



Inspection Report

Rikki Smith

Property Address:
4312 Smith Drive
Small Building, 4 Units
El Cajon CA 92019



The Property Inspection Pros

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Certified Master Inspector



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Date: 8/15/2024	Time: 09:00 AM	Report ID:
Property: 4312 Smith Drive Small Building, 4 Units El Cajon CA 92019	Customer: Rikki Smith	Real Estate Professional:

IN ATTENDANCE DURING THE INSPECTION: BUYER, BUYER'S AGENT, INSPECTOR, TENANT(S), SELLER'S AGENT	TYPE OF BUILDING: FOUR PLEX, POOL, LAUNDRY BUILDING	APPROXIMATE YEAR BUILT (BASED ON BUYERS AGENT-BUYER-OR/MLS): OLDER, 1970s
WEATHER TYPE: CLEAR	GROUND/ SOIL SURFACE CONDITIONS: DRY	RAINED IN THE LAST 3 DAYS: NO
NUMBER OF LEVELS: 2	UTILITIES: ALL UTILITIES WERE ON	OCCUPIED: YES

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 peats 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.

Please accept this one year FREE membership to HOCOA your home repair network on my behalf. It's easy to get started just go to this link [HOCOA](#) and fill out the short form. You will then receive your FREE membership kit in the mail in a few days.

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

Inspected in accordance with "THE INTERNATIONAL ASSOCIATION OF CERTIFIED HOME INSPECTORS STANDARDS OF PRATICE AND CODE OF ETHICS".

This home is older and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

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.

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IN NI NP RR IO Items

1.0 ROOF COVERING (SURFACE OF ROOFING MATERIAL)

FLAT ROOF MATERIAL: AGED/ WORN, ROLLED ASPHALT, TORCH DOWN

1.1 FLAT ROOF COVERINGS/ MATERIALS

Comments:

(1) Pictures of the roof.



1.1 Item 1(Picture)

IN NI NP RR IO Items

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1.1 Item 2(Picture)

(2) The flat roof shows several areas of ponding (standing water) noted by dirt on the flat roof covering. This can lead to premature failure of the flat roof in these areas. We recommend further evaluation by a licensed roof contractor prior to the end of your contingency period and necessary repairs made.



1.1 Item 3(Picture)



1.1 Item 4(Picture)

(3) Excessive leaves and debris are noted on the roof. Leaves and debris can hold unwanted moisture on the roof. We recommend having the leaves and debris removed by a qualified person.



1.1 Item 5(Picture)



1.1 Item 6(Picture)

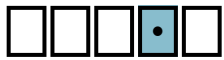
(4) The roof has had repairs made to it at several areas. We are unable to determine if these repairs are made correctly and successful. We recommend asking the seller about these repairs, and if concerned we recommend further evaluation by a qualified licensed roof contractor.



1.1 Item 7(Picture)



1.1 Item 8(Picture)



1.2 FLASHINGS AND ROOF PENETRATIONS

Comments:

Sealant around some of the roof flashings/ penetrations and seams is cracked. We recommend having sealant applied where needed to help prevent roof leaks by a licensed roofer.

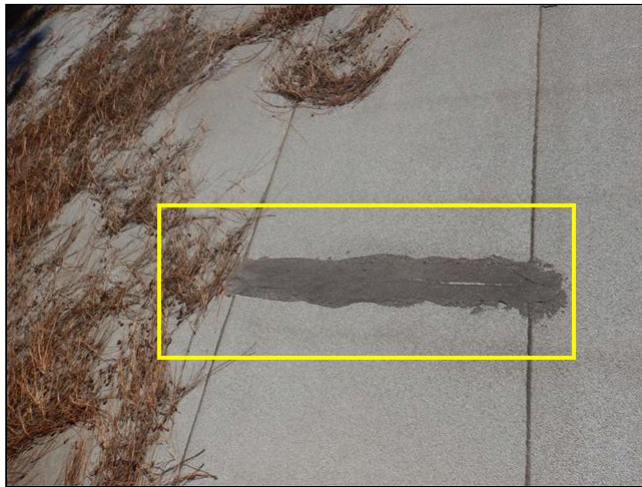


1.2 Item 1(Picture)

IN NI NP RR IO Items



1.2 Item 2(Picture)



1.2 Item 3(Picture)



1.3 ROOF DRAINAGE (GUTTERS/ DOWNSPOUTS)

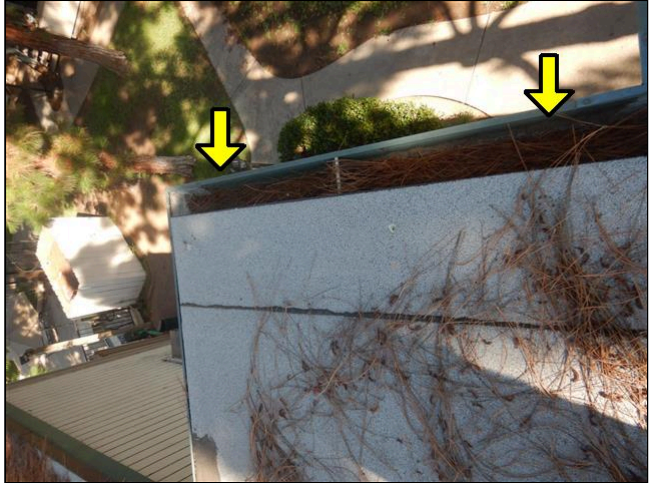
Comments:

IN NI NP RR IO Items

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IN NI NP RR IO Items

(1) Gutters are observed full of debris in areas and need to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. We recommend having the gutters cleaned and checked by a qualified contractor.



1.3 Item 1(Picture)

(2) Some of the downspouts need extension and/or a buried drain line to carry water away from the home at several areas. We recommend necessary corrections where needed by a qualified contractor.



1.3 Item 2(Picture)

1.4 ROOF SHEATHING (OBSERVABLE)

Comments:

The roof sheathing and related components was not visible due to no attic access.

1.5 ROOFING - OTHER

Comments:

IN NI NP RR IO Items

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IN NI NP RR IO Items

The laundry building flat roof material shows normal wear for its age and type; appears to be in serviceable condition.



1.5 Item 1(Picture)

IN NI NP RR IO Items

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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.

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IN NI NP RR IO Items

2.0 EXTERIOR (GENERAL COMMENTS)

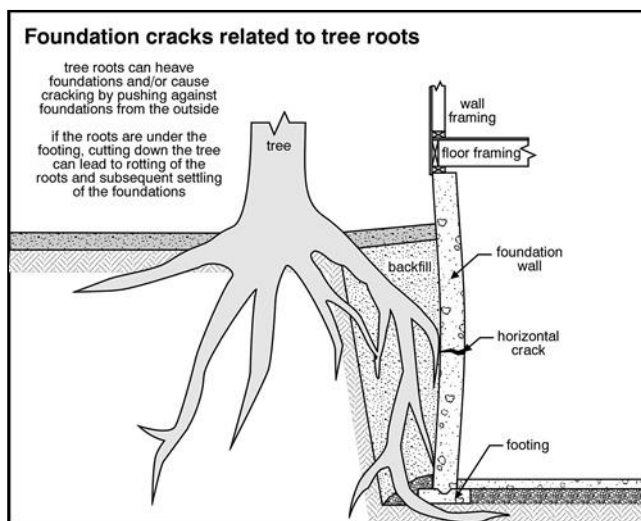
Comments:

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:

Large trees located close to the building can cause damage to underground plumbing, hardscape, and the foundation of the house or a neighboring structure. Tree(s) are located near enough to these buildings to cause concern for potential damage. We recommend contacting a licensed arborist to obtain a quotation for tree removal where needed prior to the end of your contingency period.



2.1 Item 1(Picture)

IN NI NP RR IO Items

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2.1 Item 2(Picture)



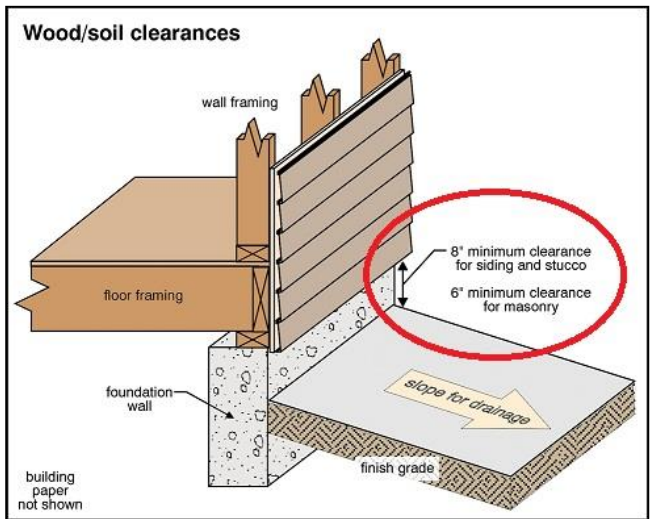
2.2 GRADING AND DRAINAGE (WITH RESPECT TO ITS EFFECT ON THE BUILDING)

LOT TYPE: FLAT

LOT DRAINAGE: POORLY GRADED

Comments:

(1) Siding is in contact with the ground at several areas around the apartment and laundry buildings. Dirt in contact with the siding can promote deterioration, including rot, pest infestation, and water intrusion during rain. We recommend a ground clearance of four to six inches where possible by a qualified contractor.

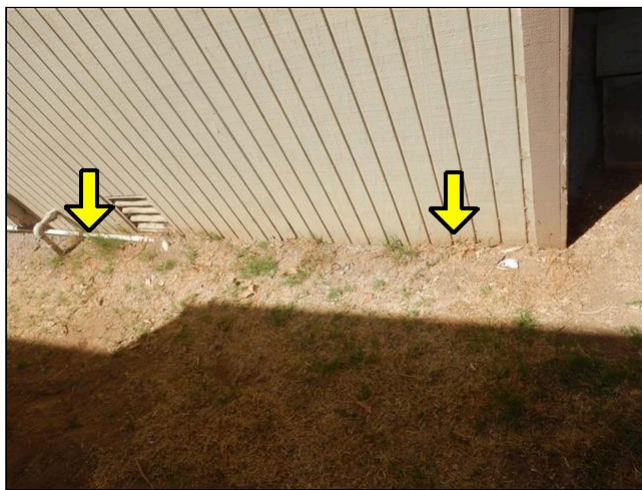


2.2 Item 1(Picture)

IN NI NP RR IO Items



2.2 Item 2(Picture)



2.2 Item 3(Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

(2) There is a negative slope towards the laundry building and could cause or contribute to water intrusion or deterioration. This area does not appear to drain water away from this building and needs landscaping and drainage corrections. It is important to prevent or minimize standing water near the building to avoid damage to the foundation. This can be accomplished by properly sloping the ground away from the building and/or adding yard drains to carry water away from the low lying areas. Rain gutters can also be an effective method of diverting water away from the low-lying area. Rain gutters should direct water away from this area. We recommend further evaluation and necessary corrections by a qualified landscape contractor.



2.2 Item 4(Picture)



2.3 WALL CLADDING FLASHING AND TRIM

SIDING MATERIAL: AGED/WORN, WOOD, WOOD TRIM, LEAD BASED PAINT(40 Years Older)

Comments:

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IN NI NP RR IO Items

(1) Several gaps were observed at the siding. These gaps can allow water to flow behind the siding causing damage. We recommend caulking the gaps as needed to seal the siding and prevent water intrusion.

