



Inspection Report

John Smith

Property Address:
1234 Unknown Street
Carlsbad CA 92010



The Property Inspection Pros

Jeff Duncan
Cell - 760-525-5340
Business - 760-525-6154
www.thepropertyinspectionpros.com
jeffduncan@thepropertyinspectionpros.com

Table of Contents

<u>Cover Page</u>
<u>Table of Contents</u>
<u>Intro Page</u>
<u>1 Roofing</u>
<u>2 Exterior</u>
<u>3 Garage</u>
<u>4 Interiors</u>
<u>5 Fireplaces/ Chimneys</u>
<u>6 Smoke/ CO Detectors</u>
<u>7 Plumbing System</u>
<u>8 Water Heater</u>
<u>9 Electrical System</u>
<u>10 Heating Equipment</u>
<u>11 Cooling Equipment</u>
<u>12 Structural Components</u>
<u>13 Ventilation and Insulation</u>
<u>14 Built-In Kitchen Appliances</u>
<u>15 Gas, Electric, Water Shut-Off Locations</u>
<u>General Summary</u>
<u>Agreement</u>

Date: 8/23/2016	Time: 01:00 PM	Report ID: 20160823-1234-Unknown Street
Property: 1234 Unknown Street Carlsbad CA 92010	Customer: John Smith	Real Estate Professional: Jesse Salas Harcourts

PLEASE READ THE FOLLOWING INFORMATION

The purpose of this inspection is to assess the general condition of the property. Our Inspectors are Generalists and not Specialists. Further evaluated by licensed contractors who through their evaluations may identify additional material defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property. We highly recommend that you follow our further evaluation recommendations as outlined in your inspection report prior to the end of your contingency period. Special attention is given to identifying deficiencies in systems and components that require immediate repair, or that need further investigation. Chips, cracks, blemishes, etc. that are cosmetic in nature are not reportable items. The Client(s) is/are therefore advised to inspect and evaluate such items personally and take corrective action(s) if concerned.

This report is the exclusive property of The Property Inspection Pros and the client(s) whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. The observations and opinions expressed within this report are those of The Property Inspection Pros and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the International Association of Certified Home Inspectors Standards of Practice of a General Home Inspection.

SCOPE OF THE INSPECTION:

The Property Inspection Pros Inspectors will inspect all properties in accordance with the International Association of Certified Home Inspectors, Standards of Practice of a General Home Inspection. We respectfully ask that you read and become familiar with these Standards of Practice at the following link: **STANDARDS OF PRACTICE** If you have any questions or concerns of these Standard of Practice of a General Home Inspection please contact us 760-525-6154.

The Property Inspection Pros provides you with a basic overview of the condition of the property at the time and date of the inspection. The purpose of your Home Inspection is to evaluate the general condition of the structure at the noted address. This includes determining whether systems are still performing their intended functions. The inspection to be performed for Client(s) is a limited, visual, non-invasive, non-destructive, nontechnically exhaustive evaluation, performed for a determined fee, designed to identify material defects in the systems, structures, and components of the above-referenced primary building and its associated primary parking structure as they exist at the time and date of the inspection. A material defect is a condition that significantly affects the value, desirability, habitability or safety of the building. Style or aesthetics shall not be considered in determining whether a specific system, structure, or component is defective. The inspection shall be limited to those specific systems, structures, and components that are present and visually accessible at the date and time of the inspection. Components and systems shall be operated with normal user controls only and as conditions and limitations permit. The inspection provides a general overview of the more obvious repairs or replacement that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not. There are limitations to the scope of this Inspection.

The inspection report shall describe and identify the inspected systems, structures, and components of the building and identify material defects in those systems, structures, and components observable during the inspection, with limitations. Defects that are concealed/ are not accessible are specifically disclaimed. This

includes defects that are concealed in/ behind the walls and wall coverings, in/ behind the floors and floor coverings, concealed by fresh paint, soil, vegetation, or other landscaping, or by stored items throughout the interior or exterior of the house/ property. Client(s) understands that the inspector shall use specialized tools at aid in the inspection process with the Client(s) best interest in mind, but that some concealed defects may go undetected and are unable to be reported on. Inspectors will not find conditions that may only be visible when storage or furniture is moved. Inspectors do not remove wallpaper, look behind pictures, and move furniture / stored items, lift flooring (including carpet) to look underneath, or cut / remove vegetation / landscaping. Client(s) agrees to hold the Inspector and The Property Inspection Pros harmless if Client(s) or any of the Client(s) representatives discovers concealed defects that were undetected at the time and date of the inspection.

LIMITATIONS, EXCEPTIONS AND EXCLUSIONS:

Excluded from this limited, visual, non-intrusive, non-destructive, non-technically exhaustive generalist inspection of the structure is any system, structure, or component of the building which is inaccessible, concealed from view, or cannot be inspected due to circumstances beyond the control of Inspector, or which Client(s) has agreed is not to be inspected. In addition to concealed defects, the following are excluded from the scope of this inspection unless specifically agreed to in writing:

1. Determining compliance with each manufacturers' specifications, researching building codes for the year built or modified, ordinances, regulations, covenants, or other restrictions (such as HOA rules), including local interpretations thereof.
2. Obtaining or reviewing information from any third-parties including, but not limited to: government agencies (such as permits), component or system manufacturers (including product defects, recalls or similar notices, unless agreed to in writing), square footage, contractors, managers, sellers, occupants, neighbors, consultants, homeowner or similar associations, attorneys, agents or brokers. The Property Inspection Pros does not endorse nor inspect unpermitted structures or additions and exclusively disclaims them from our inspection and inspection report. Geotechnical, engineering, structural, architectural, geological, hydrological, land surveying or soils-related examinations.
3. Examination of conditions related to animals, rodents, insects, wood-destroying insects, organisms, mold, and mildew or the damage caused thereby. Mold determination is not part of this inspection (unless agreed to in writing). If evidence of unidentified stains is noted, a specialist should be consulted to determine type. Mold has been known to cause health risks. The Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.
4. Certain factors relating to any systems, structures, or components of the building, including, but not limited to: Recalls, adequacy, efficiency, durability or remaining useful life, costs to repair, replace or operate, fair market value, marketability, quality, or advisability of purchase.
5. Environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible, corrosive contaminants, wildfire, geologic or flood.
6. Dismantling of any system, structure, or component, or perform any intrusive or destructive examination, test or analysis. Inspector is limited to evaluating components from standard service or access covers.
7. Examining or evaluating fire-resistive qualities of any system, structure or component of the building.
8. Systems, structures, or components of the building, which are not permanently installed (such as refrigerators, washing machines and dryers, window AC, etc).
9. Systems, structures, or components that are not part of the main house, unless specifically identified in the written inspection report.
10. Common areas, or systems, structures, or components thereof, including, but not limited to, those of a common interest (HOA).
11. Examining or evaluating the acoustical or other nuisance characteristics of any system, structure, or component of a building, complex, adjoining properties, or neighborhood.
12. Operating or evaluating low voltage electrical, antennas, security systems, cable or satellite television, telephone, remote controls, radio controls, timers, intercoms, computers, computer networks, photo-electric, motion sensing, or other such similar non-primary electrical power devices, exterior yard lighting, components, or systems.
13. Evaluation of any pool/spa, barn, fence, irrigation system, built in BBQs or other structures unless agreed to in writing.
14. Evaluation of any type of electric Solar system and related components on or off the house/ structure.
15. Examining or operating any sewage disposal system or component including, but not limited to: septic tanks and/or any underground system or portion thereof, or ejector pumps for rain or waste.
16. Environmental evaluation and inspection. The building inspection is not intended to determine the presence of lead, radon, mold, Polychlorinated biphenyls (PCB's), mildew, urea- formaldehyde, asbestos, sulfur, contaminated drywall, Chinese drywall, or other toxins in the building, ground, water or air.
17. It is beyond the scope of

this inspection to determine if any system or component is, has been, or will be part of any product, component or system recall. We highly recommend Client(s) subscribe or contact the CPSC (Consumer Product Safety Commission) for recall information regarding any system or component if concerned.

A home inspection is not a pest inspection. Any observations which the inspector may make in this report regarding evidence of pests or wood destroying organisms, are not a substitute for an inspection by a qualified licensed pest control operator or exterminator. Your inspector may only report on a portion of the currently visible conditions and cannot render an opinion regarding their cause, condition, or remediation. We recommend a careful review of any recent pest control inspection report concerning pest activity or wood destroying organisms on this property. If no such report is available, we recommend that a pest control inspection be performed on the property prior to the end of your contingency period.

Thank you for choosing The Property Inspection Pros for your property inspection needs. We hope the information contained in your report is beneficial to you. If there are areas that you have questions about or would like further explanation, please don't hesitate to call us. Your satisfaction is important to us.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Information Only (IO) = This item, is for your information only.

**IN ATTENDANCE DURING THE
INSPECTION:**
BUYER (HUSBAND, WIFE), INSPECTOR,
BUYER'S AGENT, SELLER

TYPE OF BUILDING:
SINGLE FAMILY DETACHED

**APPROXIMATE YEAR BUILT
(BASED ON BUYERS AGENT-
BUYER-OR/ MLS):**
2005

APPROXIMATE TEMPERATURE:

77, DEGREES

WEATHER TYPE:

CLEAR

GROUND/ SOIL SURFACE**CONDITIONS:**

DRY

RAINED IN THE LAST 3 DAYS:

NO

NUMBER OF LEVELS:

2

OCCUPIED:

YES

INSPECTED IN ACCORDANCE**WITH:**

THE INTERNATIONAL ASSOCIATION
OF CERTIFIED HOME INSPECTORS
STANDARDS OF PRACTICE AND CODE
OF ETHICS

UTILITIES:

ALL UTILITIES WERE ON

DIRECTIONS:

THE TERMS 'FRONT,' 'REAR,' 'LEFT,'
AND 'RIGHT' ARE USED IN REFERENCE
TO THE PROPERTY AS VIEWED FROM
THE STREET

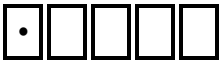
1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. We do not verify that the materials are installed according to manufacturer's specifications. We recommend that all stains be further evaluated by a qualified licensed roof contractor prior to the end of your contingency period and repaired as necessary.

