

INSPECTION REPORT



For the Property at:

ROSEVILLE, CA 95747

Prepared for:

Inspection Date: Thursday, August 15, 2024

Prepared by: Scott Mason



A2Z Home Services
2351 Sunset Boulevard, Suite 170-444
Rocklin, CA 95765
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www.a2zhomeservices.com
A2Z@a2zhs.com

The best home inspection experience available.



August 23, 2024

Dear [REDACTED]

RE: Report No. 1188, v.2
[REDACTED]

Roseville, CA
95747

Thank you very much for choosing us to perform your home inspection. At your request, a visual inspection of the above referenced property was conducted. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report. The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

This is an inspection of the home as built. This is not a compliance inspection, installation inspection, or certification of compliance with current or past governmental codes or regulations of any kind. It is not determined as part of this inspection, whether or not any permits were obtained or required during original construction, or during any updated construction, additions, or remodeling. Though some codes may be referenced, this inspection reflects the opinion of the inspector in the use of good building practices. In as much as we strive to collect, detail and describe the conditions present in this home in accordance with our SOP, conditions change, stored items are moved, systems fail after use. Our service as defined in the Inspection Contract which you have signed is not a guarantee or warranty for any portion of this home.

It is very important that you read the entire report thoroughly, review our contract and scope of work, and understand that there are limitations to any home inspection. Our inspectors are highly qualified, trained and experienced. They act with equal diligence and care for each and every client. However, we only act in the role of a consultant and the final purchase decision is yours. You will have an opportunity to walk through this home prior to signing your escrow closing and purchase documents. It is incumbent on you "the buyer" to decide if the condition of the property is satisfactory to you. If conditions have changed from the time our inspection was concluded, the time to address these changes is prior to signing any closing documents. If you have any questions, or feel you do not have the information that you need concerning the condition of this home, or the function of its systems as it falls within our scope of work, please call us anytime prior to closing. Items like out fences/gates, buildings, barns, sheds, parking/garage structures, detached garages, pools/spas/remotes, and any other structures are outside the scope of this inspection and were NOT inspected unless otherwise specifically mentioned in this report. This inspection does NOT look for or report on ANY past/current recalls or class action law suits regarding to any building materials or equipment that may be present in the home unless otherwise noted.

Please note in light of current issues on mold and fungi contaminations in structures and buildings, any comment in this report that indicates evidence of water damage, staining, intrusion, or plumbing leaks should be considered as possible areas of mold growth whether identified at the time or not. Mold identification and testing is not included in this inspection scope or process.

This inspection company is not a licensed pest control company and does NOT inspect for pest or household rodent activity or ANY damage caused thereby in the attic or any other areas. Pest activity and damage caused by pest activity falls outside the scope of this inspection. Most pest related activity and damage occur under insulation, in cavities, and on the areas of pipes and ducts that are small or not readily visible. This is why we recommend that buyers check with the previous owner in regard to and known pest activity and contact a licensed pest control operator/exterminator for further evaluation and any needed pest control prior to close of escrow.

NOT A WARRANTY

THE SERVICES PERFORMED, THE AGREEMENT, AND THE REPORT DO NOT CONSTITUTE A WARRANTY, AN INSURANCE POLICY, OR A GUARANTEE OF ANY KIND, NOR DO THEY SUBSTITUTE FOR ANY DISCLOSURE STATEMENT AS MAY BE REQUIRED BY LAW.

There are no warranties made against roof leaks, wet basements, or mechanical breakdowns. The report is NOT a listing of repairs that need to be made. Therefore, you agree NOT to hold us responsible for future failure and repair, or for the non-discovery of any patent or latent defects in material, workmanship, or other conditions of the property which may occur or become evident after the date the services were performed; nor for any alleged non-disclosure of condition that are the express responsibility of the seller of the property. You agree to assume all the risk for conditions which are concealed from view or inaccessible to us at the time that the services were performed.

THIS REPORT IS INTENDED ONLY FOR THE USE OF THE PERSON PURCHASING THE HOME INSPECTION SERVICES. NO OTHER PERSON, INCLUDING A PURCHASER OF THE INSPECTED PROPERTY WHO DID NOT PURCHASE THE HOME INSPECTION SERVICES, MAY RELY UPON ANY REPRESENTATION MADE IN THE REPORT.

THIS REPORT IS FOR THE EXCLUSIVE USE OF OUR CLIENT AS NAMED IN THE INSPECTION AGREEMENT. It may not be used or relied upon by any other person unless that person is specifically named by us in the Inspection Agreement as a recipient of this report. Distribution of this report to any third party without the written consent of the inspector and WIN Home Inspection is prohibited. As the client, you agree to maintain the confidentiality of this report and to reasonably protect the report from distribution to any third party. You agree to indemnify, defend and hold us harmless if any third party brings a claim against us relating to the inspection or to this report.

Again, thank you very much for choosing us to perform your home inspection.

Sincerely,

Scott Mason
on behalf of
A2Z Home Services

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SUMMARY REPORT

Report No. 1188, v.2

Roseville, CA August 15, 2024

www.a2zhomeservices.com

SUMMARY R

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

Roofing

ROOF \ Debris/Moss/Mildew on Roof

Condition: • Debris Noted

There is a large amount of debris build up on the roof. Leaves, branches, and/or other material that should be removed at some time in the near future. The debris can clog gutters, down spouts and/or drains. Debris can hold moisture that can cause damage to the roof system if large accumulations develop. Debris should be cleaned off the roof surface on an annual basis as a proper care and maintenance recommendation. Roof valleys are a common place for debris build up which can result in roof leaks. Regular inspections for debris build up in the valley areas is recommend.

Task: Recommend further evaluation and repair by a licensed roofing contractor.



1. Debris Noted

ROOF \ Cover Material Condition

Condition: • Slipped/Loose Tiles

There are one or more loose tiles that have slipped out of position. This may lead to early deterioration of the roofing paper.

Task: Recommend further evaluation and repair by a licensed roofing contractor.

SUMMARY REPORT

Roseville, CA August 15, 2024

Report No. 1188, v.2

www.a2zhomeservices.com

SUMMARY R

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO



2. Slipped/Loose Tiles

ROOF \ Gutters/Downspouts

Condition: • Debris/Water Build Up

There is debris or water build up in the gutters at this time. The inspector recommends cleaning the gutters for preventive maintenance considerations.

Any amount of debris can clog the gutters, down spouts, and/or drain system if not cleaned out. Cleaning the gutters on an annual basis is recommended for proper care and maintenance of the gutter system. This can also help reduce the spread of neighborhood and local wild fires. Installing gutter screen over the gutters will reduce the debris build up and the need for frequent cleaning in the fall and winter. Gutter screen can be purchased at your local hardware or home improvement center.

Task: Recommend further evaluation and repair by a qualified specialist.



3. Debris/Water Build Up

SUMMARY REPORT

Report No. 1188, v.2

Roseville, CA August 15, 2024

www.a2zhomeservices.com

SUMMARY R

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

Condition: • Leak at Seams

There are one or more gutter or downspouts seams with evidence of past or current leaking.

Location: Right side of the home, Left side of the home,

Task: Recommend further evaluation and repair by a licensed roofing contractor.



4. Leak at Seams

Exterior

EXTERIOR \ Siding Condition

Condition: • Stucco Cracks

The stucco exterior is in need of crack repair around some of the door and window openings as well as some of the walls of the structure. Repair and/or sealing the cracks to prevent water penetration is recommended when needed.

Location: Left side of the home,

Task: Recommend further evaluation of the siding material and repair by a qualified specialist.

Condition: • Gaps at Siding

The siding material is in need of attention. There are areas that have visible gaps and no caulking. Recommend sealing the gaps to prevent moisture intrusion.

Location: Front of the home,

Task: Recommend further evaluation of the siding material and repair by a qualified specialist.

SUMMARY REPORT

Report No. 1188, v.2

Roseville, CA August 15, 2024

www.a2zhomeservices.com

SUMMARY R

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO



5. Gaps at Siding

EXTERIOR \ Windows/Glaze/Caulking/Window Wells

Condition: • Weep Holes Plugged

There are one or more windows on the structure that appear to have blocked weep holes. Recommend further evaluation of all of the structure window weep holes and removal of any present stucco, caulking, paint, or debris by a qualified specialist. This will allow the windows to drain properly during the rainy season.

Location: Front of the home,

Task: Recommend further evaluation and repair by a qualified handyman.



6. Weep Holes Plugged

SITE CONCRETE \ Walkways/Patios/Steps/Concrete Slabs

Condition: • Cracks and Lifting at walkway

There was visible lifting noted at one or more of the concrete walkways. Recommend sealing the cracks and monitoring over time. Repair as needed.

SUMMARY REPORT

Report No. 1188, v.2

Roseville, CA August 15, 2024

www.a2zhomeservices.com

SUMMARY R

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

Location: Front of the home,

Task: Recommend further evaluation and repair by a qualified specialist.



7. Cracks and Lifting at walkway

GARAGE \ Floor/Foundation

Condition: • Stored Items

Portions of the garage were inaccessible to inspection due to the amount of items stored there. A condition may exist that was not visible at the time of the inspection. Re-inspecting the entire garage area after the home is vacated but before the close of escrow is recommended as issues may become visible once the structure is vacated.

Task: Recommend further evaluation after stored items have been removed.

Condition: • Cracks

There are one or more cracks in the garage floor. The cracks have not started to lift and/or offset yet. Recommend sealing the cracks and monitoring/repair over time to prevent any trip hazards.

Task: Recommend further evaluation and repair by a qualified specialist.

GARAGE \ Door(s) Garage into Building/Man Door

Condition: • Attention

The door, jamb, or trim at the door leading from the garage to the exterior is showing signs of wear and wood deterioration. Recommend checking with the most recent "Pest Report" for further evaluation and determinations.

Task: Recommend further evaluation and repair by a qualified specialist.

SUMMARY REPORT

Roseville, CA August 15, 2024

Report No. 1188, v.2

www.a2zhomeservices.com

SUMMARY R

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO



8. Attention

Electrical

ELECTRICAL \ Outlets, Switches

Condition: • Ding room switch not mounted properly.

Location: Dining Room,



9.

Condition: • Electrical Issues Noted

The inspector was able to identify and report on the condition of those outlets and switches that were visible and accessible at the time of the inspection. We recommend further evaluation and repair of any items listed in this category by a licensed electrician.

SUMMARY REPORT

Roseville, CA August 15, 2024

SUMMARY R

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

Condition: • Mystery Switch

There are one or more unidentified switches in the home. Examples Noted below. There may be others. Identifying the use of all switches in the home is often not possible during an inspection.

Location: Bedroom Areas, Living Room, Dining Room

Condition: • Loose Outlet

There are one or more outlets at the interior/exterior of the home that are loosely mounted in the wall. Recommend re-mounting the outlet(s).

Location: Living Room, Master Bathroom,



10. Loose Outlet



11. Loose Outlet

Condition: • Broken Outlet Cover

There are one or more outlets located in the home that have broken safety covers. Recommend installation of approved covers.

Location: Bedroom Two,



12. Broken Outlet Cover

SUMMARY REPORT

- SUMMARY R
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE INFO

Heating

HEATING SYSTEM \ System Type/Info

Condition: • Furnace System Info

The Furnace is a gas fired unit

The Manufacture of the unit was: York

The Year Built was: 2006

The age of the unit is approximately 18 years old.

If there was a visible specifications label, a photo with the information has been provided below. If no system information was available or it was faded, please check with the seller to determine if they know the age of the unit or have it further evaluated by a qualified specialist.

The average life expectancy of a Furnace is 13-20 years although there are exceptions on both sides. If this unit is over 10 years old, this inspection company automatically recommends that a qualified HVAC technician perform a service cleaning, tune-up, and a review of the entire HVAC system, prior to the close of escrow.



13. Furnace System Info



14. Furnace System Info

HEATING SYSTEM \ Ducts/Returns/Radiators

Condition: • Heat Registers Not Blowing Same Temperatures

There are one or more service ducts located in the home that are not blowing at the same temperature as the rest of the ducts. The inspector found no obvious defects in the ducting. There may be a functional issue that was not visible. Several other registers were found closed. Balancing may be desired.

SUMMARY REPORT

Report No. 1188, v.2

www.a2zhomeservices.com

Roseville, CA August 15, 2024

SUMMARY R

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

Location: Dining Room

Task: Recommend further evaluation and repair by a qualified HVAC technician.

HEATING SYSTEM \ Service Notes/Recommendations

Condition: • No Service Notes

Service Overdue: There does not appear to be any visible posted notes attached to the heater(s).

This unit is older and may be in the final third of it's usable life. The inspector recommends that a qualified HVAC technician perform a service cleaning, tune up, and review of the entire HVAC system, including the heat exchanger, prior to the close of escrow. Heaters need annual service and cleaning as a health and safety consideration as well as for preventative maintenance reasons. This inspection does not provide any information on recalled equipment that may be in the home or verification of the appropriate units and proper sizing of the HVAC system. Please check with the appropriate manufacture for any recalls/recommendations.

Task: Recommend further evaluation and repair by a qualified HVAC technician.

Cooling & Heat Pump

AIR CONDITIONING \ System Type/Info

Condition: • A/C System Info

The Air Conditioning system is a: Split AC

The Manufacture of the unit was York

The Year Built was: 2006

The age of the unit is approximately: 18 years old.

If there was a visible specifications label, a photo with the information has been provided below. If no system information was available or it was covered with a blanket, please check with the seller to determine if they know the age of the unit or have it further evaluated by a qualified specialist.