(2) Paint is worn and failing at the siding and trim at several areas. We recommend prep and paint as needed to protect the siding and trim by a qualified paint contractor.

(3) Care should be taken when sanding or scraping old paint on houses over 40 years old. The paint may have lead in it which is known to be a health hazard. The only way to confirm the presence of lead in the paint or surrounding area is by arranging for lead testing by a qualified professional. Testing for lead is not part of this inspection. If the paint is found to have lead after testing, it should only be removed or encapsulated by a qualified contractor.

(4) The wood trim and siding covering at the exterior walls of the building exhibited major weathering, wear, and deterioration and appeared to be at or near the end of its useful life. We recommend replacing by a qualified licensed contractor.



2.3 Item 1(Picture)



2.3 Item 2(Picture)

(5) Some damaged wood siding and wood trim is observed at several areas. We recommend referring to the pest inspection report for a detailed evaluation of the wood. We also recommend necessary repairs or replacing the wood siding and wood trim as needed by a qualified licensed contractor.

(6) Routine Maintenance Tip: Seal all gaps, cracks and openings. This includes cracks or

IN NI NP RR IO Items

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IN NI NP RR IO Items

gaps around windows and doors, and any small holes in the siding. This is a normal maintenance items and should be done on an annual basis. Small cracks and gaps can cause big problems over time due to water infiltration and pest infestation.

(7) Care should be taken when sanding or scraping old paint on houses over 40 years old. The paint may have lead in it which is known to be a health hazard. The only way to confirm the presence of lead in the paint or surrounding area is by arranging for lead testing by a qualified professional. Testing for lead is not part of this inspection. If the paint is found to have lead after testing, it should only be removed or encapsulated by a qualified contractor.

2.4 EAVES, SOFFITS, FASCIAS

2.5 DOORS (EXTERIOR)

2.6 WINDOWS (INTERIOR AND EXTERIOR)

WINDOWS: AGED/ WORN, SINGLE PANE ALUMINUM

Comments:

(1) There are several window screens that are missing or damaged throughout the property/ all units and laundry building. We recommend repair or replace as needed by a qualified person.



2.6 Item 1(Picture)

(2) Several windows in Unit 2 would not stay in the open position when tested. This is a safety hazard and corrections are needed. We recommend necessary repairs by a licensed window contractor.

2.7 SAFETY GLASS (EXTERIOR)

2.8 DRIVEWAYS, PATIOS, WALKWAYS (HARDSCAPE)

DRIVEWAY: AGED/ WORN, CRACKED, DETERIORATED, ASPHALT

Comments:

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IN NI NP RR IO Items

(1) The asphalt driveway is cracked and deteriorated throughout. We recommend that you obtain a quotation for necessary repairs or replacement prior to the end of your contingency period.



2.8 Item 1(Picture)

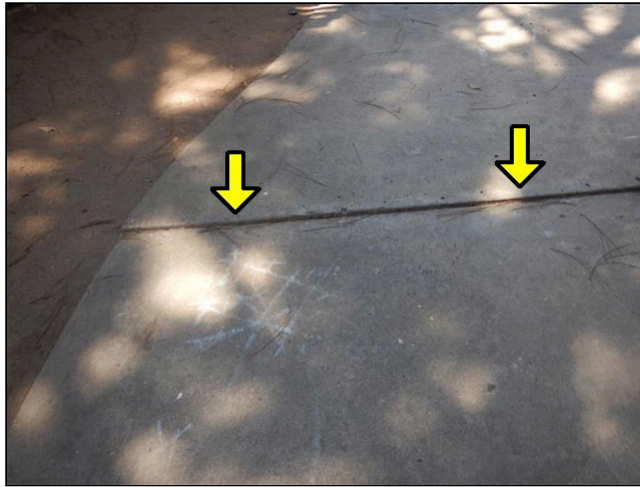
(2) A tripping hazard exists at several concrete walkways throughout the property. We recommend necessary repairs where needed by a qualified licensed contractor to avoid injuries.



2.8 Item 2(Picture)

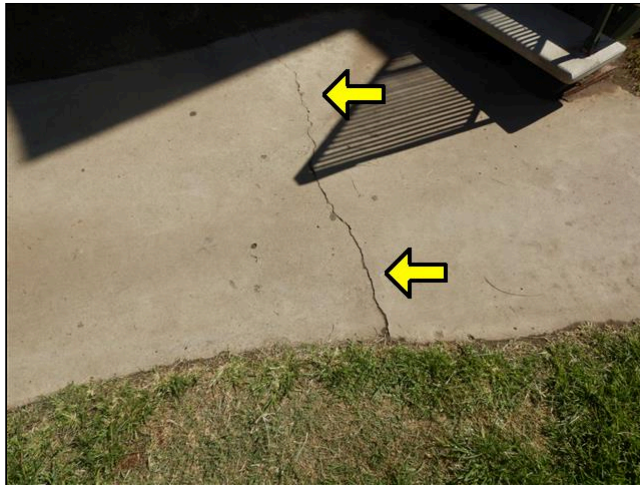
IN NI NP RR IO Items

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2.8 Item 3(Picture)

(3) There are numerous cracks in the concrete walkways around the property. We recommend necessary repairs or replacement where needed by a licensed concrete contractor.



2.8 Item 4(Picture)



2.8 Item 5(Picture)

(4) The walkway slope in several areas is such that water does not run off and is ponding. All walkways should slope to allow water to run away/ off. We recommend further evaluation by a qualified contractor to obtain quotations for repairs or corrections where needed prior to the end of your contingency period.



2.8 Item 6(Picture)

IN NI NP RR IO Items

(5) The landing outside the rear door of the laundry building is non standard and a safety hazard. We recommend having a proper landing installed outside this door by a licensed contractor.



2.8 Item 7(Picture)



2.9 EXTERIOR STAIRS/ STEPS

Comments:

(1) While the railing/baluster spacing may have been standard at time of construction, it does not comply with current safety standards. The large openings can allow pets or children to fall through. We recommend installing additional pickets, or other form of barrier to prevent injuries by a qualified licensed contractor.



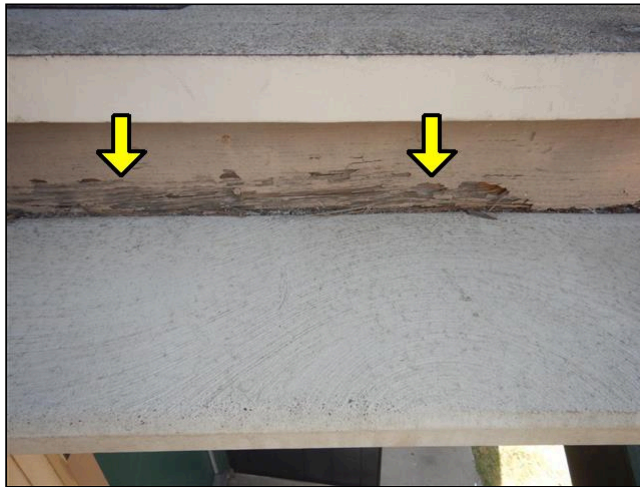
2.9 Item 1(Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

(2) Dry rot/ damaged wood was observed at the stairs at several areas. This condition is a safety concern. Home inspectors do not have the authority to comment on termites or dry rot, which is the responsibility of a state licensed pest inspector. However, we recommend necessary repairs or replacement of the damaged wood by a qualified licensed contractor for safety.



2.9 Item 2(Picture)

(3) There is a damaged step at the left side stairs which is a trip and safety hazard. We recommend replacing by a qualified licensed contractor.



2.9 Item 3(Picture)

2.10 FENCE AND/OR GATES

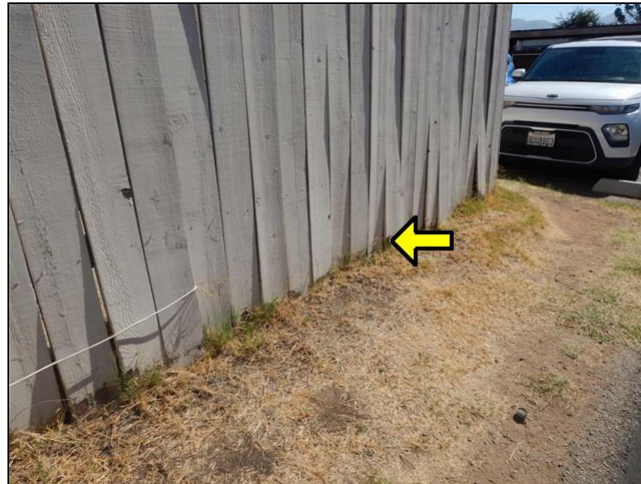
Comments:

IN NI NP RR IO Items

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IN NI NP RR IO Items

(1) The wood fence is damaged in several areas. We recommend necessary repairs or replacing as needed by a licensed fence contractor.



2.10 Item 1(Picture)



2.10 Item 2(Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

(2) Wood to ground contact was noted at the wood fencing at several areas. We recommend necessary corrections by a qualified person to help prevent possible wood damage.

(3) The wrought iron fence around the pool is rusted and/ or damaged and is loose/ leaning at several areas. We recommend necessary repairs or replacement where needed by a fence contractor and adjusting the sprinklers away from the wrought iron fencing to prevent further/ future damage.

(4) The concrete under the wrought iron fence is damaged in several areas. We recommend necessary repairs or replacing as needed by a licensed fence contractor.



2.10 Item 3(Picture)



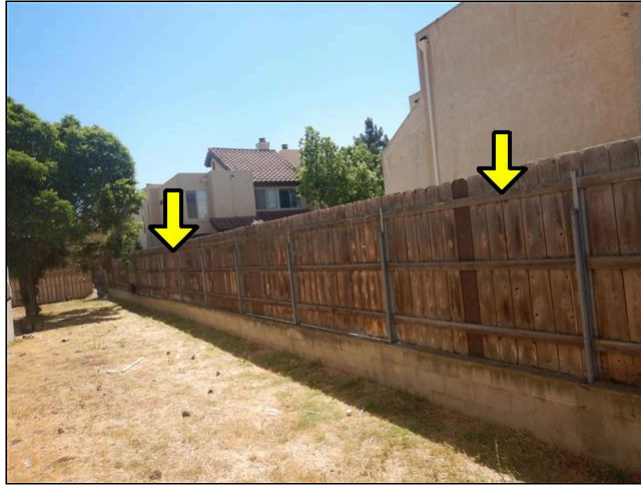
2.10 Item 4(Picture)

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(5) The fence around the pool is loose, leaning and deteriorated in several areas. We recommend necessary repairs or replacing as needed by a licensed fence contractor.
(6) The wood fencing is not painted or stained at several areas. Maintaining paint and/or stain is essential to preventing the wood from deteriorating and damage. We recommend prep and painting or staining as needed by a licensed paint contractor.



2.10 Item 5(Picture)

2.11 OUTLETS/ WIRING/ FIXTURES

2.12 IRRIGATION

Comments:

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.

2.13 DECKS

Comments:

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(1) Current building standards do not allow deck joists to cantilever more than 24 inches beyond a support beam or girder. This deck does not meet this standard. Depending on date of construction, this indicates the deck may have been built without a permit. We recommend further evaluation of the entire deck by a licensed deck contractor or qualified engineer prior to the close of your contingency period.