Note: We recommend that all roofs be inspected and maintained periodically by a qualified licensed roof contractor.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items



1.0 ROOF COVERINGS/ MATERIALS

ROOF COVERING: CONCRETE TILE

VIEWED ROOF FROM: ATTIC SPACE, AERIAL POLE CAMERA

Comments:

IN NI NP RR IO Items

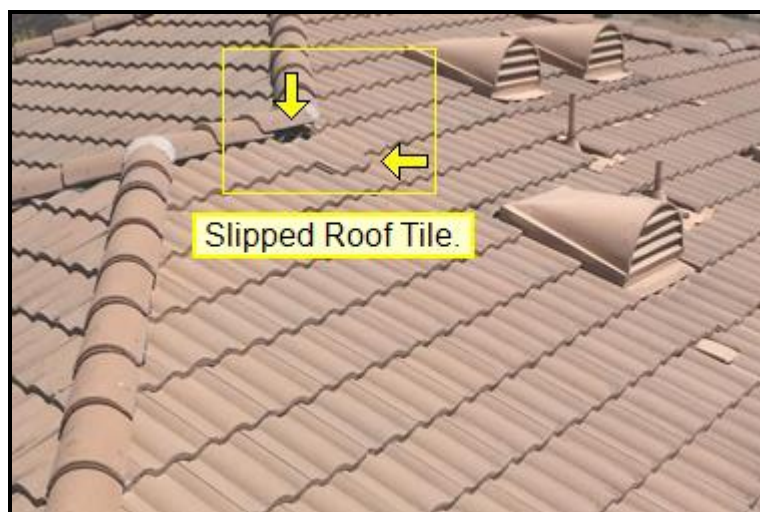
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

The roof shows normal wear for its age and type; appears to be in serviceable condition. However, a slipped roof tile is observed at the right side upper roof area. We recommend necessary corrections by a licensed roof contractor.



1.0 Item 1(Picture)



1.0 Item 2(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items



1.0 Item 3(Picture)



1.0 Item 4(Picture)

•				
---	--	--	--	--

1.1 FLASHINGS AND ROOF PENETRATIONS

•				
---	--	--	--	--

1.2 ROOF DRAINAGE (GUTTERS/ DOWNSPOUTS)

Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

Gutters appear intact but due to the lack of recent rain I am unable to determine if the gutters leak at seams or drain properly.



1.2 Item 1(Picture)

☐ ☐ ☐ ☐ ☐ **1.3 ROOF SHEATHING (OBSERVABLE)**

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. However, we do not predict the remaining life, the integrity, or guarantee that the roof will not leak. We also recommend obtaining a home warranty that includes coverage for the roof (s). Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Note: This roof inspection reports on the type and condition of the roofing materials, missing and/or damaged materials, and attachments (excluding solar systems, antennas, etc.) where visible. This does not constitute a warranty, guarantee, roof certification, or life expectancy evaluation of any kind. Roofs are not water tested for leaks. The condition of the roofing underlayment material was not verified/inspected. For further evaluation and a roof certification, we recommend you consult a qualified licensed roofing contractor prior to the end of your contingency period.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Property Notes: Identifying the location of property lines, easements, and other property restrictions, and their implications to existing structures are beyond the scope of our general home inspection.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

☒ ☐ ☐ ☐ ☐ **2.0 EXTERIOR (GENERAL COMMENTS)**

LOT TYPE: FLAT

Comments:

Unsecured items in a yard may be hazardous. Inspecting unsecured items for proper installation is beyond the scope of our general home inspection. We recommend that any unsecured items be checked by you or by a qualified person to ensure proper installation.

☐ ☐ ☐ ☒ ☐ **2.1 VEGETATION (WITH RESPECT TO ITS EFFECT ON THE BUILDING)**

Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(1) Vegetation is in contact with the siding/ stucco at several areas. Vegetation can create moisture problems by preventing siding from drying out. Vegetation also allows rodents to easily access the roof where they can enter through small voids. We recommend removing vegetation from the siding/ stucco. We also recommend referring to the pest control report for their recommendations.



2.1 Item 1(Picture)

(2) Tree(s) and/or large plants are located too close to the house. Tree limbs/vegetation that are too close to the house can cause damage in several ways. Limbs or vines in contact with roof or hanging near roof should be trimmed to prevent damage to roof and/or to prevent rodent infestation. Also, as the plants grow, damage can occur to the siding, concrete flat work and to the foundation. We recommend having the foliage removed or trimmed by a qualified professional to prevent damage to the house as soon as possible.



2.1 Item 2(Picture)

IN NI NP RR IO Items 2.2**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items**GRADING AND DRAINAGE (WITH RESPECT TO ITS EFFECT ON THE BUILDING)****LOT DRAINAGE:** GRADED, BURIED DRAIN LINES**Comments:**

(1) Ground drain lines were visible in the yard at several areas. These drains are not tested for functional flow or adequacy. It is important to maintain these drains and prevent debris from entering. We recommend periodic clean out by a qualified person.

(2) Landscape at the right side of the house may require a trench or drain if water stands or puddles after heavy rain. I am unable to determine due to no rain during inspection period. We recommend further evaluation and necessary corrections by a licensed landscape contractor.



2.2 Item 1(Picture)

**2.3 WALL CLADDING FLASHING AND TRIM****SIDING MATERIAL:** STUCCO, STONE VENEER**Comments:****IN NI NP RR IO Items**

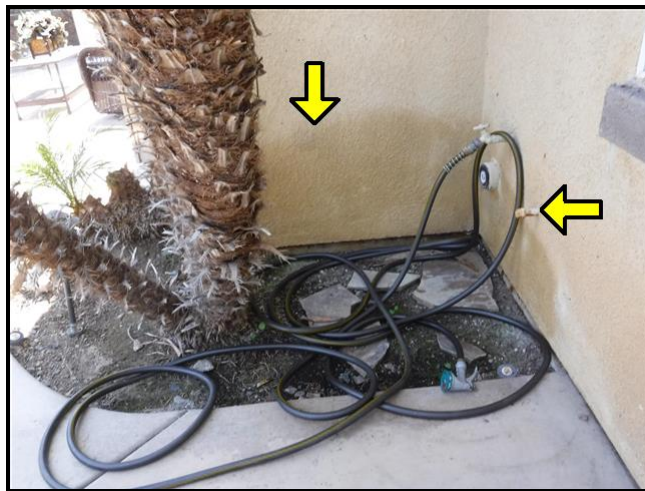
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(1) Sprinklers appear to be spraying onto the stucco in several areas. Long term exposure to water will deteriorate the stucco. There may already be some damage to the underlayment behind the stucco that is not visible. Determining if there is damage to the underlayment is not possible due to the limited visual nature of a home inspection. We recommend adjusting the sprinklers to spray away from the house, convert the sprinkler heads to a drip system, or create a hardscape zone around the house.



2.3 Item 1(Picture)



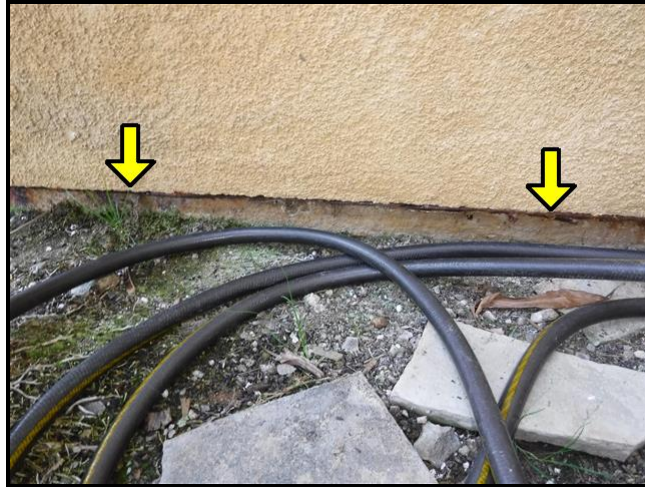
2.3 Item 2(Picture)

IN NI NP RR IO Items

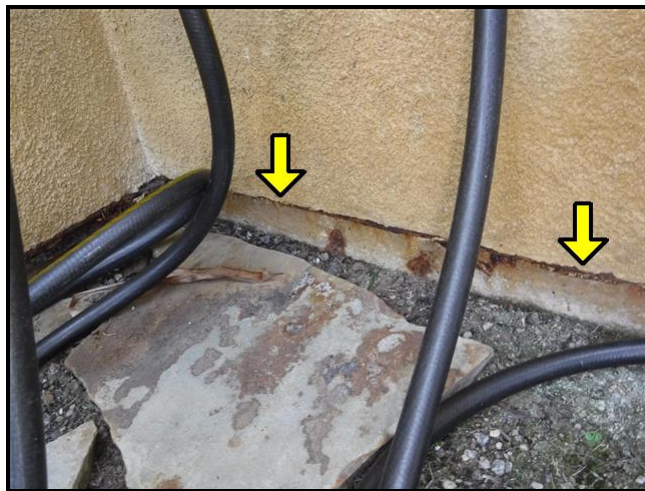
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(2) The stucco screed flashing is rusted at several areas around the house. This may indicate that the sprinklers are spraying the house. The stucco screed flashings may have too much rust and damage and may need to be replaced. We recommend further evaluation by a stucco repair contractor and necessary corrections by adjusting the sprinklers to spray away from the house.



