend inquiring about any previous work done.



[NOTE] Additional image testing dry.



[CR] The walls in the hallway closet were discolored/dirty. We recommend correcting the condition(s) noted.



1412 WOOD FLOOR:

[NOTE] Most visible areas of the simulated wood flooring serviceable with signs of aging and wear.

[CR] There were some loose/bouncy areas noted on the simulated wood flooring. We recommend correcting the condition(s) noted.

[FE] The floor felt uneven when walked on in some areas. We recommend further evaluation and corrections by a specialist in the appropriate trade.

[CR] There is a poorly cut floor board by the front door. We recommend correcting the condition(s) noted.

1414 INT DOORS:

The door(s) were serviceable with signs of aging and wear.

[CR] Some door stoppers were missing. We recommend correcting the condition(s) noted.

1415 EXT DOORS:

[CR] Some door(s) were difficult to operate. We recommend correcting the condition(s) noted.

1416 WINDOWS:

[CR] One front area window(s) had cracked and/or broken glass. We recommend correcting the condition(s) noted.

[CR] Some window(s) were difficult to open/close, especially the vertical windows. We recommend correcting the condition(s) noted.

[CR] Some window screen(s) had damaged mesh/frames/latches or were missing. We recommend correcting the condition(s) noted.



[NOTE] Double-pane windows/doors reduce street noise and improve efficiency of heating/cooling systems. The space between the panes is factory sealed. If a seal is broken, air from the environment may enter the formerly sealed space. This condition may cause condensation or fogging in the window(s), depending on the climatic conditions. We cannot assure the seal on each and every window, but we will report the presence of visible condensation, fogging and/or moisture staining noted during the inspection. Unless otherwise noted in the report, no condensation, fogging or stains were present during the inspection.

1417 HEAT & COOL:

[FE] There was no central heating system installed at time of inspection. There are forced air vents present in the building interior but no source of heat. The heat system in the living room is undersized to heat the entire building.

1418 LIGHTS/FIXTURES:

The light(s) and ceiling fan were serviceable.



[FE] We recommend the battery operated remote system(s) be demonstrated/explained to the buyer(s).

[CR] Some remotes do not have mounts. We recommend correcting the condition(s) noted.



[CR] One light in the bonus room failed to function. We recommend correcting the condition(s) noted.

[CR] Some lights need to be re-sealed and mounted loose from the ceiling. We recommend correcting the condition(s) noted.



1419 RECEPTACLES:

[NOTE] Most accessible receptacles were serviceable.



[CR] There was no power at a dining area receptacle. We recommend correcting the condition(s) noted.

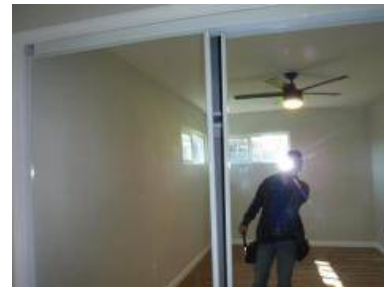


1420 CLOSET(S):

[CR] The closet door(s) were removed at a hallway area. We recommend inquiring about the condition(s) noted.



[CR] One bedroom closet doors were not the correct size. We recommend correcting the condition(s) noted.



1421 SMOKE DETCTR:

Smoke detectors were present. Regular testing is recommended. The smoke detectors responded to the test buttons.

GARAGE

The visible areas of the walls, ceilings, floors, cabinets and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles and permanently installed components or equipment are checked for basic operation. The garage door balance and spring tension should be checked regularly by a garage door specialist. All garage door openers should have functional auto-reverse system safety features for child safety. All maintenance, repairs or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

GARAGE INFORMATION

1501 TYPE & LOCATN:	Attached two car garage.
1503 VENTILATION:	Vent types: exterior wall vents.
1505 WINDOW TYPE:	Window types: horizontal sliding double-pane (thermal) windows were present.
1506 WINDOW MATRL:	Materials: metal and vinyl.
1507 GARAGE DOOR(S):	Door types: aluminum sectional(s)
1508 INTERIOR WALLS:	Materials: sheetrock and unfinished.
1509 INTERIOR FLOOR:	Materials: concrete.

GARAGE CONDITIONS

1510 VENTILATION:	The vents appeared to be in serviceable condition.
1512 WINDOWS:	The accessible window(s) were serviceable with signs of aging and wear.
1513 FRAMING:	[CR] Moisture stains were noted on the sheathing and framing in areas. The stains tested dry during the inspection. We recommend locating and correcting the source as well as any damaged materials.



[NOTE] Additional image.



[NOTE] Additional image.



[FE] There were pest company markings present in areas. We recommend further evaluation and corrections by a specialist in the appropriate trade.