2.13 Item 1(Picture)

(2) Dry rot/ damaged wood was observed at several decks at several areas. This condition is a safety concern. Home inspectors do not have the authority to comment on termites or dry rot, which is the responsibility of a state licensed pest inspector. However, we recommend necessary repairs or replacement of the damaged wood by a qualified licensed contractor for safety.

(3) The decking material/water proof membrane is worn and cracked at several decks. The effectiveness of the material may be compromised. We recommend having the decking material repaired or replaced by a licensed decking contractor.



2.13 Item 2(Picture)

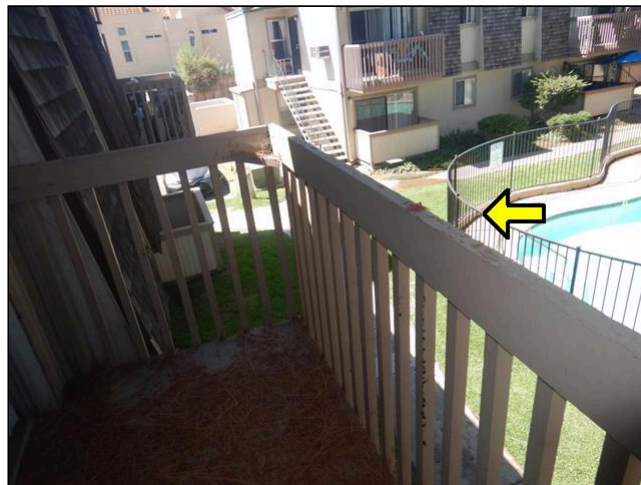
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2.13 Item 3(Picture)

- (4) Incorrect installation of guard rail post(s) is observed at the deck. The post(s) should be spaced no more than 6 feet apart. Incorrect installation is a safety hazard. Depending on date of construction, this indicates the deck may have been built without a permit. We recommend further evaluation of the all decks by a licensed deck contractor or qualified engineer prior to the close of your contingency period
- (5) Due to all the deck issues we recommend having all the decks and all related components inspected by a licensed deck contractor prior to the end of your contingency period and necessary repairs or replacement made as needed.
- (6) The deck guard rail is to loose at Unit 2 which is a safety hazard. We recommend necessary repairs or replacement by a licensed deck contractor.



2.13 Item 4(Picture)

2.14 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

IN NI NP RR IO Items

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.

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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. 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.



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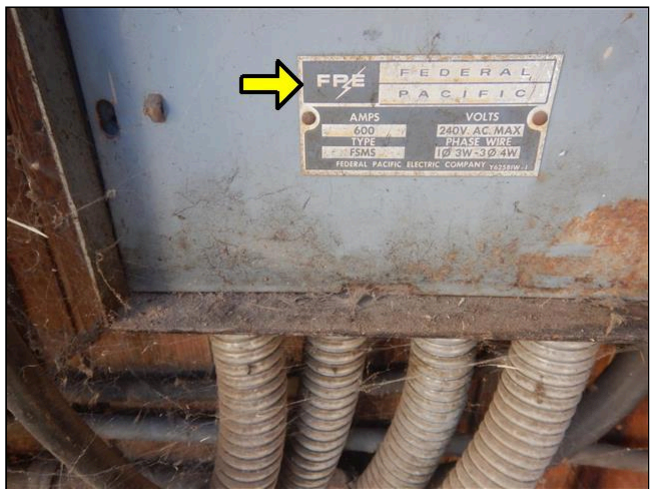
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3.0 MAIN PANEL

ELECTRIC PANEL MANUFACTURE: FEDERAL PACIFIC
MAIN PANEL CAPACITY: 100 AMP
ELECTRIC SERVICE CONDUCTORS: BELOW GROUND, 220 VOLTS

Comments:

There is a Federal Pacific brand main electrical panel installed for each unit. This type of main electrical panel has had a reputation of the breakers not tripping when needed. We recommend further evaluation of all main electric panels by a qualified licensed electrician prior to the end of your contingency period for necessary repairs or replacement options.



3.0 Item 1(Picture)

3.1 SUB PANEL

Comments:

The sub panel access cover in Unit(s) 1,2,3, and 4 were blocked by stored items at the time of the inspection preventing access to the breakers, wiring, and related components. These sub panels and related components could not be inspected at this

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time. We recommend that the items be removed and that all the sub electrical panel(s) and there related components be inspected by this company or a qualified person prior to the end of your contingency period.



3.2 CIRCUIT BREAKERS/ FUSES

PANEL TYPE: CIRCUIT BREAKERS



3.3 BRANCH CIRCUIT CONDUCTORS/ WIRING

BRANCH WIRE 15 AND 20 AMP: UNKNOWN, NOT VISIBLE

WIRING METHODS: ROMEX

Comments:

(1) Home inspectors do not evaluate individual circuits for capacities, or identify which receptacles are on a particular circuit, or verify the labeling of the breakers. If concerned about the capacity of individual circuits for their capacities and the correct labeling of the breakers we recommend further evaluation by a qualified licensed electrician prior to the end of your contingency period for verification of these items.

(2) There is an electrical conduit in contact with the roof. This is non standard. We recommend necessary corrections by a qualified licensed electrician.



3.3 Item 1(Picture)

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(3) There is exposed Romex type wires noted in the maintenance building in several areas. This is a safety concern if used where it could be subject to physical damage. Romex wires are normally used in attics, inside walls, or inside conduit. We recommend necessary corrections by a qualified licensed electrician for safety.



3.3 Item 2(Picture)

3.4 SERVICE AND GROUNDING EQUIPMENT

Comments:

The electrical system appears to be grounded through the plumbing system only which was standard at the time of construction. Newer homes have a separate ground rod which improves grounding. We recommend having a ground rod and wire installed by a qualified licensed electrician to improve grounding and safety.

3.5 CONNECTED DEVICES AND FIXTURES (REPRESENTATIVE NUMBER)

Comments:

There is no door bell installed at units 1,2,3 and 4. We recommend installing a door bell by a qualified person.

3.6 SWITCHES

3.7 POLARITY AND GROUNDING (OF A REPRESENTATIVE NUMBER OF RECEPTACLES)

Comments:

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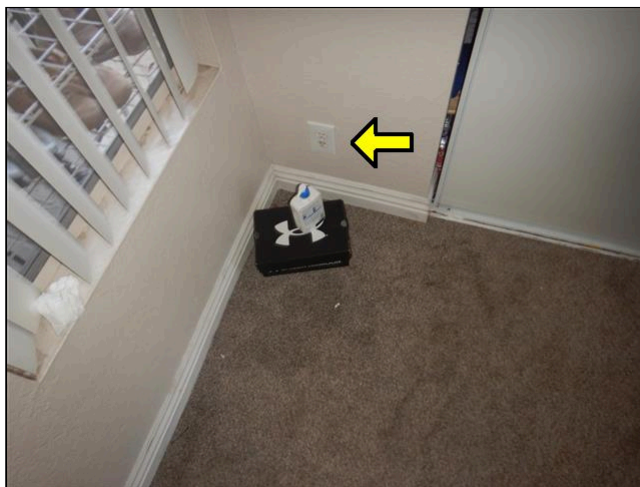
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Several interior outlets in Unit 1 were found to be wired with no ground connection. We recommend necessary corrections by a qualified licensed electrician.



3.7 Item 1(Picture)



3.7 Item 2(Picture)

3.8 RECEPTACLE(S) ISSUES

3.9 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments:

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(1) We recommend upgrading all receptacles within 6 feet of any plumbing fixtures, outside/ exterior, in all Units where needed, and any non fixed appliance receptacles in the kitchens to GFCI protected receptacles by a qualified licensed electrician for safety.



3.9 Item 1(Picture)



3.9 Item 2(Picture)



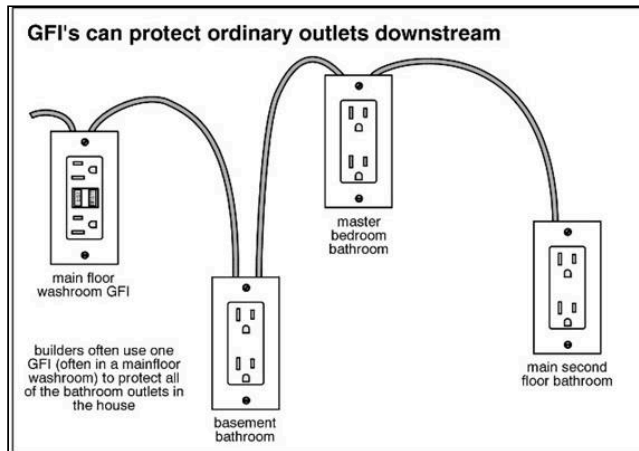
3.9 Item 3(Picture)

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(2) 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.



3.9 Item 4(Picture)



3.10 OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)



3.11 JUNCTION BOXES (OBSERVABLE)

Comments:

An open junction box is observed in the exterior electrical closet. All electrical splices must be enclosed in a junction box. We recommend necessary repairs by a qualified person for safety.



3.11 Item 1(Picture)



3.12 EXTERIOR LIGHTING

EXTERIOR LIGHTING CONTROL: STANDARD SWITCHED

Comments:

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- (1) A representative number of exterior lights were tested and were found to be functional at the time of the inspection.
- (2) The exterior light fixtures were not sealed where the fixture meets the wall. This condition could allow moisture intrusion in this area. We recommend sealing exterior light fixtures where they meet the wall by a qualified person.

3.13 TELEPHONE AND CABLE ENTRANCE

3.14 ELECTRICAL - OTHER

Comments:

We recommend further evaluation of the entire electrical system and its related components prior to the end of your contingency period by a qualified licensed electrician due to the number of electrical defects discovered throughout the house and garage at the time of the inspection.

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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.

4. 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.



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4.0 CAR PORT

Comments:

(1) Some damaged wood is observed at the carport(s) in several areas. We recommend referring to the pest inspection report for a detailed evaluation of the wood. We also recommend necessary repairs or replacing the wood as needed by a qualified licensed contractor.



4.0 Item 1(Picture)



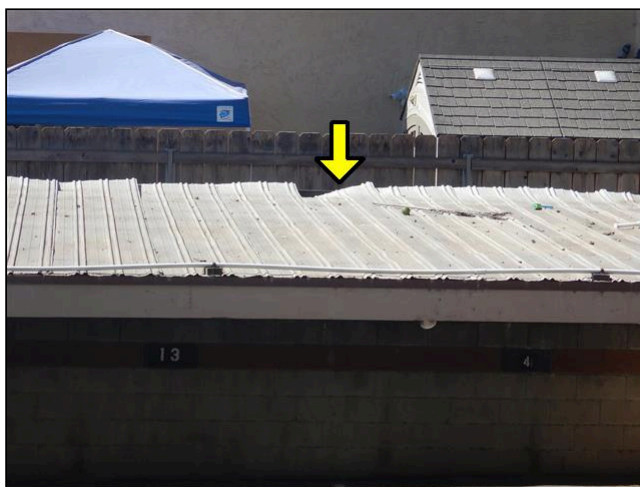
4.0 Item 2(Picture)

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(2) The carport(s) roof is damaged at several areas. We recommend further evaluation of all the carport(s) roof(s) by a licensed roof contractor and necessary repairs or replacement made as needed.



4.0 Item 3(Picture)

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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.

5. 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.

