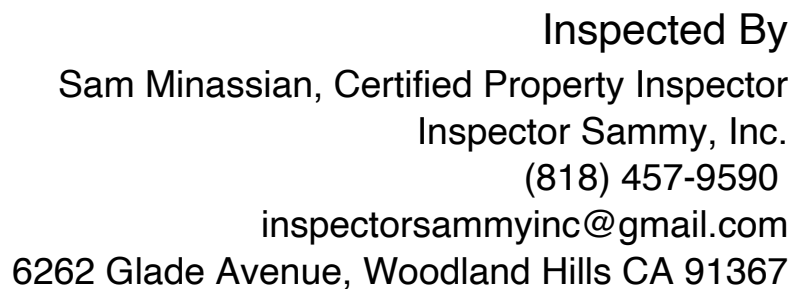


[illegible]

Agent: [REDACTED]



Summary

IMPORTANT NOTE - PLEASE READ : The Summary page is provided to allow the reader a brief overview of the report. This page is not encompassing. Reading the Summary alone is not a substitute for reading the report in entirety. The Summary is not a complete list or explanation of all the findings. The entire Inspection Report, including the CREIA Standards Of Practice, Limitation, Scope of Inspection and Inspection Agreement must be carefully read to fully assess the findings of the inspection. This is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or a real estate agent.

Failing to **READ THE ENTIRE REPORT** and failing to follow the advice contained in the entire report is not cause for holding the inspector, the inspection report, or Inspector Sammy, Inc. liable.

Exterior

EXTERIOR WALLS

s-27: Wasp hive noted at the rear corner exterior eaves. Recommend removal.

Plumbing

SUPPLY LINES

s-64: Moderate restriction noted at the primary bathroom tub hot water faucet.

s-65: Rust and corrosion noted at the primary bathroom toilet plumbing supply valve. Recommend repair.

s-67: Rust and corrosion noted at the powder room toilet and sink plumbing supply valves. Recommend repair.

FUEL

s-76: Possible gas leak noted at the gas meter. Contact The Gas Company for safety.

WATER HEATER

s-82: Corrosion and leaks noted at the tankless water heater. Recommend service and repair.

Electric

WIRING NOTES

s-98: Light bulb is not functional at the ceiling light above the upper hallway stairs.

s-101: Exposed electrical wiring noted at lower level dining room ceiling. Recommend repair for safety.

Heating And Air Conditioning (HVAC)

AIR CONDITIONING CONDENSATION LINES

s-125: Stains noted at the exterior wall under the AC secondary condensation line. Recommend seller disclosures / Recommend service by an HVAC contractor.

Interior

WINDOWS

s-133: Missing a screen at the bedroom window.

FLOORING AND TYPES

s-147: Scratches and damages noted at the lower level wood flooring.

Garage

GARAGE VEHICLE DOOR

s-178: Damage noted at the garage vehicle door.

Kitchen

SPECIAL FEATURES

s-217: Microwave is disclosed not functional.

Bathrooms

TOILETS

s-221: Toilet is loose at the primary bathroom. Recommend repair.

s-222: Toilet makes an unusual noise during operation at the upper bathroom.

SINKS

s-224: Sink drain stopper is not functional and the cold water faucet handle is loose at the primary bathroom right side sink.

Table of Contents

Summary.....	2
Important Information and Keys to the Inspection Report.....	5
Use of Report.....	7
General.....	7
Roof.....	8
Exterior.....	10
Grounds.....	13
Plumbing.....	15
Electric.....	22
Heating And Air Conditioning (HVAC).....	26
Interior.....	30
Garage.....	37
Kitchen.....	39
Bathrooms.....	43
Foundation and Grading.....	47
Environmental Concerns.....	48
CREIA Standards of Practice.....	49

Important Information and Keys to the Inspection Report

It is strongly recommended that any deficiencies and components/systems related to these deficiencies noted as well as anywhere the inspector recommends further evaluation or evaluation in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals **PRIOR TO THE EXPIRATION OF THE INSPECTION CONTINGENCY PERIOD** during escrow. Further evaluation **PRIOR** to the expiration of the inspection contingency period is strongly recommended so a properly qualified and licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that might be outside our area of expertise or the scope of our inspection. It is the responsibility of the client to hire such qualified and licensed professionals for further evaluation during the inspection contingency period. If further evaluation is not performed and additional defects are found after the inspection contingency period has expired, disputes or claims against this inspection will be denied. If the inspection contingency period is not applicable or has been waived, then these evaluations are strongly recommended to be completed **IMMEDIATELY** and / or prior to the close of escrow.

We have inspected the major structural components and mechanical systems of the property in accordance with the Our inspection is conducted in accordance with the Standards of Practice of the California Real Estate Inspection Agreement.. This report is a "snapshot" of the property on the date of the inspection for the visible condition of the property during the time of the inspection only. It doesn't reflect, anticipate or predict future conditions. Conditions at a property for sale can change drastically over night. So a property inspection is not meant to guarantee what condition the property will be after the transaction finalizes. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

In the report, there may be specific references to areas and items that were inaccessible, not fully visible or not visible. We can make no representations regarding conditions that may be present but were concealed, inaccessible, not visible or areas and parts that are not fully visible for inspection. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas can be performed upon arrangement and at additional cost after access is provided.

During the inspection your inspector didn't dismantle equipment, dismantle any structural items, or destructive testing. Any areas that are hidden, painted over, or aren't readily visible are not covered in this report. This report is not a guarantee or warranty on the condition of your property or its contents. The inspector doesn't determine the age or remaining life of any system or building material during this inspection. Cosmetic issues are often not included in the report.

We do not review plans, permits, recall lists, and/or government or local municipality documents. A property / home inspector is not a code inspector. This is not a building code or code compliance inspection. That is a different type of inspection performed by the local municipality, usually during construction. It is strongly advised to obtain all available documentation such as building permits and certificates of occupancy during the inspection contingency period. If the property building permits have not been obtained or don't have final building inspection signatures, then you shouldn't assume that these areas were installed to applicable building codes. Further investigation/evaluation beyond the scope of the home inspection is recommended by a licensed and qualified professional.

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

Notice to Third Parties or Other Purchasers

Receipt of this report by any purchasers of this property other than the party(ies) identified on the contract is not authorized by the inspector. The inspector strongly advises against any reliance on this report. We recommend that you retain a qualified professional inspector to provide you with your own inspection and report on this property. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

KEYS TO THE INSPECTION REPORT

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Summary portion of the report. These items will also be included in the body of the report in red font. Although the items listed in the Summary section and red font may be higher priority in the opinion of the inspector, **IT IS ULTIMATELY THE CLIENT'S RESPONSIBILITY TO REVIEW THE ENTIRE REPORT** including all comments, recommendations and notices.

