



Property Inspection Report

LOCATED AT:

XXX

PREPARED EXCLUSIVELY FOR:

XXX

INSPECTED ON:

Monday, February 1, 2016

12:00 PM



Inspector, Marc Mazza
Mazza Inspection Group
(866) 996-2992
CA 776512

SUMMARY

This summary report is intended to provide a convenient and cursory preview of the more significant conditions and components that we have identified within our report as needing service, but could be incomplete.

The summary is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary.

Also, in accordance with the terms of the contract, the service recommendations that we make in this summary and throughout the report should be investigated further and completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

This summary report is intended to provide a convenient and cursory preview of a limited number of items, conditions and components that we have identified within our report as requiring more immediate service. This summary is not comprehensive and does not include all of the issues documented within this report.

Items included in the summary will be an item, component or situation which is not performing its function or its condition, or is not appropriate for its age or use. This may also denote a safety hazard or safety risk. Immediate replacement, improvement or repairs may be required to make serviceable. Items identified in the summary should be reviewed by a professional licensed contractor in the trade necessary for appropriate repairs that should be completed in accordance to local building standards.

All work should be followed up by a receipt or warrantee by the contractor.

GROUNDS

Fencing

BLOCK WALL

s-1: - Cracks were observed in the brick cap of the block fence.

STRUCTURAL

ROOF FRAMING

 **s-2:** - Notches have been cut into the trusses pictured. In accordance with building code, trusses are not to be cut, notched or otherwise modified without the manufacturer's approval.

Code Reference R802.10.4 Alterations to Trusses

Truss members shall not be cut, notched, drilled, spliced or otherwise altered in any way without the approval of a registered design professional. Alterations resulting in the addition of load (e.g., HVAC equipment, water heater) that exceeds the design load for the truss shall not be permitted without verification that the truss is capable of supporting such additional loading.

s-3: - Multiple mending plates within the truss system observed in the attic are damaged, loose or completely unattached. The mending plates are recommended to be properly attached to maintain the structural integrity of the framing components.

CHIMNEY & FIREPLACE

GAS APPLIANCE FIREPLACE

GAS APPLIANCE

s-4: - In accordance with the manufacturer, the fuel line is suggested to possess a sediment trap. If such a trap is installed, it is not visible to us.

PLUMBING

WATER HEATER

WATER HEATER FUEL

s-5: - In accordance with the manufacturer's installation guidelines, the sediment trap is installed incorrectly.

GARAGE

FIREWALL

s-6: - Holes and / or missing wall separation wall covering were noted in the fire rated wall that connects the garage to the main structure. The walls and ceilings of the attached garages should be well sealed where they abut the interior of a house to maintain the integrity of the fire rated materials. Dwelling/garage opening/penetration protection. Openings and penetrations through the walls or ceilings separating the dwelling from the garage shall be in accordance with Sections R302.5.1 through R302.5.3.

ELECTRICAL

s-7: - There are receptacles within the garage that have been painted over and therefore suggested to be replaced.

ELECTRICAL

INTERIOR ELECTRICAL

RECEPTACLES

s-8: - 210.12(A) Where Required. All 15A or 20A, 120V branch circuits in dwelling units supplying outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas must be protected by a listed AFCI device of the combination type.

s-9: - A ground fault circuit interrupter (GFCI) outlet in the upstairs common bathroom was not tested because it has been painted over. This receptacle should be replaced as a safety precautionary measure.

INTERIOR

WALLS

s-10: - Air infiltration was visible within multiple locations throughout the building at the sill plate, receptacles, ceiling lights and doors as pictured via the infrared images. This condition is considered a breach within the integrity of the thermal envelope.

Section 110.7 - Mandatory Requirements to Limit Air Leakage

All joints, penetrations and other openings in the building envelope that are potential sources of air leakage shall be caulked, gasketed, weather stripped, or otherwise sealed to limit infiltration and exfiltration.

CEILING

s-11: - Active moisture was observed at the ceiling in the living room. Repairs are recommended, however, a professional contractor is suggested to conduct necessary inspections and investigations prior to repairs to isolate the origin of the damage.

AIR CONDITIONER

AIR CONDITIONER

s-12: - According to the information provided on the manufacturer's specifications plate, it appears the condenser may be considered smaller than what is suggested for this size structure. Information played only provides a number which is taken and converted into a crude method of determining an approximate size to square footage ratio. There are, however, many factors which go into determining the precise square footage to condenser tonnage ratio. We do not possess the tools necessary nor the time to conduct such an comprehensive test during this somewhat brief home inspection. This test should be conducted by a licensed heating and air conditioning contractor.

The correct way to size an air conditioning system is with Manual J, a protocol developed by the Air Conditioning Contractors of America (ACCA). Manual J HVAC load calculations determine how much cooling a house actually needs.

Due to the ever growing presence of new building materials, advanced insulation systems, and efficient ventilation systems, it's impossible to use rule-of-thumb sizing methods and consistently achieve accurate and energy saving results.

DUCTS & REGISTERS

THERMOSTATICALLY CONTROLLED DAMPERS

s-13: - The ducts include thermostatically controlled dampers. The dampers were tested (via thermostats) and found that there were in fact differences in temperature between the lower ambient temperature and the registers of the upstairs area while the downstairs was "on". It should be noted that when this test was performed, the lower system was off. We also feel it prudent to mention that the same test was performed for the upper level and there were no such differences in temperature. It is therefore our opinion based on the test performed, that the damper system may leak allowing air to pass through the dampers. It is not evident how the dampers were designed to perform so we cannot comment on this intended performance. We do suggest however, the buyer contact an HVAC company to thoroughly inspect the damper system and test the damper system to ensure that the system is completely functional and operating in an energy efficient manner.

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DISCLOSURE

Thank you for choosing the Mazza Inspection Group to perform your inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind. The report is effectively a snapshot of the house – recording the conditions on a given date and time. Inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection.

The observations and opinions expressed within this report are those of the inspection company and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of NACHI, and those that we do not inspect, are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional, may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Many comments on components or systems observed as defective, damaged or otherwise may be followed by a comment which suggests the buyer to have an additional inspection of that listed component or system by a specialist. We make these suggestions to ensure our client has ample time to have that specific item evaluated by a specialist of that particular component or system who can then make specific recommendations of repair or replacement and provide our customers with real costs associated with that component or system.

Your report includes many digital photos and may include infrared images as well. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

Again, Thanks very much for the opportunity of conducting this inspection for you. We are available to you throughout the entire real estate transaction process and beyond. Should you have any questions, please do not hesitate to call or email us.

NOTICE: This report should not be used by anyone other than the individual who has signed the inspection agreement and purchased this report. The conditions affecting this property may have changed since the time of this inspection, as many often do under various circumstances. Do not rely on this inspection report as a basis for a real estate transaction decision. It is advised that new parties involved in any transaction concerning the above property, complete a more current evaluation with a qualified inspector.

SCOPE OF WORK: You have contracted with the Mazza Inspection Group to perform a generalist inspection

in accordance with the standards of practice established by NACHI, a copy of which is available upon request or on our website. Generalist inspections are essentially visual and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed pest control company.

GENERAL INFORMATION

STRUCTURE ORIENTATION

1: - The structure faces north.

PRESENT AT INSPECTION

2: - Client(s)

TYPE OF RESIDENCE / LEVELS

3: - The residence is a single family residence and is a two story.

AGE OF STRUCTURE / YEAR BUILT

4: - 2016

UNOFFICIAL SQUARE FOOTAGE

5: - 3625 square feet

FOUNDATION TYPE

6: - The structure has a slab foundation.

OCCUPANCY

7: - The residence was vacant and unfurnished at the time of the inspection.

WEATHER CONDITIONS

8: - There was recent rainfall, within 3 days.

EXTERIOR TEMPERATURE

9: - 55-60 degrees

ADDITIONAL NOTES

10: - This inspection report is not complete as various areas and items in the newly constructed home were not finished at the time of this inspection.

GROUNDS

We do not water test or evaluate subterranean drainage systems, any mechanical or remotely controlled components, such as driveway gates. Cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Driveway

DRIVEWAY MATERIAL

11: - The flatwork material consists of concrete.

DRIVEWAY COMMENTS

12: - The driveway is in acceptable condition, only where visible, or unless otherwise stated.

Gutters

GUTTER MATERIAL

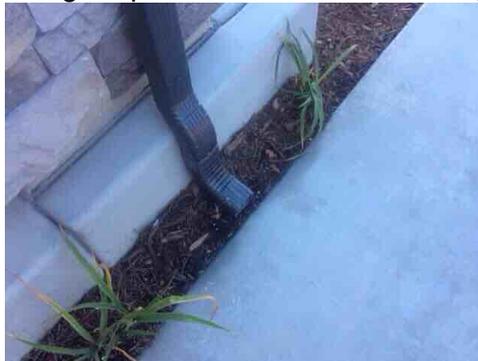
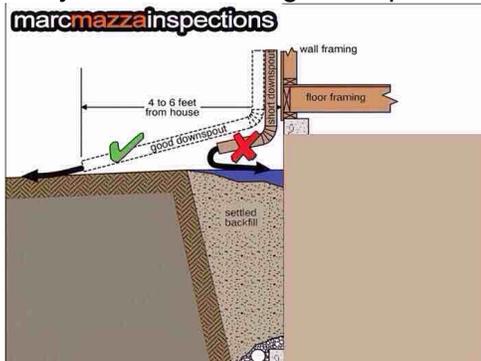
13: - The gutter system is a full gutter system, which covers a majority of the eaves and runoff drainage is necessary or suggested. The gutters are metal.

GUTTERS

14: - The visible portions of the drainage system (gutters and downspouts) were observed to be in good condition (except otherwise noted) at the time of the inspection. Subsurface drainage is not tested. Regular maintenance is suggested, which consists of cleaning the gutters for proper flow.

DOWNSPOUTS

15: - We recommend routing all of the downspout(s) away from the structure, or installing the downspout directly into the subsurface drainage, if present. The downspout(s) should discharge water at least five (5) feet from the house or drain into existing sub surface drainage. Storm water should be encouraged to flow away from the building at the point of discharge. Splash blocks are further suggested.





Porch

PORCH MATERIAL

16: - The flatwork material consists of concrete.

PORCH COMMENTS

17: - The visible portions of the porch were observed to be in good condition at the time of the inspection.

NOTE: Sub surface drainage is not within the scope of this inspection.

Electrical

EXTERIOR RECEPTACLES

18: - The accessible outlets that were tested are functional, unless otherwise stated. Improvements to the electrical components suggested within this section may still may be necessary.

EXTERIOR LUMINARIES & SWITCHES

19: - The lights outside the doors of the residence are functional (except where otherwise noted in this section). It is not within the scope of the inspection to test or evaluate decorative, low voltage lights or motion controlled lights.

20: - Sealant is recommended around the exterior light fixture to wall connection(s).



Hose Bibs

HOSE BIBS

21: - The hose bibs tested appear to be in operational condition where accessible and tested (except where noted otherwise).

Gates

GATE MATERIALS

22: - The gates are constructed in wrought iron.

GATES

23: - The gate(s) that were tested were observed to be in generally good condition at the time of the inspection.

Fencing

BLOCK WALL

24: - The walls consist of slump stone blocks, which may or may not, possess solid grouted cells or rebar.

25: - The block fencing (where visible) appears to be in good condition with signs of normal wear and tear. The block wall may, however, contain other issues listed herein.

26: - Cracks were observed in the brick cap of the block fence.



WROUGHT IRON FENCING

27: - The visible portions of the wrought iron fencing were observed to be in generally good condition at the time of the inspection with signs of normal wear and tear.

Grade

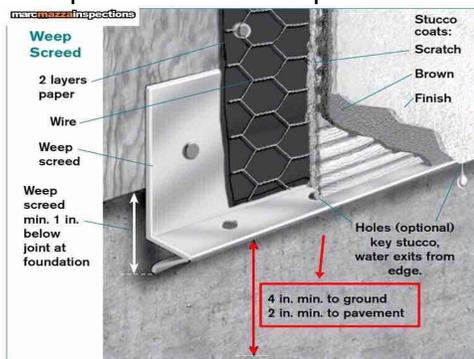
SITE TYPE

28: - All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can turn to liquid and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Water can be equally destructive, and can foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. We have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise wood framing or produce molds that are deleterious to health.

29: - The residence is situated on a flat pad, which would typically not need a geological evaluation. However, inasmuch as we do not have the authority of a geologist, you may choose to have a site evaluation.

GRADING

30: - There is soil that is high at the foundation at the time of the inspection which is to say the soil level is up to or above the weep screed. Soil at this level may allow moisture penetration in the interior wood framing members or insect infestation. There should be at least 4 inches between the weep screed (if present) and the soil level and 6 inches between siding and the soil level. It is recommended that this condition be referred to a qualified termite inspector for further evaluation - IRC 2012 §703.6.2.1.