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5.0 MAIN WATER HEATER (CONTROLS)

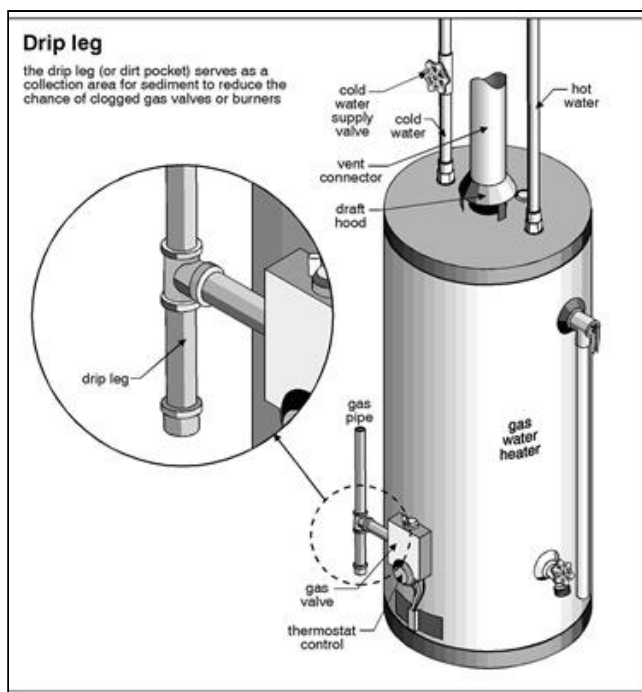
Comments:

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- (1) The water heater in Unit(s) 1,2,3 and 4 were blocked by stored items and could not be inspected at the time of the inspection. These water heater(s) are excluded from this inspection due to lack of access from stored items. We recommend further evaluation of all water heater(s) and their related components by this company or by a qualified person once the items have been removed prior to the end of your contingency period.
- (2) There is an insulating blanket installed over the water heater in the laundry building. This prevented a full inspection of the water heater. Home inspectors do not remove insulating blankets. We recommend removal to help prevent moisture from being trapped between the blanket and tank which could lead to premature corrosion.
- (3) The water heater in the laundry building 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 as regular maintenance.
- (4) The gas supply pipe at the water heater in the laundry building did not contained a drip leg/ sediment trap. This may have been standard at the time of installation but now is highly recommended. The purpose of a drip leg is to prevent sediment/ debris from entering and clogging the water heater gas valve which could cause the water heater to shut down. We recommend having a drip leg installed by a qualified licensed plumber.



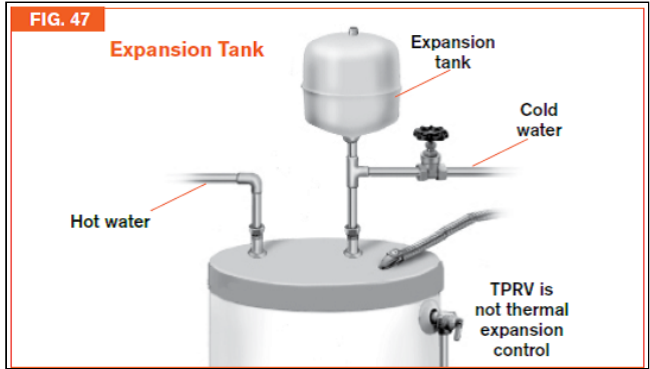
5.0 Item 1(Picture)

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(5) The water heater in the laundry building does not have a "Thermal Expansion Tank" installed to prevent a possible leak at the T&P or "pop-off" valve. Recent changes in code require one when a new water heater is installed. This change is not retroactive on older previously installed Gas/LP water heaters. There were no leaks or drips at the T&P valve during inspection. If your water heater does begin to drip or leak, then a thermal expansion tank may be needed. We recommend installing a thermal tank by a qualified licensed plumber as an upgrade.



5.0 Item 2(Picture)



5.1 MAIN WATER HEATER (PLATFORM & STRAPPING)

Comments:

The water heater in the laundry building is adequately strapped as required.



5.2 MAIN WATER HEATER FLUE

Comments:

The laundry building water heater flue cap is missing. We recommend replacement by a qualified licensed plumber.



5.2 Item 1(Picture)



5.3 MAIN WATER HEATER (TEMPERATURE & PRESSURE RELIEF VALVE)

Comments:

(1) The water heater Temperature and Pressure (T&P) relief valve pipe in the laundry building is installed with an uphill slope. This is a non-standard installation and against

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the manufacturer's installation requirements. We recommend necessary corrections by a qualified licensed plumber.



5.3 Item 1(Picture)

(2) The water heater Temperature and Pressure (T&P) relief valve pipe in the laundry building was piped with a flexible connector. Flex connectors are not approved for this use. We recommend repair by a qualified licensed plumber.

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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.

6. 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.

Determining if damage, the presence of organic growths, moisture or wood rot behind walls, base boards, 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.

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6.0 INTERIORS (GENERAL COMMENTS)

WALL/ CEILING MATERIAL: SHEETROCK, WOOD PANELING, ACOUSTIC, LEAD BASED PAINT (40 YEARS), OLDER

Comments:

(1) There is acoustic texture present at the ceiling in each unit. Some of this acoustic texture installed before the 1980's has been known to contain asbestos. It is beyond the scope of this general home inspection for us to test for asbestos. The only way to confirm the presence or absence of asbestos is by having it tested by a qualified person. We recommend having the acoustic texture tested by a qualified person if concerned.



6.0 Item 1(Picture)

(2) A representative sampling for moisture was preformed at accessible interior walls using a moisture meter. (*areas prone to moisture, such as kitchens, bathrooms, below grade walls, exterior walls with doors/windows*). An elevated moisture was not detected

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at the time of the inspection.



6.0 Item 2(Picture)

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(3) 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) **A WORD ABOUT PHOTOS:** The photos in this report and their associated captions are included as a sampling of the conditions inspected. The photos are intended to clarify selected issues, but are NOT intended to imply their relative importance. Client(s) is advised that NOT all defects will be supported with photos and that NOT all photos taken will be used in the report. If similar defects are found at several locations throughout the property, only a representative number of photos may be shown in this report. Repairs should not be limited to only those areas, but at all instances of the defect(s). Sometimes it is not possible to take a photograph of a defect due to location, lighting, or other obstructions. Numerous photos may be taken of a property but not all will necessarily be included with a corresponding comment in the report. Only a sample number of photos are used and it's MOST important to use and go off the written comment and written information provided in your report. Please reach out to your inspector to request additional photos of an area or item you would want included.

(5) **We did not test the property for asbestos in any unit. Testing for asbestos is out of the scope of a general home inspection and was not done by this company at the time of the inspection. If your concerned that the this property may contain asbestos, we recommend that you have the property tested for asbestos prior to the end of your contingency period by a qualified licensed contractor.**

(6) Due to stored personal items not all areas throughout the property/ each 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. The home inspector does not move personal items, panels, furniture, equipment, plant life, soil, debris, ect. that obstructs their access or visibility. We recommend that you conduct a careful evaluation during your final walk-through or prior to the end of your contingency period 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 a qualified person. 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.

(7) **Care should be taken when scraping paint on a house/ property over 40 years old. The paint probably had lead in it which is known to be poisonous. We did not test the paint for lead which is out of the scope of a general home inspection. If your concerned that the paint may contain lead, we recommend that you have the paint tested for lead prior to the end of your contingency period by a qualified licensed contractor.**

(8) This property/ unit(s) are older and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect

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further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.



6.1 CEILINGS

Comments:

The ceiling in each unit has typical cosmetic wear. You may wish to view this for yourself and have necessary repairs made by a qualified person.



6.2 WALLS

Comments:

(1) Due to stored personal items not all areas throughout the property were visible and accessible at the time of the inspection. The slab and other areas were obstructed from view and could not be inspected. The home inspector does not move personal items, panels, furniture, equipment, plant life, soil, debris, ect. that obstructs their access or visibility. We recommend that you conduct a careful evaluation during your final walk-through or prior to the end of your contingency period 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 a qualified person. 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.

(2) The walls in each Unit have typical cosmetic wear. You may wish to view this for yourself and have necessary repairs made as needed by a qualified person.



6.3 FLOOR COVERINGS

Comments:

(1) Carpets throughout Unit 3 and 4 are dirty. We recommend having them professional cleaned or replaced by a qualified licensed flooring contractor.



6.3 Item 1(Picture)

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(2) There is damaged carpet in Unit 4 in several areas. We recommend replacing where needed by a qualified licensed flooring contractor.



6.3 Item 2(Picture)



6.4 COUNTERTOPS AND CABINETS (REPRESENTATIVE NUMBER)

Comments:

(1) The kitchen countertop surface in unit 1 is damaged. We recommend necessary repairs by a qualified licensed contractor.



6.4 Item 1(Picture)

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(2) 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 or during your final walk through. The home inspector does not move personal items, panels, furniture, equipment, plant life, soil, debris, ect. that obstructs their access or visibility. 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) The cabinets throughout all units have typical cosmetic wear. You may wish to view this for yourself and have necessary repairs made as needed by a qualified person.

(4) Damage, missing or loose drawer guides are noted at the kitchen cabinet drawers in Unit 1. We recommend necessary corrections by a qualified person.



6.4 Item 2(Picture)



6.5 DOORS (REPRESENTATIVE NUMBER)

Comments:

(1) There were tenants in bedroom 2 in the 3rd unit at the time of the inspection. Due to this condition this bedroom and related components could not be inspected. We recommend having this bedroom and related components be inspected by a qualified person or this company prior to the end of your contingency period.



6.5 Item 1(Picture)

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IN NI NP RR IO Items

(2) The hall closet door lower hinge is damaged in Unit 3. We recommend replacement by a qualified contractor.



6.5 Item 2(Picture)

(3) There were tenants in the master bedroom in Unit 1 at the time of the inspection. Due to this condition this bedroom and related components could not be inspected. We recommend having this bedroom and related components be inspected by a qualified person or this company prior to the end of your contingency period.



6.6 INFRARED CAMERA INSPECTION FINDINGS

Comments:

(1) **Infrared Camera Thermal Photos.**



6.6 Item 1(Picture)

IN NI NP RR IO Items

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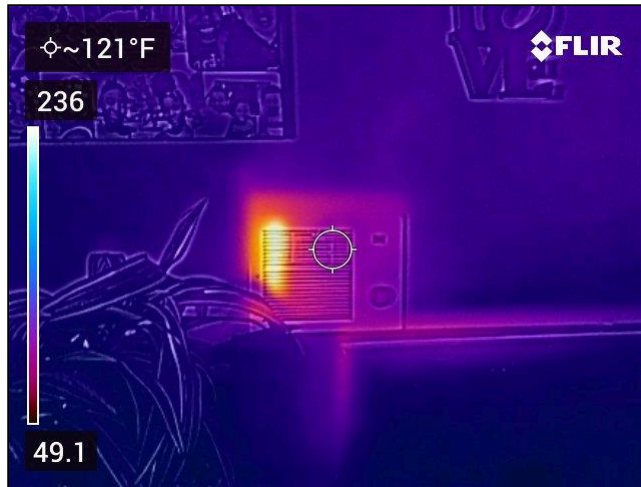
6.6 Item 2(Picture)



6.6 Item 3(Picture)



6.6 Item 4(Picture)



6.6 Item 5(Picture)



6.6 Item 6(Picture)

(2) An infrared (thermal imaging) scan was performed throughout the property 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.

6.7 SAFETY GLASS (INTERIOR)

6.8 INTERIORS - OTHER

Comments:

(1) 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 an environmental hygienist prior to the end of your contingency if you are concerned.