2.3 Item 3(Picture)



2.3 Item 4(Picture)

.				
---	--	--	--	--

2.4 EAVES, SOFFITS, FASCIAS

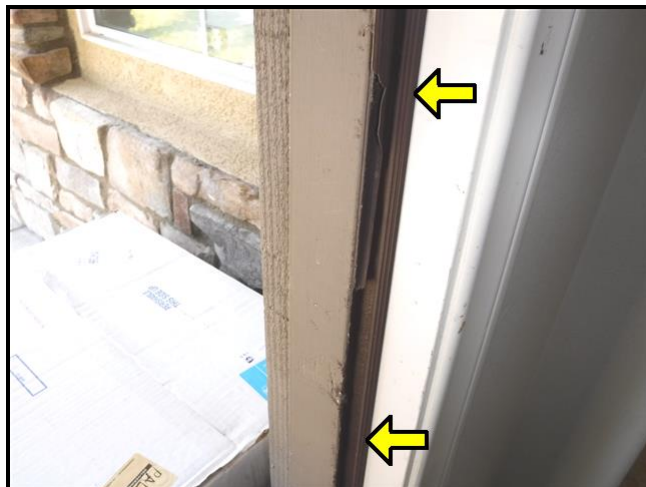
			.	
--	--	--	---	--

2.5 DOORS (EXTERIOR)**Comments:****IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

Several exterior door weather-stripping is damaged. We recommend replacement where needed by a qualified person.



2.5 Item 1(Picture) Front Entry Door.

**2.6 WINDOWS (INTERIOR AND EXTERIOR)**

WINDOWS: DOUBLE PANE VINYL

Comments:

(1) There are several window screens that are torn or damaged throughout the house. We recommend repair or replace as needed by a qualified person.



2.6 Item 1(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(2) Failed seals in insulated glass dual pane windows are not always visible or detectable. In some instances the home inspector may not be able to disclose the exact condition of every window, depending on the ambient conditions or if the windows are dirty at the time of the inspection. Windows are reported as they are observed at the time of the inspection only. If you have present or future concerns regarding the integrity of the dual pane thermal seals, we strongly recommend that you consult with a qualified licensed window contractor for further evaluation. This inspection is not a guarantee of any kind regarding the integrity of the dual pane windows.

☐ ☐ ☐ ☐ ☐ **2.7 SAFETY GLASS (EXTERIOR)**

Comments:

The glass at the glass windows is tempered at the glass windows where required, which is indicated by a stamp or marking on the glass.

☐ ☐ ☐ ☐ ☐ **2.8 DRIVEWAYS, PATIOS, WALKWAYS (HARDSCAPE)**

DRIVEWAY: CONCRETE

☐ ☐ ☐ ☒ ☐ **2.9 FENCE AND/OR GATES**

Comments:

The wood fence is damaged at the bottom at several areas. We recommend necessary repairs or replacing as needed by a licensed fence contractor.



2.9 Item 1(Picture)

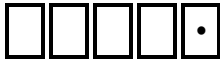
☐ ☒ ☐ ☐ ☐ **2.10 IRRIGATION**

Comments:**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

Landscape sprinklers or irrigation systems are beyond the scope of our general home inspection. We did not inspect or check any type of landscape sprinklers or irrigation systems. We recommend verifying that the landscape sprinklers or irrigation systems are functional by a qualified person prior to the end of your contingency period.

**2.11 EXTERIOR - OTHER****Comments:**

Note: 1) The soil grade should be maintained at least 4 inches below the top of the foundation and not in contact with wood products. This helps to prevent moisture damage and termite infestation. 2) The condition and/ or presence of flashing, including window and door flashing, is hidden behind the exterior siding and cannot be viewed. The inspector relies on signs of leakage at the interior to determine the fitness of this component. 3) Minor cracks in stucco finishes are to be expected and will normally not effect the integrity of stucco siding or the waterproofing system. 4) Exterior wood members are prone to damage. Regular maintenance, including painting is needed often to prevent damage. All gaps in the siding and trim should be sealed or otherwise maintained to prevent water intrusion. 5) We do not identify wood damaged by moisture and pests. Inspection by a qualified licensed pest inspection company is needed to report on such damage and is strongly recommended.

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Garage door operators; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Garage door operator remote control transmitters, Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. The home inspector is not required to: Move personal items, panels, furniture, equipment that obstructs access or visibility.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

☒ ☐ ☐ ☐ ☐

3.0 GARAGE VEHICLE DOOR(S)

GARAGE VEHICLE DOOR MATERIAL: METAL - PANEL

Comments:

The garage vehicle door hardware including the door, track, and springs appear to be functioning as intended.

☐ ☐ ☐ ☒ ☐

3.1 GARAGE VEHICLE DOOR OPENER(S)

AUTO-OPENER MANUFACTURE: LIFT-MASTER

Comments:

- (1) The garage door opener did not reverse when met with resistance. The force sensor prevents the garage door from becoming damaged, or from causing injury if the door is prevented from closing. We recommend having a qualified licensed garage door contractor service the garage door opener prior to the end of your contingency period so the door will reverse easily when met with resistance.
- (2) Sensors are in place and will reverse the garage door.
- (3) There were no hand held garage door remote controls present at the time of the inspection. The garage door was operated by the garage door opener wall control.

☒ ☐ ☐ ☐ ☐

3.2 GARAGE CEILING

☒ ☐ ☐ ☐ ☐

3.3 GARAGE WALLS (INCLUDING FIREWALL SEPERATION)

Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

Due to occupants personal items, not all areas of the garage were visible. We recommend a careful evaluation of the entire garage during your final walk-through. If any damage is observed we recommend asking the seller about it. We recommend that any damage found be repaired or replaced by a qualified licensed contractor in the appropriate trade.



3.3 Item 1(Picture)

☐ ☐ ☐ ☐ ☐
3.4 GARAGE FLOOR/ SLAB**Comments:**

Due to occupants personal items, not all areas were visible. We recommend a careful evaluation during final walk-through.

☐ ☐ ☐ ☒ ☐
3.5 GARAGE PEDESTRAIN DOOR(S)

GARAGE VEHICLE DOOR TYPE: ONE DOOR - AUTOMATIC

Comments:**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

A pet door is present at the exterior garage door. These modifications can cause damage to the door by letting in rain. These modifications can also reduce the security of the door by making it easier for someone to enter or reach inside and unlock the door. We recommend sealing the door or replacing the door by a qualified person



3.5 Item 1(Picture)

**3.6 FIRE-RATED DOOR****Comments:**

- (1) The door between the house and the garage appears to be a fire rated door.
- (2) The weather-stripping at the fire door is damaged. We recommend replacing the weather-stripping by a qualified person at the fire door to insulate the home and to help keep smoke or Carbon Monoxide from entering the living space.

**3.7 FIRE-DOOR CLOSING DEVICE****Comments:**

The self-closing device was present at the fire door and was operating properly when tested. The door closes and latches within 3 seconds without assistance as required.

**3.8 GARAGE VENTILATION****IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

The garage was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. The home inspector is not required to: Move personal items, panels, furniture, equipment, or anything that obstructs access or visibility. Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards. If concerned we recommend further evaluation by a qualified licensed professional in the appropriate trade prior to the end of your contingency period.

Note: All moisture stains should be investigated until the client is satisfied that the condition is sufficiently understood. Where there are concerns regarding water leaks or infiltration, we recommend that a qualified industrial hygienist evaluate for mold, fungus, or other microbial material prior to the end of your contingency period.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

☐ ☐ ☐ ☐ ☐

4.0 INTERIORS (GENERAL COMMENTS)

WALL AND CEILING MATERIALS: OCCUPIED, SHEETROCK

Comments:

(1) Due to stored personal items not all areas throughout the house and garage were visible and accessible at the time of the inspection. Several windows, doors, outlets, walls, flooring, and other areas were obstructed from view and could not be inspected. We recommend that you conduct a careful evaluation during your final walk-through to ensure that there are no hidden defects. All doors, windows, and outlets should be tested and verified for proper operation prior to the end of your contingency period by this company or a qualified person.

(2) Determining if damage, the presence of organic growths, moisture or wood rot behind walls, floors and ceiling coverings is beyond the scope of our general home inspection. If you are concerned or believe that these conditions may exist in a nonvisible or concealed area, we recommend that you have this home further examined by a qualified contractor or environmental hygienist prior to the end of your contingency period.

☐ ☐ ☐ ☐ ☐

4.1 CEILINGS

☐ ☐ ☐ ☐ ☐

4.2 WALLS

☐ ☐ ☐ ☐ ☐

4.3 FLOOR COVERINGS

☐ ☐ ☐ ☐ ☐

4.4 STEPS, STAIRWAYS, RAILINGS

☐ ☐ ☐ ☐ ☐

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

4.5 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)**Comments:**

Due to stored personal items such as towels, clothing, personal items, hygiene and/or cleaning products, a full evaluation of the cabinets and closets could not be made. We recommend that you carefully inspect all cabinets and closets prior to the end of your contingency period. The home inspector does not move personal items, panels, furniture, equipment, plant life, soil, debris, ect. that obstructs their access or visibility.

4.6 DOORS (REPRESENTATIVE NUMBER)**4.7 INFRARED CAMERA INSPECTION FINDINGS****Comments:**

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

An infrared (thermal imaging) scan was performed throughout the house and garage at the time of the inspection using a hand held infrared (thermal imaging) inspection camera. No anomalies were found at the time of the inspection using this camera.

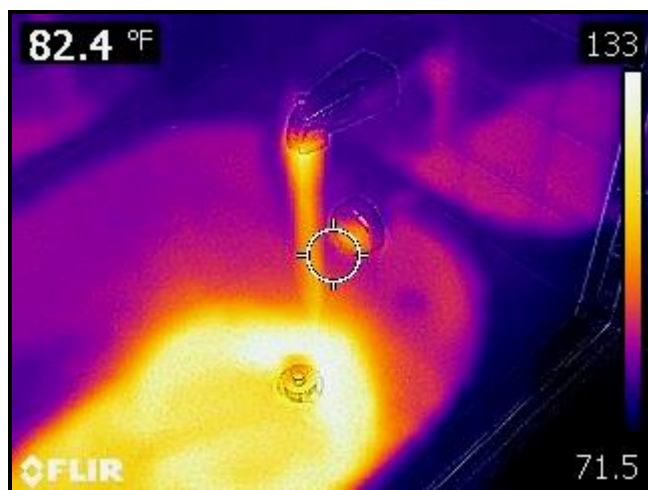
IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items



4.7 Item 1(Picture)



4.7 Item 2(Picture)



4.7 Item 3(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

.				
---	--	--	--	--

4.8 SAFETY GLASS (INTERIOR)**Comments:**

The glass at the glass windows and doors is tempered at the glass windows and glass doors where required, which is indicated by a stamp or marking on the glass.