The report includes comments and notices on conditions of components, systems or items in the report that may be listed without recommendations provided and / or in red font. These comments and notices are to warrant attention to the client for repair or monitoring by licensed qualified professionals / contractors. **These comments and notices should not be neglected** as they may become higher priority conditions.

All recommendations for evaluation, repair, upgrade, improvement, monitor, notices and comments on conditions of components, systems and items are important and require attention of the client and qualified licensed professionals / contractors.

Appears Serviceable means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions if applicable, will be noted in the body of the report.

Significantly deficient systems or components will be identified as: Not functional / unsafe / worn / near end of lifespan / at the end of lifespan. When in the inspector's opinion, an item, system or component is identified as significantly deficient, then the item, system or component will require further evaluation, repair, service, maintenance or monitoring by a qualified and licensed professional / contractor.

Recommend seller disclosures or seller to disclose history means that repairs were observed or questioned and for the client to obtain further information from the seller. All repairs should be done by a licensed and qualified professional. We recommend obtaining a copy of all receipts, scope of evaluation, warranties and permits for the work done or in question. If such disclosures and paperwork are not available, it is recommended to obtain evaluation from a qualified and licensed professional / contractor to ensure that the repairs are proper and completed.

For your safety and liability purposes, we always recommend that **LICENSED** and **QUALIFIED** professionals further **EVALUATE, REPAIR and / or UPGRADE** any and all concerns or defects noted in the report.

Use of Report

1: Do not use this report without consulting the separate inspection agreement that was provided as use of this report constitutes the acceptance of all the terms, conditions and limitations in that agreement. furthermore, accepting this inspection report, you also acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard {standard} contract, which as mentioned in the separate inspection agreement, is posted at www.creia.org. notice: this report contains technical information that may not be readily understandable to the lay person. therefore, a verbal consultation with the inspector is strongly advised as part of this inspection report. if the client chose not to consult with the inspector, the inspector or inspector sammy inc., cannot be held liable for understanding or misunderstanding of this report's contents. if the client was not present during this inspection please call the office to arrange for verbal consultation.

General

PROPERTY TYPE

2: Single family

APPROXIMATE AGE

3: 2014

AGE BASED ON

4: Listing

OF BEDROOMS

5: 3

OF BATHROOMS

6: 3

OCCUPIED

7: Yes

FURNISHED

8: Yes

UTILITIES ON DURING INSPECTION

9: Water service

10: Electric service

11: Gas service

PRESENT DURING INSPECTION

12: Buyer and Buyers Agent

INSPECTION TYPE

13: Single Family House

Roof

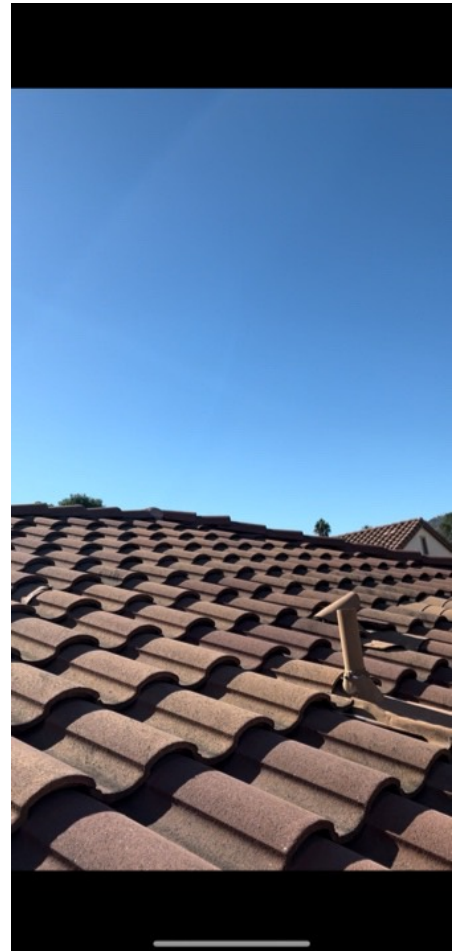
Notice: The inspector cannot, and does not, offer an opinion or warranty as to whether the roof has leaked in the past, if the roof is currently leaking or may be subject to future leakage. Roofs, skylights and flashing are not water tested for leaks. Tenting a home for fumigation may cause damage to roofs and it is recommended to reinspect for damage after tenting is completed. Determining the presence of asbestos or hazardous materials is beyond the scope of this inspection.

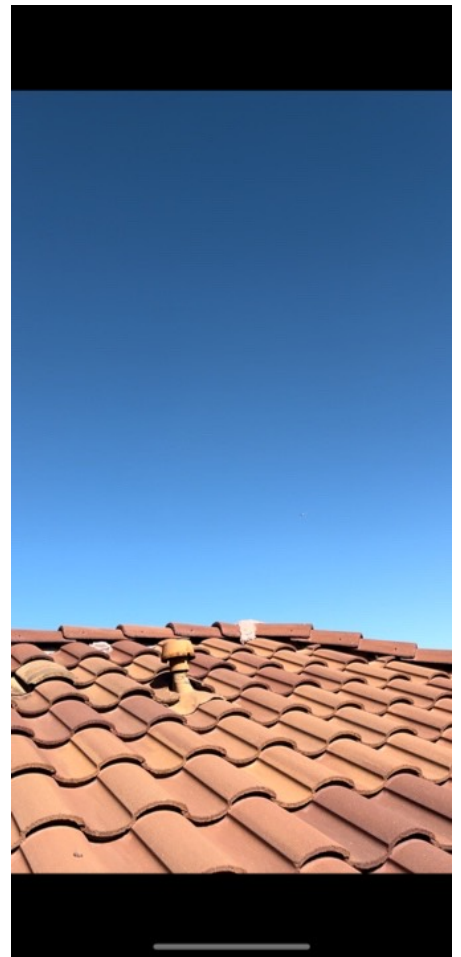
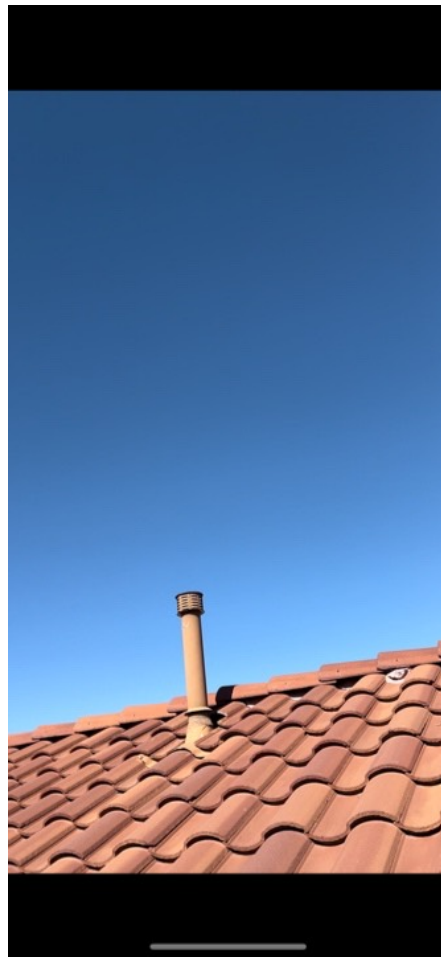
INSPECTION METHOD

14: Viewed from ground and Docapole. Not fully visible due to the type and height of the roof. Recommend further evaluation by a roofing contractor.