(2) MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person to help prevent moisture intrusion in these areas.

(3) MAINTENANCE RECOMMENDATION: We recommend having the property professionally cleaned prior to moving in by a licensed cleaning company.

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.

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.

Underground Gas Pipe Note: Determining if the below ground gas pipes leak is beyond the scope of a home inspection. If concerned we recommend further evaluation of all underground gas piping by a licensed plumbing contractor prior to the end of your contingency period. Note: While the inspector attempts to discover gas leaks at the accessible gas fittings and appliances while using a gas leak detector, some leaks can go undetected.

Home inspectors do not operate (turn) any water supply shut off valves at any property such as angle stops (the type under sinks and toilets), laundry hose spigots, water heater supply valves, or main water shut off valves at the meter. Home inspectors do not test clothes washer drains or stand pipes, or flood test the over-flow drains at tubs and sinks in accordance with industry standards of practice. If you have questions about these exclusions, please contact your home inspector.

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IN NI NP RR IO Items



7.0 DRAIN, WASTE, AND VENT SYSTEMS

PLUMBING WASTE (OBSERVED INSIDE THE HOME): ABS, PARTIALLY VISIBLE

WASHER DRAIN SIZE: 2" DIAMETER

Comments:

IN NI NP RR IO Items

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IN NI NP RR IO Items

(1) 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.

(2) Large trees are located on the property and their roots could cause damage to the underground waste piping which is not visible. Due to the large trees located on the property we recommend having all the waste lines video scoped by a licensed plumber. This is especially important to determine the condition of the main drain line between the house and the street. We recommend having all the waste lines video scoped by a qualified licensed plumber to determine the condition of the waste lines prior to the end of your contingency period.

(3) Stains are observed on the waste pipes under the kitchen sink in Unit 3. Although there are currently no leaks detected, there may be one under certain conditions. We recommend further evaluation by a licensed plumber prior to the end of your contingency if concerned.



7.0 Item 1(Picture)



7.1 WATER SUPPLY, DISTRIBUTION SYSTEMS

WATER SOURCE: PUBLIC

PLUMBING WATER DISTRIBUTION (INSIDE THE HOME): NOT VISIBLE, UNKNOWN

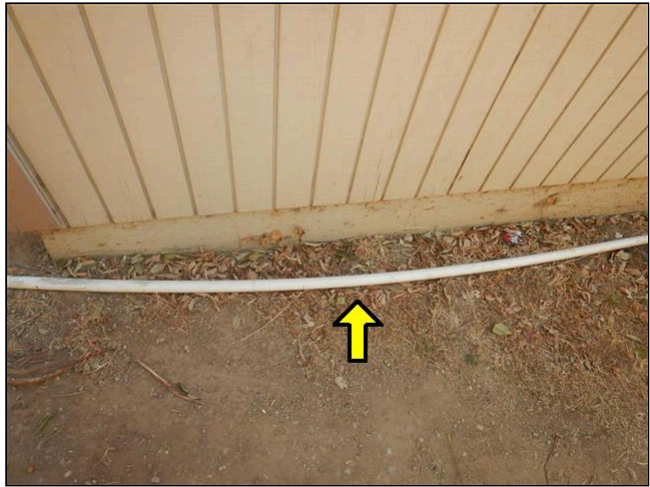
Comments:

IN NI NP RR IO Items

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IN NI NP RR IO Items

A pipe is loose/ not properly secured at the right side of the laundry building We recommend further evaluation by a qualified licensed plumber and necessary repairs made.



7.1 Item 1(Picture)

7.2 WATER PRESSURE/ REGULATOR

WATER PRESSURE (PSI): COULD NOT DETERMINE, APPEARS TO BE ADEQUATE

7.3 HOSE SPIGOT(S)

Comments:

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IN NI NP RR IO Items

(1) The exterior hose spigots do not have anti-siphon or anti-backflow devices installed on them. These anti-siphon or anti-backflow devices help prevent contaminated water from flowing back into the the house water supply system. We recommend installing anti-siphon or anti-backflow devices at the every exterior hose spigots by a qualified person.



7.3 Item 1(Picture)

(2) Several hose spigot handles are missing. We recommend necessary repairs or replacement by a qualified licensed plumber.



7.3 Item 2(Picture)

7.4 GAS/ FUEL STORAGE AND DISTRIBUTION SYSTEMS

7.5 SINK(S)

Comments:

(1) The kitchen sink is in unit 1 and Unit 2 is old/ worn. We recommend replacement by

IN NI NP RR IO Items

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IN NI NP RR IO Items

a qualified person.



7.5 Item 1(Picture)

(2) There is an older one piece angle stop valve/ supply line observed at the kitchen sink cold water line in Unit 1. These one piece angle stop valve/ supply lines have a reputation to corrode from the inside and possible fail. A white power substance or corrosion/ calcification is observed at the one piece angle stop valve/ supply line. We recommend that this one piece angle stop valve/ supply line be replaced by a qualified licensed plumber as an upgrade.



7.5 Item 2(Picture)

IN NI NP RR IO Items

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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(A) . Bathroom(s) / Hall Bathroom

The bathroom(s) and it's related components were inspected and appeared to be functioning/ operating as intended at the time of the inspection unless other wise commented on in the appropriate bathroom section(s).



MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person.

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IN NI NP RR IO Items

8.0.A SINK(S)

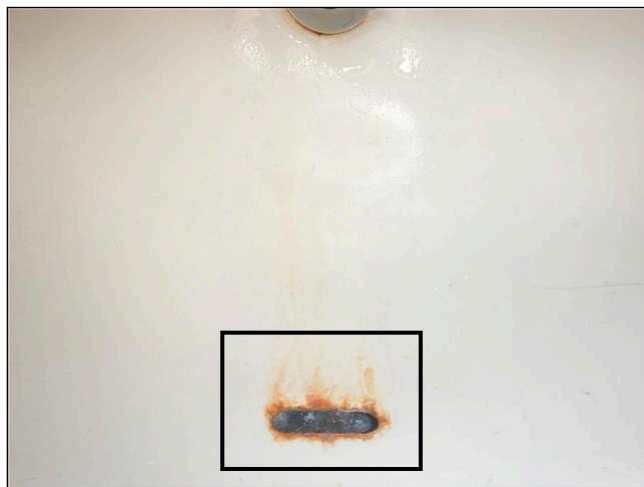
Comments:

- (1) The sink stopper is missing in Unit 1,2 and 4. We recommend replacement where missing by a qualified person.
- (2) The hot water shut off valve handle is missing in Unit 4. We recommend replacement by a qualified licensed plumber.



8.0.A Item 1(Picture)

- (3) The sink overflow channel is rusted in Unit 4. We recommend replacing this sink by a qualified licensed plumber.



8.0.A Item 2(Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

(4) The metal portions of the sink drain are rusted or corroded under Unit 2 sink. A leak was not observed at this sink drain pipe at the time of the inspection. However, we recommend replacing this drain pipe by a qualified licensed plumber to help prevent future leaks or damage.



8.0.A Item 3(Picture)



8.1.A SHOWER

Comments:

(1) The shower floor surface is cracked in Unit 4. There may be moisture damage below the shower pan which is not visible. We recommend further evaluation by a qualified licensed contractor and necessary repairs made as needed.



8.1.A Item 1(Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

(2) The shower head leaks in Unit 4 when the water is running through it. We recommend replacement by a qualified person.

(3) The shower door in Unit 1 needs adjusting. We recommend having the door adjusted by a qualified person.



8.1.A Item 2(Picture)



8.2.A TUB/ SHOWER ENCLOSURE

Comments:

The tub/ shower drain was slow draining at the time of the inspection in Unit 1. This may indicate a blockage in the drain line. We recommend further evaluation by a qualified licensed plumber and repairs as needed.



8.3.A TOILET

Comments:

The bathroom toilet is loose on the wood sub floor in Unit 2. This condition could cause damage to the wax ring, leaks, and damage to the wood sub floor. There could be damage to the wood sub floor which is not visible. We highly recommend further evaluation by a qualified licensed plumber or qualified licensed contractor prior to the end of your contingency period and necessary repairs made as needed.



8.3.A Item 1(Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

8.4.A CABINET(S)

Comments:

A cabinet door is missing from a cabinet in Unit 1. We recommend replacing by a qualified person.



8.4.A Item 1(Picture)

8.5.A CEILING

Comments:

Damaged was observed at the ceiling in Unit 1. We recommend necessary repairs by a qualified person.



8.5.A Item 1(Picture)

8.6.A FLOOR

Comments:

IN NI NP RR IO Items

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IN NI NP RR IO Items

The bathroom floor in Unit 4 is soft/ appeared to have a lot of movement in it when walked on. There may be damage to the sub floor in this area which is concealed. We therefore cannot report on the presence of wood damage, if any. This area should be carefully evaluated by a licensed pest inspector and repairs made by a qualified licensed contractor.



8.6.A Item 1(Picture)



8.7.A GFCI OPERATION

Comments:

- (1) There is more than one GFCI receptacle installed on the bathroom circuit in Unit 3. This condition is not a hazard but can cause confusion to reset if one trips. Only one GFCI is required to protect all of the receptacles past the GFCI. We recommend necessary corrections by a qualified licensed electrician.
- (2) The GFCI outlet in Unit 2 bathroom is a non-grounded outlet which is legal, but not as safe as a grounded GFCI. Non-grounded GFCI protected receptacles require a label stating "No Equipment Ground". We recommend labeling for safety or having this outlet grounded by a qualified licensed electrician.



8.7.A Item 1(Picture)



8.8.A BATHROOM OTHER

IN NI NP RR IO Items

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IN NI NP RR IO Items

Comments:

MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person to help prevent moisture intrusion in these areas.

IN NI NP RR IO Items

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The bathroom(s) 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. The inspection did not involve moving personal property, 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.

8(B) . Bathroom(s) / Master Bathroom

The bathroom(s) and it's related components were inspected and appeared to be functioning/ operating as intended at the time of the inspection unless other wise commented on in the appropriate bathroom section(s).



MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person.

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IN NI NP RR IO Items

8.0.B SINK(S)

Comments:

- (1) The sink stopper is missing in Unit 4. We recommend replacement where missing by a qualified person.
- (2) The sink overflow channel is rusted in Unit 4. We recommend replacing this sink by a qualified licensed plumber.

8.1.B TUB/ SHOWER ENCLOSURE

Comments:

The tub/ shower drain was slow draining in Unit 3 at the time of the inspection This may indicate a blockage in the drain line. We recommend further evaluation by a qualified licensed plumber and repairs as needed.



8.1.B Item 1(Picture)

8.2.B BATHROOM OTHER

Comments:

MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person to help prevent moisture intrusion in these areas.

IN NI NP RR IO Items

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The bathroom(s) 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. The inspection did not involve moving personal property, 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.