				.
--	--	--	--	---

4.9 INTERIORS - OTHER**Comments:**

Determining the presence of organic growths, moisture or wood rot behind any walls, floors and ceiling coverings is beyond the scope of our general home inspection. We recommend further evaluation by a qualified licensed contractor or a environmental hygienist prior to the end of your contingency if you are concerned .

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Cosmetic deficiencies are considered normal wear and tear and are not reported.

5. Fireplaces/ Chimneys

This inspection of the fireplace/ chimney is limited to the readily visible portions only. The inner reaches of a chimney flue are not visually accessible and the view from the top or bottom is not adequate to discover possible deficiencies or damage with in our general home inspection. We recommend that a National Fire Protection Association (NFPA) 211 Standard, Level II inspection by a qualified licensed professional be preformed prior to the end of your contingency period. They can use specialized tools, testing procedures, mirrors, and video cameras to thoroughly evaluate the fireplace system. We do not light the gas or start a fire, or check for proper drafting.

All fireplaces should be cleaned and inspected by a qualified licensed person on a regular basis to insure safe operation.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items



5.0 FIREPLACE(S)/ CHIMNEY(S)

FIRE PLACE TYPES: FACTORY BUILT, GAS STUB

NUMBER OF FIREPLACES: ONE



5.1 DAMPER/ DAMPER CLAMP

Comments:

A damper clamp is not installed at the family room fireplace damper door. A damper clamp is required to be installed at a damper door when there is a gas supply to the fireplace(s). This damper clamp help prevents the damper from closing all the way as a safety precaution. If the damper is closed, Carbon Monoxide gas could enter the living space easier which is undetectable. SDG&E now requires damper clamps at all fireplaces damper doors. We recommend installation of a damper clamp by a qualified person.



5.1 Item 1(Picture)



5.2 HEARTH/ MANTLE

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

The fireplace was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Smoke/ CO Detectors

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

.				
---	--	--	--	--

6.0 SMOKE DETECTORS

Comments:

- (1) There were smoke detectors installed on each level and in each bedroom, they were tested and were found to be operable at the time of the inspection.
- (2) The smoke detectors in the house are older. Studies show that detectors that are more than 10 years old have a high rate of failure. Many old detectors do not have battery back-up, and will not work if the electricity is off. We recommend that all old detectors be replaced prior to occupancy of the house for safety.
- (3) Individual smoke detectors are not inter-connected. Inter-connected detectors will all sound if smoke is detected at any individual detector. This is an important safety feature so that all occupants will be alerted to a fire regardless of where it starts in a house. We recommend having all smoke detectors be inter-connected for safety by a qualified licensed contractor.

.				
---	--	--	--	--

6.1 CARBON MONOXIDE DETECTOR(S)

Comments:

This house has a Carbon Monoxide detector installed as required. The CO detector was tested and operated when tested at the time of the inspection.



6.1 Item 1(Picture)

		.		
--	--	---	--	--

6.2 FIRE SPRINKLERS

	.			
--	---	--	--	--

6.3 SECURITY SYSTEM

Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

There is a security system installed in the house and was not inspected by this company at the time of the home inspection. Inspecting security systems is beyond the scope of a general home inspection. We recommend having the security system inspected by a qualified licensed contractor prior to the end of your contingency period.

☐☐☐☐☐ **6.4 SAFETY - OTHER**

Comments:

- (1) All smoke detector should be tested upon moving into home, and every six months or per manufactures instructions. Smoke detectors should be replaced when they reach 10 years of age as their sensor becomes less effective over time or per manufactures instructions.
- (2) All carbon monoxide detectors should be tested upon moving into home, and every six months or per manufactures instructions. Carbon monoxide detectors should be replaced per manufactures instructions.

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

7. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials unless otherwise agreed upon. Determining whether shower pans are watertight is beyond the scope of the inspection.

Laundry Note: Washers and dryers are not moved or tested during the inspection. The washer drain line and the dryer vent duct are not tested. Best practices for washer and dryer installation include the following recommendations: Use braided metallic water hoses to reduce the potential of leaks at the washing machine. Use flexible metal dryer vent connector. Use a half inch appliance connector and gas valve for all newer gas dryers. Installation of a drain pan under the washing machine with a drain pipe terminating at the exterior.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

☒ ☐ ☐ ☐ ☐ 7.0 DRAIN, WASTE, AND VENT SYSTEMS

PLUMBING WASTE (OBSERVED INSIDE THE HOME): ABS

GAS DISTRIBUTION: RIGID IRON PIPE

WASHER DRAIN SIZE: 2" DIAMETER

Comments:

At the time of the inspection we evaluated all drain pipes by running water through every drain that has an active fixture while observing its draw and watching for blockages or slow draining. Kitchen and bathroom fixtures were tested for an extended period of time during the inspection. We did not test the laundry stand pipe if a washing machine is connected. A video-scan of the drains and main line can only help determine the actual condition(s) of these drain pipes. We recommend having a sewer camera inspection conducted to help determine the condition of the pipes prior to the end of your contingency period.

☒ ☐ ☐ ☐ ☐ 7.1 WATER SUPPLY, DISTRIBUTION SYSTEMS

WATER SOURCE: PUBLIC

PLUMBING WATER DISTRIBUTION (INSIDE THE HOME): COPPER, PARTIALLY VISIBLE

☒ ☐ ☐ ☐ ☐ 7.2 CONNECTED FIXTURES (VALVES, FAUCETS, TOILETS, ECT)

☐ ☐ ☐ ☐ ☒ 7.3 TUB/ SHOWER ENCLOUSER(S)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items**Comments:**

Corrosion is noted at the master shower doors. We recommend cleaning or replacing the doors by a qualified person.



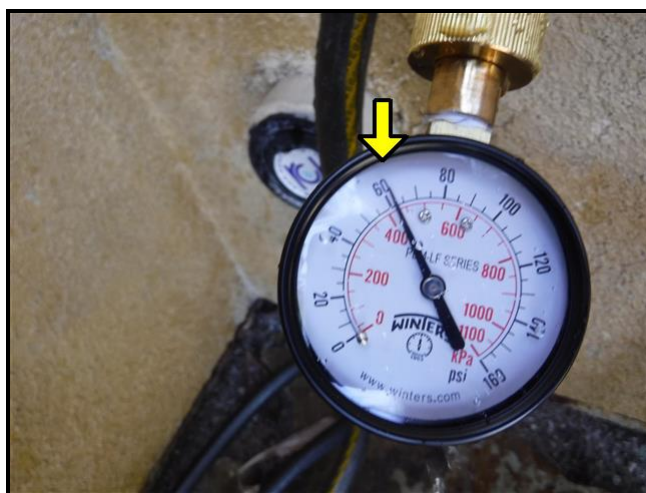
7.3 Item 1(Picture)

☐ ☐ ☐ ☐ ☐
7.4 HOT AND COLD REVERSED AT FIXTURES
☐ ☐ ☐ ☐ ☐
7.5 WATER PRESSURE/ REGULATOR

WATER PRESSURE (PSI): 60-65 PSI

Comments:

The water pressure was checked with a water pressure gauge and was measured at 63 PSI at the time of the inspection which is within the acceptable range.



7.5 Item 1(Picture)

☐ ☐ ☐ ☐ ☒
7.6 HOSE SPIGOT(S)**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items**Comments:**

The front and rear hose spigot handles leak when turned on. We recommend necessary repairs or replacement by a qualified licensed plumber.



7.6 Item 1(Picture)



7.6 Item 2(Picture)



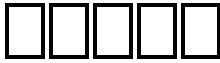
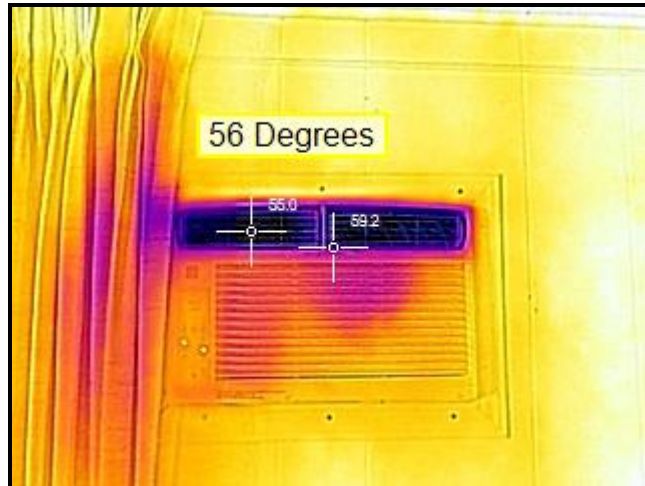
7.6 Item 3(Video)

**7.7 GAS/ FUEL STORAGE AND DISTRIBUTION SYSTEMS****Comments:****IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

A gas leak test was conducted at accessible gas fittings and appliances using a gas leak detector. There were no gas leaks detected at the time of the inspection.

**7.8 HOT WATER RECIRCULATING PUMP**

7.8 Item 1(Picture)



7.8 Item 2(Video)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

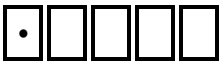
The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. The water supply and waste line piping that is concealed within inaccessible areas such as covered walls and concrete slab floors was not evaluated. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Water Heater

The home inspector shall observe: The water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing, the capacity of the water heating equipment if labeled. The Temperature Pressure Relief (TPR) valve is not tested because the TPR valve is prone to leaking once activated. The inspector is not required to: measure the capacity, temperature, age, life expectancy or adequacy of the water heater, evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items



8.0 MAIN WATER HEATER (CONTROLS)

WATER HEATER LOCATION: GARAGE

WATER HEATER MANUFACTURE: BRADFORD-WHITE

WATER HEATER POWER SOURCE: NATURAL GAS

WATER HEATER CAPACITY: 50 GALLON

WATER HEATER YEAR MANUFACTURED: 2015

Comments:

(1) The water heater was inspected and was found to be operational at the time of the inspection. We did not evaluate the efficiency or recover rate of the water heater which is beyond the scope of a general home inspection. If concerned we recommend you consult a licensed plumber. We recommend flushing the water heater routinely flushed as regular maintenance.



8.0 Item 1(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(2) The temperature of the water was tested using a thermal camera at the time of the inspection and found to be above 125 degrees. Water temperatures above 125 degrees can cause scalding or burns. We recommend setting the water heater controls at 120 degrees for optimum efficiency.



8.0 Item 2(Picture)

☐ ☐ ☐ ☐ ☐**8.1 MAIN WATER HEATER FLUE**

WATER HEATER FLUE MATERIAL: SINGLE WALL, DOUBLE WALL

☐ ☐ ☐ ☒ ☐**8.2 MAIN WATER HEATER (PLATFORM & STRAPPING)**

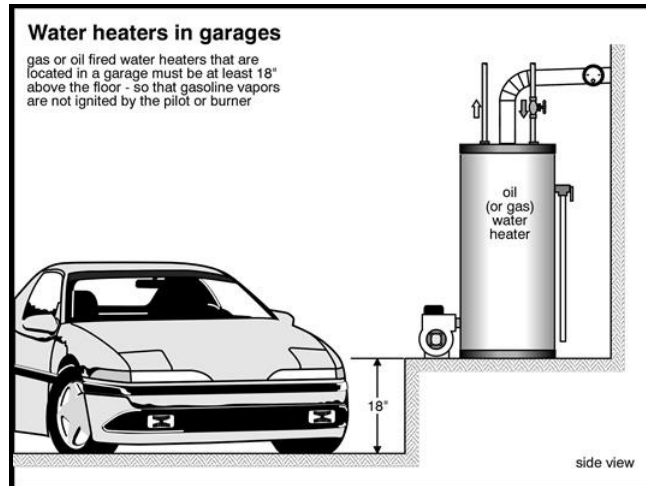
Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

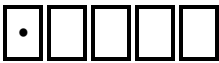
IN NI NP RR IO Items

(1) The water heater is not elevated 18 inches off the garage floor. Water heaters installed in a garage must be installed on a platform 18" off the ground to help prevent the water heater pilot from igniting gasoline and/ or other chemical vapors. We recommend having the water heater installed on a proper platform by a qualified licensed plumber.



8.2 Item 1(Picture)

(2) The water heater is adequately strapped as required.

**8.3 MAIN WATER HEATER (TEMPERATURE & PRESSURE RELIEF VALVE)****IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

The water heater in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

9.0 MAIN AND SUB PANELS

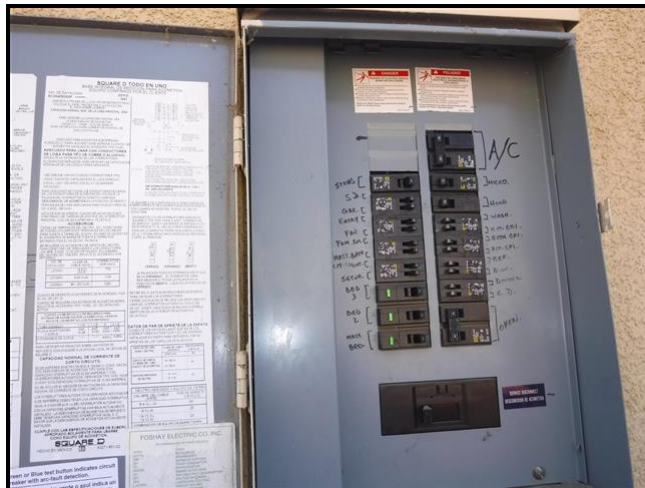
ELECTRIC SERVICE CONDUCTORS: BELOW GROUND, COPPER, 220 VOLTS

MAIN PANEL CAPACITY: 200 AMP

ELECTRIC PANEL MANUFACTURE: SQUARE D

Comments:

Picture of the main electrical panel.



9.0 Item 1(Picture)

9.1 BRANCH CIRCUIT CONDUCTORS/ WIRING

BRANCH WIRE 15 AND 20 AMP: COPPER

WIRING METHODS: ROMEX

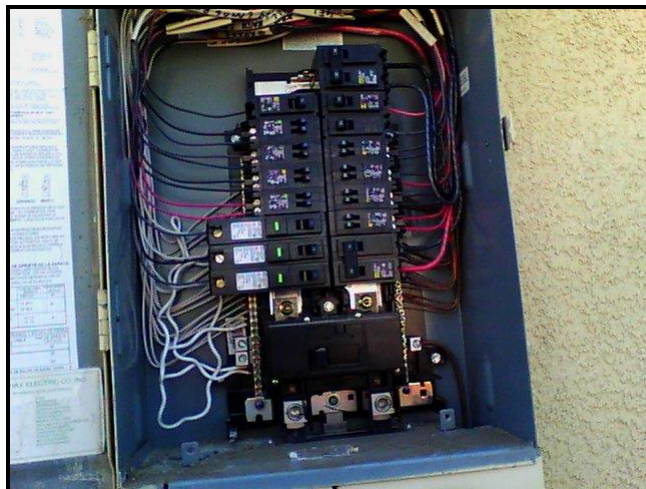
9.2 CIRCUIT BREAKERS/ FUSES

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items**PANEL TYPE:** CIRCUIT BREAKERS**Comments:**

Picture inside of the main electrical panel. The dead front cover was removed at the time of the inspection and the breakers, wiring and grounding were inspected. Appears to be functioning as intended.



9.2 Item 1(Picture)



9.2 Item 2(Picture)

**9.3 SERVICE AND GROUNDING EQUIPMENT****9.4 CONNECTED DEVICES AND FIXTURES (REPRESENTATIVE NUMBER)****Comments:****IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

The light in the attic space is in direct contact with a duct. This is a potential fire hazard. We recommend necessary corrections by a qualified person.



9.4 Item 1(Picture)

**9.5 POLARITY AND GROUNDING (OF A REPRESENTATIVE NUMBER OF RECEPTACLES)****Comments:**

A representative number of receptacles throughout the house and garage were tested for power, polarity and grounding according to our standards-of-practice. These receptacles observed to be ok at the time of the inspection unless otherwise noted.

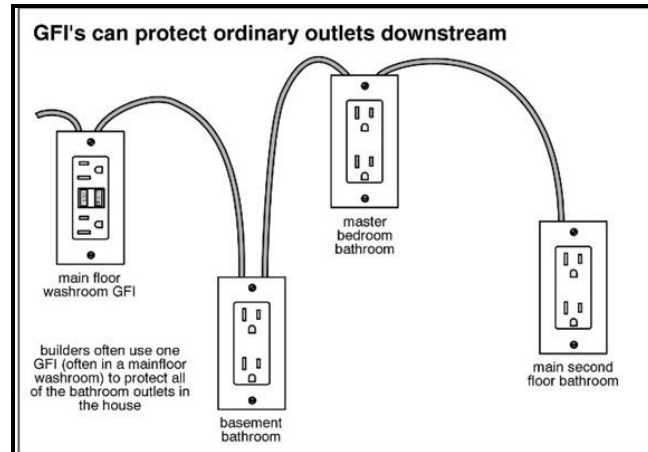
**9.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)****Comments:**

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

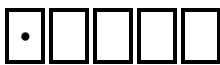
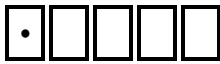
All accessible GFCI receptacles were tested and were functioning properly at the time of the inspection unless otherwise reported. Sometimes a tripped GFCI receptacle may be difficult to find. If you do not have power at certain receptacles please check all GFCI's and reset the tripped GFCI receptacle. If the GFCI doesn't reset than replacement of the GFCI receptacle will be required.



9.6 Item 1(Picture)

**9.7 OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)****Comments:**

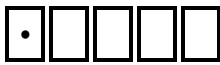
The AFCI circuit breakers were tested using the AFCI test button on the AFCI circuit breakers. The AFCI circuit breakers were found to be functional at the time of the inspection.

**9.8 JUNCTION BOXES (OBSERVABLE)****9.9 EXTERIOR LIGHTING**

EXTERIOR LIGHTING CONTROL: STANDARD SWITCHED

Comments:

A representative number of exterior lights were tested and were found to be functional at the time of the inspection.

**9.10 TELEPHONE AND CABLE ENTRANCE****IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. All electrical concerns/ defects should be considered a safety concern and should be corrected.

10. Heating Equipment

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Note: A limited visual inspection can not adequately evaluate the heat exchanger for cracks and holes. Most areas of the heat exchanger are not visible without dismantling the furnace. Dismantling the furnace is beyond the scope of our general home inspection. Evaluation of the heat exchanger is expressly excluded. Evaluating the adequacy, efficiency, or even distribution of air throughout the home is not part of the inspection. Thermostats are not checked for calibration or programmable features.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items



10.0 HEATING EQUIPMENT

HEAT TYPE: FORCED AIR

ENERGY SOURCE: NATURAL GAS

AGE OF HEATER: GAS - UP TO 15 YEARS OLD

NUMBER OF HEAT SYSTEMS (EXCLUDING WOOD): ONE

HEAT SYSTEM BRAND: WEATHERKING

Comments:

(1) Picture of the furnace.



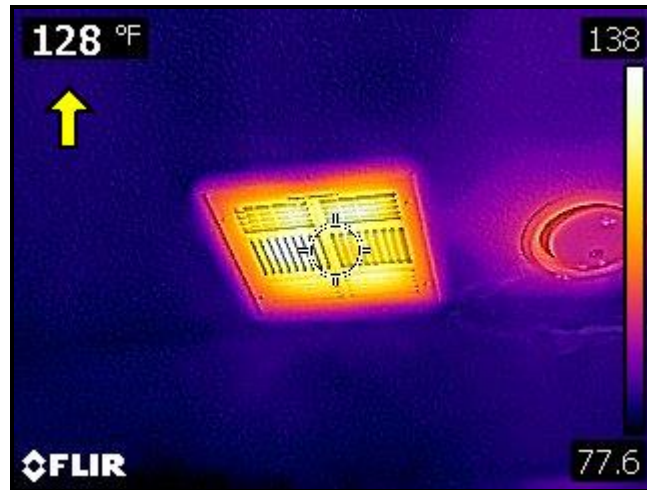
10.0 Item 1(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(2) The furnace was tested and was functional/ operated at the time of the inspection.



10.0 Item 2(Picture)

☐ ☐ ☐ ☐ ☐
10.1 THERMOSTAT**Comments:**

The thermostat was operational when used to operate the HVAC system at the time of the inspection. Programmable thermostats are not adjusted and no testing is done to check the accuracy or programmed settings of the thermostat. If concerned we recommend verifying proper operation of the programmable settings prior to the end of your contingency period by a qualified person.

☐ ☐ ☐ ☐ ☐
10.2 VENTS AND FLUES (HEATING SYSTEM)

FLUE MATERIAL: DOUBLE WALL METAL

☐ ☐ ☐ ☒ ☐
10.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS, INSULATION, AIR FILTERS, REGISTERS, AND FAN COIL UNITS)

DUCTWORK: INSULATED

FILTER TYPE: DISPOSABLE, FILTER(S) ARE DIRTY. WE RECOMMEND REPLACING.

Comments:**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

The air filter for the HVAC system is dirty. We recommend recommend replacing by a qualified person.



10.3 Item 1(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

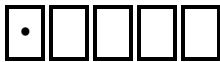
The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Cooling Equipment

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items



11.0 COOLING EQUIPMENT

NUMBER OF A/C UNITS: ONE

COOLING EQUIPMENT TYPE: AIR CONDITIONER

CONDENSER AGE: LESS THAN 15 YEARS

Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

An ambient air test was performed by using a thermal camera on the AC system to determine if the difference in temperatures of the supply and return air were between 14 degrees and 22 degrees which indicates that the AC system is cooling as intended.

The air supplied to the room was measured around 56 degrees.

The air returning to the system (return) was measured at 76 degrees.

This indicates that the range in temperature drop is normal. This is not an exhaustive test and cannot predict the performance of the AC systems on extremely hot or humid days.

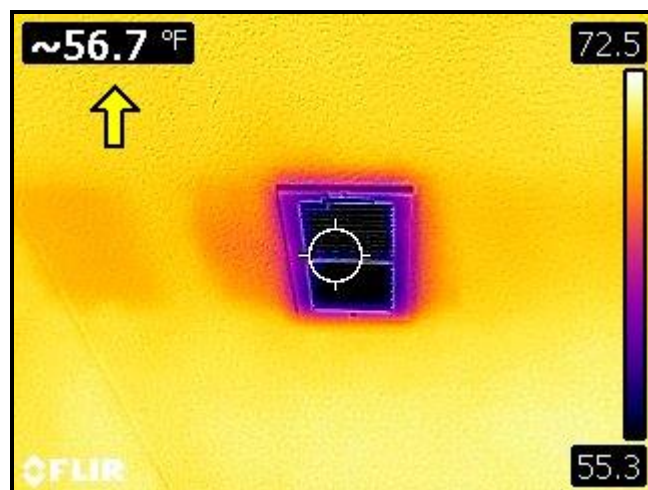
IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items



11.0 Item 1(Picture)



11.0 Item 2(Picture)



11.0 Item 3(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items**11.1 CONDENSATE EQUIPMENT**

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

The cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover (Heating, Ventilation, and Air Conditioning). Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Note: Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Identification of portions of the wall structure not directly visible requires logical assumptions on the part of the Inspector that are based on the Inspectors past experience and knowledge of common building practices.

Upon observing indications that structural problems may exist that are not readily visible, or the evaluation of which lies beyond the Inspector's expertise, the inspector may recommend evaluation or testing by a specialist that may include invasive measures, which would require homeowner permission.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items



12.0 STRUCTURE (GENERAL INFORMATIONAL)

ATTIC ACCESS/ LOCATION: SCUTTLE HOLE

Extra Info : LAUNDRY ROOM

WALL STRUCTURE: WOOD STUDS

FOUNDATION BOLTS: NOT OBSERVABLE, COULD NOT DETERMINE

Comments:

IN NI NP RR IO Items

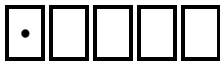
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

At the time of the inspection, the Inspector observed no visual defects in the condition of the homes structure. A general home inspection does not include the evaluation of any structural components that are hidden behind floors, walls, or ceiling coverings. Such as anchor bolts, shear walls and seismic hardware, but is visual and non-invasive only.



12.0 Item 1(Picture)

**12.1 ROOF STRUCTURE AND ATTIC SPACE****ROOF TYPE:** HIP**ROOF STRUCTURE:** ENGINEERED WOOD TRUSSES, PLYWOOD SHEATHING**METHOD USED TO OBSERVE THE ATTIC SPACE:** FROM THE ENTRY, CRAWLED**Comments:**

Due to the structure of the roof/ framing and forced air handling components, some areas of the attic space could not be inspected.

**12.2 SLAB****1ST LEVEL FLOOR STRUCTURE:** POST TENSION SLAB**12.3 FOUNDATION****FOUNDATION:** POURED CONCRETE**12.4 FOUNDATION BOLTS****IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

13. Ventilation and Insulation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

☒ ☐ ☐ ☐ ☐ 13.0 INSULATION IN THE ATTIC SPACE

ATTIC INSULATION: BLOWN FIBERGLASS

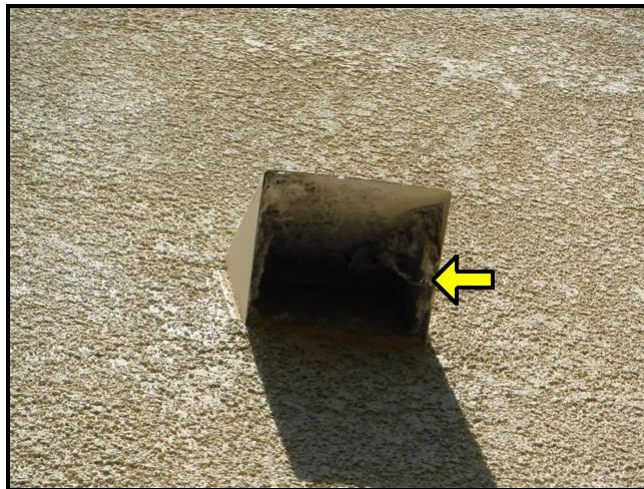
R-VALUE (APPROXIMATE): APPROXIMATE R-30

☐ ☐ ☐ ☒ ☐ 13.1 DRYER VENT

DRYER VENT: FLEXIBLE METAL

Comments:

The dryer vent is lined with lint which poses a potential fire hazard and reduces the efficiency of the dryer. The inside of the transition duct should be examined and cleaned as necessary. We recommend further evaluation and repair by a duct cleaning contractor.



13.1 Item 1(Picture)

☒ ☐ ☐ ☐ ☐ 13.2 BATHROOM VENTING

☒ ☐ ☐ ☐ ☐ 13.3 LAUNDRY ROOM VENTING

☒ ☐ ☐ ☐ ☐ 13.4 VENTALATION OF THE ATTIC SPACE

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

ATTIC VENTILATION: SOFFIT VENTS, DORMER VENTS

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

14. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. Inspection of built-in appliances is limited. It does not include dismantling and inspection of internal parts. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable, or determine the effectiveness or life remaining of any built-in appliances.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

☒ ☐ ☐ ☐ ☐ 14.0 DISHWASHER

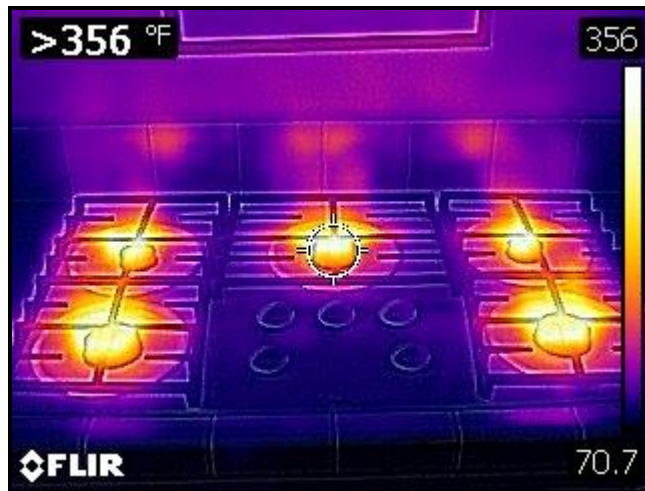
Comments:

The dishwasher was tested and functioned properly at the time of the inspection. This is not an exhaustive test and does not verify the cleaning efficiency of the dishwasher.

☒ ☐ ☐ ☐ ☐ 14.1 COOKTOP

Comments:

The cooktop was tested and was functional at the time of the inspection. This test is not exhaustive and does not confirm the performance, accuracy, or effectiveness of the cooktop.



14.1 Item 1(Picture)

☐ ☐ ☐ ☒ ☐ 14.2 RANGE/ OVEN

RANGE/ OVEN: GAS

Comments:

IN NI NP RR IO Items

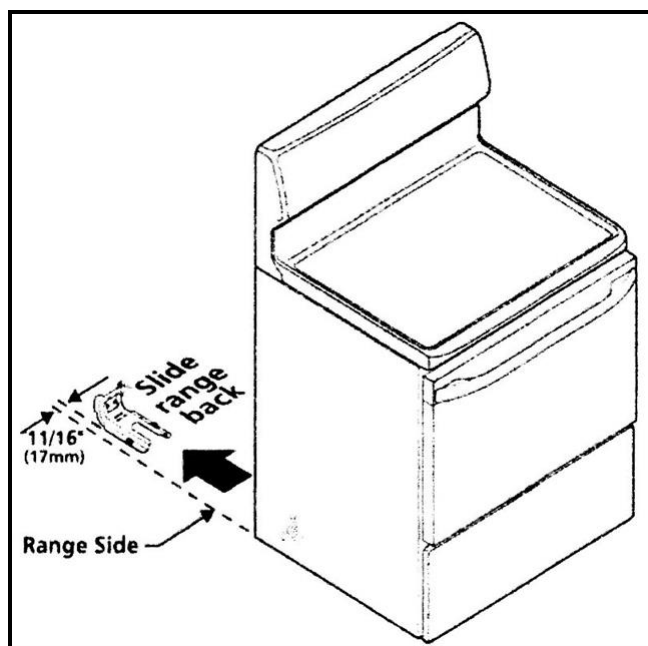
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(1) An anti tip bracket was not installed at the range. This bracket prevents the range from tipping forward which could cause the range to fall over. We recommend installation of an anti tip bracket by a qualified person for safety and to help prevent injury.



14.2 Item 1(Picture)



14.2 Item 2(Picture)

IN NI NP RR IO Items

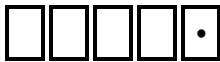
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(2) The oven was tested and was functional at the time of the inspection. This test is not exhaustive and does not confirm the performance, accuracy, or effectiveness of the oven.



14.2 Item 3(Picture)

**14.3 RANGE HOOD/ VENT**

RANGE HOOD/ EXHAUST TYPE: VENTED

Comments:

The low light level at the exhaust range hood did not work when tested. We recommend necessary repairs or replacement.



14.3 Item 1(Picture)

**14.4 FOOD WASTE DISPOSER****Comments:**

The food waste disposer was tested and functioned properly at the time of the inspection. This is not an exhaustive test and does not verify the efficiency of the unit.

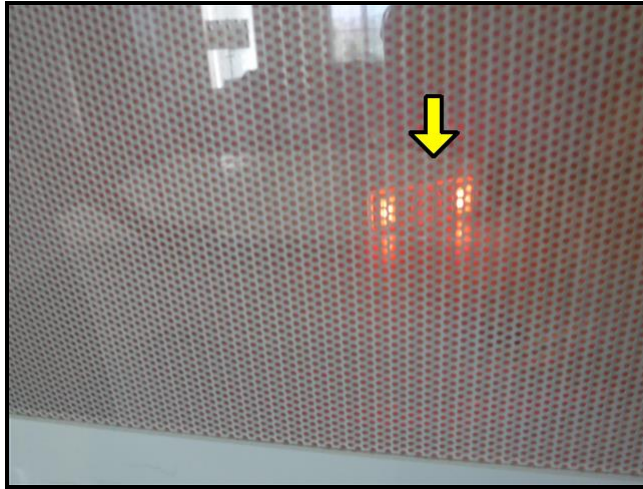
**14.5 MICROWAVE (BUILT-IN)****IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

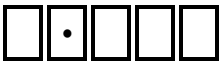
IN NI NP RR IO Items

MICROWAVE (BUILT-IN): AGED**Comments:**

The built in microwave was tested with a microwave testing device and was functional at the time of the inspection. This is not an exhaustive test, and does not predict the performance of the microwave.



14.5 Item 1(Picture)

**14.6 WASHING/ DRYER (CLOTHES)**

DRYER POWER SOURCE: 220 VOLT ELECTRIC ONLY

Comments:

(1) The clothes washer and dryer are not part of our general inspection and were not inspected or commented on. If concerned about there serviceability and functionality we recommend further evaluation by a qualified licensed appliance contractor prior to the end of your contingency period.

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(2) Washer hoses are a common source of flooding in a home. Prior to connecting the washing machine we recommend installing new braided steel washer hoses to help reduce leaks caused by failed hoses. If any hoses are left in the house they should be replaced. The washing machine and dryer are not part of our general home inspection.



14.6 Item 1(Picture)

**14.7 REFRIGERATOR****Comments:**

Refrigerators built in or not are not part of our general home inspection and are not inspected or commented on. If concerned about its serviceability and functionality we recommend further evaluation by a qualified licensed appliance contractor prior to the end of your contingency period.

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

15. Gas, Electric, Water Shut-Off Locations

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

.				
---	--	--	--	--

15.0 MAIN GAS SHUT-OFF VALVE

Comments:

The main gas shut off valve is located at the gas meter at the left exterior side of the house (facing front).



15.0 Item 1(Picture)

.				
---	--	--	--	--

15.1 MAIN ELECTRICAL PANEL

Comments:

The Main Electrical Panel is located at the left exterior side of the house (facing front).



15.1 Item 1(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

15.2 MAIN WATER SHUT-OFF**Comments:**

The main water shut off valve is located in the garage.



15.2 Item 1(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

General Summary



The Property Inspection Pros

Cell - 760-525-5340

Business - 760-525-6154

www.thepropertyinspectionpros.com

jeffduncan@thepropertyinspectionpros.com

Customer

John Smith

Address

1234 Unknown Street
Carlsbad CA 92010

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Jeff Duncan

Report ID: 20160823-1234-Unknown Street

Client(s): John Smith

Property Address: 1234 Unknown Street, Carlsbad, CA 92010

Date: 8/23/2016

Inspection Fee: \$470.00

RESIDENTIAL INSPECTION AGREEMENT. THIS IS A LEGALLY BINDING CONTRACT

I/We (Client) hereby request a limited, visual, non-intrusive, non-destructive, non-technically exhaustive generalist inspection of the structure at the noted address to be conducted by The Property Inspection Pros, (Company), for my/our sole use and benefit for the agreed upon fee of \$470.00. I/We warrant that I/We will read the following agreement in full carefully. I/We understand that I/We are bound by all the terms of this contract. I/We further warrant that I/We will read the entire inspection report when I/ We receive it and promptly call the inspector who performed the inspection or The Property Inspection Pros with any questions I/We may have. Payment of the fee to Inspector is due upon completion of the inspection. A 24-hour cancellation notice is requested. Inspections cancelled within 24 hours will be charge a \$200 cancellation fee. Inspections terminated onsite no matter of cause will be billed the entire inspection fee amount. If Client(s) requests a re-inspection, the re-inspection is also subject to all the terms and conditions set forth in this agreement. No return trips are included as part of the initial Inspection/ fee. All return trips regardless in nature will be billed as a new Inspection for an additional fee set forth by The Property Inspection Pros.

I/We (Client) agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If Client(s) is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

I/We (Client) understands and agrees that the inspection will be of the readily accessible areas of the property and is limited to visual observation of apparent conditions existing at the time and date of the inspection only. Excluded from the inspection are latent and concealed defects and deficiencies. Equipment, systems or other items will not be dismantled during the inspection. Maintenance and other items may be discussed, but they are not part of the inspection. The inspection is not a compliance inspection of certification for past or present governmental codes or regulations of any kind. If Client(s) are concerned about any conditions noted/ reported on in the Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor in the appropriate Trade or Engineering Specialist prior to the end of your contingency period. These professionals can provide a more detailed analysis of any conditions noted in the Inspection Report at an additional costs of repairs or replacement.

I/We (Client) understands and agrees that the Inspector is a home inspection generalist and is not acting as an expert in any craft or trade. The inspection report may contain recommendations for further evaluation by an individual other than Inspector herein who is qualified as an expert or specialist. If Inspector recommends contacting other specialized experts, Client(s) agrees to do so at their own expense before the end of his/her contingency period. Inspector is not responsible and will be held harmless for Client(s) failure to follow further evaluation recommendations. It is the Client (s) duty and obligation to exercise reasonable care to protect him or herself regarding the condition of the subject property, including those facts which are known to or within the diligent attention and observation of Client(s). Client(s) agrees to act on the recommendations of the inspector/ inspection report.

Inspector agrees to perform a visual inspection of the readily accessible areas of the home/building and to provide Client(s) with a written report identifying the defects that Inspector both observed and deemed material during the date and time of the inspection. Inspector may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The written report to be prepared by Inspector shall be considered the final and exclusive findings of the Inspector regarding the inspection of the property. Client(s) shall not rely on any oral statements made by the Inspector prior to issuance of the written report. The written report is only supplementary to the seller's disclosure.

I/We (Client) understands and agrees that the Inspection Report is not transferable or assignable. The Inspection Report to be prepared is solely and exclusively for the use of Client(s) only and may not be relied upon by any other person. Client(s) agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Client(s) may distribute copies of the inspection report to the seller and the real estate agents directly involved in this transaction. Client(s) gives the Inspector permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. Inspector shall be the sole owner of the report and all

rights to it. Inspector accepts no responsibility for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release Inspector (including employees and business entities) from any liability whatsoever. The Property Inspection Pros accepts no responsibility for use or misrepresentation by third parties of the inspection or the report. Inspector's inspection of the property and the report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. All warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded to the fullest extent allowed by law. Note: The inspection report is for the exclusive use of the Client(s) named above. No use of the information by any other party is intended or allowed. Client(s) agree to indemnify, defend and hold Inspector/ The Property Inspection Pros harmless from any third party claims arising out of Client(s) or other unauthorized distribution of the inspection report.

Unless otherwise inconsistent with this Agreement or not possible, Inspector agrees to perform the inspection in accordance with the current Standards of Practice of the International Association of Certified Home Inspectors ("InterNACHI") posted at <http://www.nachi.org/sop.htm/> The Property Inspection Pros website. Although Inspector agrees to follow InterNACHI's

Standards of Practice, Client(s) understands that these standards contain limitations, exceptions, and exclusions. Client (s) understands that Inspector will NOT be testing for the presence of radon - a colorless, odorless, radioactive gas that may be harmful to humans. Unless otherwise indicated, Client(s) understands that Inspector will NOT be testing for mold. Unless otherwise indicated in a separate writing, Client(s) understands that Inspector will not test for compliance with applicable building codes or for the presence of potential dangers arising from asbestos, lead paint, formaldehyde, molds, soil contamination, and other environmental hazards or violations. Inspector does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place.

("California Requirements"). Pursuant to the California Requirements, the inspection report "shall identify the inspected systems, structures, or components of the dwelling, any material defects identified, and any recommendations regarding the conditions observed or recommendations for evaluation by appropriate persons. "As indicated above, The Property Inspection Pros shall perform the Inspection in compliance with the inspection guidelines, we will comply therewith. In other words, we will exceed the Inspection guidelines to the extent required by the California Requirements. This Inspections shall, thus, be in full compliance with the California Requirements.

I/We (Client) understands and agrees that this inspection contract, the inspection, and the inspection report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever. The inspection and inspection report are not a substitute disclosure for real estate transactions, which may be required by law. No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/ Company, or its officers, agents or employees more than one year after the date of the subject inspection. Time is expressly of the essence herein. This time period is shorter than otherwise provided by law.

I/We (Client) understands and agrees that the Inspector/ Company assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. Client(s) acknowledges that the liability of Inspector/ Company, its agents and/or employees, for claims or damages, costs of defense or suit, attorney's fees and expenses arising out of or related to the Inspector's negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to and not above the fee paid to the Inspector/ Company for the inspection report, and this liability shall be exclusive. Client(s) waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. Client(s) acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the Inspector and Client(s); and (iii) to enable the Inspector to perform the inspection at the stated fee.

I/We (Client) understands and agrees in the event Client(s) discovers a material defect or other deficiency that was not identified and reported by Inspector, Client shall immediately notify Inspector/ Company in writing and allow Company and/or Company's designated representative to access the premises to re-inspect and document the condition(s) of the material defect or deficiency prior to making any repair(s), alteration(s) or replacement to said material defect or deficiency. Client(s) agrees to hold Company harmless if Client(s) fails to inform the Inspection Company prior to performing repair(s), alteration(s), or replacement to said material defect or deficiency. Inspector/ Company will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before Inspector/ Company have had a reasonable period of time to investigate. Failure to comply with the above conditions will release Inspector/ Company and its agents from any and all obligations or liability of any kind. In the event Company reimburses Client(s) for any amount, Client(s) will release Company from any and all further claims or liability.

SCOPE OF THE INSPECTION:

The Property Inspection Pros provides you with a basic overview of the condition of the property at the time and date of the inspection. The purpose of your Home Inspection is to evaluate the general condition of the structure at the noted address. This includes determining whether systems are still performing their intended functions. The inspection to be performed for Client(s) is a limited, visual, non-invasive, non-destructive, nontechnically exhaustive evaluation, performed for a determined fee, designed to identify material defects in the systems, structures, and components of the above-referenced primary building and its associated primary parking structure as they exist at the time and date of the inspection. A material defect is a condition that significantly affects the value, desirability, habitability or safety of the building. Style or aesthetics shall not be considered in determining whether a specific system, structure, or component is defective. The inspection shall be limited to those specific systems, structures, and components that are present and visually accessible at the date and time of the inspection. Components and systems shall be operated with normal user controls only and as conditions and limitations permit. The inspection provides a general overview of the more obvious repairs or replacement that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not. There are limitations to the scope of this Inspection.

The inspection report shall describe and identify the inspected systems, structures, and components of the building and identify material defects in those systems, structures, and components observable during the inspection, with limitations. Defects that are concealed/ are not accessible are specifically disclaimed. This includes defects that are concealed in/ behind the walls and wall coverings, in/ behind the floors and floor coverings, concealed by fresh paint, soil, vegetation, or other landscaping, or by stored items throughout the interior or exterior of the house/ property. Client(s) understands that the inspector shall use specialized tools at aid in the inspection process with the Client(s) best interest in mind, but that some concealed defects may go undetected and are unable to be reported on. Inspectors will not find conditions that may only be visible when storage or furniture is moved. Inspectors do not remove wallpaper, look behind pictures, and move furniture / stored items, lift flooring (including carpet) to look underneath, or cut / remove vegetation / landscaping. Client(s) agrees to hold the Inspector and The Property Inspection Pros harmless if Client(s) or any of the Client(s) representatives discovers concealed defects that were undetected at the time and date of the inspection.

I/We (Client) have read and agree to the Scope of the Inspection: (Initial Here) _____/_____

LIMITATIONS, EXCEPTIONS AND EXCLUSIONS:

Excluded from this limited, visual, non-intrusive, non-destructive, non-technically exhaustive generalist inspection of the structure is any system, structure, or component of the building which is inaccessible, concealed from view, or cannot be inspected due to circumstances beyond the control of Inspector, or which Client(s) has agreed is not to be inspected. In addition to concealed defects, the following are excluded from the scope of this inspection unless specifically agreed to in writing:

- o Determining compliance with each manufacturers' specifications, researching building codes for the year built or modified, ordinances, regulations, covenants, or other restrictions (such as HOA rules), including local interpretations thereof.
- o Obtaining or reviewing information from any third-parties including, but not limited to: government agencies (such as permits), component or system manufacturers (including product defects, recalls or similar notices, unless agreed to in writing), square footage, contractors, managers, sellers, occupants, neighbors, consultants, homeowner or similar associations, attorneys, agents or brokers. The Property Inspection Pros does not endorse nor inspect unpermitted structures or additions and exclusively disclaims them from our inspection and inspection report. Geotechnical, engineering, structural, architectural, geological, hydrological, land surveying or soils-related examinations.
- o Examination of conditions related to animals, rodents, insects, wood-destroying insects, organisms, mold, and mildew or the damage caused thereby. Mold determination is not part of this inspection (unless agreed to in writing). If evidence of unidentified stains is noted, a specialist should be consulted to determine type. Mold has been known to cause health risks. The Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.
- o Certain factors relating to any systems, structures, or components of the building, including, but not limited to: Recalls, adequacy, efficiency, durability or remaining useful life, costs to repair, replace or operate, fair market value, marketability, quality, or advisability of purchase.
- o Environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible, corrosive contaminants, wildfire, geologic or flood.
- o Dismantling of any system, structure, or component, or perform any intrusive or destructive examination, test or analysis. Inspector is limited to evaluating components from standard service or access covers.
- o Examining or evaluating fire-resistive qualities of any system, structure or component of the building.
- o Systems, structures, or components of the building, which are not permanently installed (such as refrigerators, washing machines and dryers, window AC, etc).
- o Systems, structures, or components that are not part of the main house, unless specifically identified in the written inspection report.
- o Common areas, or systems, structures, or components thereof, including, but not limited to, those of a common interest (HOA).
- o Examining or evaluating the acoustical or other nuisance characteristics of any system, structure, or component of a building, complex, adjoining properties, or neighborhood.
- o Operating or evaluating low voltage electrical, antennas, security systems, cable or satellite television, telephone, remote controls, radio controls, timers, intercoms, computers, computer networks, photo-electric, motion sensing, or other such similar non-primary electrical power devices, exterior yard lighting, components, or systems.

o Evaluation of any pool/spa, barn, fence, irrigation system, built in BBQs or other structures unless agreed to in writing.
o Evaluation of any type of electric Solar system and related components on or off the house/ structure.
o Examining or operating any sewage disposal system or component including, but not limited to: septic tanks and/or any underground system or portion thereof, or ejector pumps for rain or waste.
o Environmental evaluation and inspection. The building inspection is not intended to determine the presence of lead, radon, mold, Polychlorinated biphenyls (PCB's), mildew, urea- formaldehyde, asbestos, sulfur, contaminated drywall, Chinese drywall, or other toxins in the building, ground, water or air.
o It is beyond the scope of this inspection to determine if any system or component is, has been, or will be part of any product, component or system recall. We highly recommend Client(s) subscribe or contact the CPSC (Consumer Product Safety Commission) for recall information regarding any system or component if concerned.

I/We (Client) have read and agree to the Limitations, Exceptions and Exclusions: (Initial Here) _____/_____
Should any provision of this contract be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this contract shall remain in full force and effect, unimpaired by the court's holding.

I/We (Client) understands and agrees that any dispute concerning the interpretation of this Agreement or arising from this inspection and inspection report, except one for payment of inspection fee, shall be resolved between the parties by Binding Arbitration conducted in accordance with the rules of the American Arbitration Association except that the parties shall select an arbitrator who is familiar with the Home Inspection industry and their Standards of Practice. The parties hereto shall be entitled to all discovery rights and legal motions as provided in the California Code of Civil Procedure. The arbitrator shall apply the substantive and procedural laws of the State of California to all issues submitted in the arbitration proceeding. The award of the arbitrator shall be final, and a judgment may be entered on it by any court having jurisdiction. All notices must be served in writing by return receipt requested to The Property Inspection Pros allowing 30 days for response.

I/We (Client) understands and agrees that Company's liability arising from any and all disputes, claims of negligence or non-performance under the obligations defined in this contract, shall equal the inspection fee paid by Client(s) for the inspection service.

I/We (Client) understands and agrees that this agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof, and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this agreement.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client(s) by any third party, the person executing this Agreement expressly represents to Company that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client(s) to all of the terms, conditions, limitations, exceptions and exclusions of this Agreement.

I/We (Client) understands and agrees that this agreement contains a binding arbitration provision which may be enforced by either party. I am aware that this is a limitation of liability and a contract between Client(s) and The Property Inspection Pros. In the event of refund of the fees charged, such refund shall be accepted by the undersigned as full and final settlement of all claims and causes of action against Company and/or inspector as agreed herein. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors and assigns.

I/We (Client) acknowledges and having read and understood all the terms, conditions, limitations, exceptions, and exclusions in the entire agreement, and I/ We (Client) understand and agree to be bound by the terms of this agreement. Acceptance of this Agreement constitutes acceptance of all contractual terms herein.

Client's Name _____ Client's Signature _____ Date _____

Client's Name _____ Client's Signature _____ Date _____

Inspector Signature _____ Date _____