MAIN ROOF TYPE

15: Concrete tiles - **Notice:** Roof of this material are often not walked on to avoid causing damage. Not all tiles/ slates are checked for attachment. Inspection of this type of roof is limited and further evaluation by a licensed roofing contractor is recommended.







16: Pitch: Sloped roof.

MAIN ROOF COMMENTS

17: Signs of aging and weathering noted at main roof. Recommend regular seasonal inspection and maintenance by a roofing contractor.

FLASHINGS AND VENT CAPS

18: Flashings and vents pipes are not fully visible.

19: Recommend seasonal mastic maintenance by a licensed roofing contractor to prevent moisture intrusion.

20: Recommend seasonal maintenance by a licensed roofing contractor to ensure that vent caps do not become loose or develop other defects.

Exterior

EXTERIOR WALLS

21: Structure type: Wood Frame

22: Covering: Stucco

23: Exterior walls are not fully visible.

24: Common cracks up to 1/8" were found in the exterior walls.

25: Recommend water tight seal / caulking around doors and windows seasonally to help prevent water intrusion. Peeling and cracking exterior paint on windows, doors and trim allow water to enter and cause damage and deterioration. It is important to keep these exterior surfaces properly painted and/or sealed.

26: Notice: Wall insulation type and value is not verified. UFFI insulation or hazard are not identified. conditions inside the wall cannot be judged. lead paint testing is not performed.

27: Wasp hive noted at the rear corner exterior eaves. Recommend removal.



28: Common cracks noted at exterior walls. Recommend regular maintenance of stucco and paint.



TRIM/EAVES, FASCIA, SOFFITS

29: Type: Wood

30: Moisture stains and damage noted at trims, soffits and fascia boards. Recommend inspector for termites.

31: Trim/eaves, fascia boards and soffits are not fully visible.

CHIMNEY

32: Chimney: Not Applicable.

SPRINKLERS / IRRIGATION

33: Notice: The sprinkler system / irrigation system is not in the scope of this inspection. The system needs to be adjusted to ensure that the spray does not hit exterior walls, structures, sidewalks and fences to avoid damage.

34: Notice: Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested.

35: Moisture noted at the sidewalk, possibly from leaks at the irrigation system. Not in scope of this inspection.



HOSE FAUCETS

36: The exterior hose faucets are not anti-siphon type. Upgrades are recommended for safety enhancement.

37: Unable to remove hose from exterior hose faucet.



GUTTERS & DOWNSPOUTS

38: Installed: Full

39: The gutters and downspouts are not fully visible.

40: Notice: Gutters and subsurface drains are not water tested for leakage or blockage. Regular maintenance of drainage systems is required to avoid water problems and damages at the roof and foundation systems.

EXTERIOR PICTURES

41: Exterior pictures



Grounds

DRIVEWAY

42: Type: Concrete.

43: Common cracks up to 1/4" were found in the driveway at the time of the inspection.

44: The driveway is not fully visible.

45: Signs of poor drainage noted.

SIDEWALKS

46: Type: Concrete, pavers, asphalt

47: Common cracks up to 1/4" were found in the driveway at the time of the inspection.

48: The sidewalks are not fully visible.

49: Signs of poor drainage noted. Recommend improvements for proper drainage away from the structure.

PATIO

50: Location: Rear Exterior.

51: Type: Pavers.

52: The patio is not fully visible.

53: Signs of poor drainage noted. Recommend improvements for proper drainage away from the structure.

54: Common cracks up to 1/4" were found in the driveway at the time of the inspection.

FENCES & GATES

55: Type: Vinyl

56: The fencing is not fully visible.

Plumbing

Notice: Review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

Supply Lines Notice: Underground pipes, pipes inside walls and pipes concealed from view cannot be judged for material, size, leaks or corrosion. Water quality testing or testing for hazards such as lead is not part of this inspection. Be advised that some "Polybutylene" plastic piping systems have experienced documented problems.

Waste Lines and Sewer Notice: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined. Be advised that some "ABS" plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation.

Fuel System Notice: Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe size.

Water Heater Notice: Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recirculating pumps/systems are not part of this inspection.

Additional notice: The following are not included; inaccessible supply or waste lines, leaks in inaccessible areas such as walls, ceilings, attic or the crawl space, the interior of pipes for mineral or corrosive clogging, water hammering. Underground piping, private sewage disposal systems, septic tanks, ejection systems, sump pumps etc, are specialty inspections and require to be inspected by specialty inspector and/or contractor that must have the proper knowledge and training, certification, and/or specific licenses as well as specialized equipment to conduct the proper inspection. Recommend that such systems, when they exist on this particular property, should be inspected during the inspection contingency period by the specialist in the field. Houses with galvanized or cast iron plumbing present are recommended to be further evaluated by a licensed plumbing contractor regardless of the age or condition of the plumbing.

MAIN WATER LINE

57: Location: Garage



58: Main water line above ground material: Copper

59: Water Pressure: 80 PSI



60: The main water line is not fully visible. Refer to the Supply Lines Notice of the plumbing notices.

61: Corrosion noted at the main water line at garage. Recommend to monitor for possible leaks and repairs.



SUPPLY LINES

62: Material: Copper and PEX

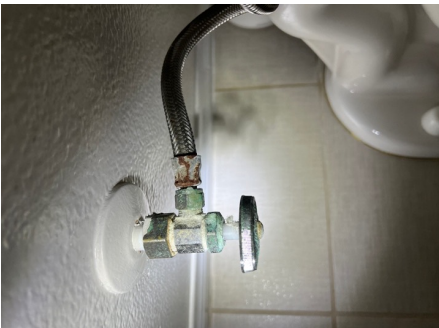


63: The plumbing supply lines are not fully visible. Refer to the Supply Lines Notice of the plumbing notices.

64: Moderate restriction noted at the primary bathroom tub hot water faucet.



65: Rust and corrosion noted at the primary bathroom toilet plumbing supply valve. Recommend repair.



66: Moderate restriction noted at the upper bathroom right side sink faucet.



67: Rust and corrosion noted at the powder room toilet and sink plumbing supply valves. Recommend repair.



WASTE LINES

68: The waste lines material cannot be determined. Refer to the Waste Lines and Sewer Notice of the plumbing notices.

69: Waste lines are not fully visible. Refer to the Waste Lines and Sewer Notice of the plumbing notices.

70: All vents and traps not fully visible.

71: Condition of underground pipes and sewer line is not in scope of this inspection. Recommend evaluation and video inspection by a plumbing contractor.

FUEL

72: Fuel system main shut off valve location: Exterior



73: Fuel system type is: Gas

74: The fuel system is not fully visible. Refer to the Fuel System Notice.

75: Recommend to install a wrench and a seismic shut off valve at the gas meter for safety.

76: Possible gas leak noted at the gas meter. Contact The Gas Company for safety.



WATER HEATER

77: Location: Garage



78: Size: Tankless

79: Type: Gas

80: The water heater is not fully visible.

81: Recommend at least yearly service and maintenance of tankless water heaters by a licensed contractor that specializes in these types of units or as recommended by the manufacturer.

82: Corrosion and leaks noted at the tankless water heater. Recommend service and repair.



83: The tankless water heater exterior wall cover appears loose. Recommend service and repair of the tankless water heater system.



84: Water heater is functional.



Electric

Notice: We do not evaluate fusing and/or calculate circuit loads. The inspection does not determine electrical capacity, determining over current capacity for any item including appliances, comparing circuit breaker capacity to installed appliance listings, interior or exterior low voltage wiring or fixtures, telephone, security, intercom, stereo, cable or satellite TV, remote controls or timers. The exterior lighting, landscape lighting or any lighting outside the footprint of the building is not inspected. Light bulbs are not removed or changed during an inspection. This inspection does not certify or warrant the system to be free of risk of fire, electrocution or personal injury or death. The hidden nature of the electrical wiring prevents inspection of every length of wire. Six or fewer breakers usually do not require a main breaker, however this may indicate minimal electrical capacity. If the service amperage is less than 100, upgrade by a licensed electric contractor may be needed to operate larger electrical appliances. Houses / structures built prior to 1974 have the possibility of aluminum wiring throughout the structure. It is recommended that a licensed electrician further evaluation house built in this era for aluminum / cloth wiring.

SERVICE

85: Service type: Underground

86: Number of conductors: 3.

87: Voltage: 120 and 240 volts.

88: Amps: 200

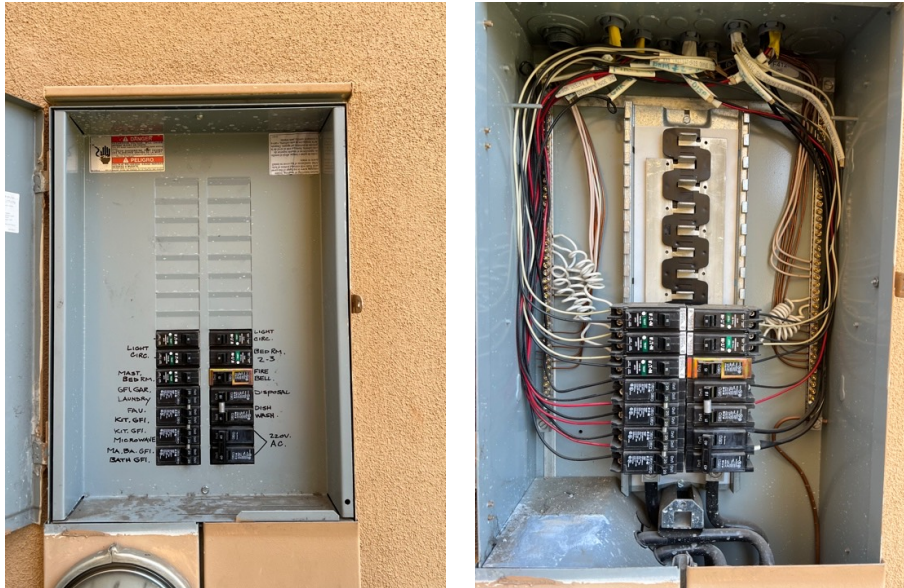


89: The ground clamp is not visible

MAIN PANEL

90: Location: Exterior

91: Panel rating: 200 AMPS



CONDUCTORS

92: Service wire: Copper

93: Branch wire: Copper

94: Wiring methods: Metal Conduit

PANEL NOTES

95: Wiring methods: Breakers.

WIRING NOTES

96: Notice: Ground Fault Circuit Interrupter (GFCI) protection, a safety device for outlets, is recommended for all outlets at all wet areas, garage and exterior for safety. Recommend upgrades by a licensed electric contractor.

97: Notice: Furnishings prevent visibility, inspection and testing of all outlets and switches. A Representative Number is tested if accessible.

98: Light bulb is not functional at the ceiling light above the upper hallway stairs.



99: Light bulb is not functional at the primary bathroom wall light.



100: Light sensors operation is not determined at bathrooms. Recommend seller demonstration.



101: Exposed electrical wiring noted at lower level dining room ceiling. Recommend repair for safety.



Heating And Air Conditioning (HVAC)

Heating System Notice: If a fuel burning heater or furnace is located in a bedroom, we recommend evaluation by a qualified Heating Contractor for safety and air volume requirements. Inspector does not light pilots or operate any valves. If pilots and valves are "OFF", a full inspection is not possible. It is suggested that Heating Systems be activated and fully inspected PRIOR TO CLOSE OF THE CONTINGENCY PERIOD. The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures. Some furnaces are designed in such a way that inspection is almost impossible. Safety devices are not tested.

Distribution System Notice: Asbestos materials have been commonly used in HVAC (Heating Ventilation Air Conditioning Systems, including Distribution Systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.

Normal Controls Notice: Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection.

Air Filters Notice: Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. These systems are recommended to be evaluated by a qualified HVAC contractor.

Air Conditioning System Notice: The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection.

Additional notice: Gas furnaces are not checked for carbon monoxide leakage or fire risks. Heat exchangers are specifically excluded from the inspection. They are visually obstructed by the design of the system and a complete inspection requires special tools and disassembly, which is beyond the scope of the inspection. The following items are beyond the scope of the inspection; balance of the air flow, capacity or velocity of the air flow, humidifiers, air duct cleanliness, the ability of the system to heat or cool evenly, the presence of toxic or hazardous material, cooling or heating capacity to determine if its sufficient for the building, electronic air filters, solar equipment, programmable thermostats and determining the remaining life of the system. Window AC's are not built in units and therefore not inspected.

HEATING SYSTEM DESCRIPTION

102: Location: Attic



103: Heat type: Furnace

104: Heat Source: Gas

120: An electric disconnect is present.

121: AC pipes and refrigerant lines are not fully visible.

122: Notice: Recommend servicing the cooling system and checking refrigerant levels by a licensed HVAC contractor. Refrigerant type in use is not in scope of this inspection. Please be advised that the R-22 refrigerant is no longer produced and AC units with this type of refrigerant may be non-serviceable with the refrigerant line. Inspector recommends to consult with an HVAC contractor in that regards.

123: AC unit is functional, 56 degrees or less noted at registers. 71 degrees at return air.



AIR CONDITIONING CONDENSATION LINES

124: AC primary condensation line under the bathroom sink.



125: Stains noted at the exterior wall under the AC secondary condensation line. Recommend seller disclosures / Recommend service by an HVAC contractor.



HEATING AND AIR (HVAC) RECOMMENDATION

126: Inspector recommends to obtain a seasonal HVAC service and maintenance contract for the Heating and Air Conditioning systems by a licensed HVAC Contractor.

Interior

Notice: As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. The condition of floors underneath carpet, furniture and other coverings cannot be determined and is specifically excluded from the inspection and report. Only the general condition of visible portions of floors is included in this inspection. Window and door security bars are not tested or operated.

DOORS

127: Recommend seasonal maintenance of weather tight seals around exterior doors to extend lifespan.

WINDOWS

128: Type of windows: Sliding

129: Recommend water tight seal / caulking around all window fittings and to maintain seal regularly for water intrusion prevention.

130: Notice: Furnishings prevent full visibility, inspection and operation of windows. Check with the owner for further information and do a careful check at the final walk through.

131: Notice: Determining the condition of all insulated windows is not possible due to temperature, weather and lighting variation. Check with the current homeowner for further information.

132: Damaged screen noted at bedroom window.



133: Missing a screen at the bedroom window.



WALLS

134: Interior walls type: Drywall.

135: General condition serviceable.

136: Common cracks noted at interior walls.

137: Notice: Furnishings prevent full visibility and full inspection of walls. Do a careful check at final walk-through.

138: Notice: The condition of walls behind wallpaper, paneling and furnishings cannot be judged.

CEILINGS

139: Interior ceilings type: Drywall.

140: General condition serviceable.

141: Common cracks noted at interior ceilings.

142: Notice: Whether acoustic sprayed ceilings contain asbestos is not in the scope of this inspection. Recommend to contact a licensed Abatement Contractor for evaluation.

FLOORING AND TYPES

143: Flooring Types: Wood and Tile

144: Floor squeaks noted

145: Notice: Furnishings prevent full visibility and full inspection of flooring and materials. Do a careful final walk-through.

146: Notice: Determining odors or stains is not in scope of this inspection. Floor covering damage and stains may be hidden by furniture at time of inspection.

147: Scratches and damages noted at the lower level wood flooring.



FIREPLACE

148: Fireplace: Not Applicable

FEATURES

149: Interior stairs appear serviceable

150: Interior stair handrails and guard rails appear serviceable

151: Ceiling fans are too low and unsafe at bedrooms.



152: Ceiling fan operations are not determined. Recommend seller demonstration / Remote.



SMOKE DETECTORS

153: Location: Hallway and Bedrooms

CARBON MONOXIDE DETECTORS

154: Location: Hallway



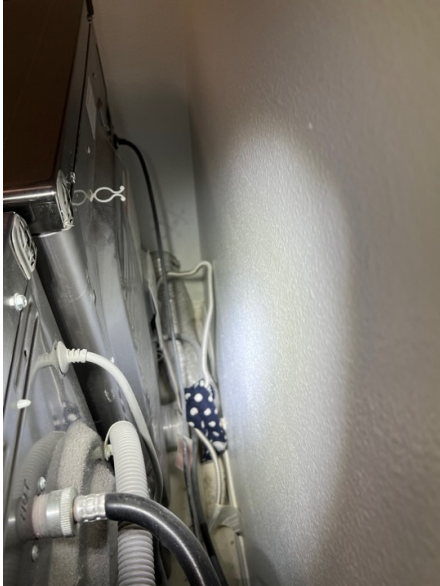
155: Recommend carbon monoxide detectors at hallways, kitchen and garage for safety

LAUNDRY

156: Laundry Location: Interior upper level



157: Dryer Connection Type: Gas



158: Piping (water&waste) are not fully visible and inspection is limited.

159: 120 volt outlet is in use or blocked at the laundry. Unable to test 120 volt electrical outlet.

160: Notice: The dryer vent duct can regularly gather debris and be a fire hazard. Recommend regular cleaning by a qualified professional for fire hazard safety.

161: Notice: Washing machines and dryers are not in scope of this inspection. Washing machines and dryers are not moved during the inspection. The condition of walls or flooring under these machines cannot be judged. The inspector does not test or operate any washing machines, dryers, the drains or any plumbing supply valves. If turned or operated, water supply valves may be subject to leaking.

162: Drip pan noted.



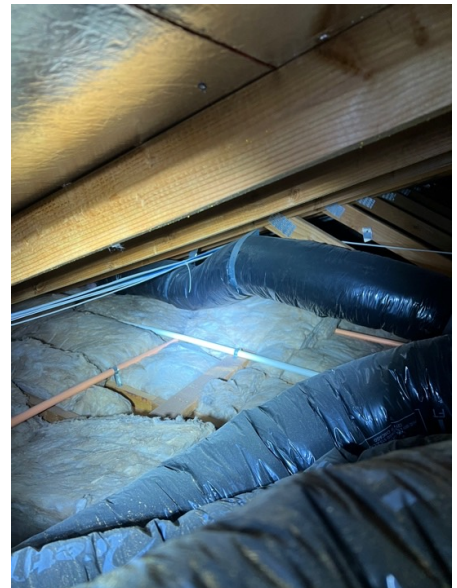
163: Recommend cleaning the dryer vent duct regularly for safety and add bird guard at the exterior wall cap.

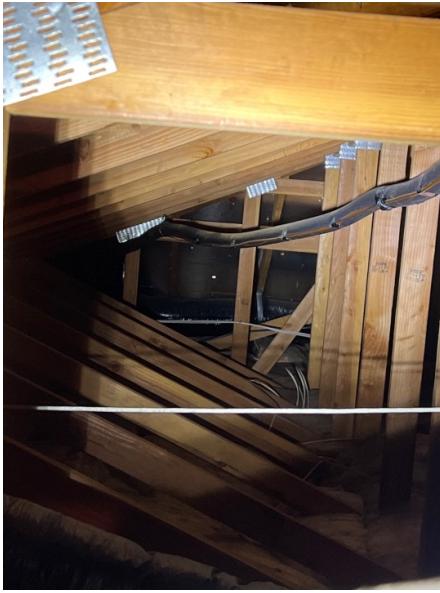


ATTIC

164: Location: Hallway

165: Attic pictures





166: Truss roof frame and ceiling frame

167: Attic Type / Coverage: Partial to the house.

168: Insulation Type: Fiberglass

169: Attic Inspection Method: From the access opening. The access and clearance are too tight, small or blocked. The attic is not fully visible and the view and inspection are limited from the access opening.

FIRE SPRINKLER SYSTEM - NOT IN SCOPE OF THIS INSPECTION.

170: The Fire Sprinkler System is not in scope of this inspection. Recommend evaluation by a qualified specialty contractor.



Garage

GARAGE TYPE

171: Attached garage.

GARAGE FLOOR

172: Common cracks up to 1/8" were found on the garage floor.

173: The garage floor is not fully visible

FIREWALL/CEILING

174: The firewall / ceiling is not fully visible.

175: Notice: Recommend to seal all holes at the garage firewalls and ceilings for safety.

GARAGE VENTILATION

176: Ventilation is not provided at the garage. Recommend proper ventilation.

GARAGE VEHICLE DOOR

177: Type: Roll Up

178: Damage noted at the garage vehicle door.



GARAGE AUTOMATIC VEHICLE DOOR OPENER

179: Appears serviceable

180: # of Units: 1

181: Automatic reverse operated

182: Notice: Recommend yearly service and maintenance of the garage vehicle doors, automatic vehicle door openers and safety sensors by a qualified professional.

GARAGE ELECTRICAL

183: The garage electrical is not fully visible.

184: Some outlet(s) are inaccessible at the garage.

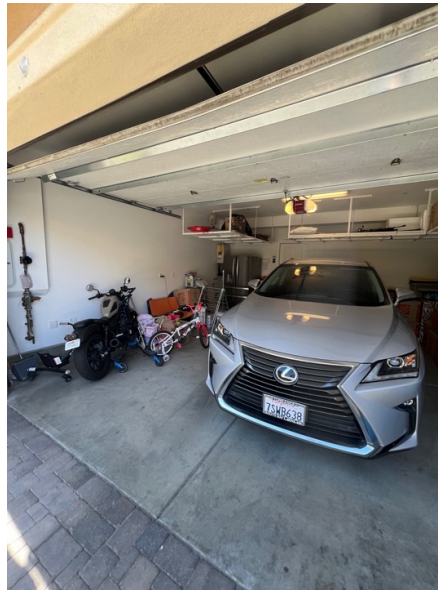
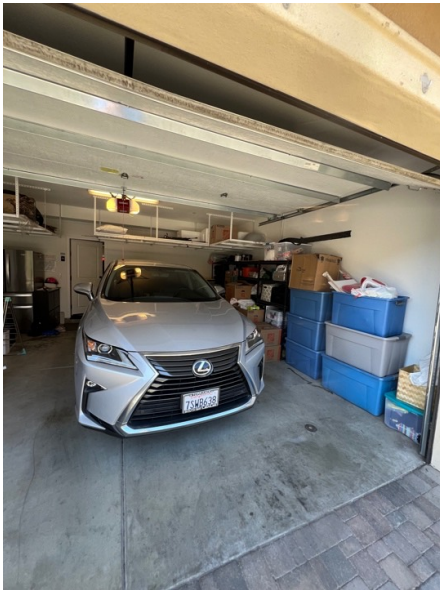
185: Ground Fault Circuit Interrupter (GFCI) protection, a safety device for outlets, is recommended for all outlets at all wet areas, garage and exterior for safety. Recommend upgrades by a licensed electric contractor.

GARAGE COMMENTS

186: Notice: Determining the rating of fire walls and fire door is not in scope of this inspection.

187: Notice: Occupants' belongings block the view of the entire garage. Unable to fully access and inspect. Do a careful check at the final walk-through.

188: Interior Picture



Kitchen

Notice: Built-in appliances are visually inspected and operated briefly, by using their normal controls to determine whether or not the appliance is functional. Appliances are not moved and testing of timers, clocks, thermostats, cooking functions, self cleaning functions or other controls is not performed.

GENERAL

189: Picture



190: The kitchen counters are not fully visible.

191: Recommend to maintain water tight seal / caulking around kitchen sink to counter, faucets and wall fittings.

SINK

192: Kitchen sink appear serviceable.

193: Plumbing under the kitchen sink appears serviceable.

194: Corrosion noted at plumbing supply lines under the kitchen sink. Recommend to monitor by a licensed plumbing contractor.

195: Corrosion noted at plumbing drain lines under the kitchen sink. Recommend to monitor by a licensed plumbing contractor.

196: Moisture stains noted below the sink.

197: Restricted view noted under the kitchen sink. Inspection is limited.

GARBAGE DISPOSAL

198: Appears serviceable



199: Wiring serviceable

200: The Garbage disposal is not fully visible.

OVEN

201: # of ovens: 1

202: Oven heat source type: Gas

203: Oven appears serviceable



204: The gas valve is not visible.

205: Exhaust ventilation appears serviceable.

206: Notice: Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested and not in scope of this inspection.

COOKTOP

207: Cook top heat source type: Gas

208: Cook top appears serviceable



209: The gas valve is not visible.

210: Exhaust ventilation appears serviceable.



211: Notice: Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested and not in scope of this inspection.

DISHWASHER

212: Appears serviceable



213: The dishwasher is not fully visible.

214: Air gap device noted for drain line.

215: Notice: Determining the adequacy of washing and drying functions of dishwashers is not in scope of this inspection.

SPECIAL FEATURES

216: Special features and other appliances are not in scope of this inspection. Examples include ALL Fridges and Freezers, Built In Ice Makers, Trash Compactors, Coffee Machines, Water filter systems, Microwaves that are non permanent, etc.

217: Microwave is disclosed not functional.



Bathrooms

Notice: Determining whether shower pans, tub/shower surrounds are water tight or have any rot or other damage is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected. Areas which should be examined periodically are vertical corners, horizontal grout lines at walls near floor areas, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas specifically mentioned in this report. Silicone acrylic latex caulk is often recommended as the product of choice, as it has long life and easy clean-up.

BATHROOM TYPES

218: Primary bathroom



219: Upper bathroom



220: Powder room



TOILETS

221: Toilet is loose at the primary bathroom. Recommend repair.



222: Toilet makes an unusual noise during operation at the upper bathroom.



SINKS

223: Restricted view noted under bathroom sinks, inspection is limited.

224: Sink drain stopper is not functional and the cold water faucet handle is loose at the primary bathroom right side sink.



VENTILATION

225: Operational

BATHTUBS

226: Notice: Bathroom tub under floor drain system is not tested for leaks. Seller to disclose history of leaks or repairs, if any.

227: Recommend additional seal at the tub to floor connection at the upper bathroom.



SHOWERS

228: Notice: Shower pans are not tested for leaks. Seller to disclose history of leaks or repairs, if any.



Foundation and Grading

Notice: Structural comments are of the conditions observed at the time of the inspection and are the opinion of the inspector and not fact. If further information or facts are needed, they can be obtained through a structural engineer or foundation expert. The inspection does not determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If any form of prior structural movement is reported you should expect future movements and possible repairs. The inspection does not calculate crawl space ventilation capacities, deck and balcony capacity, retaining wall conditions, construction material type, quality or capacity. It does not address the existence of prior repairs, the potential of future repairs, failure analysis, documentation of all possible movement or cracks in floor slabs covered by floor furnishings. It is typical for concrete floor slabs to have some cracks as a result of the normal drying process of the concrete plus the stress occurring by settlement and seismic activity. Crawl spaces are observed in a cursory fashion and wood probing is not done and wood damage, dryrot and termites are not part of this inspection but part of the structural pest control operators report.

GRADING

229: Level site

230: Not fully visible

231: Surface drains noted, not tested - underground pipes cannot be judged

232: Signs of poor drainage noted. Recommend monitoring for improvements for proper drainage away from the structure.

233: Notice: The inspection does not include geological conditions or site stability information. for information concerning these conditions, a geologist or soils engineer should be consulted.

FOUNDATION

234: Type: Slab

235: Poured concrete

SLAB

236: Notice: No determination can be made regarding the condition of the interior concrete slab as it was covered with flooring. Slab is not visible due to floor coverings and not visible for inspection. Expect to find typical cracks up to 1/4-inch when it is exposed.

237: Slab perimeter is covered

FLOOR CONSTRUCTION

238: Concrete

239: Not visible

WOOD FRAME

240: Truss

FOUNDATION ANCHOR BOLTS

241: Not visible

Environmental Concerns

Client acknowledges that what is being contracted for is a building inspection and NOT an environmental evaluation. Identifying and/or hazardous substances as the inspection is not intended to detect, identify or disclose any health and/or environmental concerns, regarding this building or property, including, but not limited to, the presence of asbestos, radon, lead, lead paint, lead contamination, urea-formaldehyde, electromagnetic radiation, ground water contamination and soil contamination, fungi, mold, mildew, PCB, Chinese drywall, or other toxic materials or substances in the water, air, soil, or building materials are specifically excluded from the inspection and the report.

Environmental issues include, but are not limited to asbestos, radon, lead, lead paint, lead contamination, urea-formaldehyde, electromagnetic radiation, ground water contamination and soil contamination, fungi, mold, mildew, PCB, Chinese drywall or other toxic materials or substances in the water, air, soil, or building materials are specifically excluded from the inspection and the report. We are not trained or licensed to recognize or analyze any of these materials. Any of the environmental issues and/or concerns stated, but not limited to the above items, is a serious problem and should not be overlooked. We recommend that the structure should be inspected for mold, radon, fungi, lead, etc during the inspection contingency period, and prior to close of escrow, by a specialist in this field to ensure that this hazard does not exist. Further, we may make reference to one or more of these materials when/if noted during the inspection. Should further study or analysis seem prudent, then a full evaluation by a specialist in the appropriate trade is recommended. Information related to these products can possibly be found in the "Homeowners Guide to Earthquake & Environmental Hazards" pamphlet.

CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION

Residential Standards of Practice - Four or Fewer Units

Part I. Definitions and Scope

These Standards of Practice provide guidelines for a *home inspection* and define certain terms relating to these *inspections*. Italicized words in these Standards are defined in Part IV, Glossary of Terms.

- A. A *home inspection* is a noninvasive visual survey and basic *operation* of the systems and *components* of a home which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the *inspection* is to provide the Client with information regarding the general *condition* of the *building(s)* to assist client in determining what further evaluation, inspection, and repair estimates Client should perform or obtain prior to the release of contingencies.
- B. A *home inspection* report provides written documentation of material defects discovered in the *inspected building's systems and components* which, in the opinion of the *Inspector*, are *safety hazards*, are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.
- C. All further evaluation, inspection, and repair work needs to be provided by competent and qualified professionals who are licensed and/or certified.
- D. Client should consider all available information when negotiating regarding the Property.
- E. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.
- F. Cosmetic and aesthetic *conditions* shall not be considered

Part II. Standards of Practice

A *home inspection* includes the *readily accessible systems and components*, or a *representative number* of multiple similar *components* listed in Sections 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

SECTION 1 - Foundation, Basement, and Under-floor Areas

- A. Items to be *inspected*:
 - 1. Foundation *system*
 - 2. Floor framing *system*
 - 3. Under-floor ventilation
 - 4. Foundation anchoring and cripple wall bracing
 - 5. Wood separation from soil
 - 6. Insulation
- B. The *Inspector* is not required to:
 - 1. Determine size, spacing, location, or adequacy of foundation bolting/bracing *components* or reinforcing *systems*
 - 2. Determine the composition or energy rating of insulation materials.

SECTION 2 - Exterior

- A. Items to be *inspected*:
 - 1. Surface grade directly adjacent to the *buildings*
 - 2. Doors and windows
 - 3. Attached decks, porches, patios, balconies, stairways and their enclosures, handrails and guardrails
 - 4. Wall cladding and trim
 - 5. Portions of walkways and driveways that are adjacent to the *buildings*
 - 6. Pool or spa drowning prevention features, for the sole purpose of identifying which, if any, are present.
- B. The *Inspector* is not required to:
 - 1. *Inspect* door or window screens, shutters, awnings, or security bars
 - 2. *Inspect* fences or gates or *operate* automated door or gate openers or their safety devices
 - 3. Use a ladder to *inspect systems or components*
 - 4. Determine if ASTM standards are met or any drowning prevention feature of a pool or spa is installed properly or is adequate or effective.
 - 5. Test or *operate* any drowning prevention feature.

SECTION 3 - Roof Covering

- A. Items to be *inspected*:
 - 1. Covering
 - 2. Drainage
 - 3. Flashings
 - 4. Penetrations
 - 5. Skylights
- B. The *Inspector* is not required to:
 - 1. Walk on the roof surface if in the opinion of the *Inspector* there is risk of damage or a *hazard* to the *Inspector*

- 2. Warrant or certify that roof *systems*, coverings, or *components* are free from leakage

SECTION 4 - Attic Areas and Roof Framing

- A. Items to be *inspected*:
 - 1. Framing
 - 2. Ventilation
 - 3. Insulation
- B. The *Inspector* is not required to:
 - 1. *Inspect* mechanical attic ventilation *systems* or *components*
 - 2. Determine the composition or energy rating of insulation materials

SECTION 5 - Plumbing

- A. Items to be *inspected*:
 - 1. Water supply piping
 - 2. Drain, waste, and vent piping
 - 3. Faucets, toilets, sinks, tubs, showers
 - 4. Fuel gas piping
 - 5. Water heaters
- B. The *Inspector* is not required to:
 - 1. Fill any *fixture* with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts
 - 2. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation, or solar heating *systems* or *components*
 - 3. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*
 - 4. *Inspect* fuel tanks or *determine* if the fuel gas system is free of leaks
 - 5. *Inspect* wells, private water supply or water treatment *systems*

SECTION 6 - Electrical

- A. Items to be *inspected*:
 - 1. Service equipment
 - 2. Electrical panels
 - 3. Circuit wiring
 - 4. Switches, receptacles, outlets, and lighting fixtures
- B. The *Inspector* is not required to:
 - 1. Operate circuit breakers or circuit interrupters
 - 2. Remove cover plates
 - 3. *Inspect* de-icing systems or components
 - 4. *Inspect* onsite electrical generation or storage or emergency electrical supply systems or components

SECTION 7 - Heating and Cooling

- A. Items to be *inspected*:
 - 1. Heating equipment
 - 2. Central cooling equipment
 - 3. Energy source and connections
 - 4. Combustion air and exhaust vent systems
 - 5. Condensate drainage
 - 6. Conditioned air distribution systems
- B. The *Inspector* is not required to:
 - 1. *Inspect* heat exchangers or electric heating elements
 - 2. *Inspect* non-central air conditioning units or evaporative coolers
 - 3. *Inspect* radiant, solar, hydronic, or geothermal systems or components
 - 4. Determine volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system
 - 5. *Inspect* electronic air filtering or humidity control systems or components

SECTION 8 - Building Interior

- A. Items to be *inspected*:
 - 1. Walls, ceilings, and floors
 - 2. Doors and windows
 - 3. Stairways, handrails, and guardrails
 - 4. *Permanently installed* cabinets
 - 5. *Permanently installed* cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposals
 - 6. Absence of smoke and carbon monoxide alarms
 - 7. Vehicle doors and openers
- B. The *Inspector* is not required to:
 - 1. *Inspect* window, door, or floor coverings
 - 2. Determine whether a building is secure from unauthorized entry
 - 3. Operate, test or determine the type of smoke or carbon monoxide alarms or test vehicle door safety devices
 - 4. Use a ladder to *inspect* systems or components

SECTION 9 - Fireplaces and Chimneys

- A. Items to be *inspected*:
 - 1. Chimney exterior
 - 2. Spark arrestor
 - 3. Firebox
 - 4. Damper
 - 5. Hearth extension
- B. The *Inspector* is not required to:
 - 1. *Inspect* chimney interiors
 - 2. *Inspect* fireplace inserts, seals, or gaskets
 - 3. Operate any fireplace or determine if a fireplace can be safely used

Part III. Limitations, Exceptions, and Exclusions

- A. The following are *excluded* from a home inspection:
1. *Systems or components* of a *building*, or portions thereof, which are not readily accessible, not *permanently installed*, or not inspected due to circumstances beyond the control of the *Inspector* or which the Client has agreed or specified are not to be *inspected*
 2. Site improvements or amenities, including, but not limited to: accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their components or accessories
 3. Auxiliary features of *appliances* beyond the *appliance's* basic *function*
 4. *Systems or components*, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water
 5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems* or *components* located in common areas
 6. *Determining* compliance with manufacturers' installation guidelines or specifications, *building* codes, accessibility standards, conservation or energy standards, regulations, ordinances, easements, setbacks, covenants, or other restrictions
 7. *Determining* adequacy, efficiency, suitability, quality, age, or remaining life of any *building*, *system*, or *component*, or marketability or advisability of purchase
 8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
 9. Acoustical or other nuisance characteristics of any *system* or *component* of a *building*, complex, adjoining property, or neighborhood
 10. Wood Destroying Organisms (WDO) including termites or any insect, as well as rot or any fungus, that damage wood. Under California law, only an inspector licensed by the Structural Pest Control Board is qualified or authorized to inspect for any rot or termite activity or damage. You are advised to obtain a current WDO report and must rely on that report for any potential rot or termite activity and recommendations for repair.
 11. Risks associated with events or *conditions* of nature including, but not limited to: geological, seismic, wildfire, and flood
 12. Water testing any *building*, *system*, or *component* or *determine* leakage in shower pans, pools, spas, or any body of water
 13. *Determining* the integrity of hermetic seals or reflective coatings at multi-pane glazing
 14. Differentiating between original construction or subsequent additions or modifications
 15. Reviewing or interpreting information or reports from any third-party, including but not limited to: permits, disclosures, product defects, construction documents, litigation concerning the Property, recalls, or similar notices
 16. Specifying repairs/replacement procedures or estimating cost to correct
 17. Communication, computer, security, or low-voltage systems and remote, timer, sensor, or similarly controlled *systems* or *components*
 18. Fire extinguishing and suppression *systems* and *components* or determining fire resistive qualities of materials or assemblies
 19. Elevators, lifts, and dumbwaiters
 20. Lighting pilot lights or activating or *operating* any *system*, *component*, or *appliance* that is *shut down*, unsafe to *operate*, or does not respond to *normal user controls*
 21. *Operating* shutoff valves or shutting down any *system* or *component*

22. Dismantling any *system*, structure or *component* or removing access panels other than those provided for homeowner maintenance

- B. The *Inspector* may, at his or her discretion:
1. *Inspect* any *building*, *system*, *component*, *appliance*, or improvement not included or otherwise excluded by these Standards of Practice. Any such inspection shall comply with all other provisions of these Standards.
 2. Include photographs in the written report or take photographs for *Inspector's* reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

IV. Glossary of Terms

*Note: All definitions apply to derivatives of these terms when italicized in the text.

Appliance: An item such as an oven, dishwasher, heater, etc. which performs a specific function

Building: The subject of the inspection and its primary parking structure

Component: A part of a system, appliance, fixture, or device

Condition: Conspicuous state of being

Determine: Arrive at an opinion or conclusion pursuant to a home inspection

Device: A component designed to perform a particular task or function

Fixture: A plumbing or electrical component with a fixed position and function

Function: The normal and characteristic purpose or action of a system, component, or device

Home Inspection: Refer to Part I, 'Definitions and Scope', Paragraph A

Inspect: Refer to Part I, 'Definition and Scope', Paragraph A

Inspector: One who performs a home inspection

Normal User Control: Switch or other device that activates a system or component and is provided for use by an occupant of a building

Operate: Cause a system, appliance, fixture, or device to function using normal user controls

Permanently Installed: Fixed in place, e.g. screwed, bolted, nailed, or glued

Primary Building: A building that an *Inspector* has agreed to inspect

Primary Parking structure: A building for the purpose of vehicle storage associated with the primary building

Readily Accessible: Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property

Representative Number: Example, an average of one component per area for multiple similar components such as windows, doors, and electrical outlets

Safety Hazard: A condition that could result in significant physical injury

Shut Down: Disconnected or turned off in a way so as not to respond to normal user controls

System: An assemblage of various components designed to function as a whole

Technically Exhaustive: Examination beyond the scope of a home inspection, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis



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