9. Laundry

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IN NI NP RR IO Items

9.0 WASHING MACHINE/ DRYER CONNECTION(S)

DRYER POWER SOURCE: 220 VOLT ELECTRIC AND GAS

Comments:

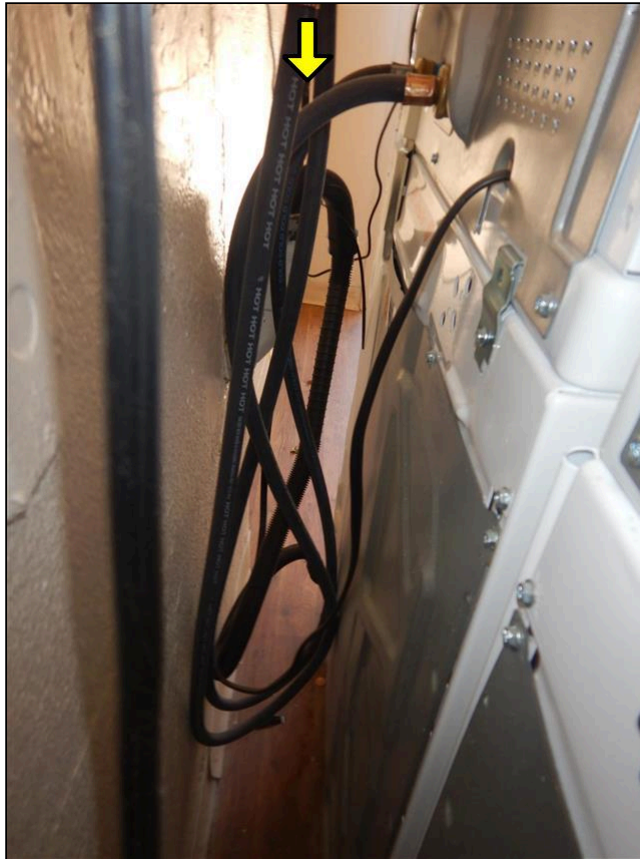
MAINTENANCE RECOMMENDATION: Washer hoses are a common source of flooding in a home. Prior to connecting the washing machine we recommend installing new braided steel washer hoses to help reduce leaks caused by failed hoses. If any hoses are left in the house they should be replaced. The washing machine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



9.0 Item 1(Picture)

IN NI NP RR IO Items

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9.0 Item 2(Picture)

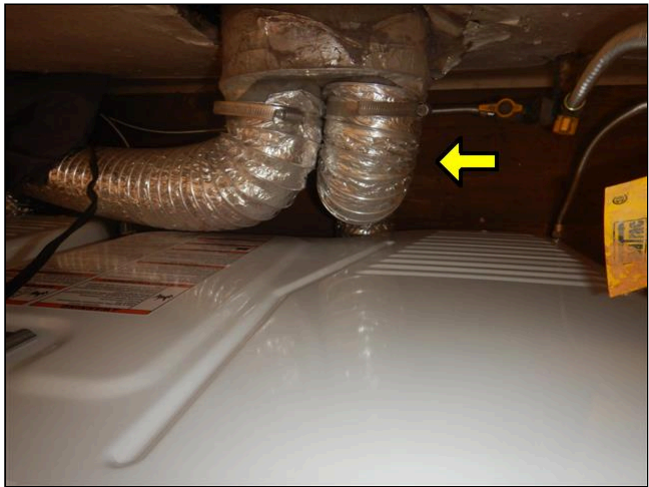
9.1 CLOTHES DRYER VENT

DRYER VENT: FOIL

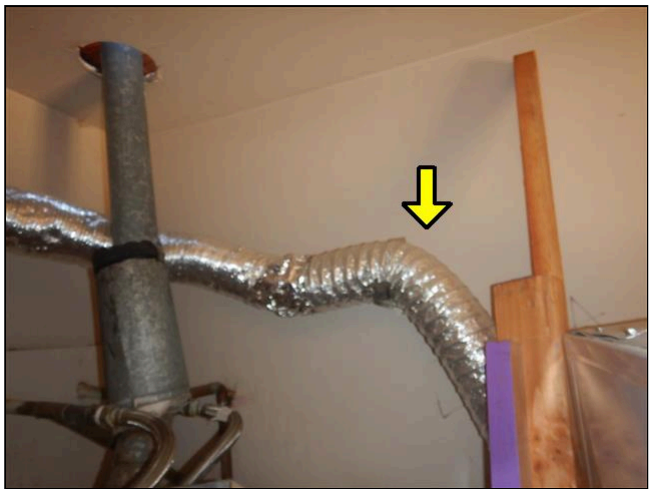
Comments:

IN NI NP RR IO Items

(1) The dryer is equipped with a foil, accordion-type duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe and a fire hazard. The flexible foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce the airflow. We recommend replacing the duct with a rigid or corrugated semi-rigid metal duct.



9.1 Item 1(Picture)



9.1 Item 2(Picture)

(2) We recommend having all dryer vents cleaned by a qualified person.

9.2 LAUNDRY ROOM VENT

9.3 LAUNDRY OTHER

Comments:

The clothes washers and dryers 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

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The laundry room/ area 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 personal property, furniture, washing machine/ dryer 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.

10. Detectors, Safety, Security



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IN NI NP RR IO Items

10.0 SMOKE DETECTORS

10.1 CARBON MONOXIDE DETECTOR(S)

Comments:

Carbon Monoxide detectors are not installed in this property/ Unit(s). We recommend installing Carbon Monoxide detectors where needed prior to occupying the home.

10.2 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

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11. 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; the interior of ducts; 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, interior of the ducts are not inspected for cleanliness and if concerned about the cleanliness we recommend having them checked and cleaned by a licensed HVAC contractor prior to the end of your contingency period.

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IN NI NP RR IO Items

11.0 WALL HEATER(S)

Comments:

The accessible wall heaters in the Units(s) were tested and were functional/ operated at the time of the inspection.



11.0 Item 1(Picture)

IN NI NP RR IO Items

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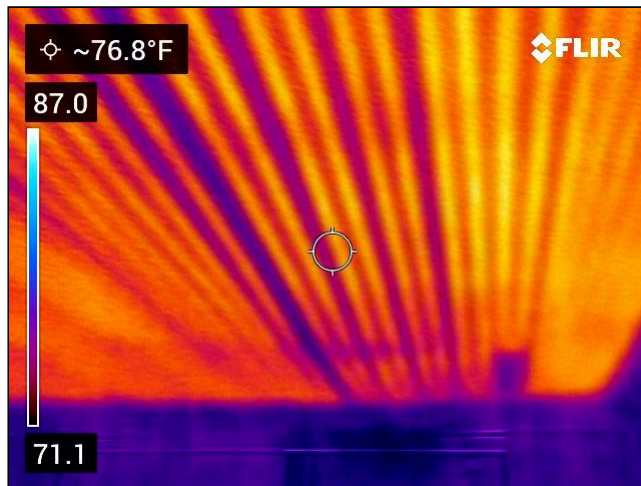
11.0 Item 2(Picture)



11.1 RADIANT CEILING HEAT

Comments:

The accessible radiant ceiling heat in the Units(s) were tested and were functional/ operated at the time of the inspection.



11.1 Item 1(Picture)

IN NI NP RR IO Items



11.1 Item 2(Picture)

IN NI NP RR IO Items

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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 licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. 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.



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IN NI NP RR IO Items

12.0 WALL A/C UNIT

Comments:

(1) Several wall AC units are older units. We recommend budgeting for replacement.



12.0 Item 1(Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

(2) The wall AC unit in Unit 4 was unplugged and was not inspected at the time of the inspection. We do not restore power to systems that have been unplugged/ shut down. We recommend further evaluation by a licensed HVAC contractor prior to the end of your contingency period.



12.0 Item 2(Picture)

IN NI NP RR IO Items

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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.

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.



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IN NI NP RR IO Items

13.0 INSULATION IN THE ATTIC SPACE

ATTIC INSULATION: NOT VISIBLE, UNKNOWN

Comments:

The attic space insulation was not visible.

IN NI NP RR IO Items

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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. 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.

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IN NI NP RR IO Items

14.0 STRUCTURE (GENERAL INFORMATIONAL)

ATTIC ACCESS/ LOCATION: NONE FOUND, INACCESSIBLE
WALL STRUCTURE: WOOD STUDS

14.1 ROOF STRUCTURE AND ATTIC SPACE

ROOF TYPE: FLAT
ROOF STRUCTURE: NOT VISIBLE, COULD NOT DETERMINE
METHOD USED TO OBSERVE THE ATTIC SPACE: NONE FOUND

14.2 SLAB

1ST LEVEL FLOOR STRUCTURE: SLAB - OLD

Comments:

- (1) The concrete slab throughout the property was not visible to inspect. Home Inspectors do not move stored items or lift floor coverings which may conceal cracks or other concealed defects that the inspector cannot see. This should not deter you from further evaluation by a qualified licensed foundation contractor or structural engineer prior to the end of your contingency period if concerned about the slab. It would be your (clients) responsibility to arrange this and for lifting or removing of the flooring.
- (2) Concrete slabs are prone to cracking. Home Inspectors do not move stored items or lift floor coverings which may conceal cracks that the inspector cannot see. This should not deter you from further evaluation by a qualified licensed foundation contractor or structural engineer if concerned about the slab. It would be your (clients) responsibility to arrange this and for lifting or removing of the flooring.

14.3 FOUNDATION

FOUNDATION: POURED CONCRETE

14.4 FOUNDATION BOLT(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

FOUNDATION BOLTS: NOT VISIBLE

Comments:

Foundation bolts are not visible due to finished wall materials. However, due to the age of the house foundation bolts are likely to be present.

IN NI NP RR IO Items

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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.

15. 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.



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IN NI NP RR IO Items

15.0 DISHWASHER

Comments:

- (1) The dishwasher in Unit 1 is loose in the cabinet. Mounting tabs were not fastened with screws to the underside of the counter. We recommend necessary corrections by a qualified person.
- (2) The dishwasher in Unit 1 did not operate when tested. We recommend necessary repairs or replacement by a qualified licensed appliance contractor.
- (3) The dishwasher racks are rusted in Unit 2. We recommend replacing the racks by a qualified person.

15.1 FOOD WASTE DISPOSER

Comments:

The food waste disposer mounting flange in Unit 1 is rusted. This condition could lead to leaks. We recommend replacement of the mounting flange by a qualified person.

15.2 RANGE HOOD/ VENT

RANGE HOOD/ EXHAUST TYPE: RE-CIRCULATE

Comments:

The light at the exhaust range hood in Unit 1 did not work when tested. We recommend replacing the bulbs and testing again.

15.3 RANGE/ OVEN

RANGE/ OVEN: ELECTRIC

Comments:

IN NI NP RR IO Items

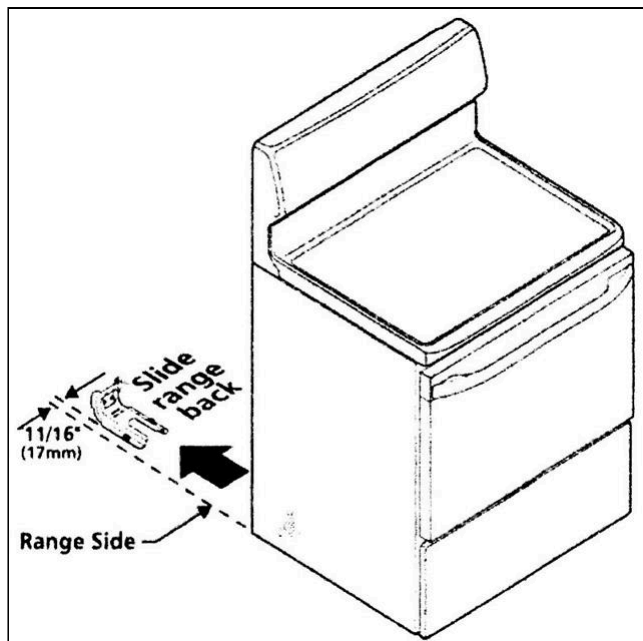
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

An anti tip bracket was not installed at the range in Unit 1 and Unit 2. 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.



15.3 Item 1(Picture)



15.3 Item 2(Picture)



15.4 COOKTOP

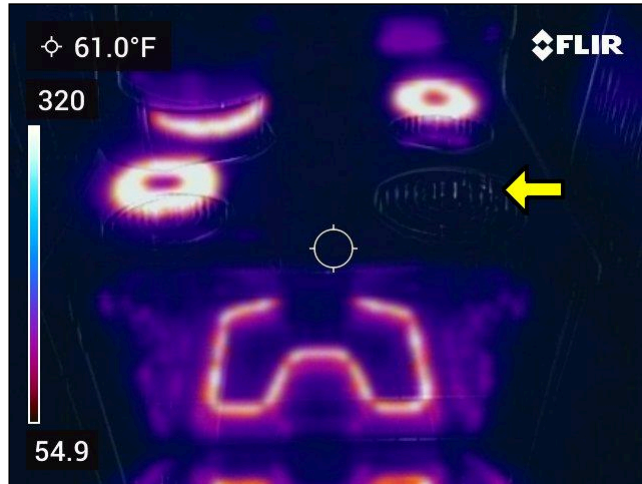
Comments:

The front right cooktop burner at the oven in Unit 3 did not operate when tested. We recommend necessary repair or replacement by a qualified licensed appliance

IN NI NP RR IO Items

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contractor.



15.4 Item 1(Picture)



15.5 REFRIGERATOR

Comments:

- (1) 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.
- (2) I could not identify or inspect the outlet or water shut off valve for the refrigerator(s). I do not move refrigerators in order to access the outlet or water shut off valve. Moving refrigerators is out of the scope of a home inspection are not moved to inspect the walls/floors/other components behind them. If concerned we recommend verifying that the outlet and water shut off valve is operational, not corroded and not leaking prior to the end of your contingency period.

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.

16. Gas, Electric, Water Shut-Off Locations

Home inspectors do not operate (turn) the main water supply shut off valve or the main gas shut off valve in accordance with industry standards of practice. If you are concerned about the functionality of these valves we recommend contacting a licensed plumber prior to the end of your contingency period for review. If you have questions about these exclusions, please contact your home inspector.

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IN NI NP RR IO Items

16.0 MAIN GAS SHUT-OFF VALVE

Comments:

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



16.0 Item 1(Picture)

16.1 MAIN ELECTRICAL PANEL

Comments:

The Main Electrical panel is located at the right exterior side of the property (facing front).



16.1 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



16.2 MAIN WATER SHUT-OFF

Comments:

(1) The main water shut-off valve is located at the front exterior side of the property (facing front).



16.2 Item 1(Picture)

(2) This house has a "gate" valve type main water shut off. The valve appears to be original and aged. Gate valves that are aged are more prone to leaking or breakage. Often times the valve has not been turned for an extended period of time causing the valve to fail. This or any other valve was not tested during the inspection in accordance with our Standards of Practice. We recommend installing a new "ball" valve type shut off by a licensed plumber.

IN NI NP RR IO Items

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17. POOL, SPA, EQUIPMENT & SAFETY

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. **A child can drown in the time it takes to answer a phone.** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: http://www.ihf.org/foryourhealth/article_children.html

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IN NI NP RR IO Items

17.0 OPERATIONAL CONDITION OF POOL

Comments:

(1) Photo of the pool.



17.0 Item 1(Picture)

- (2) The water in the pool was dirty. Testing the water for proper chemical balance or contaminates is beyond the scope of our general home inspection. We recommend having the pool cleaned, and water tested by a qualified licensed pool contractor.
- (3) Our company does not inspect pools for leaks or seepage. Only components readily accessible are inspected. If concerned we recommend further evaluation by a qualified licensed pool contractor.
- (4) There is no visible rescue/ safety equipment placed around the pool/ spa area. This is a safety concern. We recommend placing the required rescue/ safety equipment where needed around the pool as a safety upgrade.
- (5) The pool and its related components are in overall poor condition. We recommend having a thorough evaluation performed by a qualified licensed pool contractor prior to the end of your contingency period and necessary repairs or replacement made as needed.

17.1 FENCING/ COVER

IN NI NP RR IO Items

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Comments:

(1) The wrought iron fence around the pool is rusted and/ or damaged and is loose/ leaning at several areas. We recommend necessary repairs or replacement where needed by a fence contractor and adjusting the sprinklers away from the wrought iron fencing to prevent further/ future damage.



17.1 Item 1(Picture)

(2) The fence around the pool is loose, leaning and deteriorated in several areas. We recommend necessary repairs or replacing as needed by a licensed fence contractor.



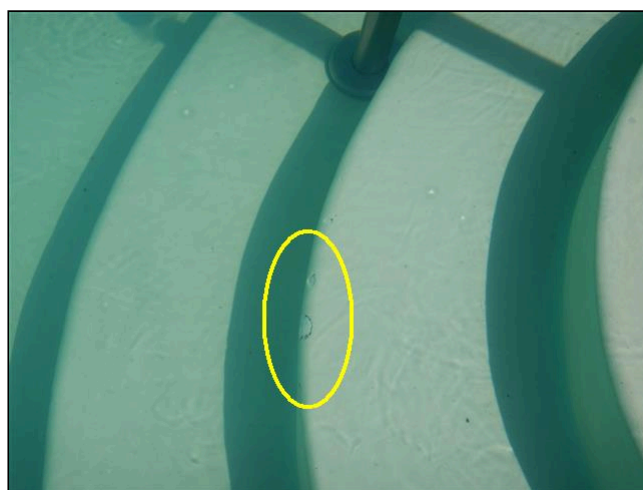
17.2 SURFACE WALLS AND FLOOR OF POOL AND OR SPA

SHAPE: KIDNEY

WALL MATERIALS: AGED/ WORN, CONCRETE/ PLASTER

Comments:

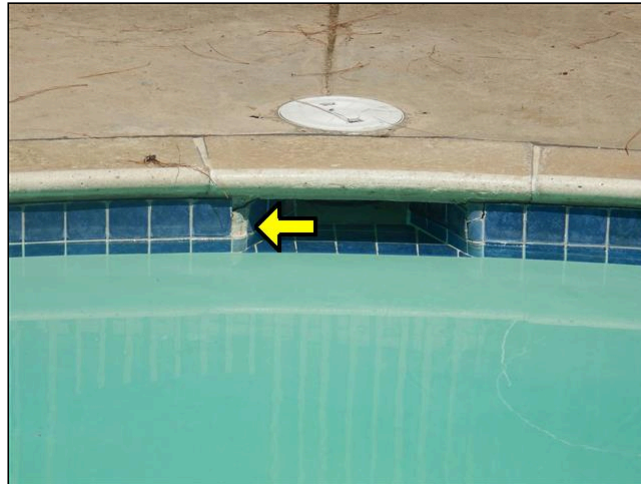
(1) Plaster on the walls is deteriorated in some areas. We recommend further evaluation by a qualified licensed pool contractor to get an estimate of life remaining, and/or the cost of repair prior to the end of your contingency period.



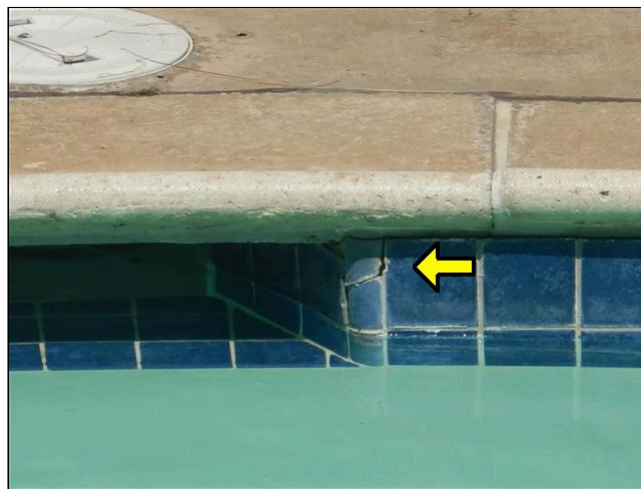
17.2 Item 1(Picture)

IN NI NP RR IO Items

(2) Several tiles are missing or cracked at the pool walls. We recommend having the tiles repaired or replaced by a qualified licensed pool contractor.



17.2 Item 2(Picture)



17.2 Item 3(Picture)

17.3 PERMANENT ACCESSORIES (steps, rails, diving board, ladder)

17.4 PLUMBING AND PUMPS

17.5 HEATER

Comments:

There is no furnace installed. This is for your information.

17.6 ELECTRICAL COMPONENTS

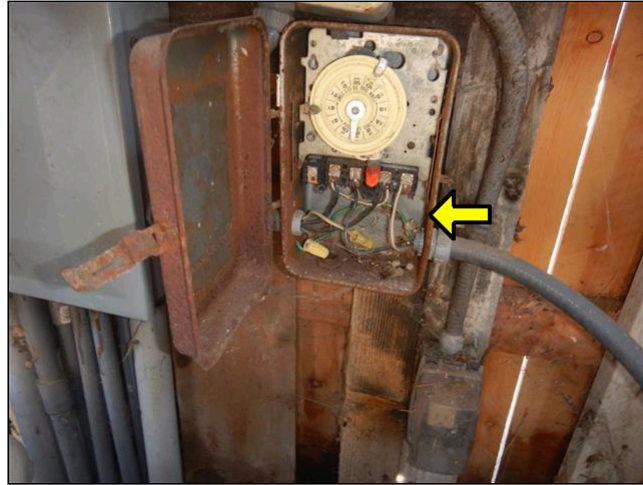
Comments:

IN NI NP RR IO Items

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IN NI NP RR IO Items

- (1) The bonding wire is missing at the pool equipment. This is a safety hazard. A bonding wire should connect all metal components of the pool for safety. We recommend installing a bonding wire by a licensed electrician for safety.
- (2) Exposed wires were observed at the pool equipment. This is a shock hazard. We recommend necessary repairs by a qualified licensed pool contractor or electrician.
- (3) The plastic insulator is missing from the timer box. A plastic insulator is required in the timer box to prevent shocks. We recommend installing a plastic insulator by a qualified person.



17.6 Item 1(Picture)

- (4) An electrical junction box is damaged outside the pool fence We recommend necessary repairs or replacement by a qualified person.



17.6 Item 2(Picture)

17.7 VALVES

IN NI NP RR IO Items

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IN NI NP RR IO Items

17.8 SKIMMER

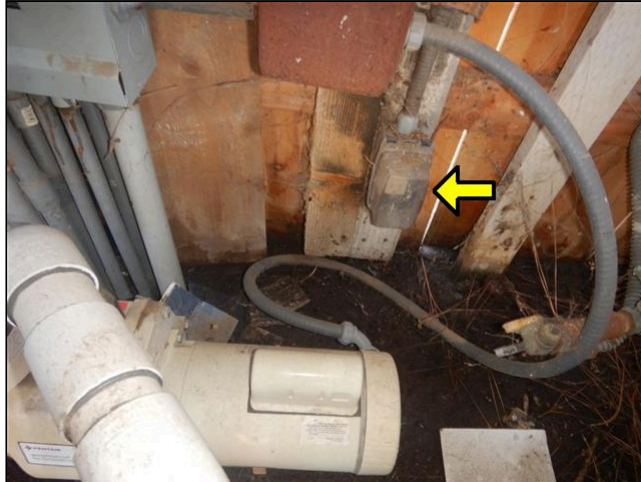
Comments:

The weir door in the skimmer is missing and should be replaced to prevent objects from entering into the skimmer. We recommend replacing the weir door by a qualified licensed pool contractor.