The average life expectancy of a A/C is 13-20 years although there are exceptions on both sides. If this unit is over 10 years old, this inspection company automatically recommends that a qualified HVAC technician perform a service cleaning, tune-up, and a review of the entire HVAC system, prior to the close of escrow.

SUMMARY REPORT

Roseville, CA August 15, 2024

Report No. 1188, v.2

www.a2zhomeservices.com

SUMMARY R

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO



15. A/C System Info



16. A/C System Info

AIR CONDITIONING \ Freon Type

Condition: • R22 Freon Noted

This unit indicated use of R22 Freon.

Important FREON Note: Per the US Environmental Protection Agency, R22 refrigerant (known as Freon) will become illegal in the United States on January 1, 2020. After that date, R22 refrigerant can no longer be manufactured or imported into the US. After R22 becomes illegal on January 1, 2020, older R22 air conditioning systems become obsolete and may no longer be repaired when the repair would require adding refrigerant to the system. Except for some simple electrical issues, many types of emergency repairs do require recharging refrigerant. If it was indicated that your system does have R22 or the inspector was unable to determine if the unit was R22 or not, we recommend further evaluation and repair by a qualified HVAC technician prior to the close of escrow. In general you may have three choices:

1. Do nothing until your system breaks down.
2. Retrofit or convert your old R22 equipment to use an existing refrigerant.

3. Replace your system proactively.

Task: Recommend further evaluation and repair by a qualified HVAC technician.

AIR CONDITIONER \ Condensing Coil Condition

Condition: • Not Installed on Pad

The air conditioning condensing unit is not mounted onto the concrete or a pad. Check with the seller in this regard.

Task: Recommend further evaluation and repair by a qualified HVAC technician.

SUMMARY REPORT

Report No. 1188, v.2

Roseville, CA August 15, 2024

www.a2zhomeservices.com

SUMMARY R

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

AIR CONDITIONER \ System Operation

Condition: • Low Split Noted

The cooling system was "ON/OFF" tested and found to be operational at the time of the inspection, however, the unit appears to need maintenance. The average temperature split between the return vent and the service ducts was determined to be 14° F (after 20 minutes of operation) which appears to indicate that the unit is not cooling sufficiently. A typical temperature split should be approximately 14°--22° F. Recommend further evaluation and repair by a qualified HVAC specialist.

Task: Recommend further evaluation and repair by a qualified HVAC technician.

AIR CONDITIONER \ Service Records

Condition: • No Service Notes

Service Overdue: There does not appear to be any visible posted notes attached to the A/C system.

This unit is older and may be in the final third of it's usable life.

The inspector recommends that a qualified HVAC technician perform a service cleaning, tune up, and review of the entire HVAC system prior to the close of escrow. A/C systems need annual service and cleaning as a health and safety consideration as well as for preventative maintenance reasons.

This inspection does not provide any information on recalled equipment that may be in the home or verification of the appropriate units and proper sizing of the HVAC system. Please check with the appropriate manufacture for any recalls.

Task: Recommend further evaluation and repair by a qualified HVAC technician.

Plumbing

WATER HEATER \ System Type/Info

Condition: • Type/Mfg/Age

The water heater is: Natural Gas

Manufacture: Bradford White

The year: 2005

Approximate Age: 19 Years

If there was a visible specifications label, a photo with the information has been provided below. If no system information was available or it was covered with a blanket, please check with the seller to determine if they know the age of the unit or have it further evaluated by a qualified specialist.

The life expectancy of a water heater is typically 8-12 years (tank) and 18-20 years (tankless) from the date of installation, although there are exceptions on both sides. If the year stated above indicates that this unit is over 7 years old (tank) and 15 years old (tankless), it may be considered in the final third of its usable life. Recommend monitoring and repairing or replacing as needed.

Items should not be stored against gas or electric water heater. Providing at least two feet of clearance around the water

SUMMARY REPORT

Roseville, CA August 15, 2024

SUMMARY R

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

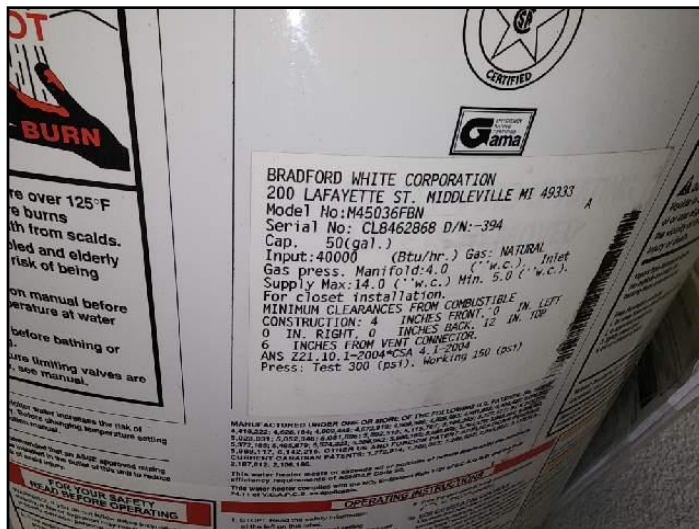
PLUMBING

INTERIOR

SITE INFO

heater is recommended.

Task: Recommend further evaluation and repair by a licensed Plumber



17. Type/Mfg/Age

WATER HEATER \ Installation

Condition: • No Drip Pan

There is no drip pan for the water heater. Modern building practices would require a water tight drip pan with drain line if a leak would cause damage. Future consideration should be given to adding a pan as a preventative maintenance upgrade.

Task: Recommend further evaluation and repair by a licensed plumber.



18. No Drip Pan

SUMMARY REPORT

Report No. 1188, v.2

Roseville, CA August 15, 2024

www.a2zhomeservices.com

SUMMARY R

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

Interior

LAUNDRY AREA \ Floor Pan Condition

Condition: • No Drip Pan

There is no drip pan and/or pan drain line for the washing machine installed at the floor in the laundry room. Recommend installing a drip pan to prevent moisture intrusion into the subfloor in the event of a leak.

Task: Recommend further evaluation and repair by a licensed contractor.

BATHROOM(S) \ Tub(s)/Tub Fixtures

Condition: • Loose Tub Spout

There is a loose tub water spout that should be made secure so that a leak does not develop inside the wall. In addition, we recommend caulking and sealing any visible gaps between the spout and wall. No leak or evidence of moisture damage was noted by this visual inspection.

Task: Recommend further evaluation and repair by a licensed Plumber



19. Loose Tub Spout

Condition: • Weak Diverter

The tub diverter spout in the bathroom area is not diverting all of the water from the spout to the showerhead.

Location: Master Bathroom,

Task: Recommend further evaluation and repair by a licensed Plumber

SUMMARY REPORT

Report No. 1188, v.2

Roseville, CA August 15, 2024

www.a2zhomeservices.com

SUMMARY R

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

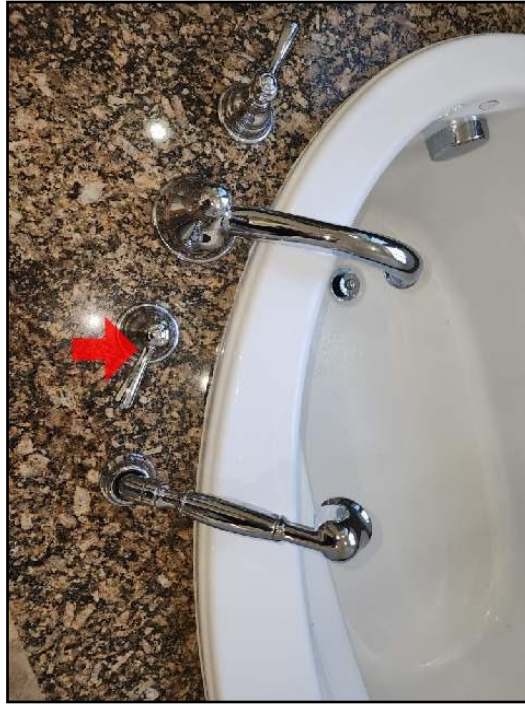
COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO



20. Weak Diverter

INTERIOR ROOMS \ Double Pane Seals

Condition: • Seal Fail(s) Noted

The inspector has noted that there are one or more dual pane insulating windows in the home that appear to have lost their vacuum seal between the panes of glass or have a low-E film failure. The condition is identified by signs of fogging, condensation build up in between the glass panes, or a colored metallic film failure. It is not a failure of the window, per se, since light is allowed in and weather is kept out. However, many clients feel it is not an attractive feature to live with and often choose to have the window replaced, resulting in expensive replacement costs. In regards to our service to you, we will note windows which have obvious low-E failure or seal failure, that is to say, the metallic sheen or fogging must be clearly obvious to the inspector in relation to the conditions of light, the cleanliness of the windows, and the accessibility to view the window(s) during the short time period we are inspecting the house. When low light levels are present, the windows are covered in grime, located on tall walls, or concealed by window coverings; a slightly faded millimeters thick coating may not be noted or reported. Therefore it is incumbent on the client to closely view the windows during their pre-closing walk-through to ensure the windows meet their satisfaction. Replacement of the dual pane glass unit is the only way to correct the condition.

Location: Master Bathroom, Bedroom Two,

Task: Recommend further evaluation and repair by a qualified specialist.

SUMMARY REPORT

Report No. 1188, v.2

Roseville, CA August 15, 2024

www.a2zhomeservices.com

SUMMARY R

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO



21. Seal Fail(s) Noted



22. Seal Fail(s) Noted

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

Description

General Statement: • Roof systems are known to be a common source of leaking. WIN is not a licensed roofing contractor, we evaluate every roof conscientiously and look for indications of leaking, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only a roofing contractor can credibly guarantee that a roof will not leak, and they do. Naturally, the sellers or the occupants of the residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you consult with the sellers. WIN recommends contacting a qualified licensed roofing contractor for further evaluation and ****Certification**** against leaking prior to the close of escrow. In addition, you should obtain comprehensive roof coverage in your home insurance policy.

Apparent Number Of Layers: • One Ore More Layers Noted

This roof has at least one layer of roof covering. Inspection for multiple layers of roofing material falls outside the scope of this inspection and is often not visible during this non invasive inspection. More than two layers of roofing is not allowed. If two layers existed, the next roof installation would require the existing layers to be removed prior to adding the new layer of roofing material. This inspection company always recommends further evaluation by a qualified roofer when more than one layer of roofing has been added over an original layer of roofing. Recommend further evaluation and repair by a licensed roofing contractor.

Roof - Gutters/Downspouts: • The inspector recommends inspecting and cleaning the gutter system on an annual basis. If not already present, there is gutter screen material that can be installed over the gutter system to help keep debris out of the gutters and to prevent the clogging of the gutters, down spouts, and drain system. The screen material can be purchased at a local home improvement center.

If gutter guards are installed at one or more locations on this structure, they were not inspected as part of this inspection. There are a large variety of product and it is important to verify proper installation by the owner or a gutter specialist as improper installation can lead to roof edge deterioration and other issues.

Observations and Recommendations

ROOF \ Roof Evaluated From

1. Condition: • Limited Walk

The roof was evaluated by a limited walk. Conditions may exist that the inspector was not able to see without walking the roof system.

Task: Recommend further evaluation and repair by a licensed roofing contractor.

ROOF \ Debris/Moss/Mildew on Roof

2. Condition: • Debris Noted

There is a large amount of debris build up on the roof. Leaves, branches, and/or other material that should be removed at some time in the near future. The debris can clog gutters, down spouts and/or drains. Debris can hold moisture that can cause damage to the roof system if large accumulations develop. Debris should be cleaned off the roof surface on an annual basis as a proper care and maintenance recommendation. Roof valleys are a common place for debris build up which can result in roof leaks. Regular inspections for debris build up in the valley areas is recommend.

Task: Recommend further evaluation and repair by a licensed roofing contractor.



23. Debris Noted

ROOF \ Roof Cover Material(s)/Type

3. Condition: • Concrete Tile - Pitched

Roof systems are known to be a common source of leaking. This inspection looks for indications of leaking, but does not guarantee a leak free roof. Interested parties should contact a qualified licensed roofing contractor for further evaluation and certification against leaking. In addition, the valleys located on tile roofs are known to be a common source for roof leaks as dirt and debris can get up under the tiles and plug up the valley areas. This is most often undetectable during a noninvasive overview of the roof cover. Recommend periodic inspections of the roof valleys by a licensed roofing contractor. If this house or the tile roof on this home is over 12 years old, this inspection company recommends a qualified tile roofer to come out and perform a inspection, service, cleaning, and tune up of the roof system. Many techniques in tile roof systems change over time and updates to the roof system are often needed.

ROOF \ Ridges/Valleys

4. Condition: • Satisfactory

Roof valleys are known to be a common source for roof leaks as dirt and debris can get up under the tiles and plug up the valley areas. This is most often undetectable during a noninvasive overview of the roof cover. Recommend regular inspections of the roof valleys by a licensed roofing contractor. If this roof is a tile roof and over 8-10 years old and the valleys have not been recently serviced, this inspection company recommends further invasive evaluation and servicing of the valley areas by a licensed roofing contractor prior to purchase of the home.

ROOF \ Cover Material Condition

5. Condition: • Slipped/Loose Tiles

There are one or more loose tiles that have slipped out of position. This may lead to early deterioration of the roofing paper.

Task: Recommend further evaluation and repair by a licensed roofing contractor.



24. Slipped/Loose Tiles

ROOF \ Gutters/Downspouts

6. Condition: • Debris/Water Build Up

There is debris or water build up in the gutters at this time. The inspector recommends cleaning the gutters for preventive maintenance considerations.

