

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection
Items marked "marginal" print in blue and items marked "defective" print in red

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 1234 Unknown Drive
City Anywhere **State** CA **Zip** 00000
Contact Name Unknown
Phone Unknown **Fax** Unknown

Client Information

Client Name John Doe
Client Address Unknown
City Unknown **State** Unknown **Zip** Unknown
Phone Unknown **Fax** Unknown
E-Mail Unknown

Inspection Company

Inspector Name Jim Michelmore
Company Name JM's Home Inspections
Company Address 11637 Boom Pointer Way
City Gold River **State** CA **Zip** 95670
Phone 916-216-6612 **Fax** 916-635-1366
E-Mail jmichelmore@sbcglobal.net
File Number Sample report
Amount Received \$400.00 Through Escrow

Conditions

Others Present Buyer's Agent **Property Occupied** No
Estimated Age 24 years **Entrance Faces** Not determined
Inspection Date 07/01/2010
Start Time 8:00am **End Time** 11:45am
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 85 Degrees
Weather Sunny **Soil Conditions** Dry
Space Below Grade None
Building Type Single family 1-story **Garage** Attached
Sewage Disposal City **How Verified** Visual Inspection
Water Source City **How Verified** Visual Inspection
Additions/Modifications Recommend checking with City/County, for records.
Permits Obtained Unknown **How Verified** Recommend checking with City/County, for records

Lots and Grounds

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A NP NI M D

1. **Walks:** Concrete/pavers Cracking noted; repair, as desired. Raised walkway sections noted. Potential trip hazard. Repair, as necessary/required. Stained concrete noted. Clean, as necessary/desired.
2. **Patio:** Concrete/stone Cracking and settlement noted; repair, as required/desired.
3. **Porch:** Concrete/brick
4. **Vegetation:** Trees/bushes/vines Recommend trimming vegetation away from all siding. Recommend keeping vegetation trimmed away from all siding. Tree limbs over hang the roof and should be cut back.
5. **Retaining Walls:** Wood Wood timber retaining wall at right side is leaning and posts are deteriorated. A qualified contractor is recommended to evaluate and estimate repairs. Original wood frame retaining walls in fair condition. Timber/posts are weathered. Monitor and anticipate repairs in the future. See pest report for findings.
6. **Grading:** Moderate front slope/flat around the house Low to no slope at foundation. Monitor during rainy season and alter grade, if needed. Refer to seller for disclosure of drainage from yard. Consider sloping grade away from the structure, for improved ground water run-off.
7. **Exterior Surface Drain:** French drain Recommend adding downspout extensions to all downspouts, to divert water away from the foundation. Refer to seller for disclosure of drainage from yard. French drains at downspout extensions appear to be blocked with debris. Clean drains, as necessary.
8. **Driveway:** Concrete/asphalt Cracking noted; seal, as desired. Stained concrete noted. Power wash, as desired/necessary.
9. **Fences:** Wood A qualified contractor is recommended to evaluate and estimate repairs. Broken/loose fence boards at multiple locations ; repair, as necessary. Rear fence sections are being held up by boards. Right/rear fence section is broken/damaged. Repair/replace fence sections, as necessary. The right side gate is damaged and deteriorated. There is a pad lock on the right side gate. The gate was not tested. See pest report for findings.
10. **Lawn Sprinklers:** The sprinkler system was not inspected. There is an additional fee for the sprinkler system inspection. Standing water noted, at right side of house, near the exterior heat pump unit. Appears that the sprinkler lines/valves are leaking. Consult a licensed landscape specialist for estimate of repairs.

Exterior Surface and Components

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A NP NI M D

All sides Exterior Surface

1. **Type:** Stucco Caulk at trim and siding material, to reduce the risk of water penetration. Exposure to water penetration at gaps. Caulk at all exposure points on exterior. Refer to the seller for disclosure of repair history. Consult a licensed painting contractor for estimate of repairs. Recommend caulking at the top edge of all exterior light fixtures, to reduce the risk of water penetration to the wiring. Recommend trimming vegetation away from all siding. Not able to see all of the left side siding material, due to some of the left side of the house being in the neighbors yard. Seal all cracks in stucco, to reduce the risk of water penetration. Multiple cracks observed. See pest report for findings. Small cracks in the stucco are common and generally acceptable. The siding material is dirty. Clean/paint, as necessary.
2. **Trim:** Wood Wood deterioration noted to the trim, at right base of right/front roll-up garage door ; repair/replace, as necessary. See pest report for findings. Caulk at wood trim and stucco siding, to reduce the risk of water penetration. Weathered wood trim. Maintain paint and caulking every five to seven years. Peeling paint. A qualified contractor is recommended to evaluate and estimate repairs. Weathered front entry door threshold. Prep and paint, as necessary.
3. **Fascia:** Wood Wood deterioration noted to fascia/barge rafter, at right side of house, at the valley area ; repair/replace, as necessary. See pest report for findings. Loose/twisted left/rear barge rafter noted. A qualified contractor is recommended to evaluate and estimate repairs. Weathered wood fascia areas. Refer to pest report for findings. Paint peeling. Prep and paint, as necessary.

Exterior Surface and Components (Continued)

- 4. **Soffits:** Wood/stucco Weathered wood soffit areas. Refer to pest report for findings. Wasps nests noted at multiple soffit areas. Remove nests, as necessary/required.
- 5. **Door Bell:** Hard wired
- 6. **Entry Doors:** Metal Scratches/dents noted, at the exterior side of the front entry door. Repair and paint, as necessary/desired. Weathered threshold noted. Prep and paint, as necessary.
- 7. **Patio Door:** Metal sliding Missing patio screen door screening material, at slider. A qualified contractor is recommended to evaluate and estimate repairs. The glass door is very dirty and difficult to detect failed seal. Recommend cleaning the glass and checking for failed seal to the double glaze glass. Worn rollers at patio slider in family room. Anticipate repairs. Rollers need to be replaced.
- 8. **Windows:** Aluminum slider/single hung/non-opening Maintain a water tight seal between window, siding and trim, to reduce the risk of water penetration. See "interior section," for additional findings. Windows are very dirty, at time of inspection. Difficult to detect failed seals. Recommend cleaning all windows and checking for failed seals, prior to the close of escrow. A licensed window specialist is recommended to evaluate and provide an estimate for repairs. Cracked/broken window noted at right/front bedroom ; repair, as required. Failed seal noted at right side/middle bedroom window. Repair, as necessary. Worn rollers at multiple windows. Lubricate and/or replace rollers, as necessary.
- 9. **Window Screens:** Vinyl mesh Weathered/torn/missing screens on several windows. Repair or replace, as needed. A qualified contractor is recommended to evaluate and estimate repairs. Screens are dirty. Clean, as necessary/desired.
- 10. **Exterior Lighting:** Surface mount Bulbs burned out, at time of inspection. Replace light bulbs, as required. Rusting noted at multiple light fixtures. Replace, as necessary/desired. Missing globe/bulb, at rear patio light fixture. Replace globe and bulb, as necessary.
- 11. **Exterior Electric Outlets:** 110 VAC GFCI Reset in the master bathroom, for the rear patio outlet.
- 12. **Hose Bibs:** Gate No leaks detected, at the time of inspection.
- 13. **Gas Meter:** Front of house
- 14. **Main Gas Valve:** Located at gas meter