EXTERIOR

Our evaluation of the exterior of a property conforms to state or industry standards. Certain detached structures, such as storage sheds, barbecues, above ground spas, gazebos or stables are not within the scope of this inspection. Landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and ornamental or decorative lighting are not evaluated. Surface coatings or cosmetic deficiencies and the wear and tear associated with usage or the passage of time that would be

readily apparent to the average person are not commented on. The inspection of the exterior and grounds as described may be limited if not fully visible due to foliage or storage of personal belongings. Trees / foliage may have an impact on site, structure, drainage and waste.

Stucco Wall Covering

STUCCO WALL GENERAL COMMENTS

31: - Cracks were noted at the exterior wall covering materials. These cracks suggest that either some type of movement within the structure has occurred. It is well beyond our scope, as well as, our expertise to attempt to draw a definitive conclusion as to the cause of these cracks without additional investigations, which may include destructive testing. In light of these findings, we must suggest the buyer employ the services of a contractor who is familiar with structural movement and/or other reasons for stucco cracking. At the very least, the buyer should monitor the cracks for further movement.



32: - Evidence of prior repairs / patching was viewed at exterior wall(s). We are unable to determine if the repairs were performed in a manner which is consistent with minimum building standards. Our concern is that the building paper is not breached or damaged. Further investigation as to the reason for the patching / repairs is suggested.



33: - The wall system appears to be an EIFS system.
What Is EIFS (Exterior Insulated Finish Systems)?

While giving the appearance of stucco, EIFS is actually a multi-layered wall system that consists of the following components:

Insulation Board - Made of polystyrene (or similar material), which is secured to the exterior wall surface.
Base Coat - Applied on top of the insulation and reinforced with fiber mesh.
Finish Coat - Applied on top of the base coat giving a durable, crack-resistant finish.

The first half of the acronym, "Exterior Insulation" is derived from the fact that the first component installed is a foam insulation board. The foam board is mechanically and/or adhesively attached to the exterior sheathing of the home. In this respect the foam board serves as an exterior insulating layer. Over this foam board is applied a synthetic base-coat material in which is embedded a fiberglass reinforcing mesh. This is typically referred to as the "base-coat". On top of the base coat is applied one or more "finish coats". This is the exterior layer that gives the product its stucco-like appearance. Hence the second part of the acronym "Finish Systems".

EIFS provides many advantages that other exterior finishes and sidings do not. Chief among these are superior energy efficiency and great design flexibility. As a matter of fact, studies have shown that EIFS can reduce the air infiltration in a wall by as much as 55%, when compared to standard brick or wood construction. One should bear in mind that an EIFS system is a non-structural component of the wall. In other words, it is not designed to be weight bearing.

Most early EIFS employed a face seal approach to rainwater management, and was thus very susceptible to failure. Because of these early problems, most EIFS now incorporates some sort of a drainage plane to allow for moisture drainage. Newer installations incorporating this design could be considered concealed barrier systems. However, due to the nature of the product and the realities of the construction process, even newer drainage EIFS systems can experience problems:

“Short-cuts” are often taken in the application of EIFS systems, causing the primary face seal moisture barrier to fail and leak (lack of proper caulking, flashing, etc.). The integrity of the second line of defense is highly dependent on correct detailing by the designer and proper installation by the builder and his subcontractors. Very often, flashings, housewrap, windows, doors, etc., are improperly installed.

EIFS does not breathe and will not allow trapped moisture to evaporate easily, which can cause great damage over time. Because EIFS (Exterior Insulated Finish Systems) rely on a perfect seal at the exterior surfaces, they are susceptible to entrapment of moisture inside the system. Water can enter the system where seams and seals fail, where moisture migrates from inside the building and where punched openings (windows, doors, etc.) are present. Because of the low vapor permeability of the finish, water trapped behind the EIFS cannot dry out quickly toward the outside of the wall (see figure 1). Depending on the rest of the wall system design and installation, there may also be limited drying potential to the inside. Limited drying potential in combination with high leakage potential can lead to moisture buildup inside the wall, and eventually to mold growth and structural decay.

34: - We observed a significant separation between the weep screed and the exterior wall exposing the interior wall covering materials around the perimeter of the building as pictured. Without original structural drawings we won't be able to say definitively that the separation is substandard, however, conventional wisdom suggests that the interior of the buildings system should not be exposed to the elements.





PENETRATIONS AND VENTS

35: - There is missing stucco (holes, openings, missing covers, chips) noted within the exterior walls of the house. These openings may allow moisture to enter into the structure resulting in possible damage to interior wood framing members. In addition, openings in the stucco may also allow pests to enter and should be sealed as preventative maintenance.



36: - Sealant is necessary around holes, cracks, A/C lines, bolts, screws, flashing connections into the stucco, pipes and other various areas which may offer an point of penetration into the exterior wall covering materials to prevent moisture intrusion.



Trim

TRIM MATERIALS

37: - The trim material is wood, plastic and foam.

TRIM OBSERVATIONS

38: - Wood trim was observed in direct contact with the grade (concrete or soil). This contact may increase the wicking effect of moisture being drawn up into the wood that, in turn, creates the flaking and peeling of paint material, pest intrusion or the deterioration of wood. 2013 CRC section 317.1.2.



39: - Unfinished wood trim was noted at the time of the inspection. Proper finishing of these materials will lengthen the life of the material.



40: - Paint overspray was observed at the rear shutters as pictured.



STRUCTURAL

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. There are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies, however, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible, however, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

WALL CONSTRUCTION TYPE

41: - The framework appears to be constructed from wood. Framing, in construction is the fitting together of pieces to give a structure support and shape and sometimes is used as a noun such as "the framing" or "framing members". Framing materials are usually wood, engineered wood, or structural steel. Building framing is divided into two broad categories, heavy-frame construction (heavy framing) if the vertical supports are few and heavy such as in timber framing, or steel framing or many and smaller called light-frame construction (light framing) including balloon, platform and light-steel framing. Light-frame construction using standardized dimensional lumber has become the dominant construction method in North America because of its economy. Modern light-frame structures usually gain strength from rigid panels plywood and other plywood-like composites such as oriented strand board (OSB) used to form all or part of wall sections) but until recently carpenters employed various forms of diagonal bracing to stabilize walls. Special framed shear walls are becoming more common to help buildings meet the requirements of earthquake engineering or wind engineering.

FOUNDATION TYPE

42: - The floor structure consists of a poured slab that, may or may not, include reinforcing steel.

CONCRETE SLAB

43: - The slab foundation on the exterior was evaluated by examining the stem walls that project above the footing if accessible and visible.

44: - Post-tensioned concrete is the descriptive term for a method of applying compression after pouring concrete and the curing process (in situ). The concrete is cast around a plastic, steel or aluminum curved duct, to follow the area where otherwise tension would occur in the concrete element. A set of tendons are fished through the duct and the concrete is poured. Once the concrete has started to set or harden (4-12 days), the tendons are tensioned by hydraulic jacks that react against the concrete member itself. When the tendons have stretched sufficiently, according to the design specifications, they are wedged in position and maintain tension after the jacks are removed, transferring pressure to the concrete. The duct is then grouted to protect the tendons from corrosion. This method is commonly used to create monolithic slabs for house construction in locations where expansive soils (such as adobe clay) create problems for the typical perimeter foundation. All stresses from seasonal expansion and contraction of the underlying soil are taken into the entire tensioned slab, which supports the building without significant flexure. Post-stressing is also used in the construction of various bridges, both after concrete is cured after support by false work and by the assembly of prefabricated sections, as in the segmental bridge.



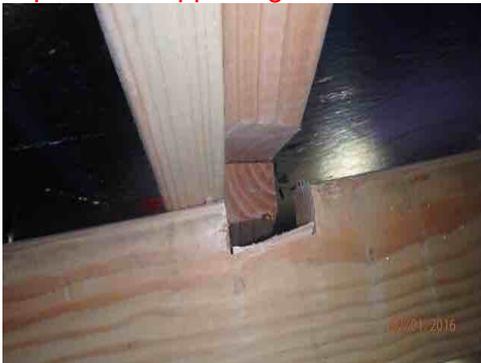
ROOF FRAMING

45: - The roof framing consists of a factory built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire strut. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

Code **46:** - Notches have been cut into the trusses pictured. In accordance with building code, trusses are not to be cut, notched or otherwise modified without the manufacturer's approval.

Code Reference R802.10.4 Alterations to Trusses

Truss members shall not be cut, notched, drilled, spliced or otherwise altered in any way without the approval of a registered design professional. Alterations resulting in the addition of load (e.g., HVAC equipment, water heater) that exceeds the design load for the truss shall not be permitted without verification that the truss is capable of supporting such additional loading.



47: - Multiple mending plates within the truss system observed in the attic are damaged, loose or completely unattached. The mending plates are recommended to be properly attached to maintain the structural integrity of the framing components.



48: - We observed truss braces which were damaged within the attic. These braces are used to horizontally brace the trusses.



49: - Damage was noted at the truss pictured. Truss damage is suggested to be repaired under the jurisdiction of the local building authority and the work performed by a qualified contractor.



CHIMNEY & FIREPLACE

The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys.

GAS APPLIANCE TERMINATE

TERMINATION

50: - The gas appliance termination was found to be in acceptable condition.

GAS APPLIANCE FIREPLACE

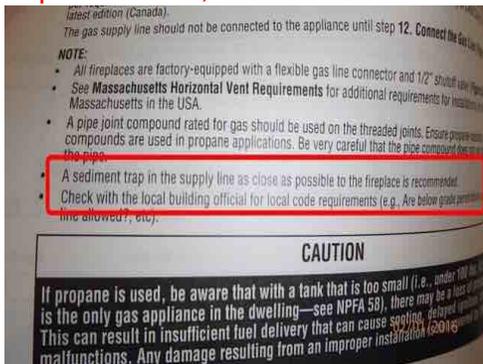
LOCATION

51: - The fireplace is located in the living room.

GAS APPLIANCE

52: - The fireplace is a gas appliance and not a solid fuel appliance. This unit is operated by the use of a wall switch and electric ignition. This fireplace vent and gas components were not removed or entered as it is beyond the scope of this inspection. The vent could not be completely viewed from our vantage point, removal of the front glass panel may be necessary to achieve this. A complete inspection of the vent is suggested however. This fireplace was operational when tested.

53: - In accordance with the manufacturer, the fuel line is suggested to possess a sediment trap. If such a trap is installed, it is not visible to us.



PLUMBING

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use.

The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. Regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to

damage, although some rare batches have been alleged to be defective. Inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

All gas related issues should only be repaired by a licensed plumbing contractor since personal safety is involved.

MAIN SERVICE

LOCATION

54: - The main water supply line is located inside the garage. This valve is not tested for operation.



MATERIAL AND SIZE

55: - The main water supply material is copper only where the material is visible.

56: - The size of the main supply line is 1 inch.

MAIN SERVICE

57: - The water main from our vantage, in appearance, looks serviceable with no leaking or excessive corrosion noted. The shutoff valve is not tested via turning the handle during the inspection.

REGULATOR

58: - There is a pressure regulator present.

WATER PRESSURE

59: - The water pressure when taken from the exterior, is typically taken from a hose bib which we believe is regulated because it's connected to the building. Most regulated hose bibs are directly connected to or from the structure. If we take the pressure from the interior, we will typically take the measurement from the laundry area when and only if available. Furthermore, it's common to have unregulated hoses bibs with water pressures that exceed 100 PSI.

60: - The water pressure supplied to the fixtures is reasonably good. The water pressure is taken from either the rear hose bib or laundry room service when or if it's available. The pressure was tested both with and without multiple fixtures on at one time.

PRESSURE RELIEF VALVE

61: - There is no PRV on the main water service as in accordance with many local authorities having jurisdiction. There may, however, be a pressure relief valve at the water heater.

SUPPLY PIPING

PLASTIC

62: - The visible water supply lines appear to be non metallic.



PLASTIC PIPING

63: - At the time of the inspection all of the supply lines were not fully visible or accessible for inspection except for the stub-outs at the fixtures. There was no indication that the supply lines were faulty and appeared to operate properly. The inspection is limited to tests conducted externally.

Non metallic water piping and plastic DWV (vents) have a tendency of making noises when hot water is used. This noise has been known to be associated with expansion and contraction of the piping and also movement of the piping when fixtures are turned on and off. Other reasons for this anomaly may exist, however, without destructive testing there may be no way to know. As a result, we suggest the buyer have a professional plumbing contractor inspect the pipes for an alternative explanation.