Any amount of debris can clog the gutters, down spouts, and/or drain system if not cleaned out. Cleaning the gutters on an annual basis is recommended for proper care and maintenance of the gutter system. This can also help reduce the spread of neighborhood and local wild fires. Installing gutter screen over the gutters will reduce the debris build up and the need for frequent cleaning in the fall and winter. Gutter screen can be purchased at your local hardware or home improvement center.

Task: Recommend further evaluation and repair by a qualified specialist.



25. Debris/Water Build Up

7. Condition: • Leak at Seams

There are one or more gutter or downspouts seams with evidence of past or current leaking.

Location: Right side of the home, Left side of the home,

Task: Recommend further evaluation and repair by a licensed roofing contractor.



26. Leak at Seams

ROOF \ Drains/Splash Blocks**8. Condition:** • Not Tested or Inspected

It is difficult without invasive inspection to determine if the down spout drains are plugged with debris. It is important to keep the drains and/or splash blocks clear and functional so that they do not overflow next to the foundation's perimeter. Recommend inspecting the drains and/or splash blocks after moving in and prior to and after heavy rains to confirm that they are providing their intended service.

ROOF \ Skylights**9. Condition:** • None

Location: N/A

ROOF \ Flashing/Caulking**10. Condition:** • Functional

The inspector recommends that the rain boots and/or caulking around the roof vents and flashing material be inspected on an annual basis and touched up when needed. Rain water leaking into the main structure from the roof is a common and avoidable condition of deteriorated flashing and caulking.

ROOF \ Vents/Chimney/Covers**11. Condition:** • Functional**ROOF \ Separate Roof Certification Required****12. Condition:** • No- Not A Warranty

There is no requirement for a "Roof Certification" warranty, however, one is always recommended. The inspector noted that he does NOT provide a warranty against any future roof leaks. If the buyer is interested in obtaining a multi-year roof warranty against future leakage, we recommend that a qualified licensed roofing contractor be contacted to provide this service.

SUMMARY R	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO									

Description

Exterior General Statement: • Many items fall outside the scope of this inspection. As an example; Sprinkler/irrigation systems, any and all property Walls/Fences/Gates and their related components, electric blinds/awnings, and any decks, pergolas, patio covers or retaining walls not directly attached to the home. Pools/spas, related equipment or remotes of any kind unless otherwise mentioned in report. For a full list, please refer to the ASHI standards and your inspection agreement. We do not evaluate any detached structures, such as storage sheds and stables, we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. We do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting.

Grading and drainage on most sites are rarely ideal and this is most often the case on older properties. The ideal site will have surfaces that slope away from a residence at one half inch per foot for a minimum of six feet, and the interior floors will be higher than the exterior grade. Our visit to the site is limited, and the sellers or occupants will have the most intimate knowledge of the property. Please refer to the seller for more information on past drainage and moisture intrusion issues.

Flat Surface Material(s): • Stucco - Some exterior stucco siding products are synthetic and difficult to identify without an invasive inspection. This is a non-invasive inspection. The exterior surface of the home appears to be covered with stucco but could be a type of EIFS-Exterior Insulated Finish System or Synthetic Stucco type product. These products are typically a multi-layer exterior wall covering usually composed of wood substrate, foam, wire or fiberglass mesh, and a single or multiple layer stucco-like product. The home inspector is not a "Certified EIFS Inspector." An invasive and/or technically exhaustive EIFS inspection was NOT performed as this type of specialty inspection is outside the scope of the national home inspection standards. If additional information regarding EIFS/Synthetic Stucco construction and/or a secondary EIFS inspection is desired, please contact this inspection service.

Caulking Structure: • Touch up Structure Caulking Needed

Recommend touching up the interior and exterior structure caulking around the tops and sides of window/door trim, splits or cracks in any of the wood/siding materials as well as at the gaps in the siding as this is often needed in between paintings. The caulking keeps rain water from penetrating behind the siding material and causing premature deterioration of the material. Caulking/painting the structure on a regular basis as part of an ongoing maintenance routine will help prolong the life of the siding/trim material. Recommend further evaluation and repair by a qualified specialist.

Security Lights: • No

Security Bar System: • Note: Testing of the Security Bars or Window Bars fall outside the scope of this inspection and are NOT tested or inspected.

Basements, sleeping rooms, and rooms which are intended for emergency egress should have at least one operable emergency escape and rescue opening. Windows that are equipped with bars and must have a quick-release mechanism that complies with the following requirements:

- It should be accessible from the inside of the house.
- It should not require a key or combination.
- It should not require any special tools, such as a screwdriver.
- The mechanism should be able to be operated with relatively little force.

- SUMMARY R
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- SITE INFO

Operation of the mechanism should not require special knowledge.

Even if the mechanism appears functional, YOU should test every window prior to occupying the home to ensure that its ability to operate has not become compromised by rust, paint, or some other factor. Testing these locks on a regular basis is recommend for health and safety reasons.

Present at Rear Patio:

- Natural Gas or Propane Stub Out



27. Natural Gas or Propane Stub Out

• Note: Unless otherwise mentioned in this report, the items listed above and any other of the following items that may have been present are outside the scope of this inspection and were NOT inspected whether or not they were free standing, built-in, or attached to the structure: Pools, Spas. Pool houses, Fire Pits, Patio Heaters, Fireplace, Barbecues, Barbecue Islands, Grills, Outdoors Kitchens and any and all related components to these items. We advise inspection of these items by a qualified specialist to ensure proper operation, installation, and code/permit compliance. Recommend checking with the seller in this regard.

Garage Size: • Three Car Tandem

Work Benches/Cabinets/Shelving: • If present, the garage area work bench(es), any cabinets, and shelve(s) were not inspected as they fall outside the scope of this inspection. Recommend checking with the seller in this regard.

Observations and Recommendations

FOUNDATION \ Materials

13. Condition: • Concrete,
Monitor the foundation on a regular basis for evidence of movement or damage.

FOUNDATION \ Visible Cracks/Evidence of Movement

14. Condition: • No

FOUNDATION \ Vent Screens

15. Condition: • Satisfactory

STRUCTURE PERIMETER \ Site Drainage**16. Condition:** • Satisfactory

The grading around the perimeter of the structure is very important. It is often difficult to verify proper slope away from the home for a number of reasons. We recommend that you monitor these areas when you move in and with future inspections of the grading to make sure that a positive slope away from the foundation is maintained. A one inch drop per foot in slope away from the home for the first six to ten feet is recommended. If any pooling water or water running toward the home is noted, it is recommended that the condition be corrected.

STRUCTURE PERIMETER \ Evidence of Erosion**17. Condition:** • No**STRUCTURE PERIMETER \ Proper Earth-Wood Clearance****18. Condition:** • Yes

Inspection around the perimeter of the structure should occur on a regular basis to ensure no contact of earth to wood. There should be no contact between the earth and the exterior surface material to prevent wood deterioration and a conducive condition for pest infestation. The inspector recommends providing at least four to six inches of clearance between the earth and the siding material as a preventive maintenance measure.

STRUCTURE PERIMETER \ Vegetation Clear from Structure**19. Condition:** • Vegetation Satisfactory

Vegetation growing up against the exterior surface material can create issues. When present, vegetation should be kept trimmed at least 6-12 inches away from the structure to eliminate a common avenue for pest infestation and damage to the exterior structure material.

Location: Exterior

EXTERIOR \ Side Note(s)

20. Condition: • The grading around the perimeter of the structure is very important. It is often difficult to verify proper slope away from the home for a number of reasons. We recommend that you monitor these areas when you move in and with future inspections of the grading to make sure that a positive slope away from the foundation is maintained. A one inch drop per foot in slope away from the home for the first six to ten feet is recommended. If any pooling water or water running toward the home is noted, it is recommended that the condition be corrected.

EXTERIOR \ Retaining wall(s)**21. Condition:** • None

Any retaining walls on the property that are detached from the home (ex: rear, front, or side yard) are outside the scope of this inspection and were not inspected. Recommend checking with the seller in this regard.

EXTERIOR \ Aquatic Safety Devices Installed**22. Condition:** • No Pool/Spa On Site**EXTERIOR \ Siding Condition****23. Condition:** • Stucco Cracks

The stucco exterior is in need of crack repair around some of the door and window openings as well as some of the walls of the structure. Repair and/or sealing the cracks to prevent water penetration is recommended when needed.

Location: Left side of the home,

Task: Recommend further evaluation of the siding material and repair by a qualified specialist.

24. Condition: • Gaps at Siding

The siding material is in need of attention. There are areas that have visible gaps and no caulking. Recommend sealing the gaps to prevent moisture intrusion.

Location: Front of the home,

Task: Recommend further evaluation of the siding material and repair by a qualified specialist.



28. Gaps at Siding

EXTERIOR \ Painted Surfaces

25. Condition: • Functional

EXTERIOR \ Windows/Glaze/Caulking/Window Wells

26. Condition: • Weep Holes Plugged

There are one or more windows on the structure that appear to have blocked weep holes. Recommend further evaluation of all of the structure window weep holes and removal of any present stucco, caulking, paint, or debris by a qualified specialist. This will allow the windows to drain properly during the rainy season.

Location: Front of the home,

Task: Recommend further evaluation and repair by a qualified handyman.



29. Weep Holes Plugged

EXTERIOR \ Eave/Soffit Areas

27. Condition: • Satisfactory

EXTERIOR \ Fascia/Barge/Rafter Boards

28. Condition: • Satisfactory

EXTERIOR \ Structure Trim(s)

29. Condition: • Satisfactory

SITE CONCRETE \ General Statement

30. Condition: • Cracks in driveways, walkways, porches, and concrete patios are a commonly occurring issue and are typically considered cosmetic in nature and are not specifically noted unless mentioned elsewhere in the report. Recommend sealing the cracks and monitoring/repair over time to prevent any trip hazards. If cracks are noted and the buyer is concerned, we recommend further evaluation and repair by a qualified licensed concrete contractor.

SITE CONCRETE \ Driveway/Parking

31. Condition: • Functional

SITE CONCRETE \ Walkways/Patios/Steps/Concrete Slabs

32. Condition: • Cracks and Lifting at walkway

There was visible lifting noted at one or more of the concrete walkways. Recommend sealing the cracks and monitoring over time. Repair as needed.

Location: Front of the home,

Task: Recommend further evaluation and repair by a qualified specialist.



30. Cracks and Lifting at walkway

33. Condition: • Cracks Noted

There was visible cracking noted at the concrete patio. Recommend sealing the cracks and monitoring over time. Repair as needed.

Location: Rear of the home,

Task: Recommend further evaluation and repair by a qualified specialist.

DECKS \ Cover/Enclosure

34. Condition: • Cover attached to home.

The patio cover appears to be attached to the home. Recommend monitoring this area as this can be source of moisture intrusion into the wall of the home.

Location: Rear of the home,

Task: Recommend further evaluation and repair by a qualified specialist if desired.

GARAGE \ Garage Vehicle Door

35. Condition: • Satisfactory

GARAGE \ Springs/Mounts/Doors Seal

36. Condition: • Functional

GARAGE \ Automatic Opener

37. Condition: • Functional

Garage door openers have a typical lifespan of 10-15 Years

Task: Monitor, Replace as needed.

38. Condition: • Note: Beginning on July 1, 2019 S.B. 969 requires an automatic garage door opener that is manufactured for sale, offered for sale or installed in a residence to have a battery back up function that is designed to operate when activated due to an electrical outage. (This law does not require that the existing automatic opener(s) installed in this home have to be replaced at this time.) This company does not inspect for or report on whether or not the unit(s) in this home are equipped with battery back ups. Recommend checking with the seller or a garage door specialist in this regard.

GARAGE \ Safety Operation Devices

39. Condition: • Functional

Garage door openers should be equipped with two auto-reverse safety features. Both an electric eye system and obstacle sensor auto reverse system are recommend for the greatest safety. Periodic adjustment of these features is often needed as the unit ages.

Note: The garage door auto-reverse safety feature was NOT tested by the inspector. Testing this feature falls outside the scope of this inspection and can result in damage to the door or opener. This feature should reverse the door when it encounters an obstacle in the closing mode. (ex: car, bike, toys). Some models/ages of openers do not have this feature. Recommend checking with the seller in regard to the presence, absence or functionality of this feature. We recommend testing this feature prior to using the garage door to ensure that the feature is working properly if present. Often, small adjustments are needed. Recommend checking with your local garage door specialist.

Location: Garage

GARAGE \ Floor/Foundation

40. Condition: • Stored Items

Portions of the garage were inaccessible to inspection due to the amount of items stored there. A condition may exist that was not visible at the time of the inspection. Re-inspecting the entire garage area after the home is vacated but before the close of escrow is recommended as issues may become visible once the structure is vacated.

Task: Recommend further evaluation after stored items have been removed.

41. Condition: • Cracks

There are one or more cracks in the garage floor. The cracks have not started to lift and/or offset yet. Recommend sealing the cracks and monitoring/repair over time to prevent any trip hazards.

Task: Recommend further evaluation and repair by a qualified specialist.

GARAGE \ Fire Wall/Ceiling Board

42. Condition: • Satisfactory

Maintaining proper firewall protection is important to the safety of the structure and its occupants. Make repairs to the firewall system as needed.

Task: Recommend further evaluation and repair by a qualified specialist.

GARAGE \ Evidence of Moisture Penetration

43. Condition: • No

GARAGE \ Door(s) Garage into Building/Man Door

44. Condition: • Attention

The door, jamb, or trim at the door leading from the garage to the exterior is showing signs of wear and wood deterioration. Recommend checking with the most recent "Pest Report" for further evaluation and determinations.

Task: Recommend further evaluation and repair by a qualified specialist.



31. Attention

GARAGE \ Side Note

45. Condition: • The garage/house common entry door should always be equipped with a functioning self-closing hinge and complete weather strip; both are needed to prevent automotive exhaust fumes from entering the living area.

Description

Structure - General Statement: • The inspector recommends questioning the seller to determine if any of updates or repairs were performed during their ownership, whether any permits were needed and if so obtained, as well as who performed the updates. In addition, requesting any warranty information on materials or workmanship is recommended. It is not determined as part of this inspection, whether or not any permits were obtained or required during original construction, or during any updated construction, additions, or remodeling. Checking for permits falls outside the scope of this inspection. Recommend consulting with the seller, your Real Estate Agent, or the city prior to the close of escrow.

This is not a compliance inspection, installation inspection, or certification of compliance with current or past governmental codes or regulations of any kind. Items like ceiling height, door opening/hallway width, and outlet height fall outside the scope of this inspection. Depending on jurisdiction, ceiling heights will typically run between 7' and 7 1/2'. If this structure has ceilings that are lower than 7' you may wish to consult a contractor or the local building department.

NOTE: Additional Smoke Detector Requirements

MUST READ PRIOR TO OCCUPYING HOME

Smoke detector requirements have changed several times since the early seventies. Local codes are constantly changing. Smoke detectors are now required in all bedrooms, the hallway or areas outside of the bedrooms, and on each level of the home if multiple levels are present. These additional requirements are noted in California Law SB745 but are not determined as part of this inspection: Any smoke detector that is solely battery powered must contain a non-removable battery that is rated to last 10 years. All old smoke detectors that are solely battery powered must be replaced with those that contain a sealed battery that is rated to last 10 years. All smoke detectors powered by 120VAC or battery must comply with the provisions of having a label showing the date of installation and manufacturer. All smoke detectors must be approved and listed by the Office of the State Fire Marshal pursuant to Health and Safety Code Section 13114. These are a few examples. It is often not possible to determine these requirements without removing the units. This inspection does not report on whether or not smoke detectors are hard wired, battery operated, or both. The present units are ONLY tested with the "test button," if present, to determine if the unit's alarm/siren is functioning. This is NOT an evaluation to determine if the units are capable of detecting smoke. Smoke detector units greater than 10 years of age should be replaced as they are considered to be at the end of their service life. Since 1980 the number of fire related deaths have been cut roughly in half by the use of proper functioning smoke detectors. It is very important that you the buyers or a handy man for the buyer's re-test all of the smoke detectors and insure all of the rooms mentioned above still have a unit when first moving in, and every month after to identify the functional operation of each detector. All detectors should have a more invasive examination for SB745 compliance. For more information or other important details please research California Law: SB745 and Health and Safety Code Section 13114.

Alarm System: • Yes

The structure appears to be equipped with a security system or some components of a security system. If the system is present and functioning this should provide for added safety. The system was NOT TESTED as it falls outside the scope of the inspection. Recommend checking with the seller on the use and operation of the system.

Furniture/Storage: • The home was nearly empty of furniture and/or storage of items at the time of the inspection.

Party or Lot Line Wall: • No

Floor Structure: • Concrete Slab

SUMMARY R

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

Ceiling Structure: • Wood Trusses**Roof Structure:** • Roof Trusses**Fire Sprinkler System:** • Not Present

Observations and Recommendations

STRUCTURE \ Remodel/Modernization Evident

46. Condition: • N/A

STRUCTURE \ Repairs Evident

47. Condition: • N/A

STRUCTURE \ Smoke Detectors

48. Condition: • Yes - All Present

Smoke detectors are required in all bedrooms, the hallway or areas outside of the bedrooms, and on each level of the home if multiple levels are present. This home appears to have smoke detectors in each of these areas. The present smoke detector(s) appeared to be in satisfactory condition. There are additional requirements in regards to smoke detectors that fall outside the scope of this non invasive inspection. (See NOTE: "Additional Smoke Detector Requirements") The detector's alarm test buttons were found to be functional at the time of the inspection. This is NOT an evaluation to determine if the units are capable of detecting smoke. Smoke detector units greater than 10 years of age should be replaced as they are considered to be at the end of their service life. The inspector recommends testing the units and insuring all of the rooms mentioned above still have a unit when first moving in, and every month after to identify the functional operation of each detector.

STRUCTURE \ Carbon Monoxide Detectors

49. Condition: • Present

The inspector noted the presence of one or more carbon monoxide (CO) detectors inside the structure. The detectors were tested, and found to be functional at the time of the inspection. This is NOT an evaluation to determine if the unit is capable of detecting carbon monoxide (CO). If the detectors are battery operated, the inspector recommends replacing the batteries in all the units when the buyer takes possession of the property. Testing the units routinely and/or every month to identify functional operation is also recommended. The inspector recommends checking with the manufacture of the unit(s) for proper height and installation recommendations.

STRUCTURE \ Insulating Rating Evident

50. Condition: • No - Insulation Rating not Evident

STRUCTURE \ Insulation

51. Condition: • Not Visible in Walls

Wall insulation not verified. Refer to attic and raised foundation category.

STRUCTURE \ Asbestos Noted

52. Condition: • Not Tested

The scope of this inspection does not include an asbestos in materials sampling inspection. Asbestos has been known to

SUMMARY R	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO									

cause certain health hazards. Additional information on the health hazards of asbestos in a home can be acquired from the Environmental Protection Agency (EPA). Concerned parties should contact an Asbestos testing specialist for more information and testing.

STRUCTURE \ Lead

53. Condition: • Not Tested

The scope of this inspection does not include a lead in materials sampling inspection. Concerned parties should contact an Lead testing specialist for more information and testing.

SUMMARY R	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO									

Description

Electrical Service General Statement: • Note: The inspection of the electrical system is a non invasive general overview of the functionality of the electrical components in the home AT the time of the inspection. Certain electrical conditions may or may not occur or be obvious during this short time frame. There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code NEC is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by a licensed electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. Exterior ceiling fans are on/off tested. Outdoor use rating of the fans is not verified. Any exterior lighting, electrical, outlets, or light fixtures (Ex; lamp posts, column lights, path lights, lights at walls/fences) not affixed to the house fall outside the scope of this inspection and were not tested. Outlets high up on interior or exterior walls are not tested. Recommend checking with the seller in this regard.

Service Size (Amps)/(Volts): • 200 Amps (240 Volts)

Solar System / Generator: • N/A: Solar systems, generators and their installations including but not limited to permits, electrical tie-ins to the panel(s), and proper wiring fall outside the scope of this inspection. Inspection of roof mounted systems if they are present is important to ensure the proper sealing of any penetrations through the roofing material is recommended. In addition, recommend monitoring the penetrations over time to prevent moisture intrusion. These systems should be further and fully inspected and evaluated by a qualified roofer and electrician if solar and/or a generator is present on site. This should occur prior to the close of escrow. Recommend checking with the seller in this regard.

Electrical - Side Notes: • The inspector has SPOT CHECKED (at least one per room per ASHI standards) the accessible 110 volt electrical outlets throughout the structure. NOTE: This is not a warranty and an undiscovered condition may exist. We recommend all outlets be checked when vacant. Also, all outlets feeding mechanical systems are recommended to be grounded.

Current electrical code requires that ground fault interrupters (G.F.I.) be located in areas where there is a potential danger of electrical shock. It is recommended that all bathroom, kitchen, exterior and garage area outlets be upgraded with GFI protection if they are not already protected.

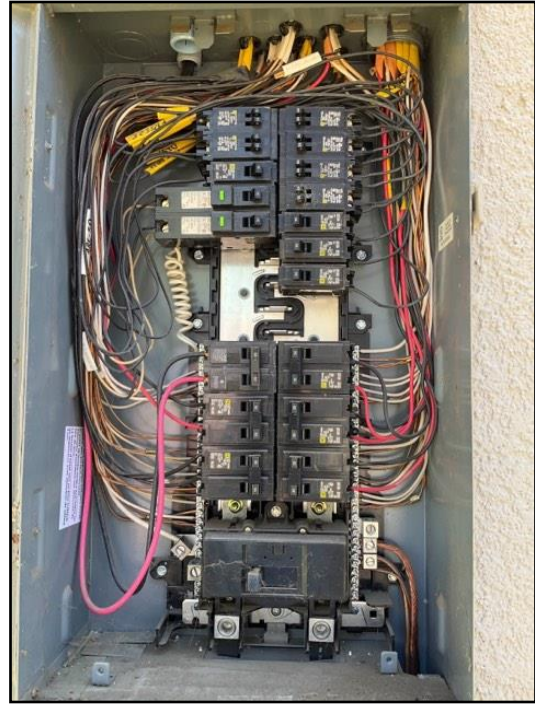
Observations and Recommendations

ELECTRICAL PANEL \ Panel/Sub Panel Locations

54. Condition: • Main Panel: Right side of Home



32. Main Panel: Right side of Home



33. Main Panel: Right side of Home

ELECTRICAL PANEL \ Panel Cover

55. Condition: • Satisfactory

ELECTRICAL PANEL \ Panel Cover(s) Removed

56. Condition: • Yes

ELECTRICAL PANEL \ Over Current Devices

57. Condition: • Breakers

ELECTRICAL PANEL \ Breaker Configuration

58. Condition: • Satisfactory

ELECTRICAL PANEL \ Wire-Over Current Compatibility

59. Condition: • Satisfactory

Not all of the wire ends were visible where they connected to the breakers. An over current incompatibility condition may exist in the panel. The only way to find out is to turn off the breakers and remove the wires for inspection. This would be well outside the scope of the national home inspection standards of practice and would be considered invasive.

ELECTRICAL \ Receptacle Ground Verify

60. Condition: • Satisfactory

ELECTRICAL \ GFCI Protection

61. Condition: • Yes - GFCI Protection Noted

Implication(s): Equipment overheating | Damage to equipment | Fire hazard

ELECTRICAL \ Service Ground Verified

62. Condition: • Not visible

Not Visible. Contact a licensed electrician for further evaluation of the electrical system for proper bonding of the panel for safety considerations.

ELECTRICAL \ Outlets, Switches

63. Condition: • Electrical Issues Noted

The inspector was able to identify and report on the condition of those outlets and switches that were visible and accessible at the time of the inspection. We recommend further evaluation and repair of any items listed in this category by a licensed electrician.

64. Condition: • Mystery Switch

There are one or more unidentified switches in the home. Examples Noted below. There may be others. Identifying the use of all switches in the home is often not possible during an inspection.

Location: Bedroom Areas, Living Room, Dining Room

65. Condition: • Loose Outlet

There are one or more outlets at the interior/exterior of the home that are loosely mounted in the wall. Recommend re-mounting the outlet(s).

Location: Living Room, Master Bathroom,



34. Loose Outlet



35. Loose Outlet

66. Condition: • Broken Outlet Cover

There are one or more outlets located in the home that have broken safety covers. Recommend installation of approved covers.

Location: Bedroom Two,

- SUMMARY R
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL**
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE INFO



36. Broken Outlet Cover

67. Condition: • Ding room switch not mounted orperly.

Location: Dining Room,



37.

ELECTRICAL \ Junction Boxes, Lighting, Other Electrical Findings

68. Condition: • Functional

ELECTRICAL \ Service to Panel

69. Condition: • Aluminum

Task: Recommend further evaluation and repair by a qualified Electrician.

ELECTRICAL \ Panel to Structure

70. Condition: • Copper

ELECTRICAL \ Wire Method

71. Condition: • Grounded Romex Type Wiring

From what the inspector could identify, the electrical wiring appears to be is three or four wire shielded cable.

ELECTRICAL \ Electrical Service/Condition

72. Condition: • Underground

ELECTRICAL \ Arc Fault Breakers (A.F.C.I)

73. Condition: • Present - Tested

Description

Heating System - General Statement: • There are many internal components to an HVAC system that are not visible to this non invasive inspection. An HVAC system may appear to be functioning properly but may have internal issues that have failed or are failing. The life expectancy of an HVAC system is 13-20 years from the date of installation, although there are exceptions on both sides. HVAC systems may fail unexpectedly and should be monitored on a regular basis for repair or replacement. This inspection does determine if the system is properly sized for the home, the proper number of vents in the home, or any air flow testing The inspector recommends that a qualified HVAC technician perform a service cleaning, tune-up, and a review of the entire HVAC system, including the heat exchanger, prior to the close of escrow.

If the heating or cooling system(s) are not original to the home, the person(s) who installed the equipment are required to follow municipal regulations; such as pulling installation permits and having the work approved by the local building authorities. Inspecting these systems for the adherence of these regulations is outside the scope of our limited visual inspection. You should inquire with the seller to provide an installation permit and any documents they may have which may transfer a material or work warranty. We do not endorse any heating or cooling systems systems which have been installed without a permit. In the event the seller can not produce a installation permit you should have the local authorities review it prior to close of escrow.

Heating System - Location(s): • Attic

Heating System - Thermostat Type(s): • Electronic Programable

Heating System - Thermostat Location(s): • Left Hallway

Heating System - Non Heated Living Areas: • None

Heating System - Side Note: • Many areas of the ducting were not visible for inspection during this non invasive inspection. Ducting types and standards are constantly changing. This inspection does not determine the efficiency of the duct work in this home nor compare the ducting material to current products. Interested parties should contact a qualified HVAC technician for a thorough evaluation prior to the close of escrow. Determining proper balance of the system (heats or cools all levels and all rooms evenly) is beyond the scope of this inspection. If poor balance is noted consult a qualified HVAC contractor to determine the best methods to correct.

Observations and Recommendations

HEATING SYSTEM \ System Type/Info

74. Condition: • Furnace System Info

The Furnace is a gas fired unit

The Manufacture of the unit was: York

The Year Built was: 2006

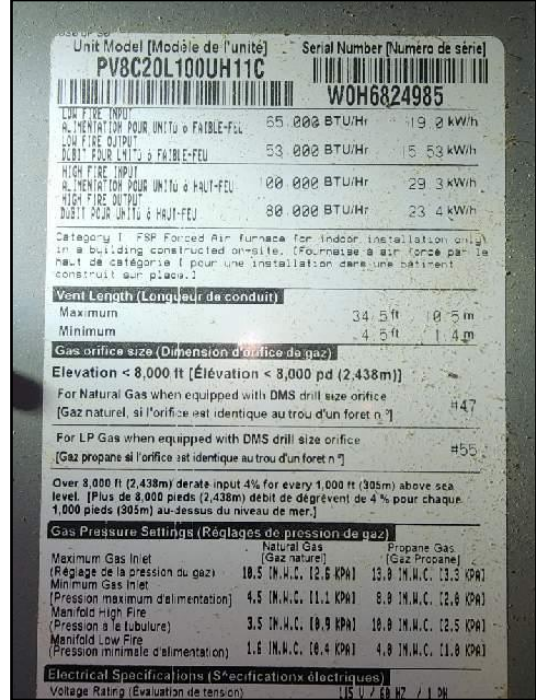
The age of the unit is approximately 18 years old.

If there was a visible specifications label, a photo with the information has been provided below. If no system information was available or it was faded, please check with the seller to determine if they know the age of the unit or have it further evaluated by a qualified specialist.

The average life expectancy of a Furnace is 13-20 years although there are exceptions on both sides. If this unit is over 10 years old, this inspection company automatically recommends that a qualified HVAC technician perform a service cleaning, tune-up, and a review of the entire HVAC system, prior to the close of escrow.



38. Furnace System Info



39. Furnace System Info

HEATING SYSTEM \ Thermostat Condition

75. Condition: • Functional

The thermostat was used to verify on/off function of the HVAC system and appeared to function when tested. No other programable or nonprogrammable features were tested on the thermostat. Check with the seller in this regard.

HEATING SYSTEM \ On/Off Check

76. Condition: • Satisfactory

77. Condition: • The average temperature at the outlets was approximately 115°- 125°

The temperatures at the heat registers can be different for a variety of reasons. Most of the ducting in the systems is not visible. For efficiency and maintenance reasons we always recommend a full cleaning and duct testing of the system by a qualified HVAC technician.

HEATING SYSTEM \ Operation Noise

78. Condition: • Satisfactory

HEATING SYSTEM \ Filter Size/Condition

79. Condition: • 14x14x1

80. Condition: • 20X36X1

81. Condition: • Satisfactory

The heating system filter(s) in this home appear to be in satisfactory condition. The inspector recommends monitoring the filters and replacing on a regular basis. Recommend further evaluation and repair by a qualified HVAC technician.

Disposable filters should be replaced on a routine basis (3 to 4 times per year.) Re-useable and electrostatic filters should be cleaned periodically to maintain proper air flow.

Task: Recommend further evaluation and repair by a qualified HVAC technician.

HEATING SYSTEM \ Electronic Filter System**82. Condition:** • No**HEATING SYSTEM \ Vents/Flues****83. Condition:** • Satisfactory**HEATING SYSTEM \ Ducts/Returns/Radiators****84. Condition:** • Heat Registers Not Blowing Same Temperatures

There are one or more service ducts located in the home that are not blowing at the same temperature as the rest of the ducts. The inspector found no obvious defects in the ducting. There may be a functional issue that was not visible. Several other registers were found closed. Balancing may be desired.

Location: Dining Room

Task: Recommend further evaluation and repair by a qualified HVAC technician.

HEATING SYSTEM \ Service Notes/Recommendations**85. Condition:** • No Service Notes

Service Overdue: There does not appear to be any visible posted notes attached to the heater(s).

This unit is older and may be in the final third of its usable life. The inspector recommends that a qualified HVAC technician perform a service cleaning, tune up, and review of the entire HVAC system, including the heat exchanger, prior to the close of escrow. Heaters need annual service and cleaning as a health and safety consideration as well as for preventative maintenance reasons. This inspection does not provide any information on recalled equipment that may be in the home or verification of the appropriate units and proper sizing of the HVAC system. Please check with the appropriate manufacturer for any recalls/recommendations.

Task: Recommend further evaluation and repair by a qualified HVAC technician.

Description

Air Conditioner - General Statement: • If the heating or cooling system(s) are not original to the home, the person(s) who installed the equipment are required to follow municipal regulations; such as pulling installation permits and having the work approved by the local building authorities. Inspecting these systems for the adherence of these regulations is outside the scope of our limited visual inspection. You should inquire with the seller to provide an installation permit and any documents they may have which may transfer a material or work warranty. We do not endorse any heating or cooling systems systems which have been installed without a permit. In the event the seller can not produce a installation permit you should have the local authorities review it prior to close of escrow.

Important FREON Note: Not all homes have air conditioners. If this property does have and A/C un it, as per the US Environmental Protection Agency, R22 refrigerant (known as Freon) will become illegal in the United States on January 1, 2020. After that date, R22 refrigerant can no longer be manufactured or imported into the US. After R22 becomes illegal on January 1, 2020, older R22 air conditioning systems become obsolete and may no longer be repaired when the repair would require adding refrigerant to the system. Except for some simple electrical issues, many types of emergency repairs do require recharging refrigerant. If it was indicated that your system does have R22 or the inspector was unable to determine if the unit was R22 or not, we recommend further evaluation and repair by a qualified HVAC technician prior to the close of escrow. In general you may have three choices:

1. Do nothing until your system breaks down.
2. Retrofit or convert your old R22 equipment to use an existing refrigerant.
3. Replace your system proactively.

Observations and Recommendations

AIR CONDITIONING \ System Type/Info

86. Condition: • A/C System Info

The Air Conditioning system is a: Split AC

The Manufacture of the unit was York

The Year Built was: 2006

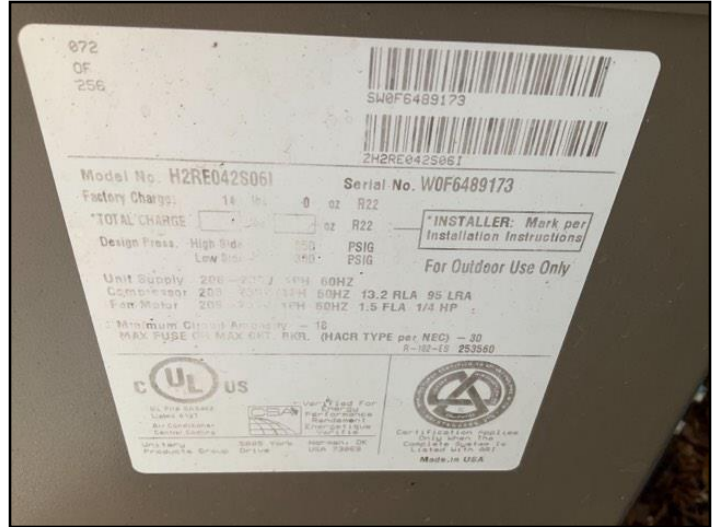
The age of the unit is approximately: 18 years old.

If there was a visible specifications label, a photo with the information has been provided below. If no system information was available or it was covered with a blanket, please check with the seller to determine if they know the age of the unit or have it further evaluated by a qualified specialist.

The average life expectancy of a A/C is 13-20 years although there are exceptions on both sides. If this unit is over 10 years old, this inspection company automatically recommends that a qualified HVAC technician perform a service cleaning, tune-up, and a review of the entire HVAC system, prior to the close of escrow.



40. A/C System Info



41. A/C System Info

AIR CONDITIONING \ Freon Type

87. Condition: • R22 Freon Noted
This unit indicated use of R22 Freon.

Important FREON Note: Per the US Environmental Protection Agency, R22 refrigerant (known as Freon) will become illegal in the United States on January 1, 2020. After that date, R22 refrigerant can no longer be manufactured or imported into the US. After R22 becomes illegal on January 1, 2020, older R22 air conditioning systems become obsolete and may no longer be repaired when the repair would require adding refrigerant to the system. Except for some simple electrical issues, many types of emergency repairs do require recharging refrigerant. If it was indicated that your system does have R22 or the inspector was unable to determine if the unit was R22 or not, we recommend further evaluation and repair by a qualified HVAC technician prior to the close of escrow. In general you may have three choices:

1. Do nothing until your system breaks down.
 2. Retrofit or convert your old R22 equipment to use an existing refrigerant.
 3. Replace your system proactively.
- Task:** Recommend further evaluation and repair by a qualified HVAC technician.

AIR CONDITIONER \ Location of Unit(s)

88. Condition: • Rear of Structure

AIR CONDITIONER \ Energy Source

89. Condition: • Electrical - 240 Volts

SUMMARY R

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

AIR CONDITIONER \ Condensing Coil Condition

90. Condition: • Not Installed on Pad

The air conditioning condensing unit is not mounted onto the concrete or a pad. Check with the seller in this regard.

Task: Recommend further evaluation and repair by a qualified HVAC technician.

AIR CONDITIONER \ Power Disconnect Location

91. Condition: • At or Near the Unit

AIR CONDITIONER \ Supply/Return Temperature Difference

92. Condition: • Noted

Supply Temperature Range: 62-72

Return Air Temperature: 78

AIR CONDITIONER \ System Operation

93. Condition: • Low Split Noted

The cooling system was "ON/OFF" tested and found to be operational at the time of the inspection, however, the unit appears to need maintenance. The average temperature split between the return vent and the service ducts was determined to be 14° F (after 20 minutes of operation) which appears to indicate that the unit is not cooling sufficiently. A typical temperature split should be approximately 14°--22° F. Recommend further evaluation and repair by a qualified HVAC specialist.

Task: Recommend further evaluation and repair by a qualified HVAC technician.

AIR CONDITIONER \ Condensate Drain Line

94. Condition: • Satisfactory

AIR CONDITIONER \ Service Records

95. Condition: • No Service Notes

Service Overdue: There does not appear to be any visible posted notes attached to the A/C system.

This unit is older and may be in the final third of it's usable life.

The inspector recommends that a qualified HVAC technician perform a service cleaning, tune up, and review of the entire HVAC system prior to the close of escrow. A/C systems need annual service and cleaning as a health and safety consideration as well as for preventative maintenance reasons.

This inspection does not provide any information on recalled equipment that may be in the home or verification of the appropriate units and proper sizing of the HVAC system. Please check with the appropriate manufacture for any recalls.

Task: Recommend further evaluation and repair by a qualified HVAC technician.

SUMMARY R

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

Description

Attic/ General Statement: • This inspection does not look for or address any past or present conditions relating to animals, rodents or other household pests, pest activity, severity of infestation or the damage caused thereby in the attic or any other area unless otherwise noted in this report. This is a state licensed and regulated field of work that requires a Branch 2 license with the state of California and this inspection company is not licensed in this field. We are NOT a licensed pest inspection company. Interested or concerned parties should contact a licensed pest service/exterminator for further evaluation and any needed pest control prior to the close of escrow.

In accordance with industry standards, we will not attempt to enter an attic that has less than thirty-six inches of headroom, is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point. We do not disturb or move any portion of the attic insulation for inspection, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, pest activity and other components. When access is restricted hidden defects may be present and we strongly recommend you ask the sellers to disclose all information concerning any previous attic maintenance, repairs or roof leaks that may have occurred.

Attic/ Access Location: • Master Bedroom Closet

Attic/ Access - Evaluated By: • The were areas of the attic that were not accessible due to safety reasons, reduced clearance, structural cavities, heavy amounts of insulation, concealed or exposed electrical wiring, phone wires, alarm wires, CATV cables, and/or mechanical HVAC apparatus present that hinder movement in the attic. The inspector is not required to enter any areas that may be unsafe for the inspector to do so or that he reasonably believes may result in mechanical damage to the above items. Conditions may exist that were not visible without a more invasive inspection. (Example; pest or rodent activity, damage or holes in ducting). Recommend further evaluation of the attic by a licensed contractor.

Raised Foundation/ General Statement: • This inspection does not address any conditions relating to animals, rodents or other household pests, pest activity or the damage caused thereby unless otherwise noted in this report. Interested parties should contact a licensed pest service/exterminator for further evaluation and any needed pest control.

Important: If items like moisture stains, dark stains, fungus, or deterioration are noted at one or more locations in the sub structure during the inspection and/or in this inspection report, this inspection company always recommends having the recommended construction company doing the repairs check other areas for similar findings as this company does not move or remove things like insulation that may hide other defects.

Observations and Recommendations

ATTIC \ Inaccessible Areas

96. Condition: • Inaccessible Areas Noted

There are inaccessible areas or structure cavities in the attic, as well as areas of the attic which are inaccessible due to reduced clearance or obstruction by structural members, heavy amounts of insulation, and/or mechanical apparatus. Conditions may exist that were not visible without a more invasive inspection. (Example; pest or rodent activity, damage or holes in ducting). Recommend further evaluation of the attic by a licensed contractor.

ATTIC \ Ventilation

97. Condition: • Satisfactory

Passive ventilation in the attic area is important. Periodic inspections of the attic area for proper ventilation is recommended.

If there is a powered gable vent fan in the attic, the fan was not tested or inspected as it falls outside the scope of this inspection. Recommend checking with the seller in regard to the use and functionality of the gable vent fan.

ATTIC \ Insulation

98. Condition: • Approximately 8-10 Inches

99. Condition: • Loose Fill Cellulose

The insulation is generally evenly spread throughout the visible portions of the attic; however there are a few areas that have been disturbed by prior trades persons.

Attic insulation standards are constantly changing. This inspection does not determine the insulation rating in this home nor compare the insulation to current standards. We only note what is present in the attic. Interested parties should contact a licensed insulation contractor for further inspection and recommendations/upgrades.

ATTIC \ Duct Work Piping

100. Condition: • Satisfactory

Many areas of the ducting were not visible to this non invasive inspection. Interested parties should contact a qualified HVAC technician for a thorough evaluation.

Ducting types and standards are constantly changing. This inspection does not determine the efficiency of the duct work in this home nor compare the ducting material to current products. Interested parties should contact a licensed HVAC contractor for further inspection and recommendations/upgrades.

ATTIC \ Framing Condition

101. Condition: • Functional

ATTIC \ Exposed Rafters/Sheathing

102. Condition: • Yes

ATTIC \ Roof Inspected From Under Side

103. Condition: • Yes

ATTIC \ Light Thru

104. Condition: • No

No light was visible through the roof cover material at the time of the inspection. Light may be visible at other areas of the attic including vent screens and gaps at attic blocks.

Task: Recommend further evaluation and repair by a qualified specialist.

ATTIC \ Pest Activity

105. Condition: • Pest Activity

The inspector noted possible pest/rodent activity in the attic area. This inspection company is not a licensed pest control company and does NOT inspect for pest or household rodent activity or ANY damage caused thereby in the attic or any other areas. Pest activity and damage caused by pest activity falls outside the scope of this inspection. It is unknown whether or not the pest activity is current and/or how severe the pest activity may be. Pest activity can range from minor

INSULATION AND VENTILATION

██████████ Roseville, CA August 15, 2024

SUMMARY R	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO									

intrusion to major infestation. Pest related damage or holes in things like wiring, ducting, pipes, roofing materials, siding materials is most often not seen during this type of visual inspection. Most pest related activity and damage occur under insulation, in cavities, and on the areas of pipes and ducts that are small or not readily visible. This is why we recommend that buyers check with the previous owner in regard to any known pest activity and contact a licensed pest control operator/exterminator for further evaluation and any needed pest control prior to close of escrow.

Task: Recommend further evaluation and repair by a qualified specialist.

SUMMARY R	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO									

Description

Plumbing/Utility General Statement: • This is a non-invasive inspection of the visible supply, waste and vent piping in this structure. The typical life expectancy of metal piping is 50 years. The inspector recommends that homes equipped with galvanized and/or cast iron piping that are 10 years or older, have a licensed plumber perform an invasive inspection for the adequacy, condition and functionality to determine the remaining useful life of the plumbing system prior to the close of escrow.

Without being invasive or digging through insulation we try to identify the structure piping. Client should be aware that if the structure piping was not visible due to the non-invasive nature of this inspection, the client should consult with the seller/property owner. If the seller or property owner is not aware of the structure piping material, it is advised that the buyer contact a licensed plumber for further evaluation. Premature failure of the products and/or their connection fittings have been reported with the "Kitec" & Zurn brand supply tubing/fittings manufactured between the mid 90's through mid 2000's. Older homes that have been remodeled may also contain this piping. Recommend ascertaining the brand of structure piping prior to close of escrow.

There are government regulations that require homes in certain counties to be equipped with water-conserving plumbing fixtures based on things such as age, permits pulled, improvements, and/or transfer of property.

Note 1: As of January 1, 2017 all CA single-family residences built prior to January 1, 1994 must comply with these requirements (permit or no permit) and homeowners are required to install water saving fixtures, if current fixtures are out of compliance. This law will not affect commercial or multi-family properties until January 1, 2019.

Here are the rules:

- *If a toilet is greater than 1.6 gpf, a 1.28 gpf toilet is required.
- *If a shower head flows more than 2.5 gpm, a 2.0 gpm shower head is required.
- *If a bathroom faucet flows more than 2.2 gpm, a 1.2 gpm faucet is required.
- *If a kitchen sink faucet flows more than 2.2 gpm, a 1.8 gpm faucet is required.

These are minimum state requirements and some areas are more stringent. The inspector is not responsible for identifying or testing the fixtures for flow rate. This inspection company does not look for nor report on the flow rate or conservation rate of any plumbing fixture in the home. Refer to the seller regarding the flow of the current fixtures. Concerned parties should contact a licensed plumber for a more invasive inspection and determination prior to close of escrow.

There have been recent reports noting random leaks with copper piping located in the city of Folsom. It is unknown at this time what is causing the leaks. Currently, the focus appears to be on the make of water being provided by the city. If this property is located in Folsom and has copper piping, we recommend that you consult your realtor, the city of Folsom, and researching the internet to become more familiar with the current status and findings related to this issue. It is now recommend that homes located in the Folsom area have a more invasive evaluation of the supply piping by a licensed plumber.

- SUMMARY R
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE INFO

Water Source: • City/Public

Water Meter Location:

• At the Street



42. At the Street

Water Heater / General Statement: • If your hot water heater is located in your garage or where it can be struck by a vehicle, you should have a bollard installed in order to protect it from vehicular damage - or worse yet breaking a gas or water pipe. There are different requirements for individual counties and cities as well as relationship of the age of the home. This company does not comment on the presence or absence of a bollard. If this property has a water heater located in the garage and no bollard (post/pole) to protect it from vehicle damage a plumber should be consulted for further evaluation and repair.

If the water heater or water heaters are not original to the home, the person(s) who installed the equipment are required to follow municipal regulations; such as pulling installation permits, bringing installation up to recent code changes, and having the work approved by the local building authorities. Inspecting these systems for the adherence of these regulations is outside the scope of our limited visual inspection. You should inquire with the seller to provide an installation permit and any documents they may have which may transfer a material or work warranty. We do not endorse any water heaters which have been installed without a permit. In the event the seller can not produce an installation permit, you should have the local authorities review the system prior to close of escrow.

Utility - Side Notes: • By modern standards, drip legs are now recommended on all gas burning appliances such as water heaters and furnaces. Drip legs are designed to collect debris from inside the piping, and to prevent clogs in the gas line and appliance piping. This company does not specifically comment on the presence or absence of drip legs. Some consideration may be given to the installation of drip legs when gas burning appliances are replaced, if not already present. Contact a licensed plumber for further evaluation and a cost estimate.

If there are natural gas or propane burning appliances inside this structure. This type of appliance produces carbon monoxide as a byproduct of the combustion process. Carbon monoxide (CO) is a colorless, odorless toxic gas. The inspector did NOT perform any type of CO screening or monitoring during the inspection. This type of testing is outside the scope of the inspection. The inspector recommends that the buyer consult with the local gas utility in regard to CO

SUMMARY R	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO									

monitoring. We also recommend that the buyer install a CO monitor in the home per the manufacturer's guidelines. CO monitors, with battery backup and digital readouts, are available at most home improvement centers.

If you are on a septic system, a septic inspection is always recommended. If the home is connected to a sewer, a sewer scope is always recommended by this company, as the sewer piping that runs from the home all the way to the city entry point is the responsibility of the homeowner. This includes responsibility for the portion of sewer line that runs under the sidewalk and street if present. Typical sewer line repairs can run between \$2,500-\$10,000. Please contact this office if you have questions or would like to schedule a Sewer Scope.

Plumbing - Side Notes: • The interior condition of the main waste lines cannot be determined visually and are outside the scope of this inspection. This company runs clear water only and for a short period of time. Properties that are vacant or have been vacant for any period of time can experience blockage once the home has been occupied and debris and waste are introduced into the system. We attempt to evaluate drainpipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test, and this method may not provide evidence of a nascent or intermittent problem. You can be sure that blockages will occur, usually relative in severity to the age of the system and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the septic system or public sewer, repairs or replacement could become expensive. For these reasons, we recommend that you check with the sellers regarding any past drainage problems, or you may wish to have the main waste line video-scanned before the purchase of the residence. Additionally, you should obtain an insurance policy that covers blockages and damage to the main line. Recommend further evaluation and repair by a licensed plumber.

Only the water hose bibs protruding from the structure walls were tested. Hose bibs on the walls that were not visible and easily accessible were NOT tested. Hose bibs that do not protrude from the exterior structure walls fall outside the scope of this inspection and were not tested or inspected. This includes but is not limited to hose bibs near the structure, away from the structure, bibs that may have been added post construction, or bibs that have been added by landscapers or homeowners. In addition, plumbing codes require that a functioning anti-syphon device must be installed at all exterior hose bibs. These fall outside the scope of this inspection. If one or more of the hose bibs at the exterior of this structure do not currently have these fittings installed, we recommend further evaluation of all exterior hose bibs after moving in and installation of any missing anti syphon fittings by a qualified handyman. Recommend checking with the seller in this regard.

Observations and Recommendations

WATER HEATER \ Location(s)

106. Condition: • Garage Area



43. Garage Area

WATER HEATER \ Size(s)

107. Condition: • Approximately 50 Gallons

WATER HEATER \ System Type/Info

108. Condition: • Type/Mfg/Age

The water heater is: Natural Gas

Manufacture: Bradford White

The year: 2005

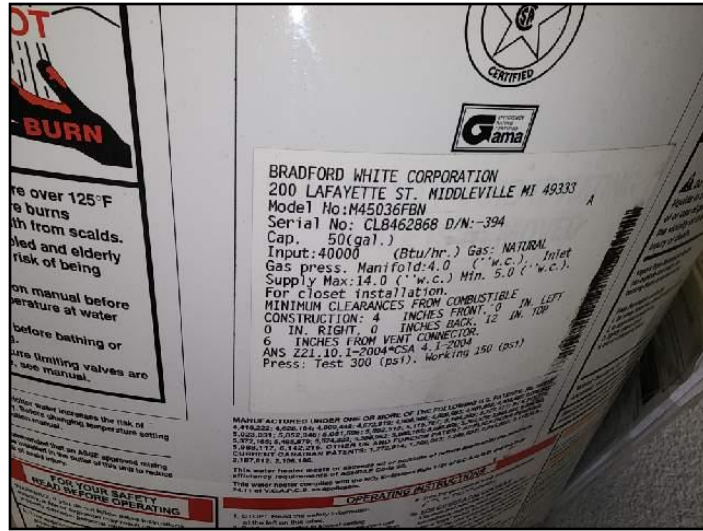
Approximate Age: 19 Years

If there was a visible specifications label, a photo with the information has been provided below. If no system information was available or it was covered with a blanket, please check with the seller to determine if they know the age of the unit or have it further evaluated by a qualified specialist.

The life expectancy of a water heater is typically 8-12 years (tank) and 18-20 years (tankless) from the date of installation, although there are exceptions on both sides. If the year stated above indicates that this unit is over 7 years old (tank) and 15 years old (tankless), it may be considered in the final third of its usable life. Recommend monitoring and repairing or replacing as needed.

Items should not be stored against gas or electric water heater. Providing at least two feet of clearance around the water heater is recommended.

Task: Recommend further evaluation and repair by a licensed Plumber



44. Type/Mfg/Age

WATER HEATER \ Evidence of Leaks

109. Condition: • No

After the close of escrow on this home, the water heater should be inspected periodically by the owner to ensure there are no visible leaks at the water heater and related piping. Water heaters can fail without warning especially with change in ownership and the difference in usage.

WATER HEATER \ Evidence of Encrustations

110. Condition: • No

WATER HEATER \ Safety Valve

111. Condition: • Present

There is a temperature/pressure relief valve installed on the water heater that lets water escape if the temperature or pressure is too high.

Task: Recommend further evaluation and repair by a licensed Plumber

WATER HEATER \ Discharge Pipe

112. Condition: • Satisfactory

WATER HEATER \ Safety Tie Down(s)

113. Condition: • Satisfactory

Water heaters need to be equipped with a two strap tie down system. This helps to prevent the tank from tipping over.

Task: Recommend further evaluation and repair by a licensed Plumber

WATER HEATER \ Thermal Expansion Tank

114. Condition: • Present

WATER HEATER \ Insulation Blanket

115. Condition: • None

WATER HEATER \ Installation

116. Condition: • Recirc Pump Present

There is a re-circ pump installed at the water heater. The unit was found unplugged. This unit is outside the scope of the inspection. Recommend checking with the seller in this regard.

Task: Recommend further evaluation and repair by a licensed Plumber



45. Recirc Pump Present

117. Condition: • No Drip Pan

There is no drip pan for the water heater. Modern building practices would require a water tight drip pan with drain line if a leak would cause damage. Future consideration should be given to adding a pan as a preventative maintenance upgrade.

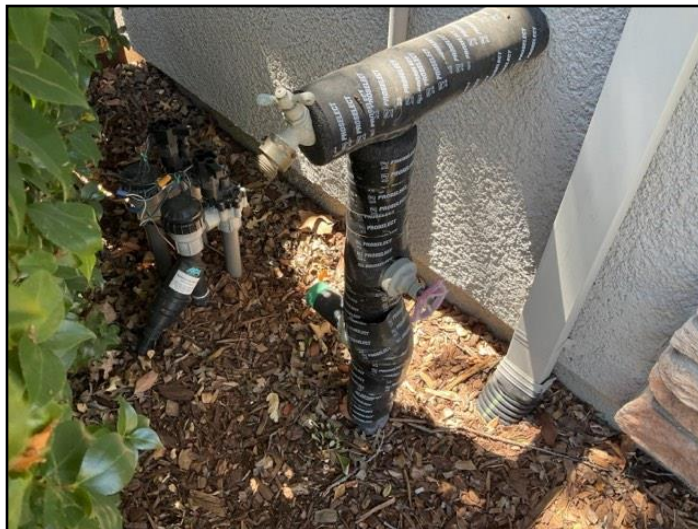
Task: Recommend further evaluation and repair by a licensed plumber.



46. No Drip Pan

UTILITY SERVICES \ Main Water Shut Off Location(s)

118. Condition: • Left Side Yard



47. Left Side Yard

UTILITY SERVICES \ Pressure Regulator Present

119. Condition: • Present

There was a pressure regulator noted. Pressure regulators fall outside the scope of this inspection. Not all homes have pressure regulators. Recommend checking with your local utility and further evaluation by a licensed plumber if the city or county recommends a regulator.

UTILITY SERVICES \ Gas Service

120. Condition: • Natural Gas



48. Natural Gas

UTILITY SERVICES \ Gas Odors

121. Condition: • None Noted

SUMMARY R	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO									

UTILITY SERVICES \ Gas Shut Off(s)

122. Condition: • Meters and Appliances

UTILITY SERVICES \ Vents/Exhausts

123. Condition: • Satisfactory

The exhaust vent piping for the gas appliances was inspected if readily visible. This type of piping should be inspected on a regular basis to ensure that it is free of defects that would require immediate action. The vent piping should be inspected annually or anytime when the gas appliances are serviced or replaced.

UTILITY SERVICES \ Carbon Monoxide

124. Condition: • Not Tested

Monitoring or testing for Carbon Monoxide (CO) was NOT performed during this home inspection. Monitoring or testing for Carbon Monoxide (CO) is NOT within the scope of a home inspection, according to the national standards of both the American Society of Home Inspectors and the National Association of Home Inspectors. We recommend that fossil fuel-fired appliances be serviced and evaluated annually per manufacturers instructions. For further information on the causes of CO poisoning and helpful preventive measures please visit these helpful links:
<http://www.epa.gov/air/urbanair/co/index.html> <http://www.carbon-monoxide-poisoning.com>

UTILITY SERVICES \ Sewer

125. Condition: • City

This property appears to be connected to a city sewer. Some properties are known to have lift pumps or step septic type systems that are not visible during the inspection. No lift or septic system was noted during this inspection, however these type of systems/components are outside the scope of this inspection therefore it is very important that the buyer(s) check with the seller, agents or the city prior to the close of escrow to determine for sure the presence/absence of these type systems. If it is determined that these type of components are part of this properties waste system, they should be operated and tested for proper installation and functionality by a qualified licensed plumber or septic company prior to the close of escrow.

UTILITY SERVICES \ Sewer Clean Out

126. Condition: • Front Exterior



49. Front Exterior

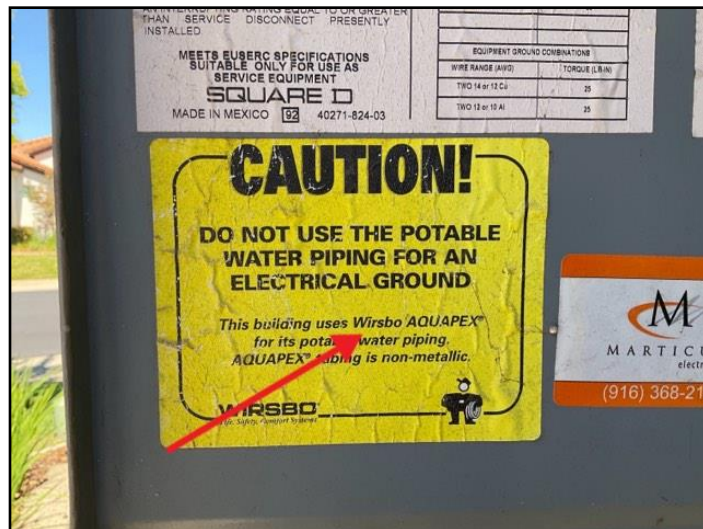
PLUMBING \ Structure Pipe Material

127. Condition: • Pex - Wirsbo

The visible portions of the water tubing appear to be in satisfactory condition. No leaks were noted at the time of the inspection. Premature failure of tubing and/or their connection fittings have been reported with certain brands of pex tubing. This inspection does not report on any recalled equipment and/or class action lawsuits that may be associated with certain brands of pex tubing. Recommend checking with the manufacturer for more information regarding this type of tubing as well as further evaluation by a licensed plumber.

Visible portions appear to be: Wirsbo

Most brands of tubing have had some type of issues or recalls in the past. Recommend checking with manufacturer or speaking with a plumber for more information regarding this type of tubing. This company does not warranty plumbing issues with PEX tubing /fittings in regards to a manufacture's product defects, issues with leaks, issues with pipe failures, issues with improper installation & storage during construction, etc.



50. Pex - Wirsbo

PLUMBING \ Waste Pipe Material

128. Condition: • Plastic/ABS

There have been cracking problems noted with several brands of ABS pipe that were manufactured around 1984 through 1990. This inspection does not look for or note the manufacture of the ABS piping in this structure. In addition, this inspection company does not include information on any current or past manufacture recalls of any product or equipment in the home. Not all of the pipe manufactured during this period by these companies is considered defective. At some point additional information on the ABS class action law suits was available at websites like "www.abspipes.com" and others. These sites have since been shut down. If this house was built between 1984-1990 and you have concerns in regards to ABS waste piping, it is recommended that you contact a qualified licensed plumber for additional information and further evaluation prior to closing escrow.

PLUMBING \ Pipe Rumble Noise

129. Condition: • No

- SUMMARY R
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING**
 - INTERIOR
- SITE INFO

PLUMBING \ Mineral Deposits/Encrustations

130. Condition: • No

PLUMBING \ Pipe Insulation

131. Condition: • Yes - Hot Water Only

The hot water piping for this structure appears to have one or more areas covered with insulation, which should add to the energy efficiency of the system. Not all areas of the piping were visible or inspected. There may be areas of the piping with no or missing insulation.

Task: Recommend further evaluation and repair by a licensed Plumber

PLUMBING \ Interior Water Flow

132. Condition: • Functional

PLUMBING \ Exterior Hose Bibs

133. Condition: • Serviceable

PLUMBING \ Pressure Reading

134. Condition: • 55-60 psi

The inspector noted a pressure reading of approx. 55-60 psi at the exterior of the home. Typical water pressure readings are usually between 40-70 psi. Note: Water pressure typically fluctuates with time of day and over the course of the year as the neighborhood's usage pattern varies. The pressure reading noted above is only the pressure noted at the time and date of the inspection.



51. 55-60 psi

PLUMBING \ Soft Water - Filter Systems

135. Condition: • None

PLUMBING \ Drainage and Sump Pumps

136. Condition: • N/A

PLUMBING \ Evidence of Leaks

137. Condition: • No

An inspection of the readily accessible sections of the plumbing water supply, waste pipes, faucets and fixtures should occur regularly to identify any visible leaks prior to causing any substantial damage. A program of regular inspections by the homeowner should be considered.

Description

Interior - General Statement: • In regards to the interior, exterior, attic and sub structure of this dwelling, this inspection does not address any past or present conditions relating to animals, rodents or other household pests, pest activity, severity of infestation or the damage caused thereby unless otherwise noted in this report. This is a state licensed and regulated field of work that requires a Branch 2 license with the state of California. This inspection company is not licensed in this field. Interested or concerned parties should contact a licensed pest service/exterminator for further evaluation and any needed pest control prior to the close of escrow.

This is not a compliance inspection, installation inspection, or certification of compliance with current or past governmental codes or regulations of any kind. It is not determined as part of this inspection, weather or not any permits were obtained or required during original construction, or during any updated construction, additions, or remodeling. Items like ceiling height and outlet height fall outside the scope of this inspection. Depending on jurisdiction, ceiling heights will typically run between 7' and 7 1/2'. If this structure has ceilings that are lower than 7' you may wish to consult a contractor or the local building department.

Interior - Side Note(s): • Radiant flooring systems fall outside the scope of this inspection. If this property has any radiant flooring systems installed they were not tested or inspected. Recommend checking with the seller in this regard. Recommend further evaluation and repair by a qualified specialist.

Observations and Recommendations

MAIN ENTRY/EXTERIOR DOORS \ Locations

138. **Condition:** • Main Entry

139. **Condition:** • Living Room

MAIN ENTRY/EXTERIOR DOORS \ Door Fit

140. **Condition:** • Functional

MAIN ENTRY/EXTERIOR DOORS \ Weather Strip

141. **Condition:** • Functional

MAIN ENTRY/EXTERIOR DOORS \ Finish

142. **Condition:** • Functional

MAIN ENTRY/EXTERIOR DOORS \ Lock(s)

143. **Condition:** • Misaligned Deadbolt

The entry door dead bolt is not lined up with the strike plate. Adjustment is needed.

Location: Main Entry

Task: Recommend further evaluation and repair by a qualified handyman.

MAIN ENTRY/EXTERIOR DOORS \ Screen Door(s)

144. **Condition:** • Functional

MAIN ENTRY/EXTERIOR DOORS \ Door Chime

145. **Condition:** • Functional

A variety of door bell systems are available for installation including units with multiple chime selections, wireless options, and volumes. If there is an intercom communication system present, this system should provide an added element of security and safety. Verification of the system's operation is not within the scope of this inspection. Recommend checking with the seller in this regard.

MAIN ENTRY/EXTERIOR DOORS \ Lighting

146. Condition: • Functional

LAUNDRY AREA \ Location

147. Condition: • Adjacent to Hall

LAUNDRY AREA \ Dryer Ventilation System

148. Condition: • Satisfactory

LAUNDRY AREA \ Floor Pan Condition

149. Condition: • No Drip Pan

There is no drip pan and/or pan drain line for the washing machine installed at the floor in the laundry room. Recommend installing a drip pan to prevent moisture intrusion into the subfloor in the event of a leak.

Task: Recommend further evaluation and repair by a licensed contractor.

LAUNDRY AREA \ Lighting

150. Condition: • Satisfactory

LAUNDRY AREA \ Area Ventilation

151. Condition: • Satisfactory

LAUNDRY AREA \ Shelving/Storage

152. Condition: • Satisfactory

LAUNDRY AREA \ Washer Hook Ups (Bibs)

153. Condition: • Yes

LAUNDRY AREA \ Gas Service

154. Condition: • Yes

LAUNDRY AREA \ Dryer Electrical 240V

155. Condition: • Yes - Not Tested

There is a 220 volt electrical service outlet in the laundry area. The outlet was not tested due to the presence of washer and dryer installed at the time of the inspection and/or location of the outlet.

Task: Recommend checking with the seller in this regard.

LAUNDRY AREA \ Drains

156. Condition: • Not Tested

The inspector was unable to test the function of the washer drain due to the presence of the sellers washing machine.

Task: Recommend checking with the seller in this regard.

LAUNDRY AREA \ Basin/Sink

157. Condition: • Functional

LAUNDRY AREA \ Side Notes

158. Condition: • Home maintenance should include periodic evaluation of the air flow at the dryer outlet. One-half inch of lint build up will reduce venting capabilities by 40%. Recommend dryer vent duct cleaning if low flow is noted. Testing and evaluation of the system was not done during this inspection. Recommend further evaluation and annual cleaning by a qualified specialist.

BATHROOM(S) \ General Statement

159. Condition: • Bathtub and shower drains may need periodic attention to remove clogs or other debris to improve flow. Any overflows present at the tubs were not tested as this piping system is not visible and the result of the test may cause damage if not properly connected. Interested parties should contact a plumber for a more invasive inspection of the overflow connections.

Important Note: We test the bathroom area tub and shower drains by letting the water run for several minutes on hot and then cold during the inspection of the bathroom areas. We do this to try and identify any leaking in the drain lines. Often times plumbing/piping leaks and shower pan, and tub leaks do not occur until someone is in the tub or shower with their full weight over the course of a full shower or bath. This is because the weight of a body can flex pans, flex piping and drain connections, as well as flex hairline cracks that may not have leaked without the weight of a body. We do not stand in showers or tubs during testing, therefore, it is very important that during the first several uses of the upstairs tubs and showers, that you inspect the ceilings in the rooms below the bathrooms after use to ensure no leakage is noted. If any moisture or staining is noted, discontinue use of the tub or shower and contact a plumber for further evaluation and repair.

BATHROOM(S) \ Location(s)

160. Condition: • Master Bathroom

161. Condition: • Hallway(s)

BATHROOM(S) \ Mildew Noted

162. Condition: • N/A

BATHROOM(S) \ Sink/Fixtures

163. Condition: • Satisfactory

BATHROOM(S) \ Sink Drain

164. Condition: • Satisfactory

BATHROOM(S) \ Shower Fixtures

165. Condition: • Functional

BATHROOM(S) \ Shower Head(s)

166. Condition: • Satisfactory

BATHROOM(S) \ Shower/Tub Enclosure

167. Condition: • Satisfactory

BATHROOM(S) \ Water Resistant Wall Cover

168. Condition: • Satisfactory

BATHROOM(S) \ Caulking Water Exposed Areas

169. Condition: • Functional

Caulking around bathtub, shower fixtures, tubs, floors, and around sinks should be maintained periodically and constantly to provide continued protection against moisture intrusion.

BATHROOM(S) \ Tub(s)/Tub Fixtures

170. Condition: • Loose Tub Spout

There is a loose tub water spout that should be made secure so that a leak does not develop inside the wall. In addition, we recommend caulking and sealing any visible gaps between the spout and wall. No leak or evidence of moisture damage was noted by this visual inspection.

Task: Recommend further evaluation and repair by a licensed Plumber



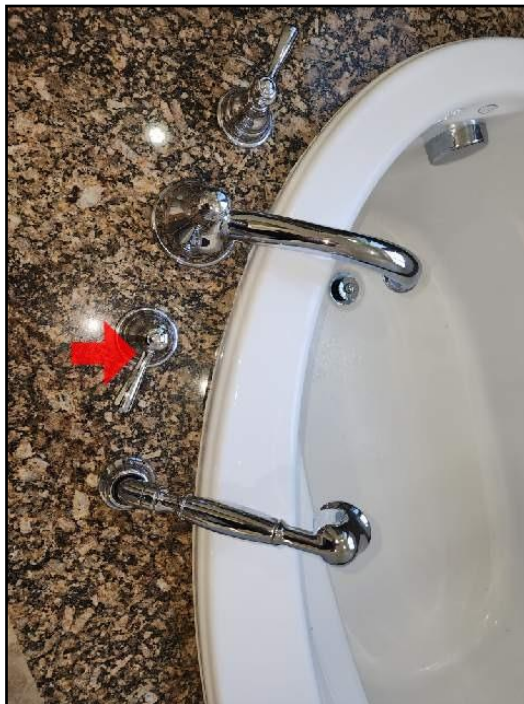
52. Loose Tub Spout

171. Condition: • Weak Diverter

The tub diverter spout in the bathroom area is not diverting all of the water from the spout to the showerhead.

Location: Master Bathroom,

Task: Recommend further evaluation and repair by a licensed Plumber



53. Weak Diverter

BATHROOM(S) \ Tub/Shower Drains

172. Condition: • Functional

BATHROOM(S) \ Toilet(s)

173. Condition: • Functional

BATHROOM(S) \ Ventilation

174. Condition: • Functional

BATHROOM(S) \ Medicine Cabinet/Vanity

175. Condition: • Satisfactory

INTERIOR ROOMS \ Location/Type

176. Condition: • Our inspection of the interior living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We do not comment on common cosmetic deficiencies. We do not evaluate window treatments, move furniture, lift carpets or rugs, empty closets or cabinets. We may not comment on previously repaired "spot patch" areas, nail pops, and cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage or common settling, and will often reappear if they are not correctly repaired. Contaminants, such as molds/mildews, as well as other contaminants that form from moisture penetrating carpet, covered cracks in floor slabs, as well as odors from pets or pests and cigarette smoke that can permeate porous surfaces, and which can be difficult to eradicate are outside this scope. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

This section of the report encompasses the following rooms if they were present in this home. Not all homes are the same. Your home may or may not include one, a few, or several of these rooms. Interior wall covering products vary. Newer modern interior walls are typically drywall. Older homes may have a lath and plaster or a combination of drywall and lath/plaster. Other interior wall products such as paneling, brick, or rock may have been used. Recommend checking with the seller in this regard.

The bedroom count mentioned in this report is for report identification reference only and may or may not include rooms that appeared to be used as a bedroom but may not include a closet. For most real estate transactions a bedroom should have a closet and window to be considered a bedroom. If this structure has rooms that were called bedrooms but do not have closets, we recommend checking with your realtor, appraiser, and local county records for actual bedroom count.

Previously repaired "spot patch" areas, nail pops, and drywall cracks on the ceilings and walls of the home are generally cosmetic, are a common occurrence and not specifically noted unless mentioned elsewhere in the report. Recommend checking with the seller in this regard. Recommend further evaluation by a qualified specialist if desired.

Living Room - Dining Room - Family Room - All Bedroom Areas - Bonus Rooms - Mud Rooms - Offices/Dens - Sun Rooms - Loft Areas - Hallways - Kitchen - Laundry

INTERIOR ROOMS \ Floors

177. Condition: • Satisfactory

INTERIOR ROOMS \ Ceilings/Walls

178. Condition: • Satisfactory

INTERIOR ROOMS \ Windows

179. Condition: • Satisfactory

INTERIOR ROOMS \ Door(s)/Closet(s)

180. Condition: • Satisfactory

INTERIOR ROOMS \ Double Pane Seals

181. Condition: • Seal Fail(s) Noted

The inspector has noted that there are one or more dual pane insulating windows in the home that appear to have lost their vacuum seal between the panes of glass or have a low-E film failure. The condition is identified by signs of fogging, condensation build up in between the glass panes, or a colored metallic film failure. It is not a failure of the window, per se, since light is allowed in and weather is kept out. However, many clients feel it is not an attractive feature to live with and often choose to have the window replaced, resulting in expensive replacement costs. In regards to our service to you, we will note windows which have obvious low-E failure or seal failure, that is to say, the metallic sheen or fogging must be clearly obvious to the inspector in relation to the conditions of light, the cleanliness of the windows, and the accessibility to view the window(s) during the short time period we are inspecting the house. When low light levels are present, the windows are covered in grime, located on tall walls, or concealed by window coverings; a slightly faded millimeters thick coating may not be noted or reported. Therefore it is incumbent on the client to closely view the windows during their pre-closing walk-through to ensure the windows meet their satisfaction. Replacement of the dual pane glass unit is the only way to correct the condition.

Location: Master Bathroom, Bedroom Two,

Task: Recommend further evaluation and repair by a qualified specialist.



54. Seal Fail(s) Noted



55. Seal Fail(s) Noted

INTERIOR ROOMS \ Window Screens

182. Condition: • Satisfactory

Bent screens, screens with holes or torn screen material are a common occurrence due to plant or animal contact and/or damage when cleaning the windows and are not specifically noted in this report. The screens should be repaired or replaced to provide for their intended use. Repairing screens as needed is recommended as routine maintenance.

INTERIOR ROOMS \ Interior Stairway(s)

183. Condition: • N/A

FIREPLACE/WOOD STOVE \ General Statement

184. Condition: • This is a non-invasive visual inspection of the fireplace or stove for obvious defects. The inspector is not a fireplace or wood stove specialist. Unless mentioned in this report, the fireplace was not tested. Any junction boxes, panels, or compartments related to the fireplace installation whether they be for gas, electric or other, were NOT opened or inspected during this non invasive visual inspection.

FIREPLACE/WOOD STOVE \ Solid Fuel/Gas Log/Gas Appliance

185. Condition: • Gas Burning w/Wall Switch and/or Remote - Functional

There is a gas burning fireplace with a wall switch and/or remote control located in this home. The unit was on/off tested and appeared to function. This inspection is a general overview for obvious defects visible at the time of the inspection. Any fans that may be present were not tested or inspected.

The inspection does not cover code clearances. Code clearances vary with the type and manufacturer of the system/insert. There are hundreds of types and manufacturers of solid fuel heating systems/inserts. If additional information is needed on code clearances, please contact this inspection service.

FIREPLACE/WOOD STOVE \ Location(s)

186. Condition: • Living Room

FIREPLACE/WOOD STOVE \ Exterior Chimney Condition

187. Condition: • Satisfactory

Not all areas of the chimney flue were visible. The inspector recommends having the fireplace system professionally evaluated and cleaned as a preventive maintenance measure prior to the close of escrow. This is only a visual non-invasive examination. A program of regular inspections by a chimney professional is recommended for the continued safe operation of the system.

Task: Recommend further evaluation and repair by a qualified specialist.

FIREPLACE/WOOD STOVE \ Flue Dampers

188. Condition: • N/A

FIREPLACE/WOOD STOVE \ Flue Condition

189. Condition: • Not Visible

There is a water supply connection in the area of the refrigerator. The water service lines and connection fittings were not checked at this time due to the non-invasive nature of the inspection. Recommend checking with the seller in this regard.

Task: Recommend further evaluation and repair by a qualified handyman.

FIREPLACE/WOOD STOVE \ Rain Cap/Spark Arrestor

190. Condition: • Satisfactory

FIREPLACE/WOOD STOVE \ Doors/Screens/Hearth

191. Condition: • Satisfactory

FIREPLACE/WOOD STOVE \ Firebox

192. Condition: • Satisfactory

KITCHEN \ General Statement

193. Condition: • Free standing appliances such as refrigerators and freezers are outside the scope of this inspection. Built in appliances such as large high end refrigerators and freezers are outside the scope of this inspection. These items are not tested or inspected unless otherwise noted in this report. Non standard or aftermarket appliances such as instant hot water taps, wine refrigerators, built-in ice makers, and under sink water filters fall outside the scope of this inspection and were not tested unless otherwise stated in the report. Several styles of kitchen, bathroom, laundry, and bar faucets are able to fully spin 360 degrees. If this structure has faucets that spin 360 degrees, use caution as these faucets can swing out over counter tops or out of the sink area. Recommend checking with the seller in this regard.

Note: Ovens should be cleaned on a regular basis. This inspection does not comment on the cleanliness of the oven, door, or glass.

KITCHEN \ Floor Cover Material

194. Condition: • Satisfactory

KITCHEN \ Under Sink Inspection

195. Condition: • Satisfactory

KITCHEN \ Sink/Faucet

196. Condition: • Functional

KITCHEN \ Drains Appear Clear**197. Condition:** • Yes**KITCHEN \ Stove Exhaust Fan/Filter****198. Condition:** • Functional**KITCHEN \ Water For Refrigerator****199. Condition:** • Yes

There is a water supply connection in the area of the refrigerator. The water service lines and connection fittings were not checked at this time due to the non-invasive nature of the inspection. Recommend checking with the seller in this regard.

Task: Recommend further evaluation and repair by a qualified handyman.

KITCHEN \ Stove/Cook Top**200. Condition:** • Gas**KITCHEN \ Cooktop, Burners/Elements****201. Condition:** • Functional

This inspection does not comment on things like minor rust, broken, bent or missing prongs on the racks. Full cycle checks are often not possible in the time of this inspection; therefore, we cannot comment on the full extent of its functions or its ability to clean. In addition not all functions or cycles of the unit are tested. The average life of a dishwasher is 8-12 years from the date of installation.

KITCHEN \ Cooktop Controls**202. Condition:** • Functional**KITCHEN \ Built-in Microwave Operational****203. Condition:** • Yes

The microwave oven was tested using the 1 minute cup and water method. Please check with you warranty company to see which method of testing they will honor. If this method is not honored by your warranty company, we recommend further evaluation by a qualified appliance specialist.

KITCHEN \ Built In Microwave Door/Appearance**204. Condition:** • Satisfactory**KITCHEN \ Oven****205. Condition:** • Dual Electric**KITCHEN \ Oven Operational****206. Condition:** • Yes

Both of the ovens were tested and found to be functional.

KITCHEN \ Oven Appearance/Condition**207. Condition:** • Loose Door Handle

The door handles on the ovens are loose. Recommend repair to prevent further damage.

Task: Recommend further evaluation and repair by a qualified appliance specialist.

SUMMARY R

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

KITCHEN \ Counter Tops**208. Condition:** • Satisfactory**KITCHEN \ Garbage Disposal****209. Condition:** • Functional**KITCHEN \ Lighting****210. Condition:** • Functional**KITCHEN \ Woodwork/Finishes****211. Condition:** • Satisfactory**KITCHEN \ Drawers/Doors****212. Condition:** • Functional**KITCHEN \ Dishwasher****213. Condition:** • Functional

This inspection does not comment on things like minor rust, broken, bent or missing prongs on the racks. Full cycle checks are often not possible in the time of this inspection; therefore, we cannot comment on the full extent of its functions or its ability to clean. In addition not all functions or cycles of the unit are tested. The average life of a dishwasher is 8-12 years from the date of installation.

KITCHEN \ Trash Compactor**214. Condition:** • None**Implication(s):** Health hazard

SUMMARY R

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

Description

Weather: • Clear**Approximate Temperature:** • 90°**Present For Walkthrough:** • Nobody Present For Walkthrough**Structure Type:** • Single Family**Address Identification:** • Visible - A visible address identification number is important so guest as well as emergency response personnel will be able to find the correct property needed. Maintain address visibility.**Foundation:** • Concrete Slab**Approximate Year Built:** • 2006**Approximate Square Footage:** • 2000 ft.²**Number of Stories:** • Single Story**Bedroom(s):** • 3**Bathroom(s):** • 2**Mailbox:** • Cluster Unit**Telephone:** • Underground - Telephone service and all related equipment and wiring fall outside the scope of this inspection and were not tested or inspected. Recommend checking with the seller in this regard.**Cable TV Services:** • Underground Service Noted - Cable TV Service and all related equipment and wiring fall outside the scope of this inspection and were not tested or inspected. Recommend checking with the seller in this regard.**Watering System:** • Present - Watering systems add a positive aspect to properties. If this property has a watering system, inspection and testing the system is not within the scope of this inspection. If present, we would recommend checking with the home seller concerning the operation of the system and having it further evaluated by a irrigation specialist.**Evidence of Animal/Pest/Insect Infestation:** • OUTSIDE SCOPE OF THIS INSPECTION

This inspection does not address any past or present conditions relating to animals, rodents, insects or other household pests, pest activity or the damage caused thereby inside or outside of the home unless otherwise noted in this report. This is a state licensed and regulated field of work that requires a Branch 2 license with the state of California and this inspection company is not licensed in this field. Interested or concerned parties should contact a licensed pest service/exterminator for further evaluation and any needed pest control. This home inspection company is not responsible for any pest activity or infestation discovered, no matter how severe. It is the buyers responsibility to contact a separate company and conduct these inspections with a licensed pest control provider prior to the close of escrow.

END OF REPORT