

Page 41 Item: 4	Roof Drainage Systems	<p>4.1. Building without proper/full gutter system. Recommend adding gutters and downspout(s) for proper drainage. Have it checked and installed by a qualified roofer.</p> <p>4.2. Downspouts terminate at foundation- Poor location. Recommend to extend away from structure. Have it checked by a qualified drainage contractor.</p> <p>4.3. Gutters are full of debris in areas and need to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible.</p> <p>4.4. Below ground drain lines for downspouts noted- No tests done at this inspection- Unable to determine if drains will function properly. Check with the seller about drainage and or have it tested.</p>
Page 42 Item: 5	Chimney	5.1. Chimney was capped off from the roof. Check the records with the seller. Have it checked by a specialist.
Page 42 Item: 6	Other	<p>6.1. The roof has been inspected at a time when it was not raining. Since one of the purpose of the roof is to repel water this could not be observed and verified as occurring in all cases. Therefore the roof has not been tested under wet conditions and how it performs in these condition is unknown. No warranty is made that it will not leak when it is under a wet condition.</p> <p>6.2. Recommend Complete System Evaluation by a Qualified Roofer.</p>

Heating & Cooling System

Page 43 Item: 1	Heating System Operation	<p>1.1. Recommend checking the service history with the Seller and to have the unit(s) serviced by a qualified HVAC Contractor if not performed in the past year. Air flow is not a part of this inspection. Recommend checking the disclosures regarding day to day functionality. No service tags noted. This is a limited Visual Inspection - Recommend having the unit(s) evaluated by a qualified HVAC Contractor. Annual service/evaluation is recommended.</p> <p>1.2. Recommend hiring a qualified HVAC contractor/technician for complete system evaluation to determine condition and life expectancy of the units.</p> <p>1.3. Unit operated at heat mode at the time(FYI).</p> <p>1.4. Furnace is old but did work at time of inspection. Unable to determine life remaining. Have it checked/serviced by a qualified specialist.</p> <p>1.5. Recommend Complete System Evaluation/Repairs by a Qualified Technician/Contractor.</p>
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Page 43 Item: 2	Operation of Heating System	2.1. Wall heater noted. This is a limited visual inspection. Recommend further and complete evaluation by a Qualified Technician and or The Gas Co.
Page 45 Item: 6	Distribution Systems	<p>6.1. We conduct a limited visual inspection of the distribution system components and comment on any defects found. Air flow, distribution, duct sizing and comfort is not a part of this inspection, these require testing by a Qualified HVAC Technician. Temperature is checked at the registers to determine heating/cooling function. Check with the seller for any known defects/issues with air flow and distribution and or have it checked by a Qualified Technician.</p> <p>6.2. Interior walls of ducting not visible at this inspection. Recommend to have them checked cleaned/serviced/sanitized by a Qualified HVAC Technician.</p> <p>6.3. Older vinyl ducting noted, interior walls of ducting not visible at this inspection. Recommend to have them checked for debris/damage by a Qualified HVAC Technician.</p>
Page 45 Item: 8	A/C Compressor	<p>8.1. Installation of wall /Window AC units are not part of this inspection. We have seen cases where rain water seeps inside the framing/unit due to improper installation. Check the records with the seller for any known issues with AC units and or have it checked by a qualified specialist.</p> <p>8.2. Wall/Window A/C Units noted. No dedicated electric outlet noted for wall A/C - Recommend installing to prevent circuit overload/fire. Wall and Window A/C unit(s) are not tested at this inspection. Check the service/maintenance records and have it checked by a specialist.</p>

Interior

Page 47 Item: 1	Ceilings	<p>1.1. Patches, repairs noted at ceiling- Check the records with the seller/builder.</p> <p>1.2. Newer paint job noted- Check the records with the seller/builder.</p> <p>1.3. Cracks/ damage noted at interior ceilings. Have it checked and repaired by a specialist.</p>
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Page 48 Item: 2	Walls	<p>2.1. Units were occupied at the time of the inspection (walls were not fully visible)- Recommend to check the records for any known defects/repairs.</p> <p>2.2. Cracks noted at interior walls. Have it checked and repaired by a specialist.</p> <p>2.3. Prior patching noted at interior walls. Check the records with the seller.</p> <p>2.4. Newer Paint noted- Check the records for any known defects/repairs.</p> <p>2.5. Water damage noted on the bedroom walls due to possible seepage from window frames. Check the records with the seller. Have it checked and repaired by a specialist.</p>
Page 49 Item: 3	Floors	<p>3.1. Units were occupied at the time of the inspection (floors were not fully visible)- Recommend to check the records for any known defects/repairs.</p> <p>3.2. Trip hazards noted due to differing flooring material heights. Have it checked and repaired by a qualified specialist.</p> <p>3.3. Area rugs noted - rugs not moved at this inspection. Note: could be hidden damage. Check with the seller and have it checked at your final walk through.</p> <p>3.4. Worn/aged wood flooring noted of the inspected property. May need repair/replacement.</p> <p>3.5. Sloped flooring noted. No tests/engineering done at this type inspections. For more detailed evaluation recommend hiring a qualified contractor for complete system evaluation.</p> <p>3.6. Floor squeaks are present at the interior of the home(common for his type structures). Have it checked by a qualified flooring contractor for repairs.</p>
Page 50 Item: 4	Interior/Exterior Doors	<p>4.1. Recommend installing door stops to prevent wall damage.</p> <p>4.2. Unit 5067 - Damage noted on the interior door. Have it checked and repaired.</p> <p>4.3. Unit 5067 - Damage noted on the closet mirror door. Have it checked and replaced.</p>

Page 51 Item: 5	Interior Windows	<p>5.1. Windows: No leak tests done at this type inspections. Recommend checking the building records with the seller/builder/management for any known water seepage/damage at windows.</p> <p>5.2. Window coverings area not part of this inspection. Check the records with the seller.</p> <p>5.3. Building with old Aluminum windows type. Recommend upgrading. Have it checked by a Qualified Glazing Contractor.</p> <p>5.4. Older wood framed windows noted, showing age defects. Recommend upgrading.</p> <p>5.5. Old Louver type windows noted. Recommend replacing/upgrade. Security Concern. Have it checked and replaced by a qualified Glazing Contractor.</p> <p>5.6. Some screens noted missing. Have it installed.</p> <p>5.7. Unit 410 - Water damage noted at bedroom window frames due to possible seepage from exterior. Recommend hiring a qualified specialist for further evaluation and necessary repairs. Have it checked/repared by a qualified contractor.</p> <p>5.8. Recommend to hire a Qualified Glazing Contractor for complete system evaluation and cost of repairs/replacement.</p>
Page 53 Item: 7	Steps, Stairways, and Railings	<p>7.1. Handrail at interior stairs is not to current safety standards - Does not return to wall at top landing (trip hazard). Correction/Safety upgrade recommended.</p> <p>7.2. Handrails were not today's standards for safety. Were not grippable type. Recommend upgrading.</p>

Page 54 Item: 8	Laundry Service	<p>8.1. View behind the equipment was limited due to equipment location / space restrictions. Laundry machines and drainage are not part of this inspection. Machines area not tested at this inspection. We inspect and report installation defects. Check with the seller about functionality of the machines. Water pipes and drainage is not tested at this inspection. Check with the seller and or have it tested.</p> <p>8.2. Washing machine/ laundry area without catch pan and or drainage pipes. Recommend installing if possible to prevent damage when machines leak.</p> <p>8.3. 20Amp GFCI outlet is recommended at laundry as a safety upgrade.</p> <p>8.4. Recommend checking the Contracts/warranties on laundry machines.</p> <p>8.5. Water supply pipes, drains not tested at this inspection. Check the records and or have it tested by a qualified plumber.</p>
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Page 55 Item: 9	Other	<p>9.1. This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants.</p> <p>It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.</p> <p>FAILURE TO CONDUCT A MOLD INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.</p> <p>9.2. This is not a pest control(termite) inspection - recommend hiring a qualified Structural Pest Inspector for complete building inspection.</p> <p>9.3. It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.</p> <p>9.4. We strongly recommend You(The Buyer) to hire a Qualified Contractor/Engineer/Architect to review all the inspection reports and create a cost of repairs and work summary.</p> <p>9.5. Recommend checking the building records and permits with The City.</p>
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Kitchen

Page 56 Item: 2	Kitchen General	<p>2.1. Appliances are not removed at this type of inspection. There can be hidden damage/defects not visible as a result. We recommend checking the records/seller regarding any known defects/issues and or remove the appliances for more detailed inspection.</p> <p>2.2. *This is true to all the Kitchens: It is typical to have hidden defects and or damage inside/under the cabinets, inside the walls where moisture and water can be trapped and Mold growth will occur. Home inspection is a limited, non-invasive Inspection of readily visible areas. We recommend hiring a Qualified MOLD Inspector for further and complete evaluation to determine the presence or absence of any Mold that may affect the health or safety of the occupants.</p> <p>*It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose. FAILURE TO CONDUCT A MOLD INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.</p> <p>*Supply valves/angle stops not tested at this inspection(this type valves not reliable and may leak if turned on and off). Check the records with the seller for any known issues/repairs regarding the supply valves.</p> <p>*This is not a pest control(termite) inspection-recommend hiring a qualified Structural Pest Inspector for complete building inspection.</p>
Page 57 Item: 3	Cabinets and Counter Tops	<p>3.1. Cabinet drawers with open guide type (without stop, drawer can slide out of cabinet). Recommend upgrading for safety.</p> <p>3.2. View under sink cabinet was restricted due to belongings(belongings not removed at this type inspection). No major defects/damage noted at the time at visual part of the cabinet.</p> <p>3.3. Some cabinets, drawers are in need of adjustment/repair. Have it checked and repaired by a Qualified Specialist.</p>
Page 58 Item: 4	Sinks	<p>4.2. Unit 5067 - Marks noted on the sink finish. Have it checked and repaired.</p>

Page 59 Item: 6	Dishwasher	6.1. Dishwasher operated at the time. Appliances are not removed at this type of inspection. There can be damage/defects not visible as a result. We recommend checking the records/seller regarding any known defects/issues.
Page 59 Item: 7	Ranges/Oven/Cook Tops	7.1. Missing Anti-Tip Device at the freestanding ranges. Recommend adding for safety concerns. Have it installed by a qualified specialist.
Page 60 Item: 8	Range Hood	8.1. Unit 5067 - Loose/ damaged trim noted on the range hood. Have it checked and repaired by a specialist. 8.2. Unit 5067 - Hood did not work at the time. Recommend fixing/ replace.
Page 61 Item: 10	Kitchen Features	10.1. Refrigerators are not part of this inspection. Recommend checking the records with the seller for any known defects/repairs. Appliances are not removed at this type of inspection. There can be damage/defects not visible as a result. We recommend checking the records/seller regarding any known defects/issues.
Page 61 Item: 11	Other	11.2. *This is true to all the Kitchens: It is typical to have hidden defects and or damage inside/under the cabinets, inside the walls where moisture and water can be trapped and Mold growth will occur. Home inspection is a limited, non-invasive Inspection of readily visible areas. We recommend hiring a Qualified MOLD Inspector for further and complete evaluation to determine the presence or absence of any Mold that may affect the health or safety of the occupants. *It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose. FAILURE TO CONDUCT A MOLD INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS. *Supply valves/angle stops not tested at this inspection(this type valves not reliable and may leak if turned on and off). Check the records with the seller for any known issues/repairs regarding the supply valves. *This is not a pest control(termite) inspection-recommend hiring a qualified Structural Pest Inspector for complete building inspection.

Bathroom General

Page 62 Item: 1	Bathroom General Comments	<p>1.1. *This is true to all the bathrooms: It is typical to have hidden defects and or damage inside/under the cabinets, inside the walls where moisture and water can be trapped and Mold growth will occur. Home inspection is a limited, non-invasive Inspection of readily visible areas. We recommend hiring a Qualified MOLD Inspector for further and complete evaluation to determine the presence or absence of any Mold that may affect the health or safety of the occupants.</p> <p>*It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.</p> <p>FAILURE TO CONDUCT A MOLD INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.</p> <p>*Supply valves/angle stops not tested at this inspection(this type valves not reliable and may leak if turned on and off). Check the records with the seller for any known issues/repairs regarding the supply valves.</p> <p>*This is not a pest control(termite) inspection-recommend hiring a qualified Structural Pest Inspector for complete building inspection.</p>
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Bathroom # 1

Page 63 Item: 4	Exhaust Fan, Heater	4.1. Recommend to install exhaust fan for proper removal of the moisture. Have it checked and installed by a qualified specialist(s).
Page 64 Item: 5	Toilet, Bidet	5.1. Toilet was loose at the base. Recommend to reset with new wax seal. Have it checked and repaired by a Qualified Plumber.

Bathroom # 2

Page 65 Item: 2	Sink(s), Faucets	2.1. Under sink cabinets were not fully visible at this inspection (personal items not removed at this inspection), no leaks noted at the time.(FYI) Have it checked when accessible.
Page 66 Item: 4	Cabinets, Floors, Walls, Ceiling	4.1. Moisture damage noted on the bathroom wall. Have it checked and repaired.
Page 66 Item: 5	Bathtub	5.1. Slow draining noted at the tub- have it checked/ fixed.

Bathroom # 3

Page 67 Item: 2	Sink(s), Faucets	2.1. Under sink cabinets were not fully visible at this inspection (personal items not removed at this inspection), no leaks noted at the time.(FYI) Have it checked when accessible.
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Bathroom # 4

Page 69 Item: 2	Sink(s), Faucets	2.1. Under sink cabinets were not fully visible at this inspection (personal items not removed at this inspection), no leaks noted at the time.(FYI) Have it checked when accessible.
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Bathroom # 5

Page 71 Item: 2	Sink(s), Faucets	2.1. Under sink cabinets were not fully visible at this inspection (personal items not removed at this inspection), no leaks noted at the time.(FYI) Have it checked when accessible.
Page 72 Item: 5	Bathtub	5.1. Window was set too low at tub/shower head. Recommend to install curtain to prevent water seepage/damage.

Attic

Page 73 Item: 2	Roof Structure and Attic	2.1. Ceiling joists were not fully visible to comment due to insulation. Check the building records for any known defects/repairs. 2.2. Debris noted in the attic. Removal recommended. 2.3. Dry Water staining was noted to the structure at the time of inspection. Unable to determine if leak is present and/or been fixed. Check with the seller for any known roof leaks/repairs and have it checked by a qualified roofer to make sure roof is free of leaks.
Page 74 Item: 3	Insulation	3.1. Unit 410 - No insulation was present in the attic of the inspected property. Recommend installing approved insulation material in the attic.
Page 75 Item: 5	Other	5.1. This is not a pest control(termite) inspection - recommend hiring a qualified Structural Pest inspector for complete building inspection. 5.2. Rodent droppings/traps and dead rats noted in the attic- safety/health concern. Have it checked/cleaned by a qualified specialist(s). 5.3. Transite pipe noted in the attic (Transite pipe is an asbestos-cement product which was used for both Water heater, HVAC ducts and for chimney or flue material to vent gas-fired appliances). Recommend removing. Have it checked by a qualified contractor.

Foundation

Page 76 Item: 1	Foundation	<p>1.1. This is an Old Raised Foundation type structure. Structural comments are of the conditions observed at the time of the inspection are the opinion of the inspector(who is not a structural engineer and or a foundation contractor). For expert evaluation of the structure (foundation, walls, framing, anchoring/retrofitting...) we recommend hiring a qualified structural engineer and or foundation contractor/expert. We may not comment on minor deficiencies such as commonplace settlement cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing. There is no absolute standard for evaluating cracks, but those that are less than 1/4" are generally not regarded as structurally relevant. Further evaluation of foundation walls and framing by a qualified foundation contractor/inspector is recommended by This Inspection Co.</p> <p>1.2. Not all areas of the crawl space were readily visible, accessible due to low structure, piping, etc. Inspection was limited. Needs further evaluation by a qualified foundation contractor. Note: hidden defects/damage may exist.</p> <p>1.3. Evidence of water seepage/efflorescence noted due to lack of gutters and drainage system(common for this type/age homes). Recommend to install gutters, drainage pipes and keep the water away from structure. Have it checked by a qualified drainage contractor.</p> <p>1.4. Construction debris noted in the crawl space which should be removed.</p> <p>1.5. Access to crawl space too small to enter or blocked at the time of inspection. Limited to partial view- viewed from access only. Needs further evaluation by a qualified foundation contractor. Note: hidden defects/damage may exist.</p> <p>1.6. Foundation vents were set low at exterior soil, water seepage into the crawl space noted. Recommend to built a curb to prevent water intrusion.</p> <p>1.7. Recommend further and complete Foundation System Evaluation by a Qualified Foundation Contractor.</p>
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Page 77 Item: 2	Walls	<p>2.1. This is an Old raised Foundation type structure. Further evaluation of foundation walls and framing by a qualified foundation contractor/ inspector is recommended by This Inspection Co.</p> <p>2.2. Efflorescence was noted present on the foundation walls. Recommend to keep moisture around the inspected property to a minimum.</p> <p>2.3. Newer sill plates at various areas noted. Recommend checking the records/permits.</p> <p>2.4. Newer shear panels(plywood boards at cripple walls) noted - check the records, permits.</p> <p>2.5. Newer foundation bolts/straps noted. Check the records/permits.</p>
Page 77 Item: 3	Columns or Piers	<p>3.1. This is an Old raised Foundation type structure. Further evaluation of foundation walls and framing by a qualified foundation contractor/ inspector is recommended by This Inspection Co.</p> <p>3.2. Newer work/alterations noted. Recommend to check the records/permits.</p>
Page 78 Item: 5	Foundation Ventilation	<p>5.1. Foundation vent(s) are below ground level at exterior soil/ slab, which can allow water to enter crawlspace. Recommend to re-grade and or install proper flashing/curb to prevent water seepage.</p>
Page 78 Item: 6	Other	<p>6.1. This is not a pest control(termite) inspection - recommend to hire a qualified Structural Pest inspector for complete building inspection.</p> <p>6.2. Recommend to check the Building Records and Permits.</p> <p>6.3. Evidence of pest droppings noted in crawl space - safety/health concern. Have it inspected and cleaned by a qualified specialist(s).</p> <p>6.4. Please read the entire report - Including photos and related comments for all items.</p> <p>All Recommendations for further evaluation and repairs must be performed before expiration of your Contingency Period and Before the Close of Escrow.</p> <p>We strongly recommend You(The Buyer) to hire a Qualified Contractor/Engineer/Architect to review all the inspection reports and create a cost of repairs and work summary.</p>