DRAIN, WASTE & VENTS

GENERAL OBSERVATIONS DWV

64: - We attempt to evaluate drain pipes by running the water in the fixtures present. We will flush all toilets while observing the draw and watching for blockages and observe all drains for blockages or slow draining but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition.

You can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. If tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line, however, most policies only cover plumbing repairs within the house, or the cost of roter service, most of which are relatively inexpensive.

We do not stop-up shower pans for testing in showers with pans and/or on a second floor. Tiled shower pans may be subjected to internal non visible damage beyond the scope of this inspection.

Plastic vents may expand and contract making a "ticking" noise when hot water is in use.

65: - At the time of the inspection, we may not have located all of the plumbing clean outs. We therefore recommend the further review, advice and services of a plumbing contractor.

66: - The visible DWV vents (drain waste vents) viewed (at the roof deck, crawlspace and / or attic) are ABS materials. The water may be run by the inspector from up to, and / or over 1/2 hour at the time of this inspection. The water has been run in all accessible bathtubs and showers for this length of time. After completion of the bathroom inspections, we verify from the underside of the components (bathtubs, sinks and showers) for any indication of leakage, if the structure is raised or second story, by visual observation or via an infrared scan. An infrared scan is non conclusive test as many factors such as interior ambient temperature must be precise for this test to be accurate. The infrared scan is not 100% accurate at detecting anomalies within wall cavities. For this, destructive testing is advised.

The sinks were tested individually for leakage within the cabinet and run for 1-3 minutes, or more, each.

The water test that we perform alone, may not reveal blockage in the sewer drain pipes that result from tree roots which penetrate the piping. Only a camera scan of the pipes will reveal this, and is suggested on all older homes. We suggest that pipes which are located between or adjacent to trees be scoped by a plumbing contractor. All of the waste lines were not completely visible to verify the type or types of material, size, or condition as they are underground and inside wall cavities and are not fully visible.

FUEL SUPPLY

FUEL TYPE

67: - The fuel type is natural gas.

FUEL METER LOCATION

68: - The gas main shut-off is located on the side yard.

FUEL METER OBSERVATIONS

69: - The fuel meter is installed and was observed to be in satisfactory condition. All of the fuel lines installed were not visible for inspection.

70: - The gas meter air relief vent is too close to the garage intake vent, according to building standards. A three foot clearance is suggested to be maintained as not to conflict. This meter was obviously installed by the local utility company, who with the AHJ, has complete jurisdiction over the installation of this component.



SEISMIC SHUTOFF

71: - The gas main does not have a seismic shut-off valve which is recommended only as an improvement.

FUEL PIPING

72: - The visible portions of the gas pipes appear to be in acceptable condition (unless otherwise noted).

Note: a) Exterior barbecues are omitted from this inspection.

WATER HEATER

WATER HEATER LOCATION

73: - The water heater is located in the garage.



WATER HEATER OBSERVATIONS

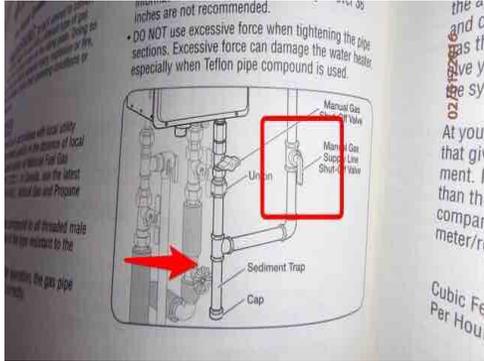
74: - The water heater was functional at the time of the inspection which is to say the units pilot was lit and producing hot water, however, other conditions may still exist with specific components listed herein.

ESTIMATED WATER HEATER AGE

75: - The approximate age of the water heater is 2015. The typical life span of a water heater is approximately 10 to 12 years.

WATER HEATER FUEL

76: - In accordance with the manufacturer's installation guidelines, the sediment trap is installed incorrectly.



WATER HEATER TPR AND DRAIN

77: - The water heater is equipped with a mandated pressure-temperature relief valve and drain.

WATER HEATER VENT

78: - The water heater vent pipe (that is accessible and visible) is in serviceable condition.

WATER HEATER DRAIN

79: - The drain valve of the gas water heater is in place and presumed to be functional, no active leaking was noted.

WATER HEATER SUPPLY, SHUT-OFF AND CONNECTORS

80: - The shut-off valve and water connectors on the gas water heater are installed and presumed functional, however, the pipes / valve are not tested physically.

GARAGE

It is common for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations that result when moisture penetrates the sidewalls or the slab. This is also quite common if a garage is below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, it will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. Regardless, we are not engineers, and recommend that you read about this in a booklet that should have been given to you by the realtors, and you may wish to discuss this further with a structural engineer. Garage door openings are not standard, and you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

NUMBER OF VEHICLES

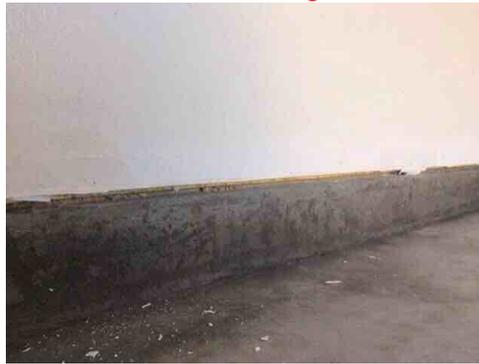
81: - The garage was constructed to house 2 vehicles.

SLAB

82: - The visible portions of the garage slab are in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence of expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

FIREWALL

83: - Holes and / or missing wall separation wall covering were noted in the fire rated wall that connects the garage to the main structure. The walls and ceilings of the attached garages should be well sealed where they abut the interior of a house to maintain the integrity of the fire rated materials. Dwelling/garage opening/penetration protection. Openings and penetrations through the walls or ceilings separating the dwelling from the garage shall be in accordance with Sections R302.5.1 through R302.5.3.



WALLS AND CEILING

84: - The garage walls that are visible are in acceptable condition unless otherwise noted.

VENTILATION

85: - The ventilation is functional.

FIREDOOR

86: - The house entry door is solid core, and self-closes in conformance with fire-safety regulations. We are not able to confirm the fire rating of this door without the door label in place.

SIDE EXIT DOOR

87: - The exterior man door is functional.

VEHICLE DOOR TYPE

88: - The garage vehicle door is a roll up type.

VEHICLE DOOR A

89: - The garage vehicle door was functional when tested.

AUTOMATIC OPENER A

90: - The garage door opener is functional when tested by the use of normal controls provided. Hand held remote controls are not tested.

ELECTRICAL

91: - The outlets in the garage that were accessible and tested are functional unless otherwise noted.

92: - There are receptacles within the garage that have been painted over and therefore suggested to be replaced.



ELECTRICAL

There are a wide variety of electrical systems with an even greater variety of components and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. In the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. It is essential that any recommendations that we may make for service or upgrades should be further evaluated or repaired before the close of escrow because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility.

We typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI, or ground fault circuit interrupters, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools, exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996.

Similarly, AFCI or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit

as a prudent safety feature.

All electrical related issues should be repaired by a licensed electrical contractor since personal safety is involved.

ELECTRICAL SERVICE

SERVICE LOCATION

93: - The main service equipment panel was located on the east side of the building.



UNDERGROUND SERVICE

94: - The main conductor lines are underground, part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

SERVICE PANEL COVER

95: - The main panel cover was observed to be in good condition at the time of the inspection.

DEAD FRONT COVER

96: - The main dead front cover was observed to be in good condition.

SERVICE SIZE

97: - The residence is served by a 200 amp, 240 volt panel.

98: - The panel rating is not to exceed 200 amps.

WIRING METHODS

99: - The service wiring appears to be via feeder bar and the branch wiring appears to be copper.

INFRARED

100: - The panel was tested via infrared and there were no anomalies noted, at this time. This can change at any time.

CIRCUIT BREAKERS

101: - The breakers appear to be in generally good condition. We do not, however, trip breakers or remove them for inspection. It should be noted that we do not trace multi wire branch circuits or conductors.

102: - The AFCI disconnects were functional when tested.

103: - Upon inspection and testing of the AFCI breakers in the electric panel, we noticed that there were receptacles, lights, or ceiling fans which were still "on" and did not shut off. With AFCI circuits, the entire room excluding the smoke alarms should not operate when the AFCI breaker is tripped. Nec210.12.

PANEL WIRING

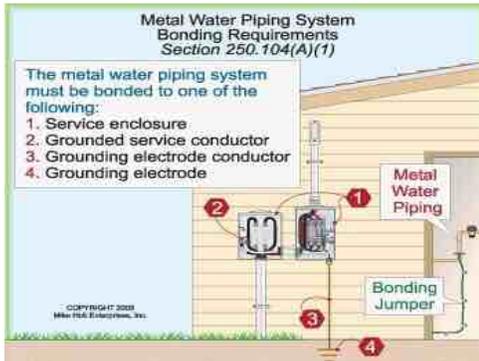
104: - The wiring within the panel board appears typical.

PANELBOARD BOND

105: - We observed a direct connection of the ground bus to case (bond) connection.

EQUIPOTENTIAL BONDING

106: - What is metal water pipe bonding? Section 250.104(A) of the NEC (National Electric Code) requires a metallic piping system installed in or attached to a building to be bonded back to the electrical service. To remove dangerous voltage on metal parts from a ground fault, electrically conductive metal water piping, metal fire sprinkler piping, metal gas piping or other metal piping systems as well as any metal structural members that are likely to become energized must be bonded to an effective ground fault current path. [250.4(A)(4)]. The main purpose of this bond is to ensure that the metal water pipe is at the same zero voltage to ground as the service grounded conductor. A secondary purpose is to ensure that there is a path back to the service for electrical current flow if the metal pipe becomes energized.



107: - The house "may" employ plastic water piping in which case the system may not possess a cold water bond. We can only observe whatever piping is accessible to us via stub-outs etcetera, without destructive testing.

WIRING TYPE

108: - The house is wired with a non metallic sheathed conduit known as Romex, however, all of the wiring was/is not visible inside the walls. We can only comment on what type of wiring is visible and accessible to us at the time of the inspection.

GROUNDING SYSTEM

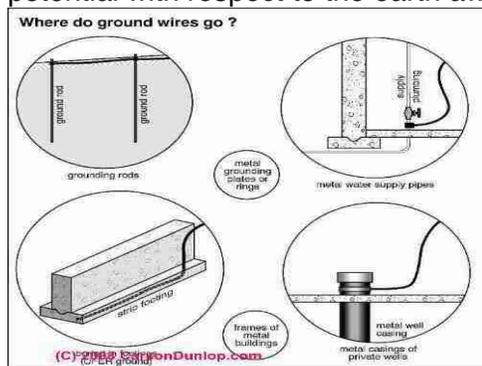
109: - Why we need electrical grounding.

The grounding system at a building provides an easy path for electricity to flow to earth should a problem, such as a short circuit, occur. Allowing current to flow to earth through the ground system helps assure that a circuit breaker will trip or fuse will blow should a problem occur. Properly operating these overcurrent devices help prevent fire and shock.

"Grounding" has 2 main functions.

One is to provide a path to trip a breaker in the event of a 'short' as in the text above. That function relies on a "ground"-to-neutral connection required at services in the US (the "main bonding jumper"). The path is (branch circuit ground wire) to (N-G bond at the service) to (service neutral) to (utility power transformer). This path **must** be metallic back to the power transformer to provide low resistance to trip a circuit breaker. This function will work even if the service is not connected to earth. And the NEC **does not allow** earth to be used as part of this path.

One reason is the resistance of an earth path is too high. Assume the earthing is only through a ground rod and the rod has a quite good 10 ohms resistance to earth. Further assume there is a 'short' connecting hot to "ground". The current to earth will be 12A. There is a good chance this won't even trip a 15A circuit breaker. If the circuit is loaded the breaker will trip, but after a significant time delay. In the mean time, the "ground" potential with respect to the earth away from the ground rod will be 120V.



INTERIOR ELECTRICAL

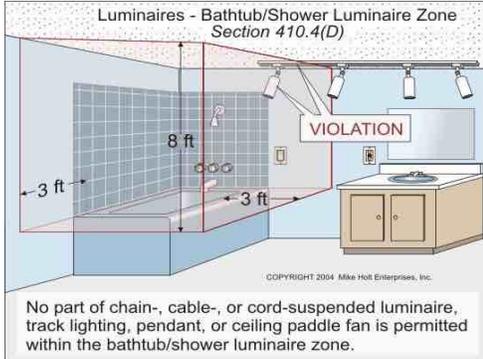
DOORBELL

110: - The doorbell was operational when tested.

LUMINARIES

111: - The lights that were accessible and tested were found to be functional (unless otherwise noted).