[NOTE] Additional image.



[FE] Damaged framing members were noted in several areas. We recommend further evaluation and corrections by a specialist in the appropriate trade.



[NOTE] Additional image.



[NOTE] Additional image.



1514 INTERIOR WALLS:

[FE] Past repairs were noted on the wall(s)/ceiling. We recommend inquiring about any previous work done.



[FE] Portions of the interior walls and ceiling were not visible at this time due to stored personal items. We recommend checking these areas after the items have been removed.



1515 GARAGE FLOOR:

[CR] Concrete was stained in areas. We recommend correcting the condition(s) noted.

[FE] The floor was not fully visible, due to stored items. We recommend checking these areas after the stored items are removed.



1518 FIRE WALL:

The visible areas of the garage firewall/ceiling appeared serviceable.

1519 FIRE DOOR:

[SC] The fire-resistant door closed, but did not latch shut by itself. We recommend correcting the condition(s) noted.

1520 GARAGE DOOR(S):

The garage door(s) were operated and appeared serviceable.

1521 DOOR OPENERS:

The automatic garage door opener(s) were operational and the automatic reversing system(s) functioned when the door(s) hit an object placed in its path.

The secondary safety system (electric eyes) functioned.

1522 LIGHTS/FIXTURES:

[CR] The light(s) were functional but not entirely installed. We recommend correcting the condition(s) noted.

1523 RECEPTACLES:

[CR] There was no power at the GFCI receptacle and it would not reset. We recommend correcting the condition(s) noted.



1524 COMMENTS:

[CR] There was trash/debris present in the garage. We recommend correcting the condition(s) noted.



[NOTE] There were extra construction materials present.



[FE] There was evidence of conditions that require further evaluation by a pest control operator. We recommend further evaluation and corrections by a specialist in the appropriate trade.
[NOTE] Droppings.



SUPPLEMENTAL PHOTOGRAPHS

Photographs when used, are simply a tool to convey our findings. They are not intended to enhance those findings or diminish any findings not photographed. All maintenance, repairs or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

PHOTO # 1:



PHOTO # 2:

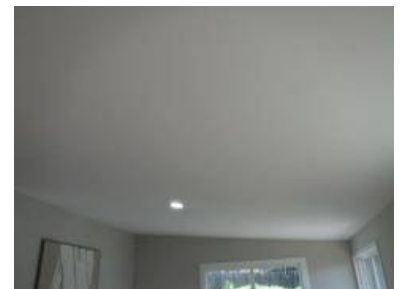


PHOTO # 3:



PHOTO # 4:



PHOTO # 5:



PHOTO # 6:



PHOTO # 7:



PHOTO # 8:



PHOTO # 9:

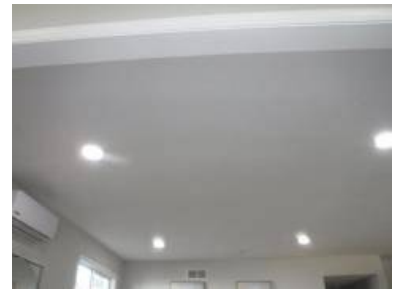


PHOTO # 10:

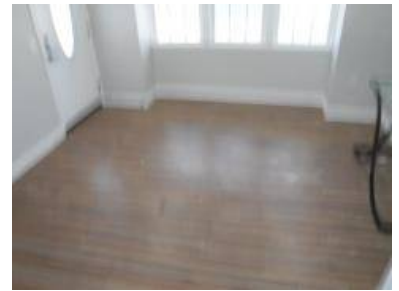


PHOTO # 11:



PHOTO # 12:



PHOTO # 13:

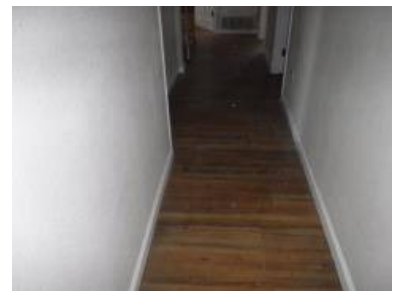


PHOTO # 14:



PHOTO # 15:

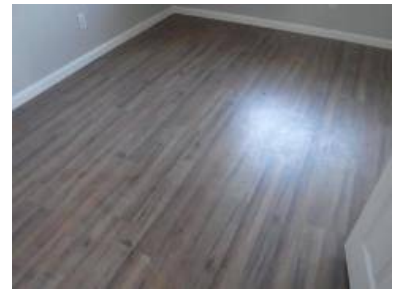


PHOTO # 16:



PHOTO # 17:



PHOTO # 18:



PHOTO # 19:



PHOTO # 20:



PHOTO # 21:



PHOTO # 22:

