CARROLL
PROPERTY INSPECTIONS

Inspection Report

1234 Main Street
Torrance, California 90505

PREPARED EXCLUSIVELY FOR:
John Smith

Monday, July 4, 2022

INSPECTOR:
Steve Carroll
CREIA Past Chairman of the Board
Master CREIA Inspector - ASHI Certified Inspector

EXECUTIVE SUMMARY

This first section is a Summary review of the inspector's findings during this inspection. However, it does not contain every detailed observation and condition. This is provided as an additional service to our client, and is designed to provide more detailed description of conditions that may require your immediate attention, and in some cases suggestion for securing further evaluation or resolution.

Summary may include:
~> Items that are no longer functioning as intended
~> Conditions that present safety issues
~> Items or conditions that require repair, replacement, or further evaluation by a specialist

The Full Report (starts after the index) includes the Summary items (in BLUE) as well as:
~> Conditions requiring repair that arise due to wear and the passage of time
~> Conditions that have not significantly affected usability or function, but may if left unattended

The COMPLETE REPORT consists of: Executive Summary, Full Report and Inspection Agreement.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector list items that they feel have priority in the Executive Summary. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are disregarded or neglected may become higher priority conditions. Also, do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

NOTICE TO THIRD PARTIES:
The inspection report is for the sole benefit and reliance of Client named in the report and is nontransferable. The report is a summary of the inspection and all conditions between Inspector and Client is issued subject to the terms, conditions and limitations under which the inspection was performed. The terms, conditions and limitations are part of this report and and are attached hereto and incorporated by referenced herein. Inspector assumes no liability for third party interpretation or use of the report. THIRD PARTIES ARE ENCOURAGED TO OBTAIN A HOME INSPECTION FROM A QUALIFIED INSPECTOR OF THEIR CHOICE.

Throughout the Executive Summary and Full Report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

SC = Conditions in their present state may pose a hazard to humans, the structure or both.

FE = Conditions that warrant further evaluation by a qualified specialist, disclosure from the sellers, or future observations.

CR = Conditions to be in need of maintenance, repair or replacement.

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

SITE & GROUNDS

WALKWAYS

SC **s-21:** The gap between the walkway sections creates an uneven and/or unstable surface. This condition poses a trip hazard, especially for someone wearing heals. We recommend correcting the condition(s) noted for safety reasons.

LANDSCAPE IRRIGATION

CR **s-25:** Testing of the landscape irrigation system is beyond the scope of this inspection. However, one or more of the sprinkler components leaks at the left rear of the building. We suggest that all leaking, malfunctioning or damaged sprinkler components should be repaired or replaced.

ROOF

JACK/VENT FLASHINGS

CR **s-44:** A jack/vent flashing on the left side of the roof is missing. This can allow leaks. We suggest a qualified roofer should replace all missing, improperly installed, damaged or deteriorated flashings.

Missing

Installed

DOWNSPOUT CONDITIONS

CR **s-46:** Downspouts empty water into confined areas on several sides of the building. This can promote flooding or ponding. We suggest the downspouts should be rerouted to a better location or connected to subsurface drains.

PLUMBING - PLUMBING FIXTURE CONDITIONS

FAUCETS

CR **s-72:** The kitchen sink faucet is dripping. We suggest all dripping faucets should be repaired or replaced by a qualified plumber.

WATER HEATER

INSTALLATION

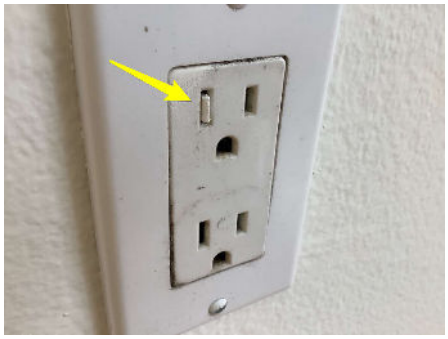
CR **s-83:** The remote control for the water heater is installed on the exterior. The control is subject to damage from exterior elements and this is contrary to manufacturers installations requirements. We suggest that a qualified plumber should install the remote an acceptable interior location.

ELECTRICAL - FIXTURE CONDITIONS

RECEPTACLES ALL AREAS

CR **s-103:** In the area(s) listed below receptacle(s) have an obstruction in one or more of the plug openings. We suggest the receptacle(s) should be repaired/replaced. A qualified technician should do the work.

Dining room



SWITCHES ALL AREAS

CR **s-105:** In the area(s) listed below one or more dimmer light switches were hot at the time of this inspection. This suggests a defective device, or incompatibility between the ratings of the bulb(s) and the dimmer. This condition is a fire risk. We suggest a qualified electrician could replace the switch.

Living room

117°

ELECTRICAL - WIRING CONDITIONS

BRANCH CIRCUITRY INTERIOR

CR **s-107:** In the area(s) listed below there is open junction box(es). Lack of covers on junction boxes is a shock or fire hazard. We DID NOT necessarily list all locations. We suggest a qualified electrician should check the system and install a proper cover on all junction boxes.

Crawlspace

HEATING - FORCED AIR UNIT

CONDITIONS: DUCTS & INSULATION

CR **s-117:** Joint(s) in the ductwork serving family room have come apart. This allows a significant leak of conditioned air. We suggest a qualified heating technician should repair the all disconnected ducts.

GARAGE

VEHICLE DOOR OPENER

CR **s-135:** The optical sensor or track beam installed on the garage door opener (which activates the reversing eye system) is installed at the incorrect height, more than 6 inches above the floor. This could allow small children or animals to move under the beam without activating the safety feature. This is a safety concern. We suggest the optical sensor or track beam should be installed six inches above the floor of the garage or in accordance with the manufacturer's specifications by a qualified garage door technician.

BATHROOM

Primary

BIDET

SC **s-168:** The temperature for the bidet hot water is set too high. Excessively-high water temperature above 110 degrees F. can cause scalding injury. We suggest a qualified plumber should make corrections as necessary.

127°

Guest

SHOWER FIXTURES

CR **s-172:** The temperature of the tub/shower water does not get very hot on the high setting. We suggest a qualified plumber should evaluate the temperature control mixing valve and make repairs as necessary.

90°

LAUNDRY AREA

DRYER VENT

CR **s-177:** The dryer exterior vent cap is bent or damaged and can clog with lint, dirt or debris. This can be a fire hazard, and reduces dryer efficiency. We suggest the vent cap should be replaced.

Monday, July 4, 2022
John Smith
1234 Main Street
Torrance, California 90505

Dear John Smith,

We have enclosed the following Full Report for the property inspection we conducted for you on Monday, July 4, 2022 at:

1234 Main Street
Torrance, California 90505

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

SC = Conditions in their present state may pose a hazard to humans, the structure or both.
FE = Conditions that warrant further evaluation by a qualified specialist, disclosure from the sellers, or future observations.
CR = Conditions to be in need of maintenance, repair or replacement.
RU = Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. These may be, but are not limited to safety related items; such as GFCI receptacle and smoke detector locations and the installation of safety glass where subject to human impact.

We thank you for the opportunity to be of service to you.

Sincerely,

Steve Carroll

CARROLL
PROPERTY INSPECTIONS

Table of Contents

INTRODUCTION

We have inspected the major structural components and mechanical systems for signs of significant nonperformance, excessive or unusual wear and general state of repair. The inspection does not include any attempt to find or list cosmetic flaws. You, the client, are the final judge of aesthetic issues. Our inspection is conducted in accordance with the Standards of Practice of the California Real Estate Inspection Agreement. A copy of these standards are included with the Inspection Agreement and available at www.creia.org . The following report is an overview of the conditions observed.

Any statements made in the body of the inspection report pertaining to left, right, front or rear are referenced as if the inspector is standing at the front of the building.

Other than new construction, we recommend having the locks on all of the exterior doors rekeyed after taking possession of the property for security reasons.

The presence of furnishings, personal items and decorations in occupied structures sometimes limits the scope of the inspection. For instance, the placement of furniture prevents access to every electrical receptacle. In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review recall lists. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

The presence or extent of building code or zoning violations is not the subject of this inspection nor is it included in this report. No information is offered on the legal use, or possible uses of the building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency. Important information about this property may be a matter of public record. However, a search of public records is not in the scope of this inspection. We recommend the buyer review all appropriate public records if this information is desired.

We recommend the buyer(s) ask the sellers to provide any and all owners manuals and warranties that they may have for the equipment installed at the property.

We also recommend asking the sellers for any permits and inspection records with finaled signatures for any changes or additions that may have been made to the structure, and/or any known conditions that may have been inadvertently left out of the disclosure statements.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Photographs and videos when used, are simply a tool to convey our findings as observed, they are not intended to enhance the findings or diminish those findings not photographed. Any deficiency discussed in this report should be carefully considered by the client and reviewed with the real estate agent as appropriate. Because a report of a deficiency is often based on the experience of the inspector using visual clues, it should be understood more extensive problems can be present which can be more costly to resolve than simply correcting the visible symptoms. Further, it is beyond the scope of this inspection

to list every instance of similar deficiencies. The inspector's notation of any given deficiency should be interpreted such that additional similar defects may be present or more extensive. Any reported deficiency may require additional investigation to better determine the number of similar defects and related problems in order to make an informed decision. We suggest you consult with your inspector and/or agent to gain a comfort level about any defect(s) cited in this report. As needed, consult an appropriate contractor/technician who can provide a detailed list of deficiency locations, specifications and costs of repairs or recommended further evaluation PRIOR TO THE CLOSE OF THE TRANSACTION for purchases without an inspection contingency or DURING THE INSPECTION CONTINGENCY for all other purchases.

While we make an effort to identify existing as well as potential problems, it is not possible for anyone to predict future performance of all the systems and appliances in a building. We suggest budgeting annually for unforeseen repairs and/or the purchase of a comprehensive home warranty policy.

This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard California Real Estate Inspection Agreement contract provided by the inspector who prepared this report.

We recommend that the buyer conduct a thorough pre-closing walkthrough inspection.

*The following comments in BLUE represent items present in the Executive Summary Section.

INSPECTION INFORMATION

This report is conducted and based on the California Real Estate Inspectors Association (CREIA) Standards of Practice, some areas have been expanded for ease of review, a copy of the standards is available at www.creia.org. This report is intended only as a general guide to help the client make their own evaluation of the overall condition of the structure, and is not intended to reflect the value of the premises, nor make any representations as to the advisability of its purchase. The report expresses the personal opinion of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furnishings, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from this report.

REPORT #
1: 070422

PROPERTY ADDRESS
2: 1234 Main Street
Torrance, California 90505

INSPECTOR
3: Steve Carroll

DATE & TIME
4: Monday, July 4, 2022 at 9:00 AM

CLIENT(S) NAME
5: John Smith

ATTENDEES
6: The following people were present during or at the end of the inspection: client(s) and selling agent.

TYPE OF INSPECTION
7: This inspection and subsequent report was conducted on a single family residence.

8: At the time of the inspection the building was occupied and access to some items, such as; electrical outlets, windows, wall or floor surfaces and cabinets are or may be restricted by furniture or personal belongings. Any such items are excluded from this inspection.

BUILDING AGE
9: The age of the building was reported to be 5 years old.

WEATHER/SOIL
10: Weather conditions at the start of the inspection: the sky was clear, the outside temperature was between 70-80 degrees and the ground was dry.

PRIOR WEATHER
11: No rain fell during the inspection, or in the preceding 24 to 48 hours.

ELECTRIC SHUT OFF LOCATION
12: The electric panel and/or shut off location is on the right rear of the building.

WATER SHUT OFF LOCATION
13: The water shut off valve is located on the front of the building.

GAS METER AND SHUT OFF
14: The gas meter and/or shut off valve are located on the left side of the building.

ENVIRONMENTAL CONCERNS
15: Environmental issues include but are not limited to asbestos, lead paint, lead contamination, radon, toxic waste, formaldehyde, toxic mold, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one or more of these materials in this report when we observe one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists is recommended. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

FE **16:** Recent studies have shown that Americans spend up to 90 percent of their time at home. Indications from a growing body of scientific evidence suggest that the air within homes and other buildings can be more polluted than the outdoor air in even the largest and most industrialized cities. Thus for many people, the risks to health may be greater due to indoor rather than outdoor air pollution. For more information regarding indoor air quality we recommend reviewing, "The Inside Story" a guide to indoor air quality. Published by the Environmental Protection Agency, in conjunction with: The Consumer Product Safety Commission, Office of Radiation and Indoor Air. Or visit the website at: http://www.epa.gov/iaq/pubs/insidest.html

SITE & GROUNDS

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

LIMITATIONS & EXCLUSIONS: IRRIGATION

FE **17:** Operation and evaluation of irrigation (sprinkler) systems is outside of the scope of this inspection and was not inspected. We suggest that you have the owner or a sprinkler technician demonstrate the irrigation system and any related equipment.

DESCRIPTIONS: WALKWAYS

18: The walkway surface material is concrete.

DESCRIPTIONS: DRIVEWAY

19: The driveway surface material is concrete.

GRADING

20: The grading of the lot adequately drains surface water and roof runoff away from the building, other than any exceptions noted.

WALKWAYS

SC **21:** The gap between the walkway sections creates an uneven and/or unstable surface. This condition poses a trip hazard, especially for someone wearing heals. We recommend correcting the condition(s) noted for safety reasons.

DRIVEWAY

22: The driveway is in acceptable condition.

GATES

23: The gate(s) are in acceptable condition.

WOOD FENCING

24: The wood fencing is in acceptable condition. Wood fences have a finite service life. Maintaining the bases of the fence posts free and clear of rotting leaves, and occasional treatment with a wood preservative will slow deterioration, and prolong the effective life of wood fences and fence posts.

LANDSCAPE IRRIGATION

CR **25:** Testing of the landscape irrigation system is beyond the scope of this inspection. However, one or more of the sprinkler components leaks at the left rear of the building. We suggest that all leaking, malfunctioning or damaged sprinkler components should be repaired or replaced.

EXTERIOR

The exterior surfaces and materials of the structure are visually observed to determine their current condition. Moisture intrusion through cracks or openings in the exterior siding, trim, windows and doors are the source of moisture deterioration and damage. We recommend sealing all cracks or openings in, and between the exterior siding and trim materials, especially around windows and doors. Routine maintenance may extend the service life and minimize deterioration of the exterior surfaces. Areas hidden from view by vegetation and/or stored items can not be observed and are not included in this

inspection.

DESCRIPTIONS: COVERINGS
26: The exterior wall covering is stucco.

DESCRIPTIONS: WINDOWS
27: The exterior window material is vinyl.

DESCRIPTIONS: TRIM
28: The predominant material used to trim the exterior features is wood.

WOOD SIDING
29: The exterior wood siding is in acceptable condition. Periodic maintenance is recommended to extend the materials service life.

WINDOWS GENERAL
30: The exterior portions of the windows are in adequate condition, other than any exceptions noted. We cannot report on hidden or inaccessible damage.

DOORS GENERAL
31: The exterior doors are in adequate condition.

FASCIA
32: The fascia (boards nailed across the ends of the rafters at the eaves) is in adequate condition, other than any exceptions noted. We do not physically "touch" the trim areas, and cannot report on hidden or inaccessible damage.

EAVES/SOFFITS
33: The eaves and overhangs are in adequate condition, other than any exceptions noted. We do not physically "touch" the trim areas, and cannot report on hidden or inaccessible damage.

VEGETATION
CR **34:** Bushes are overgrown around of the building. This can lead to moisture intrusion and pest infestation. We suggest the bushes should be pruned and or removed as part of routine maintenance.

BALCONY SURFACE
35: The deck(s)/balcony(s) are finished with a coating that provides both the walking surface and the waterproof membrane. The coating is in adequate condition. These membranes are quite durable but still require periodic repair and recoating.

ROOF

The visible portions of the roof and components are observed to determine their current condition during the inspection, areas concealed from view by any means are excluded from this report. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall which is beyond the scope of this report. The testing of gutters, downspouts and underground drain piping is beyond the

scope of this report.

DESCRIPTIONS: INSPECTION METHOD
36: The accessible, visible areas of the roof were inspected by walking on the roof.

DESCRIPTIONS: MATERIALS
37: The material in the roof covering, or its type, is asphalt-composition shingles.

DESCRIPTIONS: SLOPE
38: The slope or pitch of the roof is medium.

DESCRIPTIONS: PENETRATIONS
39: The connections and penetrations in the roofing surface are sealed with sheet metal and mastic.

DESCRIPTIONS: VALLEYS
40: The valleys are flashed with sheet metal.

DESCRIPTIONS: ROOF DRAINAGE
41: The roof drainage system is comprised of gutters and downspouts.

COMPOSITION SHINGLES
42: The asphalt composite shingle surface on this building is in adequate condition.

FLASHINGS OVERALL
43: The mastic used as a sealant at the connections between roofing material and other features will likely deteriorate before the rest of the roof. We suggest periodic examination and maintenance of these joints and/or connections is suggested to prevent future leaks.

JACK/VENT FLASHINGS
CR **44:** A jack/vent flashing on the left side of the roof is missing. This can allow leaks. We suggest a qualified roofer should replace all missing, improperly installed, damaged or deteriorated flashings.


Missing


Installed

GUTTER CONDITIONS
45: The gutters are in adequate condition. Regular maintenance is suggested.

DOWNSPOUT CONDITIONS

CR **46:** Downspouts empty water into confined areas on several sides of the building. This can promote flooding or ponding. We suggest the downspouts should be rerouted to a better location or connected to subsurface drains.

STRUCTURE

Sections of the foundation and/or structural components of the building are inaccessible because they are installed at or below grade level, and/or behind walls. Assessing the structural integrity of a building is beyond the scope of a home inspection. The inspector's visual observations take into account the age of the building and the construction standards of that time, older structures may lack many of the modern framing and seismic connections presently being utilized. Foundations may have curing cracks that do not represent a structural problem. All concrete experiences some degree of cracking due to shrinkage in the drying process. If large cracks are present along with movement, we recommend further evaluation by a structural engineer, foundation specialist, geologist or a geotechnical engineer. All exterior grades should allow for surface and roof water to be diverted away from the foundation system.

DESCRIPTIONS

FOUNDATION
47: The foundation material and design is concrete perimeter wall with interior stem walls.

CRAWLSPACE ACCESS
48: The underbuilding crawl space was entered and inspected from an access hatch or door on the right side of the exterior.

CRAWLSPACE VENTILATION
49: The foundation is ventilated by screened foundation vents.

FLOOR SYSTEMS
50: The floor system consists of wood joists.

FLOOR INSULATION
51: The thermal insulation visible in the crawlspace is batts.

WALL SYSTEMS
52: The load bearing walls are conventional wood stud construction.

CEILING SYSTEMS
53: The ceiling system consists of wood joists.

ROOF SYSTEMS
54: The roof structure covering this building is a conventional rafter system.

FOUNDATION & SEISMIC CONDITIONS

RAISED FOUNDATION
55: The foundation and other visible elements of the support structure are in adequate condition, given the age of the structure, and other than any exceptions noted. No critical sags, cracks, or deterioration are visible.

ANCHOR BOLTS & STRAPS
56: Anchor bolts are installed. The visible anchors are in acceptable condition.

CRIPPLE WALLS
57: Due to the configuration and framing of this building there are no cripple walls.

VENTILATION & MOISTURE CONDITIONS

CRAWLSPACE VENTILATION
58: Ventilation of the crawl space is adequate, other than any exceptions noted.

CRAWLSPACE MOISTURE
59: The soil in the crawl space was dry at the time of this inspection. No adverse conditions or damage related to excessive moisture was observed, other than any exceptions noted.

FLOOR & WALL CONDITIONS

FLOOR JOISTS
60: In the areas where the floor framing is visible, all components are in adequate condition, other than exceptions noted.

INSULATION
CR **61:** Some of the insulation batts are missing or have fallen out of place. We suggest that where insulation is missing, new insulation should be installed. Where insulation is out of place, it should be put back into place. A qualified contractor could do the work.

ROOF STRUCTURE CONDITIONS

CEILING JOISTS
62: The ceiling joists are in adequate condition, other than any exceptions noted. Ceiling joists are the structural members that support the finished ceiling below.

RAFTERS
63: The roof structure is constructed in a manner typical of buildings of this type and age. The rafters, the boards that support the roof sheathing, are in adequate condition, other than any exceptions noted.

STRUCTURE OVERALL

GENERAL COMMENTS
64: After examination of the visible and readily accessible portions of the structure, we conclude that it is in adequate condition for its age, other than any exceptions noted.

PLUMBING

Our inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply lines, water heater, drain, waste and vent lines, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems. If desired, review of such systems should be performed by qualified specialists prior to the close of escrow.

DESCRIPTIONS

INTERIOR SUPPLY PIPING
65: Where visible, the water supply piping inside the structure used to deliver water to the fixtures is copper.

GAS SUPPLY PIPING
66: Where visible, the gas supply piping inside the structure used to deliver gas is steel pipe.

DRAIN, WASTE & VENT
67: The visible drain, waste and vent (DWV, the "sewer pipe") piping within the structure is ABS plastic.

SUPPLY CONDITIONS

INTERIOR WATER PIPES
68: The accessible supply piping is in adequate condition, other than any exceptions noted.

WATER PRESSURE
69: The water pressure, as measured from the exterior of the building, is in the high range of normal water pressure.

WATER FLOW
70: All accessible plumbing fixtures were operated during the inspection, and reasonable water flow was confirmed when other fixtures were operated simultaneously. The system appears satisfactory, other than any exceptions noted.

DRAIN, WASTE & VENT CONDITIONS

DRAIN & WASTE LINES
71: The visible drain and waste piping is in adequate condition, other than any exceptions noted.

PLUMBING FIXTURE CONDITIONS

FAUCETS

CR **72:** The kitchen sink faucet is dripping. We suggest all dripping faucets should be repaired or replaced by a qualified plumber.

FUEL GAS CONDITIONS

GAS METER & SHUTOFF

73: An automatic seismic shut off valve is installed at the gas meter as a safety feature. Testing of the shut off valve is beyond the scope of this inspection.

WATER HEATER

DESCRIPTIONS: LOCATION

74: The water heater is mounted on the right side of the exterior.

DESCRIPTIONS: AGE

75: The age of the water heater is estimated to be five years.

DESCRIPTIONS: CAPACITY OF THE WATER HEATER

76: The capacity of the "tankless" water heater is rated at a first hour recovery of 203 gallons and a maximum flow rate of 4.9 gallons per minute.

DESCRIPTIONS: ENERGY SOURCE

77: The energy source for the water heater is natural gas.

CONNECTIONS & VALVES

78: The water heater piping and valve installation is acceptable, other than any exceptions noted.

T&P VALVE

79: The water heater is equipped with a T&P (temperature and pressure) relief valve with a discharge pipe that terminates away from the water heater at an appropriate location, other than any exceptions noted.

GAS VALVES

80: The gas supply piping installation includes a hand operated 90-degree shutoff valve in the vicinity of the appliance. Operation of the valve is not within the scope of this inspection.

VENTS

81: The water heater vents are in adequate condition, other than any exceptions noted.

COMBUSTION AIR

82: The combustion air supply for the water heater is adequate, other than any exceptions noted.

INSTALLATION

CR **83:** The remote control for the water heater is installed on the exterior. The control is subject to damage from exterior elements and this is contrary to manufacturers installations requirements. We suggest that a qualified plumber should install the remote an acceptable interior location.

GENERAL

84: The water heater is a newer model, and is operating satisfactorily.

FE **85:** Most 'on demand' water heater manufactures require annual maintenance of the unit. Inquires should be made to the sellers at to the service history of this unit. We suggest review of the product manual and have the unit serviced as necessary by a qualified plumber.

ELECTRICAL

Our examination of the electrical system includes a visual examination of the exposed and accessible service entry wiring, service panels, subpanels, overcurrent protection devices, branch circuit wiring, light fixtures, switches and receptacles. Service equipment, proper wiring methods, grounding, bonding and overcurrent protection are focal points. We inspected for adverse conditions such as improper installation of aluminum wiring, lack of grounding and bonding, overfusing, exposed wiring, open-air wire splices, reversed polarity and defective GFCIs. The hidden nature of the electrical wiring prevents inspection of every length of wire. Performing voltage tests, load calculations or determining the adequacy of the electrical system is outside the scope of this inspection. Telephone, video, audio, data transfer, security system, intercom, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted. We recommend you have the seller or a qualified specialist demonstrate the serviceability of such systems to you.

LIMITATIONS & EXCLUSIONS

LIMITATIONS & EXCLUSIONS

86: Determining if various electrical circuits will support the use of high load appliances such as hair dryers, toasters, microwave ovens, space heaters, etc., and testing the overcurrent protective protection to see if they 'trip' is beyond the scope of this inspection.

DESCRIPTIONS

SERVICE ENTRY

87: The service entrance supplying electricity into the building is an overhead service drop.

AMPS & VOLTS
88: The voltages available at the building are both 120 and 240.

The service ampacity is 200 amps.

Determination of service capacity was based upon the labeled rating of the main electrical service disconnect.

CONDUCTORS
89: The branch circuit conductor wire material is copper, exclusively.

WIRING TYPE
90: The wiring used in this structure is non-metallic sheathed cable "Romex".

GROUNDING
91: The electrical system is grounded to a driven rod and water supply piping.

CIRCUIT PROTECTION
92: Branch circuit overload protection is provided by circuit breakers.

SUBPANELS
93: A subpanel is located in the laundry.

ELECTRICAL SYSTEM CONDITIONS

SERVICE CAPACITY
94: The size of the service capacity is normal for a building of this size and age and appears to be adequate for the existing demand.

SERVICE DROP
95: The service drop is in adequate condition, other than any exceptions noted.

SERVICE GROUNDING & BONDING
96: The visible system and equipment grounding are acceptable, other than any exceptions noted.

MAIN PANEL CONDITION

MAIN DISCONNECT
97: The main electrical disconnect mechanism appears to be in adequate condition, other than any exceptions noted. To avoid disrupting power to the building, we did not operate the switch(es).

ENCLOSURE
98: The main service panel and interior components are in adequate condition, other than any exceptions noted.

CIRCUIT BREAKERS
99: Circuits in the main panel are labeled. We did not verify the accuracy of the labeling. We suggest checking the labeling by operating the breakers and observing what equipment or room is controlled by each breaker.

AFCI BREAKERS

100: Arc Fault Circuit Interrupter (AFCI) protection is provided by special circuit breaker(s) installed in the panel to protect all of the outlets on the circuit served by this breaker(s). We suggest testing the device monthly using the built-in test button.

SUBPANEL CONDITIONS

ENCLOSURE

101: The subpanel and interior components are in adequate condition, other than any exceptions noted.

CIRCUIT BREAKERS

CR **102:** Some circuits in the subpanel are labeled, some are not. We did not verify the accuracy of the labeling. We suggest checking the labeling by operating the breakers and observing what equipment or room is controlled by each breaker. All of the circuits should be labeled.

FIXTURE CONDITIONS

RECEPTACLES ALL AREAS

CR **103:** In the area(s) listed below receptacle(s) have an obstruction in one or more of the plug openings. We suggest the receptacle(s) should be repaired/replaced. A qualified technician should do the work.
Dining room

GFCI'S ALL AREAS

104: GFCI (ground fault circuit interrupter) protection is present and function when tested. We suggest testing the devices monthly using the built in test buttons.

SWITCHES ALL AREAS

CR **105:** In the area(s) listed below one or more dimmer light switches were hot at the time of this inspection. This suggests a defective device, or incompatibility between the ratings of the bulb(s) and the dimmer. This condition is a fire risk. We suggest a qualified electrician could replace the switch.
Living room

117°

LIGHTS ALL AREAS

106: The light fixtures in this building are generally in adequate condition, other than any exceptions noted.

WIRING CONDITIONS

BRANCH CIRCUITRY INTERIOR

CR **107:** In the area(s) listed below there is open junction box(es). Lack of covers on junction boxes is a shock or fire hazard. We DID NOT necessarily list all locations. We suggest a qualified electrician should check the system and install a proper cover on all junction boxes.
Crawlspace

HEATING

Our examination of the heating system includes a visual examination of the exposed and accessible equipment, thermostat, safety controls, venting and the means of distribution. These items are examined for excessive or unusual wear and general state of repair. Our inspection of a heating system includes activating it via the thermostat and checking for appropriate temperature response. Modern furnace heat exchangers are inaccessible by design, which would require significant dismantling of the furnace to be evaluated. Our inspection does not include disassembly of the furnace, therefore heat exchangers are not included in the scope of this inspection. To obtain maximum efficiency and reliability from your heating system, we recommend annual seasonal servicing and inspection by a qualified technician.

FORCED AIR UNIT

DESCRIPTIONS: TYPE & FUEL
108: The heating system is gas forced air furnace. Forced air furnaces operate by heating a stream of air which is moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, and ducting. Average life of a gas furnace is 15-20 years.

DESCRIPTIONS: APPROX. AGE
109: The age of the heating plant, based on the manufacturer's data plate is 5 years old.

DESCRIPTIONS: LOCATION
110: The heating system is located in the attic.

DESCRIPTIONS: BTU(S)
111: The input rating of the heating plant is 100,000 BTU's

DESCRIPTIONS: FILTER
112: The filter type in this system is a disposable device.

CONDITIONS: FORCED AIR UNIT
113: The inducer fan is in operating condition, other than any exceptions noted.

CONDITIONS: FILTERS
CR **114:** The filter is dirty. This decreases its effectiveness, and blocks airflow. This can dramatically decrease the efficiency of both the heating and cooling system if present. We suggest changing or washing the filters now, and at regular intervals thereafter. The filter should be replaced with a properly sized filter to ensure proper function. If the system has been operating in this condition for an extended period of time, service by a licensed HVAC contractor is advised to check the cleanliness of the fan, evaporator coil, ducts, etc., and clean it as needed.

CONDITIONS: RETURN AIR
115: The return air for the heating system installation is functional, other than any exceptions noted.

CONDITIONS: BLOWER & AIR HANDLER
116: The blower was functioning at the time of inspection, other than any exceptions noted. Regular routine maintenance is suggested to keep the blower functioning as designed.

CONDITIONS: DUCTS & INSULATION

CR **117:** Joint(s) in the ductwork serving family room have come apart. This allows a significant leak of conditioned air. We suggest a qualified heating technician should repair the all disconnected ducts.

CONDITIONS: THERMOSTAT

118: The unit responded to the user controls on the thermostat. Keep in mind that the thermostat is a programmable device with many options for setback settings, timed events, etc. We made no attempt to test all of the functions of this thermostat.

CONDITIONS: GAS VALVES

119: The gas supply piping installation includes a hand operated 90-degree shutoff valve in the vicinity of the appliance. Operation of the valve is not within the scope of this inspection.

CONDITIONS: VENTING

120: The visible components of the furnace venting system appears to be in acceptable condition, other than any exceptions noted.

CONDITIONS: COMBUSTION AIR

121: The combustion air supply is adequate, other than any exceptions noted.

CONDITIONS: BURNERS

122: The burners were inspected and are functional, other than any exceptions noted.

CONDITIONS: IGNITION SYSTEM

123: The burner is equipped with a hot surface ignition system, which is an energy saving feature that allows operation without the need for a continuously burning pilot light. The ignition system was activated during the inspection and is in adequate condition, other than any exceptions noted.

CONDITIONS: GENERAL CONDITIONS

124: The heating system is relatively new, responds to normal operating controls, and with routine maintenance, should be reliable for a number of years.

ATTIC

Our inspection of the accessible areas of the attic includes a visual examination of the roof framing (see also Structure Section), ventilation, insulation, and any plumbing, electrical and mechanical systems therein. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance and plumbing vents in the attic, some of which may not be accessible. We examine the visible systems and components for excessive or unusual wear and general state of repair. When low clearance, framing

design or obstructions, deep insulation and mechanical components prohibit walking safely in an unfinished attic, inspection is conducted from the available service platforms or access openings only.

DESCRIPTIONS: ACCESS
125: The attic is accessible at the ceiling hatch in the primary bedroom closet.

DESCRIPTIONS: INSULATION
126: The thermal insulation visible in the attic is batts.

DESCRIPTIONS: VENTILATION
127: The attic space is ventilated by soffit and gable vents.

ACCESS
128: The attic access is acceptable for normal entry, other than any exceptions noted.

INSULATION
129: The insulation visible in the accessible areas of the attic is in acceptable condition, other than any exceptions noted, and consistent with the age of the structure.

ATTIC VENTILATION
130: The attic is adequately vented, consistent with industry standards, other than any exceptions noted.

GARAGE

Our inspection of the garage includes a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable. Garage door openers are operated with the mounted control button only. Please note that a representative sample of accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of stored personal property. In such cases, some items may not be inspected.

DESCRIPTIONS: VEHICLE PARKING
131: The vehicle parking area for this building is an attached garage.

DESCRIPTIONS: GARAGE DOOR
132: The garage is equipped with a roll up type door.

DESCRIPTIONS: DOOR OPENER
133: The garage door is controlled by an automatic opener.

VEHICLE DOOR OPENER

134: The garage door opener(s) operated properly to raise and lower the door, other than any exceptions noted, including the auto-reverse mechanism, which stopped and reversed the direction of the door when striking an object in its path. We recommend regular lubrication of the garage door tracks, rollers, springs and mounting hardware. Sometimes the automatic self-closing mechanism on a garage door opener gets out of adjustment, and the reversing mechanism will not function as designed. The reversing mechanism is an important safety feature. We recommend monthly testing of the automatic reversing mechanism, per manufacturers specifications and UL standards. The optical sensor, if present, should also be tested. The door, opener, and related parts should be tested frequently, and repaired as necessary. The control switch for the opener(s) should also be mounted out of reach of small children.

CR **135:** The optical sensor or track beam installed on the garage door opener (which activates the reversing eye system) is installed at the incorrect height, more than 6 inches above the floor. This could allow small children or animals to move under the beam without activating the safety feature. This is a safety concern. We suggest the optical sensor or track beam should be installed six inches above the floor of the garage or in accordance with the manufacturer's specifications by a qualified garage door technician.

VEHICLE DOOR & FRAME

136: The garage door was operated and is in adequate condition, other than any exceptions noted.

FIRE SEPARATION

137: The wall and/or ceiling between the garage and the living space is of fire resistive construction as required by modern building standards. The fire separation system is acceptable, other than any exceptions noted.

PASSAGE DOOR

138: The door between the garage and the living space is of fire resistant construction. An automatic closer is installed. This is a useful feature, which provides a greater margin of safety.

GARAGE FLOOR

139: Minor cracking is evident in the floor slab, but there is no noticeable vertical displacement.

INTERIOR

Our inspection of the interior includes a visual examination for structural and safety deficiencies of the readily accessible portions of the walls, ceilings, floors, doors, windows, cabinetry, countertops, steps, stairways, balconies, railings and smoke/carbon monoxide alarms. Not included in the scope of inspection are cosmetic conditions of floor and wall covering or determination of failed seals in insulated windows

and doors. Please note that a representative sample of accessible windows and electrical receptacles and fixtures are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be accessible in an occupied building because of furniture and personal effects. In such cases these items are not inspected.

DESCRIPTIONS

WALLS & CEILINGS
140: The finished walls & ceilings inside this building are predominantly drywall.

WINDOW TYPES
141: The predominant type, or design, of the operable windows in this structure is casement.

FLOOR WALL & CEILING CONDITIONS

WALLS & CEILINGS
142: The basic structure surfaces of the interior walls, floors, and ceilings are in adequate condition, other than any exceptions noted.

WINDOW CONDITIONS

WINDOWS OVERALL
143: All of the windows were tested, and are functional, other than any exceptions noted.

SAFETY GLASS
144: Safety glass is present in all locations where such glass was required at the time the building was constructed.

DOOR CONDITIONS

DOORS OVERALL
145: The interior doors are in adequate condition, other than any exceptions noted.

STAIRWAY & RAILING CONDITIONS

STAIRWAYS
146: We used the stairs several times during the inspection. No specific deficiencies were noted at the time of this inspection, other than any exceptions noted.

HANDRAILS
147: The stairway handrails are installed and in adequate condition, other than any exceptions noted.

SMOKE & CARBON MONOXIDE ALARMS

SMOKE DETECTORS
148: The smoke alarm(s) are appropriately located. The smoke alarms(s) were inspected for location only. For future reference, testing with only the built-in test button verifies proper battery and horn function, but does not test the smoke sensor. We advise testing with simulated smoke upon occupying the building.

CARBON MONOXIDE DETECTORS
149: Carbon monoxide alarms are installed. The carbon monoxide alarms were inspected for location only. For future reference, testing with only the built-in test button verifies proper battery and horn function, but does not test the carbon monoxide sensor. Testing of the carbon monoxide alarms is beyond the scope of this inspection.

KITCHEN

Our inspection of the kitchen includes a visual examination of the readily accessible portions of the appliances, floors, walls, ceilings, cabinets, and countertops. The kitchen was inspected for proper function of components, active plumbing leaks, excessive or unusual wear and general state of repair. We tested basic, major built-in appliances using normal operating controls. Where they are present, this included the dishwasher, garbage disposal, venting system, microwave and checking the burners or heating elements in the stove and oven. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.

DESCRIPTIONS: COOKING FUEL
150: The heat source used for cooking is natural gas & electricity.

DESCRIPTIONS: VENTILATION
151: Kitchen ventilation is provided by a hood over the cooking surface designed to exhaust to the exterior.

CABINETS
152: The cabinets were in acceptable condition at the time of this inspection, other than any exceptions noted.

APPLIANCES GENERAL
FE **153:** The built-in kitchen appliances were all tested by activating one of the user control functions. We did not test every function or cycle on each appliance and cannot confirm that every function or cycle is operable. Testing all cycles/functions on each appliance is recommended prior to close of escrow. Obtain a reputable Home Warranty Protection program to insure against future failure of any appliance that may occur after taking possession of the home.

VENT SYSTEM
154: We tested the kitchen vent system. It is functional, other than any exceptions noted.

RANGE
155: The range was operated with the normal operating controls. It is functional, other than any exceptions noted.

OVEN
156: The oven was activated with the normal operating controls. It is functional, other than any exceptions noted.

DISPOSAL
157: The disposal was turned on with normal user controls. It is functional, other than any exceptions noted.

DISHWASHER
158: The dishwasher responded to normal user controls and is functional, other than any exceptions noted.

DISHWASHER DISCHARGE
159: The dishwasher drain is equipped with an air-gap fitting (the cylinder protruding above the sink). This ensures separation of the supply water from the waste water.

MICROWAVE
160: The microwave oven was checked using the normal operating controls. It is functional, other than any exceptions noted.

BATHROOM

Our inspection of the bathrooms includes a visual examination of the readily accessible portions of the plumbing fixtures, floors, walls ceilings, cabinets, and countertops. Bathrooms are inspected for active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Fixtures are tested using normal operating features and controls. Vent fans are tested and their ductwork examined where visible. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

Primary

VENTILATION
161: We tested the bathroom exhaust fan. It is functional, other than any exceptions noted.

SHOWER & TUB WALLS
162: The shower wall material is in adequate condition, with any exceptions noted. The shower wall(s) will remain acceptable only as long as the joints are watertight. We suggest the joints should be kept properly caulked as part of routine maintenance.

SHOWER ENCLOSURE
163: The shower enclosure glass is safety labeled and in adequate condition, other than any exceptions noted.

SHOWER FIXTURES
164: The shower fixtures are functional, other than any exceptions noted. Routine maintenance should keep them functional and maximize their useful life.

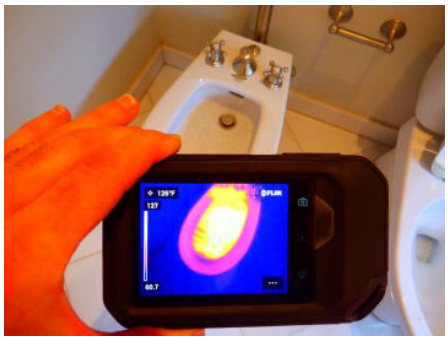
BATHTUB FAUCET & DRAINS
165: The bathtub fixtures are functional, other than any exceptions noted. Routine maintenance should keep them functional and maximize their useful life.

WASH BASIN & DRAINS
166: The wash basins are in adequate condition, other than any exceptions noted.

TOILETS
167: The toilet is functional, other than any exceptions noted.

BIDET

SC **168:** The temperature for the bidet hot water is set too high. Excessively-high water temperature above 110 degrees F. can cause scalding injury. We suggest a qualified plumber should make corrections as necessary.



127°

Guest

VENTILATION

169: We tested the bathroom exhaust fan. It is functional, other than any exceptions noted.

SHOWER & TUB WALLS

FE CR **170:** The tub/shower grout and caulk is cracked, deteriorated and/or missing. Water leakage through unsealed areas can cause structural damage. Damage caused by water seepage cannot be determined by this visual inspection. We suggest all cracked or missing grout and caulking should be replaced to prevent moisture intrusion of the wall.

SHOWER ENCLOSURE

RU **171:** The tub/showers are equipped with shower curtains. Care should be exercised to prevent overspray which can cause moisture related damage to the floor coverings and surrounding surfaces. We suggest consideration should be given to the installation of a permanent shower enclosure.

SHOWER FIXTURES

CR **172:** The temperature of the tub/shower water does not get very hot on the high setting. We suggest a qualified plumber should evaluate the temperature control mixing valve and make repairs as necessary.

90°

BATHTUB FAUCET & DRAINS

173: The bathtub fixtures are functional, other than any exceptions noted. Routine maintenance should keep them functional and maximize their useful life.

WASH BASIN & DRAINS
174: The wash basin is in adequate condition, other than any exceptions noted.

TOILETS
175: The toilet is functional, other than any exceptions noted.

LAUNDRY AREA

Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and dryer vent. If present, laundry sink features will be inspected.

DESCRIPTIONS: DRYER
176: The clothes dryer is served only by a gas connection for the heating method. There is no 240-volt electric connection.

DRYER VENT
CR **177:** The dryer exterior vent cap is bent or damaged and can clog with lint, dirt or debris. This can be a fire hazard, and reduces dryer efficiency. We suggest the vent cap should be replaced.

ROOM VENTILATION
178: We tested the laundry area exhaust fan. It is functional, other than any exceptions noted.

WASHER
RU **179:** There is no clothes washer overflow pan. Because of the location of this laundry area over wood flooring or finished space on the floor below, a pan connected to a drain is advised. We recommend installation of a drained catch pan under the washing machine, as an upgrade and preventive measure.

GENERAL
180: The hookups for both the clothes washer and clothes dryer are in adequate condition, other than any exceptions noted. The appliances themselves were not tested, and are not within the scope of this inspection.