112: - Under normal circumstances there are only certain vent fixture types or light trim types which are allowed to be installed in "wet locations", specifically the 8X3 enclosure zone. We are unable to determine the type currently installed without removal of the fixture. For some older structures, this may be an older code requirement, however, improvements are always suggested as old or new code is the minimum standard and is always suggested to be exceeded. Verification is suggested.



SWITCHES

113: - The switches were functional where tested unless otherwise noted. We feel it prudent to mention that with dimmers, they must be compatible with the light fixtures and or bulbs which are present. We have no way to determine whether or not the dimmers are in fact compatible.

114: - The inspector was unable to determine the function of multiple light switches, throughout the house. Switches may energize either a ceiling light fixture, ceiling fan/light combination or a wall receptacle, typically known as "half-hot receptacles" or bulbs which are not operational. Further evaluation may be necessary in identifying the operation of these light switches, including the replacement of various light bulbs, which may be defective.



115: - There were switches and / or timers which have been painted over at various locations within the interior of the house.



RECEPTACLES

116: - Although the installation of Ground Fault Circuit Interrupter (GFCI - a safety device for outlets on islands, laundry sinks, kitchens, bathrooms, locations close to water, closets, garage and all exterior receptacles, etcetera) receptacles may not have been required to be installed at the time of the initial construction of this structure, the installation of the GFCI receptacle is recommended at all interior and exterior outlets which may be within 6 feet of, or in direct contact with water. They are also required to be installed at all wet locations when the receptacle is replaced. In the event receptacles in the bathrooms, kitchen or any area where water is present are replaced or remodeled, the new receptacle must be installed as a GFCI.

These outlets may be used for small tools and appliances, but should not be used for refrigerators or freezers. Such larger appliances use a greater amount of electrical current, and since these plugs have a very minimum tolerance for overload, they generally cause the GFI to trip, which is its designed purpose. Therefore, we recommend that you do not use these outlets for your refrigerator or freezer. In most cases when improvements are performed in bathrooms and kitchens, GFCIs must be installed even though the structure may not have been equipped with GFCI receptacles when it was initially constructed. The bathrooms are suggested to possess at least one 20amp circuit in accordance with minimum building standards - NEC 2014 §210.8. Local jurisdictions to some extent, may offer a different version of this standard.



AFCI

Family Room
Dining Room
Living Room
Bedroom
Sunroom
Library

Den
Office
Hallways
Closets
Rec Room
Similar Areas

GFCI

Kitchen
Bathroom
Garage
Porch
Pool Area
Laundry Room



117: - All of the accessible receptacles (excluding receptacles found to have issues or which are inaccessible) that were tested were found to be in operational condition. The GFCI (ground fault circuit interrupter receptacles) if any, are recommended to be tested every six months.

118: - The GFCI receptacles which were present and tested was / were functional, unless otherwise noted.

Note: a) All GFCI receptacles and breakers should be tested no less than every six months. b) All GFCIs are reset after testing. c) We do not remove appliances already plugged into a receptacle to test that receptacle.

119: - There are outlets that are loose or not screwed in tightly when tested at various locations. We recommend that the loose outlets be repaired as necessary to avoid the possibility of future damage or shock - NEC 2014 §406.5.



120: - There are receptacles that have been painted over at various locations within the interior of the house. It is recommended that these outlets be replaced prior to continuous use.



121: - 210.12(A) Where Required. All 15A or 20A, 120V branch circuits in dwelling units supplying outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas must be protected by a listed AFCI device of the combination type.





122: - A ground fault circuit interrupter (GFCI) outlet in the upstairs common bathroom was not tested because it has been painted over. This receptacle should be replaced as a safety precautionary measure.

123: - There are GFI receptacles that have been painted over and, are therefore, suggested to be replaced.



INTERIOR

Our inspection of the interior of the living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and do not comment on cosmetic deficiencies.

We may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a geologist or a structural engineer.

There are a number of environmental pollutants that can contaminate a home, such as asbestos, carbon monoxide, radon, and a variety of molds and fungi that require specialized testing equipment, which is beyond our expertise and the scope of our service. There are also lesser contaminants, such as odors that are typically caused by moisture penetrating concealed slabs, or those caused by household pets. And inasmuch as the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if domestic pets are occupying the premises, and then schedule whatever service may be deemed appropriate before the close of escrow.

ENTRANCE DOOR

124: - The front entry door is functional.

125: - The front door is cosmetically damaged but functional.



INTERIOR DOORS

126: - The interior doors are in acceptable condition. Other individual conditions may exist in various doors and noted herein.

127: - The doors in the 1st floor common bathroom are damaged.



INTERIOR DOOR HARDWARE

128: - Various door knobs are loose and suggested to be better secured for proper operation.



129: - Missing / damaged door stops noted. Installation or repair is recommended to prevent damage to the walls.



CLOSET OBSERVATIONS

130: - The interior closet doors appeared to be in satisfactory condition, with signs of normal wear and tear, unless otherwise noted.

SLIDING GLASS DOORS

131: - The sliding glass doors (tested) are tempered and operational. Other individual conditions may exist in other individual sliding glass doors and noted herein.

WINDOW MATERIAL & TYPE

132: - The windows are constructed of vinyl or vinyl clad aluminum.

133: - The windows appear to be dual panel. It should be noted that dual panel windows have a high rate of failure (blown seal) resulting in the fogging of these windows. It is our attempt to locate and disclose all windows that may have blown seals, however, in some cases and depending on the weather at the time of the inspection this fogging / condensation may not even be evident. During the summer, when the air temperatures outside are warm and the glass is also warm, the glass is at an equilibrium and thus, no condensation is evident. But with the colder temperatures the outer pane of glass gets cold. The warm air inside your house is trying harder than ever to escape, and it carries moist air into the window cavity, where it hits that cold glass and condenses back into a liquid. The result is that fogging you see.

WINDOWS

134: - The windows that were tested, are in acceptable condition (unless otherwise noted).

135: - Sash cords / balancers (the ropes that hold up the windows) are inoperable on the window(s) in the southeast bedroom. Repairs are suggested for proper operation of single and double hung windows and should be performed by a professional contractor. All of the inaccessible single hung windows are suggested to be tested once they are made accessible and prior to the close of escrow.

Note: In many cases when there are defective single hung windows detected, it is common that others may exist. There may be some windows that were inaccessible and not tested.



136: - The window in the toilet room in the master bathroom is scratched.



WALLS

137: - The general condition of the walls, which were visible and accessible, were observed to have many cosmetic deficiencies and evidence of poor craftsmanship.

138: - It was noted upon inspection of the structure via infrared, that an anomaly presented itself on/within the interior in various locations. We should note that the infrared thermal signature of the image displays a difference in temperature in various/multiple areas of up to 10 degrees farenheit which is typical of missing or minimal insulation within such a cavity.

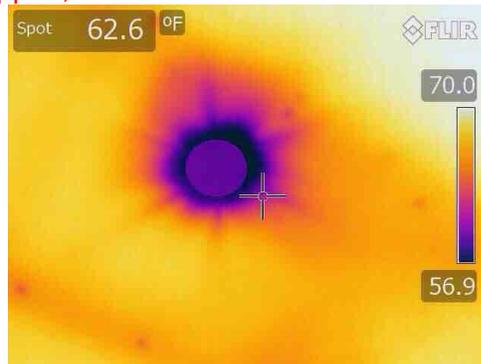
Infrared imagery is not 100% conclusive and must be followed up by destructive testing where necessary to confirm suspicions based on infrared signatures, such as in this case.

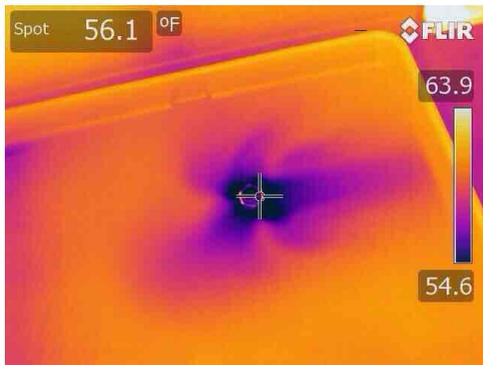
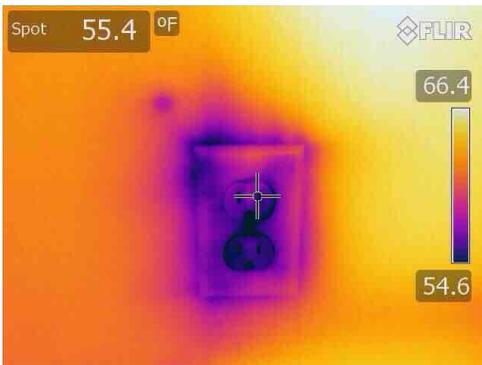
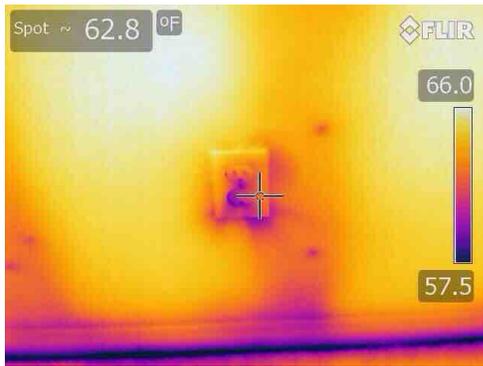
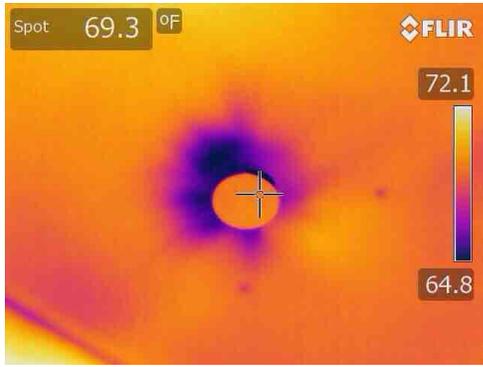
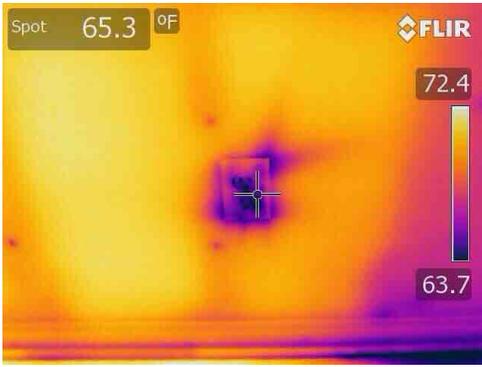


139: - Air infiltration was visible within multiple locations throughout the building at the sill plate, receptacles, ceiling lights and doors as pictured via the infrared images. This condition is considered a breach within the integrity of the thermal envelope.

Section 110.7 - Mandatory Requirements to Limit Air Leakage

All joints, penetrations and other openings in the building envelope that are potential sources of air leakage shall be caulked, gasketed, weather stripped, or otherwise sealed to limit infiltration and exfiltration.





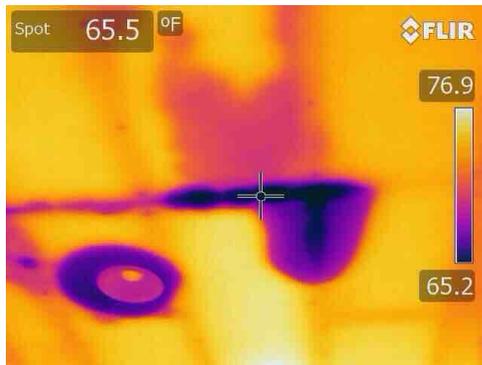
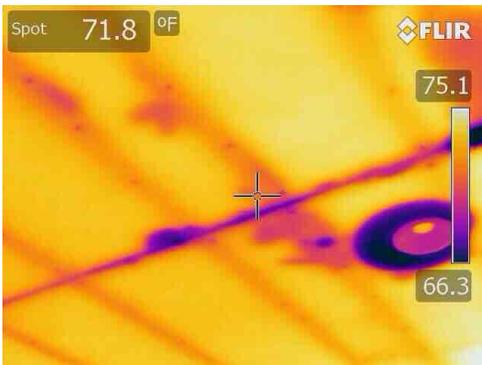
CEILING

140: - The general condition of the ceilings was observed to be in good condition (unless otherwise noted) with signs of normal wear at the time of the inspection. There were no visible stains observed at the time of the inspection.

141: - Holes noted on the ceilings in the east bedroom. These holes are suggested to be sealed as necessary.



142: - Active moisture was observed at the ceiling in the living room. Repairs are recommended, however, a professional contractor is suggested to conduct necessary inspections and investigations prior to repairs to isolate the origin of the damage.



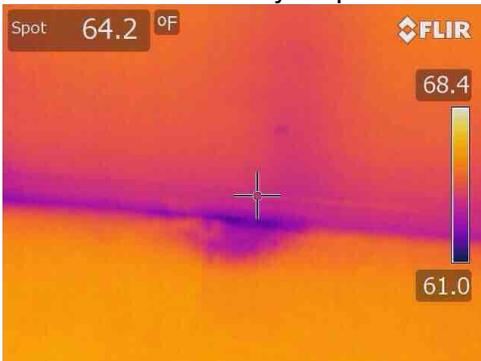
FLOORING

143: - The interior flooring appeared to be in generally good condition.

NOTE 144: - We cannot determine what substrate if any, was used under the tile flooring added. Typically, tile flooring will get a solid masonry like substrate prior to installing the tile for a more solid base, especially on a second level or raised foundation. With masonry installations, a vapor barrier or slip sheet will typically be used to reduce cracks, this material is not visible however (if installed).



145: - Current moisture was observed within the carpet in the master bedroom closet as well as the upper east bedroom hallway as pictured. We are unable to determine the origin of the moisture at this time.



STAIR TREADS AND RISERS

146: - The stairs appear to be in functional condition at the time of the inspection.

STAIR RAILING AND BALUSTERS

147: - The railing is functional at the stairs. Other specific conditions may also be commented on.

INTERIOR CABINETS

148: - Cosmetic imperfections noted in various areas of the home.

SMOKE ALARMS

149: - The smoke detectors (which are installed and tested) were found to be in operational condition when inspected, unless otherwise noted. It is suggested that at least one smoke alarm be installed upstairs and one downstairs that are hardwired and battery back up capable.

CARBON MONOXIDE DETECTORS

150: - The carbon monoxide detectors are in operational condition when tested. We do not endorse the location of the carbon monoxide detector(s) as the location and height of installation is determined by the manufacturer's specifications.

LAUNDRY

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. When appliances are present we cannot disconnect the appliance to test receptacles. If the water is installed to the appliances we cannot disconnect the water or test the angle stops. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing old rubber hoses with modern braided stainless steel types that are much more dependable. You should also be aware that modern washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow. The only remedy for this is to enlarge the drainpipe.

LAUNDRY AREA LOCATION

151: - The laundry area is located in an interior service area.

LAUNDRY PIPING - WATER AND WASTE

152: - The piping, water and waste which were visible at the time of the inspection are not tested and presumed functional. It should be noted that when washing machines are removed and mostly when they have been connected to the water supply for a long period of time, the angle stop will sometimes leak in which case, replacement may be necessary.

ELECTRICAL OUTLET 120 VOLT

153: - The 120 receptacle for the laundry components is in place but may not have been tested if there were appliances plugged in at the time of the inspection.

154: - The receptacle in the laundry room is suggested to be a 20 amp designated receptacle per some building standards.



ELECTRICAL OUTLET 240 VOLT

155: - There is no 240 volt receptacle located at the laundry area.

GAS VALVE AND CONNECTOR

156: - The gas valve is present and is currently hooked up with a shutoff valve. The valve is not tested.

DRYER DUCT

157: - The dryer vent is visible but is not tested for blockage. The vent is recommended to be cleaned and checked for potential blockage prior to the installation of a dryer unit.

158: - The dryer may vent vertically. Should the dryer vent vertically. If a lint trap is installed, Then the lint trap must be kept clean, because trapped lint can turn into a hazard. If no lint trap is present, one is suggested to be installed. The dryer vent is always suggested to be cleaned prior to use.

ROOM VENTILATION

159: - The exhaust fan in the laundry room is functional (and should extend to the exterior, which may not be visible to verify).

WASHING MACHINE PAN

160: - The laundry pan appeared to be in good condition where visible.

Note: In a case where a washing /drying machine is present it will block the complete view of the pan in which case the machine is recommended to be removed and the pan and drain inspected prior to use. The pan is suggested to be inspected prior to use for any damage as a result of moving. Furthermore, we are unable to determine the condition of the drain and where it terminates.

LAUNDRY SINK

161: - The faucet is not installed.

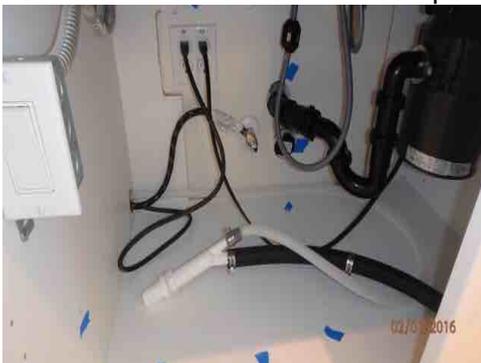


KITCHEN

Kitchen appliances are tested for their functionality, and cannot be evaluated for their performance nor for the variety of their settings or cycles, however, if they are older than ten years, they may well exhibit decreased efficiency. Life expectancy is not predicted for appliances or fixtures. The following items are not within the scope of this inspection: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, wine coolers, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capacity of ovens, and concealed or under cabinet lighting, which is convenient but often installed after the initial construction and powered by extension cords or ungrounded conduits. Some Granite counter tops have been know to emit radon. We do not test for radon. If this test is desired, a contractor who specializes in this field is suggest to perform this task.

DISHWASHER

162: - The dishwasher drain components are disconnected so therefore, the dishwasher was not tested.



ATTIC

In accordance with industry standards, we will not attempt to enter an attic that has less than thirty-six inches of headroom, is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point. In evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements,

and do not sample or test its composition for a specific identification. Also, we do not move or disturb any portion of the insulation, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

ATTIC LOCATION(S)

163: - An attic access is located in the hallway.

ATTIC ACCESS

164: - The attic was accessed and entered for inspection. There were, however, areas which were not accessed due to the limited accessibility as a result of us not walking over various ceiling joists for fear of falling off and damaging the ceiling.

INSULATION

165: - The attic floor is insulated with approximately 12 - 16 inches plus of fiberglass insulation, only where it is visible.

ATTIC VENTILATION

166: - The ventilation of the attic area appears acceptable. Note: Not all ventilation was visible from our vantage point.

ATTIC ELECTRICAL

167: - The light in the attic for the furnace was not operational when tested. The bulb should be replaced to check the circuit.

ATTIC PLUMBING VENTS

168: - The plumbing vents that are visible from the vantage point described and not covered by insulation or blocked are in acceptable condition.

HEATING

We evaluate heating systems in accordance with state or industry standards, which includes identifying, testing, and evaluating systems and their components. There are a wide variety of systems, which range from older floor, wall, and gravity furnaces to newer forced-air furnaces. Older ones, such as gravity furnaces and most floor and wall furnaces, are the least energy-efficient and the most dangerous. Therefore, it would be prudent to consider replacing them with more economical and reliable forced-air units. However, if they are not replaced, you should be aware that many of them and their parts may no longer be available, and you should also be aware of common safety concerns associated with their use.

We do test and describe each system, but we do not attempt to dismantle any portion of it, nor do we evaluate the following concealed components: the heat exchanger, or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. Similarly, we do not check every register, at which the airflow may well be uneven and will decrease proportionate to its distance from the furnace. The airflow and the efficiency of any system can be compromised by poor maintenance, such as by the filters not being changed regularly, which will contaminate the ducts and have an adverse effect on air quality.

Regardless, the sellers or the occupants of a property are often the best judges of how well a system works,

and it would be prudent to ask them about its maintenance history and if they have been satisfied with its performance, or you may wish to have a comprehensive evaluation by a specialist.

Most heating systems have a design life of twenty years, but if any system is more than ten years old, or if poor maintenance is suspected, it would be wise to schedule a comprehensive service that includes cleaning motors, fans, and ducts. Then, change the filters every two to three months, and schedule biannual maintenance service.

We do not evaluate or endorse any heating device that utilizes fossil fuels and is not vented. The presence and use of these within a residence commonly indicates the inadequacy of the primary heating system or of its distribution. However, these and every other fuel burning appliances that are not vented are potentially hazardous. Such appliances include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these appliances can produce carbon monoxide, which in a tightly sealed modern home or a poorly ventilated room can result in sickness, debilitating injury, and even death.

We perform a conscientious evaluation of heating systems, but we are not specialists and cannot see inside ducts. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be scheduled well before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property.

The installation of a carbon monoxide detector close to interior furnaces is recommended as a safety precautionary measure.

The Heating Vent System is not sized according to the BTU of the furnace at the time of the inspection

LOCATION AND TYPE

169: - Central heat is provided by a horizontal gas forced-air furnace that is located in the attic.

HEATING SYSTEM VINTAGE APPRAISAL

170: - The furnace appears to have been manufactured in 2015.

HEATING SYSTEM OBSERVATIONS

171: - The furnace was tested by the use of normal controls and was functional.

172: - Damage was observed at the furnace cabinet. The damage does not appear to have any adverse affect on the performance of the furnace.



COMBUSTION CHAMBER

173: - The combustion chamber appeared to be free of any visible rust, however, we cannot see the entire heat exchanger and for this reason, we suggest the buyer have the unit inspected prior to use, which should include an examination of the exchangers. We do not remove any interior components of the furnace during the inspection.

VENTING AND DRAFT HOOD

174: - The vent pipe is functional.

FUEL SYSTEM

175: - The gas valve and connector are in acceptable condition.

COMBUSTION / MAKEUP AIR

176: - The combustion-air ventilation for the gas furnace is functional.

RETURN / PLENUM AIR COMPARTMENT

177: - The return-air compartment is in acceptable condition.

CIRCULATING FAN / BLOWER

178: - The circulating fan is functional.

THERMOSTAT

179: - The thermostats appear to be functional when tested.

CONDENSATE DRAINS

180: - The primary condensate pipe and secondary appear to be installed (where visible) appropriately. We did not, however, witness any condensation at the time of the inspection so we cannot verify if the condensate lines are installed correctly, or not switched. We also do not perform water tests for confirmation.

AIR CONDITIONER

We evaluate air-conditioning systems in accordance with state or industry standards, including identifying and testing them and their components. However, there are a wide variety of heating and air-conditioning systems, which range from newer high-efficiency ones to older low efficiency ones.

Also, there are an equally wide variety of factors besides the climate that can affect their performance, ranging from the size of the house, the number of stories, orientation to the sun, the type of roofing material, ventilation system, thermal value of insulation and window glazing. This is why our contract specifically disclaims the responsibility of evaluating the overall efficiency of any system, because only a specialist can credibly do so. You should also be aware that we do not evaluate or endorse any heating device that utilizes fossil fuels and is not vented. The presence and use of these within a residence commonly indicates the inadequacy of the primary heating system or its distribution, however, these and every other fuel burning device that in not vented are potentially hazardous. Such appliances include open flames or heated elements, which are capable of igniting any of the myriad of flammable materials found in the average home. Even the most modern of these units can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injuries, and even death.

We attempt to identify and test every component, but we do not attempt to determine tonnage, match evap coil to condenser or dismantle any portion of a system. We do not evaluate the following concealed components: the heat exchanger, or firebox, the interior of ducts, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. Similarly, we do not check every register, at which the airflow may well be uneven and which will decrease proportionate to its distance from the blower fan on the furnace. The airflow and the efficiency of any system can be compromised by poor maintenance, such as by the filters not being changed regularly, which will contaminate components within the systems. The sellers or the occupants of a property are often the best judges of how well a system works, and it is always a good idea to ask them about maintenance history and if they have been satisfied with its performance. You may also have a comprehensive evaluation completed by a specialist. Most systems have a design life of twenty years, but if any system is more than ten years old, or if poor maintenance is suspected, it would be wise to schedule a comprehensive service that includes cleaning motors, fans, ducts, and coils. Then, change the filters every two to three months, and schedule biannual maintenance service.

We perform a conscientious evaluation of heating and air-conditioning components, but we are not specialists. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be completed well before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property.

TYPE AND SIZE

181: - Central heat and air-conditioning are provided by a single split-system, consisting of a furnace or electric heater with an evaporator coil and a condensing coil.

182: - We estimate the size of this unit to be 4 tons. This is merely an estimation based on the units model number information. For a definitive size of the condenser, we suggest the buyer employ the services of an HVAC contractor

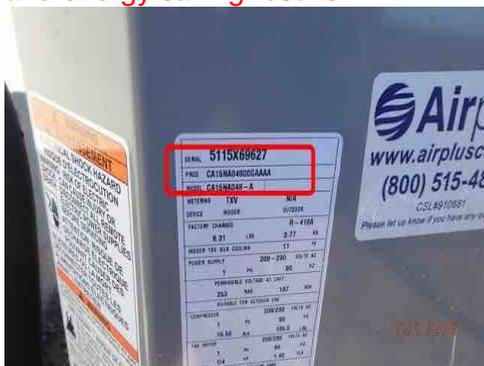
AIR CONDITIONER

183: - The air condition unit appears to have been manufactured in 2015.

184: - According to the information provided on the manufacturer's specifications plate, it appears the condenser may be considered smaller than what is suggested for this size structure. Information played only provides a number which is taken and converted into a crude method of determining an approximate size to square footage ratio. There are, however, many factors which go into determining the precise square footage to condenser tonnage ratio. We do not possess the tools necessary nor the time to conduct such an comprehensive test during this somewhat brief home inspection. This test should be conducted by a licensed heating and air conditioning contractor.

The correct way to size an air conditioning system is with Manual J, a protocol developed by the Air Conditioning Contractors of America (ACCA). Manual J HVAC load calculations determine how much cooling a house actually needs.

Due to the ever growing presence of new building materials, advanced insulation systems, and efficient ventilation systems, it's impossible to use rule-of-thumb sizing methods and consistently achieve accurate and energy saving results.



185: - The outside air temperature was below 50 degrees at the time of the inspection. The inspector was unable to operate the system as operating the system at this temperature could damage the system. Turning on a cold unit may cause liquid "slugging" of the compressor. Unlike refrigerant in its gaseous state, liquid (cold) refrigerant won't compress. A compressor trying to compress it therefore can self-destruct. Many experts believe slugging is the greatest single operational cause of premature failure of compressors. At the time of the inspection the temperature was below the minimum temperature.

AIR CONDITIONER SERVICE COIL ELECTRICAL

186: - The electrical disconnect at the condensing coils are present. The breakers / fuses are not removed or inspected.

187: - Sealant is suggested at the panel box connection to the house as typical maintenance.



AIR CONDITIONER REFRIGERANT LINES

188: - The refrigerant lines are in acceptable condition where visible.

DUCTS & REGISTERS

FLEXIBLE DUCTS

189: - There are ducts installed that are a modern flexible type. They are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation.

190: - The visible ducts appear (thru testing and visual observations) to be in generally good condition where visible. A majority of the ducts are not visible to inspect as are the connections of the ducts.

Note: a) The ducts are not pressure tested. b) Flexible ducts have a plastic vapor barrier that is easily deteriorated and in many cases, all of the ducts are not visible for a complete inspection.

REGISTERS

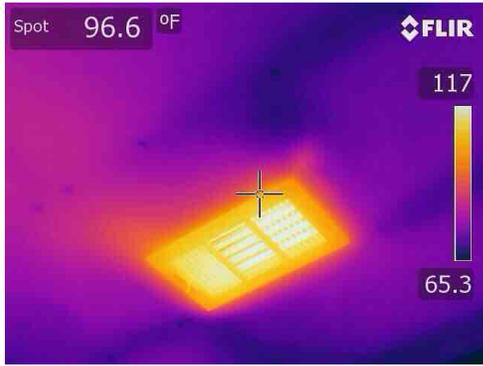
191: - The registers are functional except where otherwise noted. The volume of air, nor the cleanliness of the registers, can be tested during this inspection. There may have been registers which were closed at the time of the inspection, therefore, the temperature of these registers will be different than others which are open.

192: - There was a noticeable difference in the temperature of the registers when examined. The difference is between 5 and 12 degrees collectively and or individually. There are many variables which may dictate the heating or cooling efficiency of a duct system, many of which may require specialized testing (HERS rating) which we have no access to during this home inspection.

THERMOSTATICALLY CONTROLLED DAMPERS

193: - The ducts include thermostatically controlled dampers. The dampers were tested (via thermostats) and found that there were in fact differences in temperature between the lower ambient temperature and the registers of the upstairs area while the downstairs was "on". It should be noted that when this test was performed, the lower system was off. We also feel it prudent to mention that the same test was performed for the upper level and there were no such differences in temperature. It is therefore our opinion based on the test performed, that the damper system may leak allowing air to pass through the dampers. It is not evident how the dampers were designed to perform so we cannot comment on this intended performance. We do suggest however, the buyer contact an HVAC company to thoroughly inspect the damper system and test the damper system to ensure that the system is completely functional and operating in an energy efficient manner.





ENVIRONMENTAL CONCERNS

Most structures built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. As a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any structure built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. It can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was

used in the clutches and brake shoes of automobiles for many years. A single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. It cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at www.epa.gov/radon/images/hmbuygud.pdf, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding the structure.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap.

If this structure, or portions of it were constructed prior to 1978, in which case, there may be lead based paint on painted surfaces such as wall and ceilings. We do not test for the presence of lead based paint during our inspection, and specifically disclaim it in our pre-inspection agreement. On April 22, 2008, EPA issued a rule requiring the use of lead-safe work practices aimed at preventing lead poisoning in children. On April 22, 2010, the rule became effective and firms performing renovation, repair and painting projects that disturb lead-based paint in homes built before 1978 must be certified. Individual renovators must be trained by an EPA-accredited training provider, and the firms and renovators must follow specific work practices to prevent lead contamination. Violators of this law may be subject to fines up to \$37,500 per day. Lead-based paint affects more than one million children today. Adverse health effects include learning disabilities, behavioral problems, and speech delays. If not done in a lead-safe manner, renovations and repair activities that disturb lead-based paint can expose children, as well as adults, to harmful levels of lead dust. More information about lead poisoning, and how this law may affect you as a property owner can be found at <http://www.epa.gov/lead>.

There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign, however, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

CONCLUSION

CONCLUSION

194: - Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors, identify all escape and rescue ports, rehearse an emergency evacuation of the home, upgrade older electrical systems by at least adding ground-fault outlets, never service any electrical equipment without first disconnecting its power source, safety-film all non-tempered glass, ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches, regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors, and consider installing child-safe locks or alarms on the exterior doors of all pool or spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and pool components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and pool and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies may only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies may deny coverage on the grounds that a given condition was preexisting or not covered because of a code violation or manufacturer's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us at 1-866-99-MAZZA or e-mail marc@mazzainspections.com if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the industry and to treat everyone with kindness, courtesy, and respect.

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ADDENDUM



Property Inspection Report

LOCATED AT:

XXX

PREPARED EXCLUSIVELY FOR:

XXX

INSPECTED ON:

Thursday, February 11, 2016

3:00 PM



Inspector, Marc Mazza
Mazza Inspection Group
(866) 996-2992
www.mazzainspections.com

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DISCLOSURE

Thank you for choosing the Mazza Inspection Group to perform your inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind. The report is effectively a snapshot of the house – recording the conditions on a given date and time. Inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection.

The observations and opinions expressed within this report are those of the inspection company and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of NACHI, and those that we do not inspect, are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional, may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Many comments on components or systems observed as defective, damaged or otherwise may be followed by a comment which suggests the buyer to have an additional inspection of that listed component or system by a specialist. We make these suggestions to ensure our client has ample time to have that specific item evaluated by a specialist of that particular component or system who can then make specific recommendations of repair or replacement and provide our customers with real costs associated with that component or system.

Your report includes many digital photos and may include infrared images as well. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

Again, Thanks very much for the opportunity of conducting this inspection for you. We are available to you throughout the entire real estate transaction process and beyond. Should you have any questions, please do not hesitate to call or email us.

NOTICE: This report should not be used by anyone other than the individual who has signed the inspection agreement and purchased this report. The conditions affecting this property may have changed since the time of this inspection, as many often do under various circumstances. Do not rely on this inspection report as a basis for a real estate transaction decision. It is advised that new parties involved in any transaction concerning the above property, complete a more current evaluation with a qualified inspector.

SCOPE OF WORK: You have contracted with the Mazza Inspection Group to perform a generalist inspection

in accordance with the standards of practice established by NACHI, a copy of which is available upon request or on our website. Generalist inspections are essentially visual and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed pest control company.

GENERAL INFORMATION

PRESENT AT INSPECTION

1: - Client(s)

TYPE OF RESIDENCE / LEVELS

2: - The residence is a single family residence and is a two story.

AGE OF STRUCTURE / YEAR BUILT

3: - 2016

UNOFFICIAL SQUARE FOOTAGE

4: - 3625 square feet

FOUNDATION TYPE

5: - The structure has a slab foundation.

OCCUPANCY

6: - The residence was vacant and unfurnished at the time of the inspection.

UTILITIES

7: - All utilities were on at the time of the inspection.

WEATHER CONDITIONS

8: - The weather was clear and sunny.

EXTERIOR TEMPERATURE

9: - 75-85 degrees

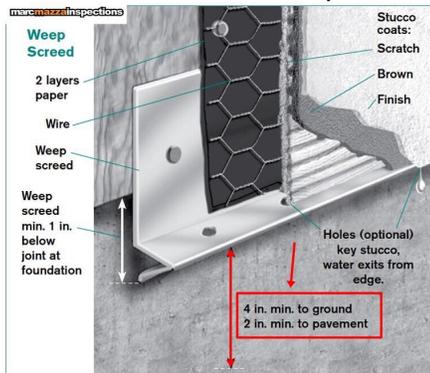
EXTERIOR

Our evaluation of the exterior of a property conforms to state or industry standards. Certain detached structures, such as storage sheds, barbecues, above ground spas, gazebos or stables are not within the scope of this inspection. Landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and ornamental or decorative lighting are not evaluated. Surface coatings or cosmetic deficiencies and the wear and tear associated with usage or the passage of time that would be readily apparent to the average person are not commented on. The inspection of the exterior and grounds as described may be limited if not fully visible due to foliage or storage of personal belongings. Trees / foliage may have an impact on site, structure, drainage and waste.

Stucco Wall Covering

STUCCO WALL GENERAL COMMENTS

10: - Portions of the weep-screed have been covered. Weep-screed not only allows the house walls to move independent of the foundation and prevents the plate-line cracks that are commonly seen at the base of many stucco walls but allows any moisture that penetrates the stucco to drain. Therefore the interior and exterior plaster in this area should be monitored to ensure that no moisture damage results. There are still gaps located between the weep screed and the wall as pictured.



ROOF

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason (such as rain or snow presence), we will indicate the method that was used to evaluate the roof.

Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs.

There are two basic roof types, pitched and flat. Pitched roofs are the most common, and the most dependable. They are variously pitched, and typically finished with composition shingles that have a design life of twenty to twenty-five years, or concrete, composite, Spanish, or metal tiles that have a design-life of forty to fifty years, and gravel roofs that have a lesser pitch and a shorter design-life of ten to fifteen years. These roofs may be layered, or have one roof installed over another, which is a common practice but one that is never recommended because it reduces the design-life of the new roof by several years, can impede emergency service by fire department personal, and requires a periodical service of the flashings. These roofs are serviced with mastic, which eventually shrinks and cracks and provides a common point of leakage. Among the pitched roofs, gravel ones are the least dependable, because the low pitch and the gravel prevent them from draining as readily as other roofs. For this reason, they must be conscientiously maintained. In this respect, the least dependable of all roofs are flat or built-up ones. Some flat roofs are adequately sloped toward drains but many are not, and water simply ponds and will only be dispersed by evaporation.

The most common cause of leakage results when roofs are not serviced, and foliage and other debris blocks the drainage channels. In fact, the material on the majority of pitched roofs are not designed to be waterproof

only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed.

Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

GENERAL ROOFING

11: - Concrete tile roofs are among the most expensive and durable of all roofs, and are guaranteed by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra-violet contamination. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually. This is important, because our service does not include any guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. The sellers or the occupants will generally have the most intimate knowledge of the roof, and you should ask them about its history and then schedule a regular maintenance service. Fortunately, many of these roofs can be walked on without damaging the tiles, but it is important to tread carefully on the first third of each tile.

METHOD OF EVALUATION

12: - This roof exceeds our ability to physically access due to one or more reasons. The reasons for not being able to access a roof generally fall under a hand-full of categories for example; the roof may be too high, too steeply pitched, maintained by an HOA, slippery or otherwise hazardous or simply a material that is easily damaged such as clay, lightweight concrete, steel or slate. The roof was, however, inspected from the ground, (possibly with the use of a ladder), the attic (when possible), and UAV (unmanned aerial vehicle) as in this case for example. The use of such equipment serves a useful purpose especially in the case of inaccessible roof tops, however, this equipment is not without fault. In an act of prudence we feel it necessary to make every attempt to view the roof. It should further be noted that the use of such equipment is performed from an altitude (15-30 feet) above the roof and the inspection is performed solely via a high resolution camera. Furthermore, these types of inspections although useful should not take the place of human contact with the roof which we strongly suggest. Additionally, roofs which are generally older than 25 years should have the roofing felt paper physically inspected if not already documented to have been serviced.

ROOF TYPE

13: - The roof type is a hip roof.

FLASHINGS & VENT TERMINATIONS

14: - The roof flashings (which are visible) are in acceptable condition. The roof flashing to vent pipe and junctions are recommended to be inspected bi-annually and sealed as necessary.

CONCRETE TILE OBSERVATIONS

15: - Concrete tile roofing material should be replaced by a qualified roofing contractor as walking on this roof material may crack and / or break many tiles and cause more damage than necessary. Regular inspections and maintenance are recommended. This type of roof structure is recommended to be inspected every 2-3 years for any slipped, cracked or missing tiles. It is also recommended that the vents be inspected at this time and sealed as necessary. The tile roof covering material observed is a type that is typically walked on by Mazza Inspections, however, in some cases we may choose not to. For example, the seller may request that we not walk on their roof or the height or weather may represent a hazard. Other examples may be a steep pitch or the roof is a clay tile roof, where the possibility of damage to the tiles is greater. In which case, the roof is inspected from the inside of the house as well as all exterior accessible areas of the roof that are visible. There may be portions of the roof that were viewed from the ground and / or ladder using binoculars. Some sections of the roof may not be viewed at all.

16: - Our inspection of this roof was performed via UAV (unmanned Ariel Vehicle or Drone). The UAV is only deployed in cases where the roof is inaccessible due to its height, slope or roofing material type. In this case we chose to use this vehicle in order to inspect the roofing materials. Although this technology nor is the application perfect (10-30 feet above the roof deck), it does serve a useful purpose and that is to view inaccessible areas (in this case the roof) for our clients not otherwise accessible. It is always our suggestion that our clients employ the services of a professional roofing contractor who can provide a more thorough examination of the roof which will also include removing roof tile to inspect the paper to better determine its remaining lifespan. Upon inspection of this roof via the UAV, we did not view any significant damage, that said, other conditions may have been reported from areas of the roof which may have been accessible via a ladder or other means.

PLUMBING

FUNCTIONAL FLOW AND WATER PRESSURE

One objective of our plumbing fixture observation is to determine if functional flow and drainage exists. A definition of functional flow and drainage is whether the rate of water flow in and out of a fixture is reasonable under the circumstances. Reasonable can be a subjective term. What is reasonable will depend on factors such as the age of the home, the piping materials, and a fair interpretation of the accepted standards when the plumbing system was installed. Reasonable functional flow and drainage in a newer home with newer materials installed to newer standards will differ from an older home with older materials. Water flow and water pressure are often confused. Water flow is the amount of water you can get from a full water pipe. Water pressure is the amount of force that the water exerts on the walls of a full water pipe. Once a pipe is full of water, a water pressure increase will not increase the water flow in the pipe. In fact, a water pressure increase beyond a certain amount will cause the pipe to burst. The ideal water pressure is between 40 and 60 pounds per square inch (psi).

Water flow is primarily a function of the size, type, and installation of water supply pipes and supply fixtures. You can achieve more flow in a larger pipe than you can in a smaller pipe. Different pipe materials, such as

PEX and copper, have different flow rates for the same size pipe. Many current water supply fixtures have flow restriction devices that limit the water flow rate to conserve water.

Water pressure is primarily a function of the force behind the water as it enters the piping system. A system with too little water pressure may not provide sufficient water flow when multiple supply fixtures are being used. Too much water pressure, exceeding 80 psi, can cause premature failure of water supply pipes and fixtures. A pressure regulator is often recommended to reduce water pressure.

WATER SUPPLY PIPE LEAKS

Plumbing leaks can be difficult to detect. Supply pipe leaks are usually easier to detect. They tend to leave visible evidence at a faster rate because, being under pressure, there is usually a constant flow of water to detect and trace to its source. An example of a supply pipe leak that can be difficult to detect is a leak in the shower riser (the pipe between the tub valve and the shower head). Shower risers are under pressure only when the shower is operating, so the leak is only active during a short period of time (except of course when teenagers are showering). Another example of difficult to detect supply line leaks are those that occur in pipes that are in the foundation slab. These leaks usually leave no visible clues and are discovered when the owner receives an unusually high water bill. Waste pipe leaks can be very difficult to detect. They usually have water flowing in them during a short period of time. Because the amount of water flowing in a waste pipe is often relatively small and water can travel some distance from the source of the leak, the leak evidence can appear in a completely different location from the actual leak source.

As is true for roof leaks, we can detect plumbing leaks only if they leave visible evidence in accessible areas. Even if a stain or other evidence of a plumbing leak exists, we usually have no means to determine if the leak is active. A home inspection does not constitute or provide a warranty or guarantee that the plumbing has not leaked in the past or will not leak in the future. If we see evidence of a possible leak, we will report our observations and defer to a qualified plumber to determine if there is a leak and if so determine the best method of repair.

DRAIN PIPE BLOCKAGES

We observe the operation of the drain, waste and vent system by running water in every drain that has an active fixture and observing the water flows out. This is not a conclusive test of whether the system will perform under all conditions. Only a plumber can provide a complete inspection of the system using video equipment and other tests that are beyond the scope of a home inspection.

Plumbing waste pipe blockages will occasionally occur. They can range from minor ones in the branch pipes or traps to major ones in the building sewer pipe. Blockages are also common in commodes made during the early 1990's just after the 1.5 gallon per flush mandate became effective. Keep a good plunger handy for these fixtures. Minor blockages in interior drain pipes are usually cleared using a plunger or by removing and cleaning the trap. Blockages in the building sewer pipe that connects the house to the public sewer can be expensive and can include replacing the entire pipe.

We recommend asking for full disclosure by the owners about any plumbing blockage problems. Blockages in the building sewer pipe caused by problems such as tree roots, improper installation, or shifting soil can recur. We cannot discover such problems during a home inspection unless the problem provides visible evidence

PLUMBING

GENERAL COMMENTS

17: - We observed a leaking fire sprinkler head in the garage.



ELECTRICAL

There are a wide variety of electrical systems with an even greater variety of components and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. In the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. It is essential that any recommendations that we may make for service or upgrades should be further evaluated or repaired before the close of escrow because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility.

We typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI, or ground fault circuit interrupters, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools, exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996.

Similarly, AFCI or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

All electrical related issues should be repaired by a licensed electrical contractor since personal safety is involved.

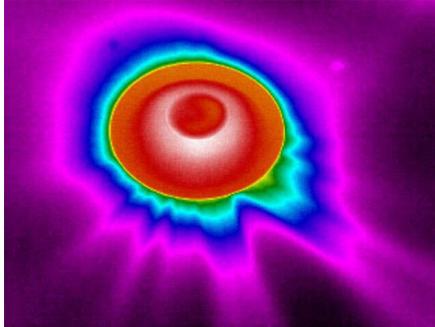
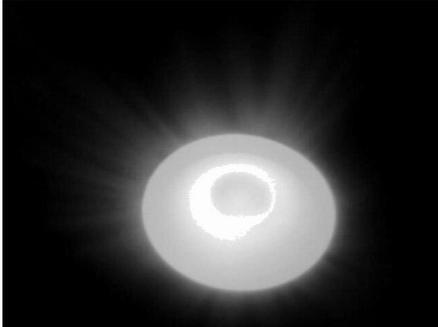
INTERIOR ELECTRICAL

LUMINARIES

18: - We observed multiple recessed light fixtures within the residence in numerous locations throughout which were not properly sealed to the ceiling which may leak or breach the integrity of the thermal envelope.

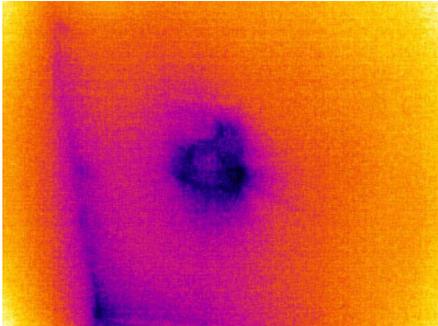
Section 110.7 - Mandatory Requirements to Limit Air Leakage

All joints, penetrations and other openings in the building envelope that are potential sources of air leakage shall be caulked, gasketed, weather stripped, or otherwise sealed to limit infiltration and exfiltration.



RECEPTACLES

19: - Air appears to leak from numerous receptacles within the building in multiple locations. The receptacles are suggested to be sealed appropriately in order to reduce air infiltration.



INTERIOR

Our inspection of the interior of the living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and do not comment on cosmetic deficiencies.

We may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a geologist or a structural engineer.

There are a number of environmental pollutants that can contaminate a home, such as asbestos, carbon

monoxide, radon, and a variety of molds and fungi that require specialized testing equipment, which is beyond our expertise and the scope of our service. There are also lesser contaminants, such as odors that are typically caused by moisture penetrating concealed slabs, or those caused by household pets. And inasmuch as the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if domestic pets are occupying the premises, and then schedule whatever service may be deemed appropriate before the close of escrow.

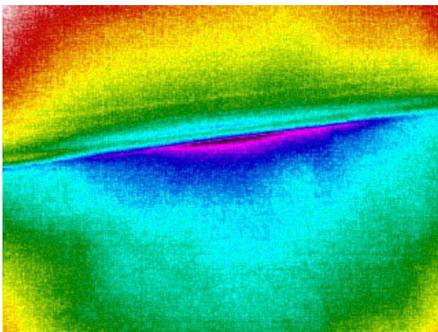
SLIDING GLASS DOORS

20: - The door trim around the sliding glass door is damaged and in need of service as pictured.



WALLS

21: - Air infiltration was observed under the wall of the southwest wall within the lower level of the building. It is suggested that the area be evaluated from the exterior side to ensure no openings are present within the membrane in this location.



KITCHEN

Kitchen appliances are tested for their functionality, and cannot be evaluated for their performance nor for the variety of their settings or cycles, however, if they are older than ten years, they may well exhibit decreased efficiency. Life expectancy is not predicted for appliances or fixtures. The following items are not within the scope of this inspection: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, wine coolers, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capacity of ovens, and concealed or under cabinet lighting, which is convenient but often installed after the initial construction and powered by extension cords or ungrounded conduits. Some Granite counter tops have been know to emit radon. We do not test for radon. If this test is desired, a contractor who specializes in this field is suggest to perform this task.

COUNTER TOP MATERIALS

22: - The countertop materials consist of granite.

COUNTER TOP

23: - The visible areas of the kitchen counters were observed to be in generally good condition.

KITCHEN SINK

24: - The kitchen sink is functional.

KITCHEN FAUCET

25: - The kitchen sink faucet is functional, unless otherwise stated.

SINK TRAP AND DRAIN

26: - The trap and drain at the kitchen sink are functional, no leaking was detected from our vantage. In occupied houses and in some cases, the occupant's belongings may block the full view of the plumbing components.

GARBAGE DISPOSAL

27: - The garbage disposal was in operational condition when tested. Other specific conditions may also be commented on.

KITCHEN CABINETS

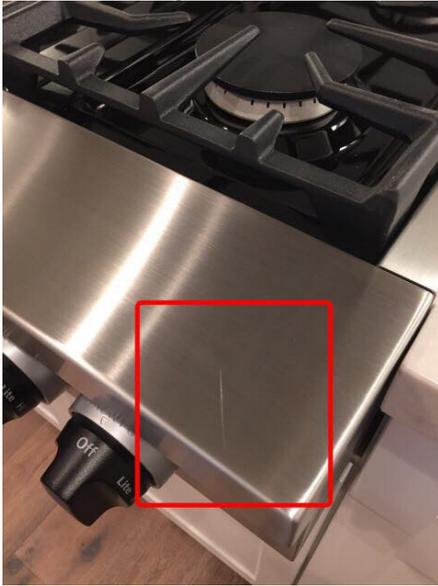
28: - The trim which surrounds the microwave oven is damaged and in need of replacement.



GAS COOK TOP

29: - The gas cook top is functional.

30: - The range shows evidence of cosmetic damage as pictured.



ELECTRIC OVEN

31: - The electric ovens are functional, but were neither calibrated nor tested for performance. After testing the ovens, we made sure the units were off and non operational before we left.

EXHAUST VENTILATION / LIGHT

32: - The kitchen exhaust and light are both functional.

BUILT-IN MICROWAVE

33: - The built-in microwave was tested by pressing the buttons on the face. The unit appeared to be functional but we do not test them for leakage, nor was anything inserted into the unit and heated up.

DISHWASHER

34: - The dishwasher was in operational condition when tested using the normal wash cycle. Determining the adequacy of washing and drying functions of dishwashers is not within the scope of this inspection.

BATHROOMS

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, bidets, and saunas. We do not leak-test shower pans on upper floors without consent of the representing agent, owners or occupants.

Master Bathroom

TOILET

35: - At the time of the inspection, the toilet was in operational condition. No visible leaks were detected.

DOUBLE SINKS - FAUCETS - PLUMBING

36: - At the time of the inspection, sinks, faucets and plumbing tested were in operational condition (except where otherwise noted). No visible leaks were detected.

BATHROOM VENTILATION

37: - At the time of the inspection, the bathroom ventilation, exhaust fans and / or window tested were in operational condition. We can only assume the vent fans terminate to the exterior. Without removing the unit and testing the vent, there is no definitive way to determine this.

It should be noted that in accordance with the CMC Ch 4, and CA Green Building Standards Code Ch 4, Div 4.5; bathroom exhaust ventilation fans shall be vented to the exterior and provide humidity control (windows are not an acceptable method of humidity control). The minimum exhaust rates are 50 CU FT per min for intermittent and 20 CU FT for continuous ventilation.

BATHTUB

38: - At the time of the inspection, the bathtub and faucet tested were in operational condition. No visible leaks were detected. The bathtub enclosure was observed to be in generally good condition with signs of normal wear.

SHOWER

39: - The shower was operational when tested. No visible leaks were detected after running the water for over 45 minutes. Because of the complexity of the installation of shower pans and the invisible potential latent defects, it is impossible to definitively determine of the pan leaks during its test. Typical daily use may, in fact, be the only detector of leaking. The test for showers is simply the running of the water for a minimum of thirty minutes and up to an hour. We check for leakage around the pan or on ceilings below pans, however, water may pool behind the pan or between floors and may not become visible for hours or days after use and with repetitive use, these areas become saturated and then prone to leak.

Downstairs Common Bathroom

TOILET

40: - At the time of the inspection, the toilet was in operational condition. No visible leaks were detected.

SINK - FAUCET - PLUMBING

41: - At the time of the inspection, the sink, faucet and plumbing tested were in operational condition. No visible leaks were detected. Other specific conditions may also be commented on.

BATHROOM VENTILATION

42: - At the time of the inspection, the bathroom ventilation, exhaust fans and / or window tested were in operational condition. We can only assume the vent fans terminate to the exterior. Without removing the unit and testing the vent, there is no definitive way to determine this.

It should be noted that in accordance with the CMC Ch 4, and CA Green Building Standards Code Ch 4, Div 4.5; bathroom exhaust ventilation fans shall be vented to the exterior and provide humidity control (windows are not an acceptable method of humidity control). The minimum exhaust rates are 50 CU FT per min for intermittent and 20 CU FT for continuous ventilation.

SHOWER

43: - The shower was operational when tested. No visible leaks were detected after running the water for over 45 minutes. Because of the complexity of the installation of shower pans and the invisible potential latent defects, it is impossible to definitively determine of the pan leaks during is test. Typical daily use may, in fact, be the only detector of leaking. The test for showers is simply the running of the water for a minimum of thirty minutes and up to an hour. We check for leakage around the pan or on ceilings below pans, however, water may pool behind the pan or between floors and may not become visible for hours or days after use and with repetitive use, these areas become saturated and then prone to leak.

Upstairs Common Bathroom

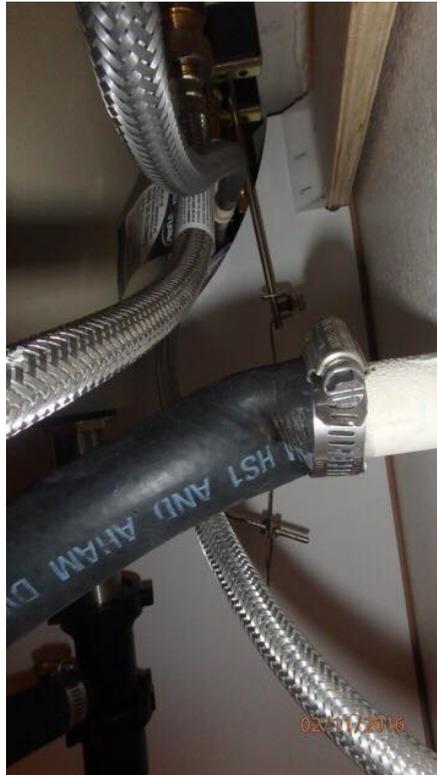
TOILET

44: - At the time of the inspection, the toilet was in operational condition. No visible leaks were detected.

DOUBLE SINKS - FAUCETS - PLUMBING

45: - At the time of the inspection, sinks, faucets and plumbing tested were in operational condition (except where otherwise noted). No visible leaks were detected.

46: - The condensate drain for the furnace located under the sink is kinked and suggested to be serviced.



47: - The sink drain stopper did not operate at the right side sink. Recommend replacement for proper operation of the sink.



BATHROOM VENTILATION

48: - At the time of the inspection, the bathroom ventilation, exhaust fans and / or window tested were in operational condition. We can only assume the vent fans terminate to the exterior. Without removing the unit and testing the vent, there is no definitive way to determine this.

It should be noted that in accordance with the CMC Ch 4, and CA Green Building Standards Code Ch 4, Div 4.5; bathroom exhaust ventilation fans shall be vented to the exterior and provide humidity control (windows are not an acceptable method of humidity control). The minimum exhaust rates are 50 CU FT per min for intermittent and 20 CU FT for continuous ventilation.

BATHTUB

49: - At the time of the inspection, the bathtub and faucet tested were in operational condition. No visible leaks were detected. The bathtub enclosure was observed to be in generally good condition with signs of normal wear.

SHOWER

50: - At the time of the inspection, the shower and faucet tested were in operational condition. No visible leaks were detected. The enclosure was observed to be in generally good condition with signs of normal wear.

Upstairs East Bathroom

TOILET

51: - At the time of the inspection, the toilet was in operational condition. No visible leaks were detected.

SINK - FAUCET - PLUMBING

52: - At the time of the inspection, the sink, faucet and plumbing tested were in operational condition. No visible leaks were detected. Other specific conditions may also be commented on.

BATHROOM VENTILATION

53: - At the time of the inspection, the bathroom ventilation, exhaust fans and / or window tested were in operational condition. We can only assume the vent fans terminate to the exterior. Without removing the unit and testing the vent, there is no definitive way to determine this.

It should be noted that in accordance with the CMC Ch 4, and CA Green Building Standards Code Ch 4, Div 4.5; bathroom exhaust ventilation fans shall be vented to the exterior and provide humidity control (windows are not an acceptable method of humidity control). The minimum exhaust rates are 50 CU FT per min for intermittent and 20 CU FT for continuous ventilation.

SHOWER

54: - The shower was operational when tested. No visible leaks were detected after running the water for over 45 minutes. Because of the complexity of the installation of shower pans and the invisible potential latent defects, it is impossible to definitively determine if the pan leaks during its test. Typical daily use may, in fact, be the only detector of leaking. The test for showers is simply the running of the water for a minimum of thirty minutes and up to an hour. We check for leakage around the pan or on ceilings below pans, however, water may pool behind the pan or between floors and may not become visible for hours or days after use and with repetitive use, these areas become saturated and then prone to leak.

AIR CONDITIONER

We evaluate air-conditioning systems in accordance with state or industry standards, including identifying and testing them and their components. However, there are a wide variety of heating and air-conditioning systems, which range from newer high-efficiency ones to older low efficiency ones.

Also, there are an equally wide variety of factors besides the climate that can affect their performance, ranging from the size of the house, the number of stories, orientation to the sun, the type of roofing material, ventilation system, thermal value of insulation and window glazing. This is why our contract specifically disclaims the responsibility of evaluating the overall efficiency of any system, because only a specialist can credibly do so. You should also be aware that we do not evaluate or endorse any heating device that utilizes fossil fuels and is not vented. The presence and use of these within a residence commonly indicates the inadequacy of the primary heating system or its distribution, however, these and every other fuel burning device that is not vented are potentially hazardous. Such appliances include open flames or heated elements, which are capable of igniting any of the myriad of flammable materials found in the average home. Even the most modern of these units can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injuries, and even death.

We attempt to identify and test every component, but we do not attempt to determine tonnage, match evaporator coil to condenser or dismantle any portion of a system. We do not evaluate the following concealed components: the heat exchanger, or firebox, the interior of ducts, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. Similarly, we do not check every register, at which the airflow may well be uneven and which will decrease proportionate to its distance from the blower fan on the furnace. The airflow and the efficiency of any system can be compromised by poor maintenance, such as by the filters not being changed regularly, which will contaminate components within the systems. The sellers or the occupants of a property are often the best judges of how well a system works, and it is always a good idea to ask them about maintenance history and if they have been satisfied with its performance. You may also have a comprehensive evaluation completed by a specialist. Most systems have a design life of twenty years, but if any system is more than ten years old, or if poor maintenance is suspected, it would be wise to schedule a comprehensive service that includes cleaning motors, fans, ducts, and coils. Then, change the filters every two to three months, and schedule biannual maintenance service.

We perform a conscientious evaluation of heating and air-conditioning components, but we are not specialists. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be completed well before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property.

TYPE AND SIZE

55: - Central heat and air-conditioning are provided by a single split-system, consisting of a furnace or electric heater with an evaporator coil and a condensing coil.

56: - We estimate the size of this unit to be 4 tons. This is merely an estimation based on the units model number information. For a definitive size of the condenser, we suggest the buyer employ the services of an HVAC contractor

AIR CONDITIONER

57: - The air condition unit appears to have been manufactured in 2015.

AIR CONDITIONER CONDENSING COIL

58: - The condensing coil responded to the thermostat and is functional.

AIR CONDITIONER SERVICE COIL ELECTRICAL

59: - The electrical disconnect at the condensing coils are present. The breakers / fuses are not removed or inspected.

AIR CONDITIONER REFRIGERANT LINES

60: - The refrigerant lines are in acceptable condition where visible.

AIR CONDITIONER DIFFERENTIAL TEMPERATURE READINGS

61: - The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of eighteen to twenty one degrees. A temperature difference is only one method of testing the cooling system as there are many. It is a snap shot of the systems performance. For a more advanced inspection, which may include voltage testing or require the dismantling of parts, an HVAC contractor should be contacted prior to the close of this escrow.

DUCTS & REGISTERS

FLEXIBLE DUCTS

62: - There are ducts installed that are a modern flexible type. They are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation.

63: - The visible ducts appear (thru testing and visual observations) to be in generally good condition where visible. A majority of the ducts are not visible to inspect as are the connections of the ducts.

Note: a) The ducts are not pressure tested. b) Flexible ducts have a plastic vapor barrier that is easily deteriorated and in many cases, all of the ducts are not visible for a complete inspection.

REGISTERS

64: - The registers are functional except where otherwise noted. The volume of air, nor the cleanliness of the registers, can be tested during this inspection. There may have been registers which were closed at the time of the inspection, therefore, the temperature of these registers will be different than others which are open.

65: - There was a noticeable difference in the temperature of the registers when examined. The difference is between 5 and 12 degrees collectively and or individually. There are many variables which may dictate the heating or cooling efficiency of a duct system, many of which may require specialized testing (HERS rating) which we have no access to during this home inspection.

THERMOSTATICALLY CONTROLLED DAMPERS

66: - The ducts include thermostatically controlled dampers. The dampers were tested (via thermostats) and found that there were in fact differences in temperature between the lower ambient temperature and the registers of the downstairs area while the upstairs was "on". It should be noted that when this test was performed, the lower system was off. We also feel it prudent to mention that the same test was performed for the upper level and there were no such differences in temperature. It is therefore our opinion based on the test performed, that the damper system may leak allowing air to pass through the dampers. It is not evident how the dampers were designed to perform so we cannot comment on this intended performance. We do suggest however, the buyer contact an HVAC company to thoroughly inspect the damper system and test the damper system to ensure that the system is completely functional and operating in an energy efficient manner.



ENVIRONMENTAL CONCERNS

Most structures built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. As a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any structure built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. It can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches

and brake shoes of automobiles for many years. A single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. It cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at www.epa.gov/radon/images/hmbuygud.pdf, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding the structure.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap.

If this structure, or portions of it were constructed prior to 1978, in which case, there may be lead based paint on painted surfaces such as wall and ceilings. We do not test for the presence of lead based paint during our inspection, and specifically disclaim it in our pre-inspection agreement. On April 22, 2008, EPA issued a rule requiring the use of lead-safe work practices aimed at preventing lead poisoning in children. On April 22, 2010, the rule became effective and firms performing renovation, repair and painting projects that disturb lead-based paint in homes built before 1978 must be certified. Individual renovators must be trained by an EPA-accredited training provider, and the firms and renovators must follow specific work practices to prevent lead contamination. Violators of this law may be subject to fines up to \$37,500 per day. Lead-based paint affects more than one million children today. Adverse health effects include learning disabilities, behavioral problems, and speech delays. If not done in a lead-safe manner, renovations and repair activities that disturb lead-based paint can expose children, as well as adults, to harmful levels of lead dust. More information about lead poisoning, and how this law may affect you as a property owner can be found at <http://www.epa.gov/lead>.

There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign, however, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.