Roof

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A NP NI M D

Main Roof Surface

- 1. **Method of Inspection:** Ladder at eaves/ground level, with binoculars
- 2. **Material:** Cement tile A qualified roofing contractor is recommended to evaluate and estimate repairs. Recommend trimming vegetation/tree branches away from roofing, for improved service life. The roof inspection is only a visual inspection, not a certification or guarantee that the roof will not leak. Consult a licensed roofing company/contractor for evaluation and certification, as required/desired. Chipped corners at multiple roof tiles. No exposed felt paper, at chipped corner areas. Loose front ridge and edge caps noted, above the garage. Left and right side end area ridge caps are missing/loose. Loose left/rear edge caps noted. Slipped down rear roof tile noted, at base area of chimney. Debris on roof. Keep clean, to assist in preventing damage. Refer to seller for disclosure of repair history. Some new roof tiles noted, at rear elevation.

3. **Type:** Gable

4. **Approx Age:** 24 years

Patio Roof Surface

- 5. **Method of Inspection:** Ground/ladder
- 6. **Material:** Wood/fiberglass Loose/bent top fiberglass panels noted. A qualified roofing contractor is recommended to evaluate and estimate repairs. Debris on roof. Keep clean, to assist in preventing damage. Weathered wood boards noted. Monitor and repair, as necessary. See pest report for findings.
- 7. **Type:** Flat
- 8. **Approx Age:** 18-20 years
- 9. **Flashing:** Aluminum Cleaning flashing periodically, will reduce the risk of water penetration. Paint metal flashing periodically, as routine maintenance. Peeling paint noted. Recommend painting the bare metal flashing, to assist in preserving the metal material.

Roof (Continued)

10. **Valleys:** Metal Debris located in metal valleys. Recommend cleaning the valley areas, for proper roof drainage.
- Left side Chimney**
11. **Chimney:** Stucco/metal pipe Chimney has a cap and spark arrester. Antenna is mounted to the chimney, causing unnecessary stress. Recommend removing the antenna or re-mounting to the roof. Weathered wood noted at the chimney chase. Caulk and paint, as needed. See pest report for findings.
12. **Flue/Flue Cap:** Metal Chimney has a cap and spark arrester.
13. **Chimney Flashing:** Aluminum
14. **Plumbing Vents:** ABS
15. **Electrical Mast:** Underground utilities
16. **Gutters:** Aluminum Clean gutter system periodically. Gutters filled with debris. Keep clean, for proper function. Deferred maintenance to gutter system. Rusting on interior of gutters.
17. **Downspouts:** Aluminum No/missing downspouts noted at left/rear area of house ; add downspout, as required. Some downspouts drain into ground. Refer to the seller for location and condition of drainage system. Recommend adding downspout extensions to all downspouts, to move water away from the foundation. Downspouts blocked with debris. Clean, as necessary.
18. **Leader/Extension:** Plastic Recommend adding downspout extensions to all downspouts, to move water away from the foundation. Suspect below ground leaders leaking or plugged. Clean drains, as necessary.

Garage/Carport

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Attached Garage

1. **Type of Structure:** Attached **Car Spaces:** 2
2. **Garage Doors:** Metal
3. **Door Operation:** Mechanized/manual
4. **Door Opener:** Chamberlain
5. **Exterior Surface:** Stucco See "exterior surfaces and components" for findings.
6. **Roof:** Cement tile Refer to roofing section for findings.
7. **Roof Structure:** Wood truss
8. **Service Doors:** Wood The garage door is sticking. Repair, as necessary.
9. **Walls:** Drywall
10. **Ceiling:** Exposed framing/drywall
11. **Floor/Foundation:** Poured slab Cracking noted. Seal, as desired/necessary. Garage flooring is dirty/greasy. Clean, as necessary.
12. **Hose Bibs:** Gate No leaks detected, at the time of inspection.
13. **Electrical:** 110 VAC and 110 GFCI outlets and lighting circuits Consult a licensed electrician for repairs. GFCI protection required at all added garage outlets. Safety Hazard. Missing wall light switch cover plate noted. Replace, as desired/required.
14. **Gutters:** Aluminum See "roofing" section for findings.
15. **Downspouts:** Aluminum See "roofing" section for findings.
16. **Leader/Extensions:** Plastic See "roofing" section for findings.

Electrical

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1. **Service Size Amps:** 200 **Volts:** 120-240 Volts
2. **Service:** Copper
3. **110 VAC Branch Circuits:** Copper Consult with a licensed electrician for evaluation and appropriate repairs. Install cover plates at all outlets/switches. The wiring in the attic area was not inspected completely, due to insulation over the wiring. Broken right/middle bedroom right side wall outlet. Replace the outlet, as required. Reversed polarity at master bedroom upper wall outlet, next to the bypass closet area ; rewire properly. Some loose original wall outlets. Replace, as needed.

Electrical (Continued)

- 4. **220 VAC Branch Circuits:** Copper and aluminum
- 5. **Aluminum Wiring:** Not present in 110 circuits.
- 6. **Conductor Type:** Romex
- 7. **GFCI:** Garage/bathrooms/exterior See "garage" section for findings. GFCI required at the added garage wall outlets. Evaluation by a licensed electrician is required. See "kitchen" section for findings. Recommend GFCI upgrade at kitchen outlets, within five feet of a water source.
- 8. **Ground:** Grounding rod not visible for inspection. Grounding rod not visible for inspection.
- 9. **Smoke Detectors:** Family room/hallway Missing hallway ceiling smoke detector unit noted. Smoke detector required in hallway, or in each bedroom. Recommend adding a master bedroom battery operated smoke detector, for added safety.

Rear Electric Panel

- 10. **Manufacturer:** Underwriter Laboratories
- 11. **Max Capacity:** 200 Amps
- 12. **Main Breaker Size:** 200 Amps
- 13. **Breakers:** CU/AL
- 14. **Fuses:** Blade type
- 15. **Is the panel bonded?** Yes No

Structure

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- 1. **Structure Type:** Wood frame
- 2. **Foundation:** Poured slab Typical expansion cracks can be expected in concrete slab. Seal all cracks larger than 1/8".
- 3. **Differential Movement:** Cracking noted at exterior stucco Cracks will require monitoring and patching, as required.
- 4. **Bearing Walls:** Frame
- 5. **Floor/Slab:** Poured slab Typical expansion cracks can be expected in concrete slab. Seal all cracks larger than 1/8".

Attic

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Hallway Attic

- 1. **Method of Inspection:** In the attic
- 2. **Roof Framing:** 2x4 Truss
- 3. **Sheathing:** Plywood
- 4. **Ventilation:** Gable and soffit vents
- 5. **Insulation:** Batt/loose fill Rodent droppings observed throughout the attic area. Consult a licensed pest company for further evaluation, if concerned.
- 6. **Insulation Depth:** 12"
- 7. **Vapor Barrier:** Felt paper Extent indeterminate. See pest report for findings.
- 8. **Wiring/Lighting:** 110 VAC lighting circuit Not able to see all of the attic wiring, due to loose fill/batt insulation piled throughout the attic space.
- 9. **Moisture Penetration:** Potential water penetration areas noted Consult a licensed roofer for evaluation and appropriate repairs. Recommend cleaning debris away from metal valleys, to reduce the risk of water penetration. See "roofing" section for findings.
- 10. **Bathroom Fan Venting:** Electric fan Window vent only noted, at master bathroom. Open window daily, for proper ventilation. Exhaust fan may be required, for proper air flow.

Air Conditioning

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Right side AC System

1. **A/C System Operation:** Appears serviceable Return temp. 69 degrees. Output temp. 51 degrees. Split temperature difference is within industry standards. Recommend periodic service to the system. Change filter monthly. The unit is currently in service, but beyond the manufactures stated design life of 8-12 years. Anticipate repairs and/or replacement in the future. Consult a licensed HVAC contractor for complete diagnostic, if concerned. Rated fair, due to age of system. Refer to seller for any repair history. Unit appeared to be operating normally.
2. **Condensate Removal:** PVC Water stains noted at the plywood base, under the heating unit in the attic. The area was dry, at the time of inspection. Refer to seller for disclosure. There is rusting noted in the over flow pan under the heating unit in the attic. Refer to seller for disclosure. Consult a licensed HVAC contractor for evaluation and appropriate repairs.
3. **Exterior Unit:** BDP CO. Functioning and serviceable. Anticipate repairs or replacement in future. Consult a licensed HVAC contractor for evaluation, if concerned with condition. Recommend lightly washing down the exterior unit periodically, for improved energy efficiency. Rated fair, due to age. The unit is beyond the manufactures stated design life of 8-12 years.
4. **Area Served:** Whole house **Approximate Age:** 24 years
5. **Fuel Type:** 220-240 VAC **Temperature Differential:** 18 degrees
6. **Type:** Heat pump **Capacity:** 2.5 Ton
7. **Visible Coil:** Copper core with aluminum fins
8. **Refrigerant Lines:** Low pressure and high pressure Missing insulation, at the low/high pressure lines. Replace insulation, as required.
9. **Electrical Disconnect:** Blade fuse
10. **Exposed Ductwork:** Insulated flex
11. **Blower Fan/Filters:** Direct drive The filter is missing, at the master bedroom walk-in closet area ceiling cold-air return. Replace the filter, as necessary/required.
12. **Thermostats:** Individual

Fireplace/Wood Stove

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Living Room Fireplace

1. **Fireplace Construction:** Metal/brick Consult a licensed chimney specialist, for further evaluation. Creosote build-up noted. Have cleaned and liner re-checked, prior to use. Wear to back refractory panel and base of fireplace.
2. **Type:** Wood burning
3. **Smoke Chamber:** Metal Creosote build-up noted. Have cleaned and liner checked, prior to use. Consult a chimney specialist for diagnostic.
4. **Flue:** Metal Moderate build-up noted in flue, from normal usage. Recommend cleaning periodically.
5. **Damper:** Metal Damper is sticking ; correct, as required.
6. **Hearth:** Brick

Heating System

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Attic Heating System

1. **Heating System Operation:** Appears functional Packaged unit. No visual inspection of internal parts. Refer to seller for disclosure of maintenance to unit, while in present owners care. Temp output 134 degrees. Rise 45 degrees. Recommend periodic maintenance and changing of filter monthly, at unit or cold air return. Due to age and/or condition, replacement needs should be anticipated. Heat pump existing beyond design life.
2. **Manufacturer:** BDP Company
3. **Type:** Heat pump **Capacity:** Unknown
4. **Area Served:** Whole house **Approximate Age:** 24 years
5. **Fuel Type:** Electric
6. **Unable to Inspect:** 30%
7. **Blower Fan/Filter:** Direct drive The filter is missing, at the master bedroom walk-in closet ceiling cold-air return. Replace the filter, as necessary/required.
8. **Distribution:** Insulflex duct
9. **Thermostats:** Individual
10. **Tank Location:** Not applicable

Plumbing

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A NP NI M D

1. **Service Line:** Copper No leaks detected, at time of inspection.
2. **Main Water Shutoff:** Front of house No leaks detected, at time of inspection.
3. **Water Lines:** Copper No leaks detected, at time of inspection.
4. **Drain Pipes:** ABS Consult a licensed plumber for a pressure test or camera inspection of the concealed piping in the ground, wall and vent pipes, if concerned. Refer to seller for disclosure of drainage condition, while home was in their care. Refer to seller for disclosure on any main sewer line defects, while home was in their care. Refer to seller regarding any repairs related to ABS plastic drain/waste and vent piping. ABS plastic piping used for drain/waste and vent piping lines, is suspect of being defective, between 1985-1990. No determination is made on concealed pipes in the walls and floor slab. If concerned with the piping that is concealed, consult a licensed plumber for a pressure test of the entire plumbing system. For additional details, visit the web site abspipes.com. Active leak at hall bathroom sink drain/stopper connection. Consult a licensed plumber for repairs. Inspection of drain/waste and vent lines was limited to visual piping only. No evaluation of drain/waste or vent piping lines concealed in slab or walls. Consult a licensed plumber for diagnostic, if concerned. Refer to pest report for additional findings.
5. **Service Caps:** Accessible The sewer clean out is located at the front of the house.
6. **Vent Pipes:** ABS Inspection of vent piping was limited to visual piping only.
7. **Gas Service Lines:** Galvanized Install a carbon monoxide detector device, to detect for any gas leak, as necessary/required. A carbon monoxide detector test was not performed, at the time of inspection, as listed in the Order Agreement form.

Garage Water Heater

8. **Water Heater Operation:** Functional at time of inspection Temperature output 107 degrees. Flush tank periodically, as routine maintenance. Earthquake (seismic restraint) support straps missing or not properly installed. Water heater is required to be strapped around the top and bottom third of tank, with 1 1/2 inch solid metal straps and anchored to wall stud or foundation, to meet current requirements.
9. **Manufacturer:** General Electric
10. **Type:** Natural gas **Capacity:** 50 Gal.
11. **Approximate Age:** 8 years **Area Served:** Whole house
12. **Flue Pipe:** Double wall
13. **TPRV and Drain Tube:** Copper

Bathroom

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Hallway Bathroom

1. **Ceiling:** Painted drywall Clean ceiling exhaust fan, as necessary.
2. **Walls:** Painted drywall Patched wall areas noted. Refer to seller for disclosure of repairs. The walls and ceiling have been recently painted. Refer to seller for condition of the walls and ceiling, prior to painting.
3. **Floor:** Tile
4. **Doors:** Hollow wood Door does not hit the strike plate ; repair, as necessary/desired.
5. **Electrical:** 110 VAC GFCI Burnt out wall light bulbs noted. Replace light bulbs, as necessary. Reset in master bathroom and hallway bathroom.
6. **Counter/Cabinet:** Cultured marble
7. **Sink/Basin:** Molded single bowl Leak at drain pipe/stop valve connection. Repair, as required. Consult a licensed plumber for repairs.
8. **Faucets/Traps:** Unknown Brand Leak noted at drain pipe/stop valve connection. Repair, as required. A licensed plumber is recommended to estimate repairs.
9. **Shower/Surround:** Tile pan and tile surround Maintain caulking at fixtures and grout at tiles. Maintain caulking at shower door frame. Recommend having a pan test performed by a licensed pest company.
10. **Toilets:** Eljer The hall bathroom toilet is loose at the floor and will require replacement of the wax seal. Crack noted at the left side base of hall bathroom toilet. Recommend replacing the toilet. See pest report for findings. Consult a licensed plumber for evaluation and repairs. No leaks detected, at time of inspection.
11. **HVAC Source:** Heating system register
12. **Ventilation:** Electric ventilation fan

Master Bathroom

13. **Ceiling:** Painted drywall
14. **Walls:** Painted drywall The walls and ceiling have been recently painted. Refer to seller for condition of the walls and ceiling, prior to painting. Patched wall areas noted. Refer to seller for disclosure of repairs.
15. **Floor:** Poured slab Missing master bathroom flooring noted. Consult a flooring specialist for evaluation and estimate of repairs. Missing base board noted. Replace, as necessary/desired.
16. **Doors:** Hollow wood
17. **Windows:** Aluminum slider Double glaze windows noted.
18. **Electrical:** 110 VAC GFCI Reset in master bathroom.
19. **Counter/Cabinet:** Cultured marble Burn/stain marks noted, at the counter top. Replace, as desired.
20. **Sink/Basin:** Two single sinks Rusting at the overflow drains and on the underside of sinks. Monitor. Chipped finish at sinks. Stopper missing, at right side`sink. Replace the stopper, as necessary. No leaks detected, at the time of inspection.
21. **Faucets/Traps:** Moen No leaks detected, at time of inspection. The right side sink stopper is missing. Replace, as required.
22. **Shower/Surround:** Fiberglass pan and ceramic tile surround Maintain caulking at fixtures and grout at tiles. Recommend having a pan test performed by a licensed pest company. Grout needs work, at the bottom courses of tile; repair, as required. Conditions behind the tile are indeterminate. See pest report for findings. Shower doors are missing. Replace, as desired. Some loose tiles noted ; repair, as required. Wall conditions are indeterminate.
23. **Toilets:** Unknown brand No leaks detected, at time of inspection.
24. **HVAC Source:** Heating system register
25. **Ventilation:** Window Window vent only noted. Open window daily, for proper ventilation. Exhaust fan may be required, for proper air flow.

Kitchen

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Left side Kitchen

1. **Cooking Appliances:** Whirlpool The unit is dirty. Clean, as desired. Missing front bottom base cover panel noted. Replace, as necessary/desired.
2. **Ventilator:** LG Grease filters need to be cleaned periodically.
3. **Disposal:** Kenmore Rusting noted, at blade area. Monitor and repair, as necessary. Wear to unit. Anticipate replacement. Sounds like something is caught in the blades. Correct, as necessary.
4. **Dishwasher:** Whirlpool Dishwasher drains thru air gap. Clean drain line at disposal and re-test. A licensed plumber is recommended to evaluate and estimate repairs. Dented/bent front dishwasher door noted. Repair, as necessary/desired.
5. **Air Gap Present?** Yes No Dishwasher drains thru air gap. Clean drain line and re-test. Consult a licensed plumber for repairs.
6. **Microwave:** LG Missing microwave rack. Replace, as necessary/required.
7. **Sink:** Stainless steel No leaks detected, at the time of inspection.
8. **Electrical:** 110 VAC outlets and lighting circuits Recommend GFCI outlets at all kitchen outlets, within 5 feet of any water source.
9. **Plumbing/Fixtures:** Moen No leaks detected, at time of inspection.
10. **Counter Tops:** Tile/wood Chipped and cracked tiles, at inside corners and sink area. Normal wear for age. Repair, as desired. Wear to grout, at sink area. Monitor grout in tile joints.
11. **Cabinets:** Wood Evidence of prior leakage. Stain in kitchen sink base cabinet bottom. Refer to seller for repair history. See pest report for findings. The area was dry, at the time of inspection. Incorrect sized cabinet doors noted, at left/base cabinet area of range. Correct, as desired. Normal wear for age. Wear to finish. Stain and refinish, as necessary/desired. Cracking noted, at center island area cabinet doors. Repair, as necessary.
12. **Ceiling:** Painted drywall
13. **Walls:** Painted drywall The walls and ceiling have been recently painted. Refer to seller for condition of the walls and ceiling, prior to painting.
14. **Floor:** Poured slab The kitchen flooring is missing. Refer to seller for disclosure. Cracking noted at the slab. Consult a flooring specialist for evaluation and estimate of repairs. Missing base board noted. Replace, as necessary/desired.
15. **HVAC Source:** Heating system register

Bedroom

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A NP NI M D

Right side/front Bedroom

1. **Closet:** Coat closet Missing bypass closet doors. Replace, as necessary/desired.
 2. **Ceiling:** Painted drywall
 3. **Walls:** Painted drywall The walls and ceiling have been recently painted. Refer to seller for condition of the walls and ceiling, prior to painting. Minor wall damage at area where entry door knob hits ; repair, as required/desired.
 4. **Floor:** Hardwood/poured slab Missing bedroom area flooring noted. Cracking noted at the slab. Consult a flooring specialist for evaluation and estimate of repairs.
 5. **Doors:** Hollow wood The entry door is sticking. Correct, as required. Missing bypass closet doors. Replace, as desired.
 6. **Windows:** Aluminum slider Cracked glass / panes noted at right side/front bedroom window ; replace glass, as required. Double glaze windows noted. Windows are very dirty, at the time of inspection and difficult to detect failed seals. Recommend having all windows cleaned and re-inspected for failed seals, prior to close of escrow. Consult a window specialist, for evaluation. Worn rollers / windows roll rough. Lubricate or replace rollers, for improved operation.
 7. **Electrical:** 110 VAC
 8. **HVAC Source:** Heating system register
- Right side middle Bedroom**
9. **Closet:** Bypass doors

Bedroom (Continued)

10. **Ceiling:** Painted drywall
11. **Walls:** Painted drywall The walls and ceiling have been recently painted. Refer to seller for condition of the walls and ceiling, prior to painting. Signs of prior water intrusion noted, at window sill area. Refer to seller for disclosure. Correct, as necessary/desired.
12. **Floor:** Carpet/poured slab Stained closet carpeting noted ; clean/replace, as desired. Missing bedroom area flooring. Cracking noted at the slab. Consult a flooring specialist for evaluation and estimate of repairs.
13. **Doors:** Metal/wood/glass The entry door is sticking. Correct, as required.
14. **Windows:** Aluminum slider Double glaze windows noted. Consult a window specialist, for evaluation. Double glaze unit has lost the seal at right side/middle bedroom window ; correct, as desired/required.
15. **Electrical:** 110 VAC outlets and lighting circuits Broken right side/middle bedroom right side wall outlet. Consult a licensed electrician for repairs.
16. **HVAC Source:** Heating system register
-
- Master Bedroom**
17. **Closet:** Walk-in & bypass double door Missing walk-in closet doors. Replace, as necessary/desired.
18. **Ceiling:** Painted drywall Patched ceiling. Refer to seller for disclosure of repairs. The acoustic popcorn texture has been removed. Cracks present. Repair/paint, as necessary.
19. **Walls:** Painted drywall The walls and ceiling have been recently painted. Refer to seller for condition of the walls and ceiling, prior to painting.
20. **Floor:** Carpet/poured slab The walk-in closet flooring is missing. Stained/torn carpeting noted ; clean/replace, as desired. Missing walk-in closet base board noted. Replace, as necessary/desired. Consult a flooring specialist for evaluation and estimate of repairs.
21. **Doors:** Metal/glass Missing walk-in closet doors. Replace, as desired.
22. **Windows:** Aluminum slider Double glaze windows noted. Windows are very dirty, at the time of inspection and difficult to detect failed seals. Recommend having all windows cleaned and re-inspected for failed seals, prior to close of escrow. Worn rollers / windows roll rough. Lubricate or replace rollers, for improved operation.
23. **Electrical:** 110 VAC outlets and lighting circuits Consult a licensed electrician for repairs. Reversed polarity, at master bedroom upper wall outlet, next to the bypass closet doors. Rewire properly.
24. **HVAC Source:** Air exchange/heat register The filter is missing, at the master bedroom walk-in closet ceiling cold-air return vent. Replace, as necessary.

Living Space

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Nook Living Space

1. **Closet:** Pantry
2. **Ceiling:** Painted drywall
3. **Walls:** Painted drywall The walls and ceiling have been recently painted. Refer to seller for condition of the walls and ceiling, prior to painting.
4. **Floor:** Poured slab Missing nook area flooring. Refer to seller for disclosure. Cracking noted at the slab. Consult a flooring specialist for evaluation and estimate of repairs.
5. **Doors:** Wood
6. **Windows:** Aluminum slider Double glaze windows noted. Windows are very dirty, at the time of inspection and difficult to detect failed seals. Recommend having all windows cleaned and re-inspected for failed seals, prior to close of escrow. Worn rollers / windows roll rough. Lubricate or replace rollers, for improved operation.
7. **Electrical:** 110 VAC outlets and lighting circuits
8. **HVAC Source:** Heating system register

Living room/Dining room/entry Living Space

9. **Closet:** Coat closet Missing clothes pole. Replace, as necessary/desired.
10. **Ceiling:** Painted drywall
11. **Walls:** Painted drywall The walls and ceiling have been recently painted. Refer to seller for condition of the walls and ceiling, prior to painting.
12. **Floor:** Tile/hardwood Missing entry closet flooring noted. Cracking/chips noted, at entry tile flooring. Missing living room base board, patio slider door area floor trim and

Living Space (Continued)

Floor: (continued)

fireplace area 1/4 round trim noted. Replace, as necessary/desired. Consult a flooring specialist for evaluation and estimate of repairs.

- 13. **Doors:** Hollow wood
- 14. **Windows:** Aluminum single hung/non-opening Double glaze windows noted. Windows are very dirty, at the time of inspection and difficult to detect failed seals. Recommend having all windows cleaned and re-inspected for failed seals, prior to close of escrow.
- 15. **Electrical:** 110 VAC outlets and lighting circuits Burnt out ceiling light bulbs noted. Replace light bulbs, as necessary. The dining room ceiling fan is out of balance. Correct, as necessary. Some loose outlets noted. Correct, as necessary. Consult a licensed electrician for repairs.
- 16. **HVAC Source:** Heating system register The indoor air quality of the home was not inspected and is not within the scope of a home inspection. Poor indoor air quality can cause serious health risks. If concerned, we recommend that you consult with a qualified industrial hygienist, to perform air quality samples, prior to the close of escrow.

Hallway Living Space

- 17. **Ceiling:** Painted drywall
- 18. **Walls:** Painted drywall The walls and ceiling have been recently painted. Refer to seller for condition of the walls and ceiling, prior to painting.
- 19. **Floor:** Hardwood Missing transition strips noted, at the junction of the hallway to bedrooms and laundry area flooring. Consult a flooring specialist for evaluation and estimate of repairs. Loose transition strip noted, at hall bathroom.
- 20. **Electrical:** 110 VAC Cracked ceiling light plastic lens noted. Replace plastic lens, as desired.

Laundry Room/Area

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Hallway Laundry Room/Area

- 1. **Ceiling:** Painted drywall
- 2. **Walls:** Painted drywall The walls and ceiling have been recently painted. Refer to seller for condition of the walls and ceiling, prior to painting.
- 3. **Floors:** Linoleum
- 4. **Electrical:** 110 VAC/220 VAC
- 5. **Washer Hose Bib:** Gate No leaks detected, at the time of inspection.
- 6. **Washer and Dryer Electrical:** 110-220 VAC
- 7. **Dryer Vent:** Rigid metal
- 8. **Washer Drain:** Wall mounted drain

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

- Walks:** Concrete/pavers Cracking noted; repair, as desired. Raised walkway sections noted. Potential trip hazard. Repair, as necessary/required. Stained concrete noted. Clean, as necessary/desired.
- Patio:** Concrete/stone Cracking and settlement noted; repair, as required/desired.
- Vegetation:** Trees/bushes/vines Recommend trimming vegetation away from all siding. Recommend keeping vegetation trimmed away from all siding. Tree limbs over hang the roof and should be cut back.
- Retaining Walls:** Wood Wood timber retaining wall at right side is leaning and posts are deteriorated. A qualified contractor is recommended to evaluate and estimate repairs. Original wood frame retaining walls in fair condition. Timber/posts are weathered. Monitor and anticipate repairs in the future. See pest report for findings.
- Grading:** Moderate front slope/flat around the house Low to no slope at foundation. Monitor during rainy season and alter grade, if needed. Refer to seller for disclosure of drainage from yard. Consider sloping grade away from the structure, for improved ground water run-off.
- Exterior Surface Drain:** French drain Recommend adding downspout extensions to all downspouts, to divert water away from the foundation. Refer to seller for disclosure of drainage from yard. French drains at downspout extensions appear to be blocked with debris. Clean drains, as necessary.
- Driveway:** Concrete/asphalt Cracking noted; seal, as desired. Stained concrete noted. Power wash, as desired/necessary.

Exterior Surface and Components

- All sides Exterior Surface Type:** Stucco Caulk at trim and siding material, to reduce the risk of water penetration. Exposure to water penetration at gaps. Caulk at all exposure points on exterior. Refer to the seller for disclosure of repair history. Consult a licensed painting contractor for estimate of repairs. Recommend caulking at the top edge of all exterior light fixtures, to reduce the risk of water penetration to the wiring. Recommend trimming vegetation away from all siding. Not able to see all of the left side siding material, due to some of the left side of the house being in the neighbors yard. Seal all cracks in stucco, to reduce the risk of water penetration. Multiple cracks observed. See pest report for findings. Small cracks in the stucco are common and generally acceptable. The siding material is dirty. Clean/paint, as necessary.
- Soffits:** Wood/stucco Weathered wood soffit areas. Refer to pest report for findings. Wasps nests noted at multiple soffit areas. Remove nests, as necessary/required.
- Entry Doors:** Metal Scratches/dents noted, at the exterior side of the front entry door. Repair and paint, as necessary/desired. Weathered threshold noted. Prep and paint, as necessary.
- Patio Door:** Metal sliding Missing patio screen door screening material, at slider. A qualified contractor is recommended to evaluate and estimate repairs. The glass door is very dirty and difficult to detect failed seal. Recommend cleaning the glass and checking for failed seal to the double glaze glass. Worn rollers at patio slider in family room. Anticipate repairs. Rollers need to be replaced.
- Window Screens:** Vinyl mesh Weathered/torn/missing screens on several windows. Repair or replace, as needed. A qualified contractor is recommended to evaluate and estimate repairs. Screens are dirty. Clean, as necessary/desired.
- Exterior Lighting:** Surface mount Bulbs burned out, at time of inspection. Replace light bulbs, as required. Rusting noted at multiple light fixtures. Replace, as necessary/desired. Missing globe/bulb, at rear patio light fixture. Replace globe and bulb, as necessary.

Roof

- Main Roof Surface Material:** Cement tile A qualified roofing contractor is recommended to evaluate and estimate repairs. Recommend trimming vegetation/tree branches away from roofing, for improved service life. The roof inspection is only a visual inspection, not a certification or guarantee that the roof will not leak. Consult a licensed roofing company/contractor for evaluation and certification, as required/desired. Chipped corners at multiple roof tiles. No exposed felt paper, at chipped corner areas. Loose front ridge and edge caps noted, above the garage. Left and right side end area ridge caps are missing/loose. Loose left/rear edge caps noted. Slipped down rear roof tile noted, at base area of chimney. Debris on roof. Keep clean, to assist in preventing damage. Refer to seller for disclosure of repair history. Some new roof tiles noted, at rear elevation.
- Patio Roof Surface Material:** Wood/fiberglass Loose/bent top fiberglass panels noted. A qualified roofing contractor is recommended to evaluate and estimate repairs. Debris on roof. Keep clean, to assist in preventing damage. Weathered wood boards noted. Monitor and repair, as necessary. See pest report for findings.
- Flashing:** Aluminum Cleaning flashing periodically, will reduce the risk of water penetration. Paint metal flashing periodically, as routine maintenance. Peeling paint noted. Recommend painting the bare metal flashing, to assist in preserving the metal material.

Marginal Summary (Continued)

Valleys: Metal Debris located in metal valleys. Recommend cleaning the valley areas, for proper roof drainage.

Left side Chimney Chimney: Stucco/metal pipe Chimney has a cap and spark arrester. Antenna is mounted to the chimney, causing unnecessary stress. Recommend removing the antenna or re-mounting to the roof. Weathered wood noted at the chimney chase. Caulk and paint, as needed. See pest report for findings.

Gutters: Aluminum Clean gutter system periodically. Gutters filled with debris. Keep clean, for proper function. Deferred maintenance to gutter system. Rusting on interior of gutters.

Leader/Extension: Plastic Recommend adding downspout extensions to all downspouts, to move water away from the foundation. Suspect below ground leaders leaking or plugged. Clean drains, as necessary.

Garage/Carport

Attached Garage Exterior Surface: Stucco See "exterior surfaces and components" for findings.

Attached Garage Roof: Cement tile Refer to roofing section for findings.

Attached Garage Service Doors: Wood The garage door is sticking. Repair, as necessary.

Attached Garage Floor/Foundation: Poured slab Cracking noted. Seal, as desired/necessary. Garage flooring is dirty/greasy. Clean, as necessary.

Attached Garage Gutters: Aluminum See "roofing" section for findings.

Attached Garage Leader/Extensions: Plastic See "roofing" section for findings.

Structure

Differential Movement: Cracking noted at exterior stucco Cracks will require monitoring and patching, as required.

Attic

Hallway Attic Insulation: Batt/loose fill Rodent droppings observed throughout the attic area. Consult a licensed pest company for further evaluation, if concerned.

Hallway Attic Moisture Penetration: Potential water penetration areas noted Consult a licensed roofer for evaluation and appropriate repairs. Recommend cleaning debris away from metal valleys, to reduce the risk of water penetration. See "roofing" section for findings.

Hallway Attic Bathroom Fan Venting: Electric fan Window vent only noted, at master bathroom. Open window daily, for proper ventilation. Exhaust fan may be required, for proper air flow.

Air Conditioning

Right side AC System A/C System Operation: Appears serviceable Return temp. 69 degrees. Output temp. 51 degrees. Split temperature difference is within industry standards. Recommend periodic service to the system. Change filter monthly. The unit is currently in service, but beyond the manufactures stated design life of 8-12 years. Anticipate repairs and/or replacement in the future. Consult a licensed HVAC contractor for complete diagnostic, if concerned. Rated fair, due to age of system. Refer to seller for any repair history. Unit appeared to be operating normally.

Right side AC System Condensate Removal: PVC Water stains noted at the plywood base, under the heating unit in the attic. The area was dry, at the time of inspection. Refer to seller for disclosure. There is rusting noted in the over flow pan under the heating unit in the attic. Refer to seller for disclosure. Consult a licensed HVAC contractor for evaluation and appropriate repairs.

Right side AC System Exterior Unit: BDP CO. Functioning and serviceable. Anticipate repairs or replacement in future. Consult a licensed HVAC contractor for evaluation, if concerned with condition. Recommend lightly washing down the exterior unit periodically, for improved energy efficiency. Rated fair, due to age. The unit is beyond the manufactures stated design life of 8-12 years.

Right side AC System Refrigerant Lines: Low pressure and high pressure Missing insulation, at the low/high pressure lines. Replace insulation, as required.

Blower Fan/Filters: Direct drive The filter is missing, at the master bedroom walk-in closet area ceiling cold-air return. Replace the filter, as necessary/required.

Fireplace/Wood Stove

Living Room Fireplace Fireplace Construction: Metal/brick Consult a licensed chimney specialist, for further evaluation. Creosote build-up noted. Have cleaned and liner re-checked, prior to use. Wear to back refractory panel and base of fireplace.

Living Room Fireplace Smoke Chamber: Metal Creosote build-up noted. Have cleaned and liner checked, prior to use. Consult a chimney specialist for diagnostic.

Living Room Fireplace Flue: Metal Moderate build-up noted in flue, from normal usage. Recommend cleaning periodically.

Living Room Fireplace Damper: Metal Damper is sticking ; correct, as required.

Marginal Summary (Continued)

Heating System

Attic Heating System Heating System Operation: Appears functional Packaged unit. No visual inspection of internal parts. Refer to seller for disclosure of maintenance to unit, while in present owners care. Temp output 134 degrees. Rise 45 degrees. Recommend periodic maintenance and changing of filter monthly, at unit or cold air return. Due to age and/or condition, replacement needs should be anticipated. Heat pump existing beyond design life.

Attic Heating System Blower Fan/Filter: Direct drive The filter is missing, at the master bedroom walk-in closet ceiling cold-air return. Replace the filter, as necessary/required.

Bathroom

Hallway Bathroom Doors: Hollow wood Door does not hit the strike plate ; repair, as necessary/desired.

Hallway Bathroom Electrical: 110 VAC GFCI Burnt out wall light bulbs noted. Replace light bulbs, as necessary. Reset in master bathroom and hallway bathroom.

Master Bathroom Counter/Cabinet: Cultured marble Burn/stain marks noted, at the counter top. Replace, as desired.

Master Bathroom Sink/Basin: Two single sinks Rusting at the overflow drains and on the underside of sinks. Monitor. Chipped finish at sinks. Stopper missing, at right side sink. Replace the stopper, as necessary. No leaks detected, at the time of inspection.

Master Bathroom Faucets/Traps: Moen No leaks detected, at time of inspection. The right side sink stopper is missing. Replace, as required.

Master Bathroom Shower/Surround: Fiberglass pan and ceramic tile surround Maintain caulking at fixtures and grout at tiles. Recommend having a pan test performed by a licensed pest company. Grout needs work, at the bottom courses of tile; repair, as required. Conditions behind the tile are indeterminate. See pest report for findings. Shower doors are missing. Replace, as desired. Some loose tiles noted ; repair, as required. Wall conditions are indeterminate.

Master Bathroom Ventilation: Window Window vent only noted. Open window daily, for proper ventilation. Exhaust fan may be required, for proper air flow.

Kitchen

Left side Kitchen Cooking Appliances: Whirlpool The unit is dirty. Clean, as desired. Missing front bottom base cover panel noted. Replace, as necessary/desired.

Left side Kitchen Disposal: Kenmore Rusting noted, at blade area. Monitor and repair, as necessary. Wear to unit. Anticipate replacement. Sounds like something is caught in the blades. Correct, as necessary.

Left side Kitchen Microwave: LG Missing microwave rack. Replace, as necessary/required.

Left side Kitchen Counter Tops: Tile/wood Chipped and cracked tiles, at inside corners and sink area. Normal wear for age. Repair, as desired. Wear to grout, at sink area. Monitor grout in tile joints.

Left side Kitchen Cabinets: Wood Evidence of prior leakage. Stain in kitchen sink base cabinet bottom. Refer to seller for repair history. See pest report for findings. The area was dry, at the time of inspection. Incorrect sized cabinet doors noted, at left/base cabinet area of range. Correct, as desired. Normal wear for age. Wear to finish. Stain and refinish, as necessary/desired. Cracking noted, at center island area cabinet doors. Repair, as necessary.

Bedroom

Right side/front Bedroom Closet: Coat closet Missing bypass closet doors. Replace, as necessary/desired.

Right side/front Bedroom Walls: Painted drywall The walls and ceiling have been recently painted. Refer to seller for condition of the walls and ceiling, prior to painting. Minor wall damage at area where entry door knob hits ; repair, as required/desired.

Right side middle Bedroom Walls: Painted drywall The walls and ceiling have been recently painted. Refer to seller for condition of the walls and ceiling, prior to painting. Signs of prior water intrusion noted, at window sill area. Refer to seller for disclosure. Correct, as necessary/desired.

Right side middle Bedroom Doors: Metal/wood/glass The entry door is sticking. Correct, as required.

Master Bedroom Closet: Walk-in & bypass double door Missing walk-in closet doors. Replace, as necessary/desired.

Master Bedroom Ceiling: Painted drywall Patched ceiling. Refer to seller for disclosure of repairs. The acoustic popcorn texture has been removed. Cracks present. Repair/paint, as necessary.

Master Bedroom Windows: Aluminum slider Double glaze windows noted. Windows are very dirty, at the time of inspection and difficult to detect failed seals. Recommend having all windows cleaned and re-inspected for failed seals, prior to close of escrow. Worn rollers / windows roll rough. Lubricate or replace rollers, for improved operation.

Master Bedroom HVAC Source: Air exchange/heat register The filter is missing, at the master bedroom walk-in closet ceiling cold-air return vent. Replace, as necessary.

Marginal Summary (Continued)

Living Space

Nook Living Space Windows: Aluminum slider Double glaze windows noted. Windows are very dirty, at the time of inspection and difficult to detect failed seals. Recommend having all windows cleaned and re-inspected for failed seals, prior to close of escrow. Worn rollers / windows roll rough. Lubricate or replace rollers, for improved operation.

Living room/Dining room/entry Living Space Closet: Coat closet Missing clothes pole. Replace, as necessary/desired.

Living room/Dining room/entry Living Space Windows: Aluminum single hung/non-opening Double glaze windows noted. Windows are very dirty, at the time of inspection and difficult to detect failed seals. Recommend having all windows cleaned and re-inspected for failed seals, prior to close of escrow.

Living room/Dining room/entry Living Space Electrical: 110 VAC outlets and lighting circuits Burnt out ceiling light bulbs noted. Replace light bulbs, as necessary. The dining room ceiling fan is out of balance. Correct, as necessary. Some loose outlets noted. Correct, as necessary. Consult a licensed electrician for repairs.

Hallway Living Space Floor: Hardwood Missing transition strips noted, at the junction of the hallway to bedrooms and laundry area flooring. Consult a flooring specialist for evaluation and estimate of repairs. Loose transition strip noted, at hall bathroom.

Hallway Living Space Electrical: 110 VAC Cracked ceiling light plastic lens noted. Replace plastic lens, as desired.

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

Fences: Wood A qualified contractor is recommended to evaluate and estimate repairs. Broken/loose fence boards at multiple locations ; repair, as necessary. Rear fence sections are being held up by boards. Right/rear fence section is broken/damaged. Repair/replace fence sections, as necessary. The right side gate is damaged and deteriorated. There is a pad lock on the right side gate. The gate was not tested. See pest report for findings.

Exterior Surface and Components

Trim: Wood Wood deterioration noted to the trim, at right base of right/front roll-up garage door ; repair/replace, as necessary. See pest report for findings. Caulk at wood trim and stucco siding, to reduce the risk of water penetration. Weathered wood trim. Maintain paint and caulking every five to seven years. Peeling paint. A qualified contractor is recommended to evaluate and estimate repairs. Weathered front entry door threshold. Prep and paint, as necessary.

Fascia: Wood Wood deterioration noted to fascia/barge rafter, at right side of house, at the valley area ; repair/replace, as necessary. See pest report for findings. Loose/twisted left/rear barge rafter noted. A qualified contractor is recommended to evaluate and estimate repairs. Weathered wood fascia areas. Refer to pest report for findings. Paint peeling. Prep and paint, as necessary.

Windows: Aluminum slider/single hung/non-opening Maintain a water tight seal between window, siding and trim, to reduce the risk of water penetration. See "interior section," for additional findings. Windows are very dirty, at time of inspection. Difficult to detect failed seals. Recommend cleaning all windows and checking for failed seals, prior to the close of escrow. A licensed window specialist is recommended to evaluate and provide an estimate for repairs. Cracked/broken window noted at right/front bedroom ; repair, as required. Failed seal noted at right side/middle bedroom window. Repair, as necessary. Worn rollers at multiple windows. Lubricate and/or replace rollers, as necessary.

Roof

Downspouts: Aluminum No/missing downspouts noted at left/rear area of house ; add downspout, as required. Some downspouts drain into ground. Refer to the seller for location and condition of drainage system. Recommend adding downspout extensions to all downspouts, to move water away from the foundation. Downspouts blocked with debris. Clean, as necessary.

Garage/Carport

Attached Garage Electrical: 110 VAC and 110 GFCI outlets and lighting circuits Consult a licensed electrician for repairs. GFCI protection required at all added garage outlets. Safety Hazard. Missing wall light switch cover plate noted. Replace, as desired/required.

Attached Garage Downspouts: Aluminum See "roofing" section for findings.

Electrical

110 VAC Branch Circuits: Copper Consult with a licensed electrician for evaluation and appropriate repairs. Install cover plates at all outlets/switches. The wiring in the attic area was not inspected completely, due to insulation over the wiring. Broken right/middle bedroom right side wall outlet. Replace the outlet, as required. Reversed polarity at master bedroom upper wall outlet, next to the bypass closet area ; rewire properly. Some loose original wall outlets. Replace, as needed.

GFCI: Garage/bathrooms/exterior See "garage" section for findings. GFCI required at the added garage wall outlets. Evaluation by a licensed electrician is required. See "kitchen" section for findings. Recommend GFCI upgrade at kitchen outlets, within five feet of a water source.

Smoke Detectors: Family room/hallway Missing hallway ceiling smoke detector unit noted. Smoke detector required in hallway, or in each bedroom. Recommend adding a master bedroom battery operated smoke detector, for added safety.

Plumbing

Drain Pipes: ABS Consult a licensed plumber for a pressure test or camera inspection of the concealed piping in the ground, wall and vent pipes, if concerned. Refer to seller for disclosure of drainage condition, while home was in their care. Refer to seller for disclosure on any main sewer line defects, while home was in their care. Refer to seller regarding any repairs related to ABS plastic drain/waste and vent piping. ABS plastic piping used for drain/waste and vent piping lines, is suspect of being defective, between 1985-1990. No determination is made on concealed pipes in the walls and floor slab. If concerned with the piping that is concealed, consult a licensed plumber for a pressure test of the entire plumbing system. For additional details, visit the web site abspipes.com. Active leak at hall bathroom sink drain/stopper connection. Consult a licensed plumber for repairs. Inspection of drain/waste and vent lines was limited to visual piping only. No evaluation of drain/waste or vent piping lines concealed in slab or walls. Consult a licensed plumber

Defective Summary (Continued)

Drain Pipes: (continued)

for diagnostic, if concerned. Refer to pest report for additional findings.

Garage Water Heater Water Heater Operation: Functional at time of inspection Temperature output 107 degrees.

Flush tank periodically, as routine maintenance. Earthquake (seismic restraint) support straps missing or not properly installed. Water heater is required to be strapped around the top and bottom third of tank, with 1 1/2 inch solid metal straps and anchored to wall stud or foundation, to meet current requirements.

Bathroom

Hallway Bathroom Sink/Basin: Molded single bowl Leak at drain pipe/stop valve connection. Repair, as required. Consult a licensed plumber for repairs.

Hallway Bathroom Faucets/Traps: Unknown Brand Leak noted at drain pipe/stop valve connection. Repair, as required. A licensed plumber is recommended to estimate repairs.

Hallway Bathroom Toilets: Eljer The hall bathroom toilet is loose at the floor and will require replacement of the wax seal. Crack noted at the left side base of hall bathroom toilet. Recommend replacing the toilet. See pest report for findings. Consult a licensed plumber for evaluation and repairs. No leaks detected, at time of inspection.

Master Bathroom Floor: Poured slab Missing master bathroom flooring noted. Consult a flooring specialist for evaluation and estimate of repairs. Missing base board noted. Replace, as necessary/desired.

Kitchen

Left side Kitchen Dishwasher: Whirlpool Dishwasher drains thru air gap. Clean drain line at disposal and re-test. A licensed plumber is recommended to evaluate and estimate repairs. Dented/bent front dishwasher door noted. Repair, as necessary/desired.

Left side Kitchen Floor: Poured slab The kitchen flooring is missing. Refer to seller for disclosure. Cracking noted at the slab. Consult a flooring specialist for evaluation and estimate of repairs. Missing base board noted. Replace, as necessary/desired.

Bedroom

Right side/front Bedroom Floor: Hardwood/poured slab Missing bedroom area flooring noted. Cracking noted at the slab. Consult a flooring specialist for evaluation and estimate of repairs.

Right side/front Bedroom Doors: Hollow wood The entry door is sticking. Correct, as required. Missing bypass closet doors. Replace, as desired.

Right side/front Bedroom Windows: Aluminum slider Cracked glass / panes noted at right side/front bedroom window ; replace glass, as required. Double glaze windows noted. Windows are very dirty, at the time of inspection and difficult to detect failed seals. Recommend having all windows cleaned and re-inspected for failed seals, prior to close of escrow. Consult a window specialist, for evaluation. Worn rollers / windows roll rough. Lubricate or replace rollers, for improved operation.

Right side middle Bedroom Floor: Carpet/poured slab Stained closet carpeting noted ; clean/replace, as desired. Missing bedroom area flooring. Cracking noted at the slab. Consult a flooring specialist for evaluation and estimate of repairs.

Right side middle Bedroom Windows: Aluminum slider Double glaze windows noted. Consult a window specialist, for evaluation. Double glaze unit has lost the seal at right side/middle bedroom window ; correct, as desired/required.

Right side middle Bedroom Electrical: 110 VAC outlets and lighting circuits Broken right side/middle bedroom right side wall outlet. Consult a licensed electrician for repairs.

Master Bedroom Floor: Carpet/poured slab The walk-in closet flooring is missing. Stained/torn carpeting noted ; clean/replace, as desired. Missing walk-in closet base board noted. Replace, as necessary/desired. Consult a flooring specialist for evaluation and estimate of repairs.

Master Bedroom Doors: Metal/glass Missing walk-in closet doors. Replace, as desired.

Master Bedroom Electrical: 110 VAC outlets and lighting circuits Consult a licensed electrician for repairs. Reversed polarity, at master bedroom upper wall outlet, next to the bypass closet doors. Rewire properly.

Living Space

Nook Living Space Floor: Poured slab Missing nook area flooring. Refer to seller for disclosure. Cracking noted at the slab. Consult a flooring specialist for evaluation and estimate of repairs.

Living room/Dining room/entry Living Space Floor: Tile/hardwood Missing entry closet flooring noted. Cracking/chips noted, at entry tile flooring. Missing living room base board, patio slider door area floor trim and fireplace area 1/4 round trim noted. Replace, as necessary/desired. Consult a flooring specialist for evaluation and estimate of repairs.