17.9 GFCI PROTECTION

Comments:

The GFCI outlet for the pool light(s) did not trip when tested. This is a safety concern. We recommend replacing the GFCI outlet by a qualified licensed electrician or pool contractor prior to using the pool/ as soon as possible.



17.9 Item 1(Picture)

17.10 COPING/ DECK

Comments:

(1) The elastomeric compound (Deck-O-Seal) between the pool deck and coping is cracked/ missing in several areas. We recommend re sealing between the pool deck and coping as needed by a qualified pool contractor.



17.10 Item 1(Picture)

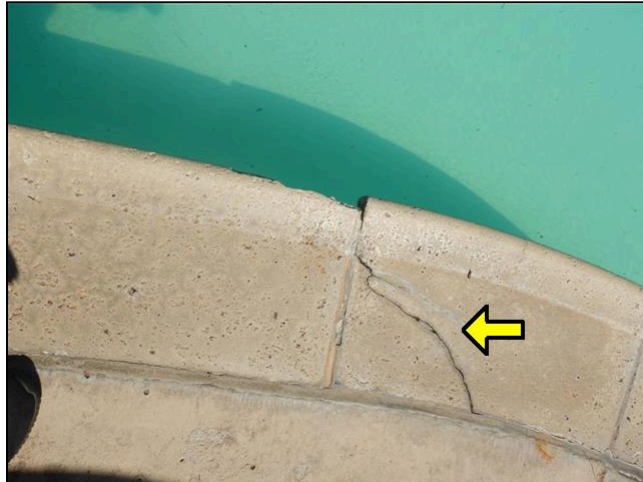
(2) The decking and the coping around the pool is cracked in several areas. We

IN NI NP RR IO Items

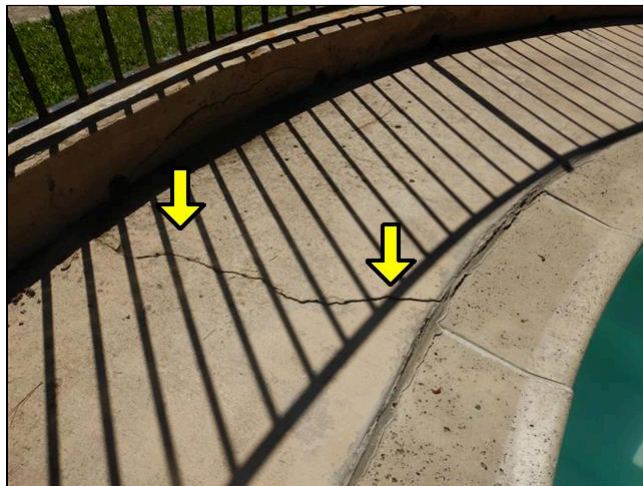
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/ Replace, IO= Information Only

IN NI NP RR IO Items

recommend necessary repairs by a qualified licensed concrete contractor.



17.10 Item 2(Picture)



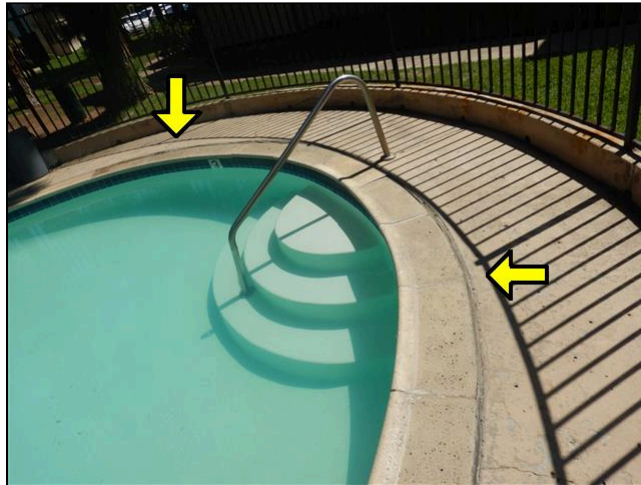
17.10 Item 3(Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

(3) Sections of the deck are uneven. This can pose a tripping hazard and may also indicate that soil settlement or root encroachment occurred. We recommend necessary repairs by a qualified licensed concrete contractor.



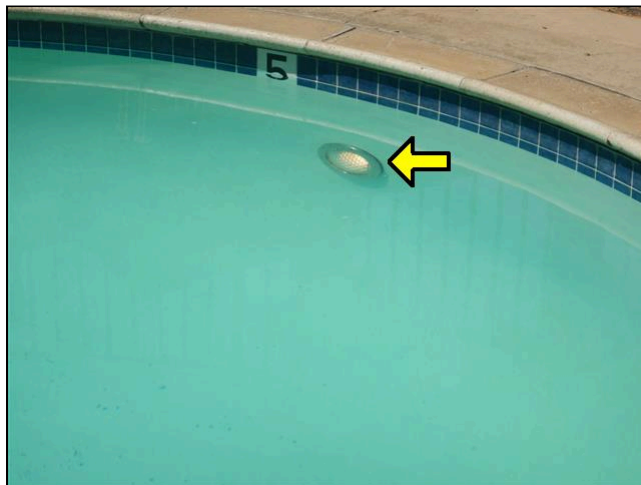
17.10 Item 4(Picture)

17.11 DRAIN COVERS

17.12 POOL/ SPA LIGHT

Comments:

- (1) Pool and spa light(s) are not taken out and we did not observe the condition of the wiring to the pool and spa light(s). This is out of the scope of a general home inspection. If concerned about the wiring to these lights we recommend further evaluation by a licensed pool contractor prior to the end of your contingency period.
- (2) The pool light(s) operated when tested.



17.12 Item 1(Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

17.13 POOL/ SPA FILL

Comments:

The pool fill device was tested and was operational at the time of the inspection.

17.14 CHLORINATOR

17.15 POOL SWEEP

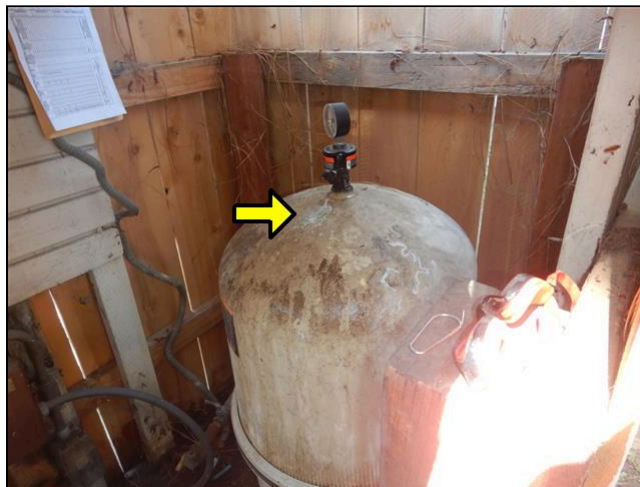
Comments:

A pool sweep was not present at the time of the inspection.

17.16 FILTER

Comments:

An active leak was observed at the filter at the time of the inspection. We recommend necessary repairs by a qualified licensed pool contractor.



17.16 Item 1(Picture)

17.17 POOL/ SPA OTHER

Comments:

SAFETY TIP : We recommend capping the unused gas supply pipe at the pool equipment for safety.

IN NI NP RR IO Items

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Unless so mentioned in this report, I did not test water for bacteria or quality. The pool 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.

General Summary



The Property Inspection Pros

www.tpips.com
jduncan@tpips.com
Cell - 760-525-5340
Certified Master Inspector

Customer
 Rikki Smith

Address
 4312 Smith Drive
 Small Building, 4 Units
 El Cajon CA 92019

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.

1. Roofing

1.1 FLAT ROOF COVERINGS/ MATERIALS

Repair or Replace

(2) The flat roof shows several areas of ponding (standing water) noted by dirt on the flat roof covering. This can lead to premature failure of the flat roof in these areas. We recommend further evaluation by a licensed roof contractor prior to the end of your contingency period and necessary repairs made.

(3) Excessive leaves and debris are noted on the roof. Leaves and debris can hold unwanted moisture on the roof. We recommend having the leaves and debris removed by a qualified person.

1.2 FLASHINGS AND ROOF PENETRATIONS

Repair or Replace

Sealant around some of the roof flashings/ penetrations and seams is cracked. We recommend having sealant applied where needed to help prevent roof leaks by a licensed roofer.

1.3 ROOF DRAINAGE (GUTTERS/ DOWNSPOUTS)

Repair or Replace

(1) Gutters are observed full of debris in areas and need to be cleaned. The debris in gutters can also

conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. We recommend having the gutters cleaned and checked by a qualified contractor. (2) Some of the downspouts need extension and/or a buried drain line to carry water away from the home at several areas. We recommend necessary corrections where needed by a qualified contractor.

2. Exterior

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

Repair or Replace

Large trees located close to the building can cause damage to underground plumbing, hardscape, and the foundation of the house or a neighboring structure. Tree(s) are located near enough to these buildings to cause concern for potential damage. We recommend contacting a licensed arborist to obtain a quotation for tree removal where needed prior to the end of your contingency period.

2.2 GRADING AND DRAINAGE (WITH RESPECT TO ITS EFFECT ON THE BUILDING)

Repair or Replace

(1) Siding is in contact with the ground at several areas around the apartment and laundry buildings. Dirt in contact with the siding can promote deterioration, including rot, pest infestation, and water intrusion during rain. We recommend a ground clearance of four to six inches where possible by a qualified contractor.

(2) There is a negative slope towards the laundry building and could cause or contribute to water intrusion or deterioration. This area does not appear to drain water away from this building and needs landscaping and drainage corrections. It is important to prevent or minimize standing water near the building to avoid damage to the foundation. This can be accomplished by properly sloping the ground away from the building and/or adding yard drains to carry water away from the low lying areas. Rain gutters can also be an effective method of diverting water away from the low-lying area. Rain gutters should direct water away from this area. We recommend further evaluation and necessary corrections by a qualified landscape contractor.

2.3 WALL CLADDING FLASHING AND TRIM

Repair or Replace

(1) Several gaps were observed at the siding. These gaps can allow water to flow behind the siding causing damage. We recommend caulking the gaps as needed to seal the siding and prevent water intrusion.

(2) Paint is worn and failing at the siding and trim at several areas. We recommend prep and paint as needed to protect the siding and trim by a qualified paint contractor.

(3) Care should be taken when sanding or scraping old paint on houses over 40 years old. The paint may have lead in it which is known to be a health hazard. The only way to confirm the presence of lead in the paint or surrounding area is by arranging for lead testing by a qualified professional. Testing for lead is not part of this inspection. If the paint is found to have lead after testing, it should only be removed or encapsulated by a qualified contractor.

(4) The wood trim and siding covering at the exterior walls of the building exhibited major weathering, wear, and deterioration and appeared to be at or near the end of its useful life. We recommend replacing by a qualified licensed contractor.

(5) Some damaged wood siding and wood trim is observed at several areas. We recommend referring to the pest inspection report for a detailed evaluation of the wood. We also recommend necessary repairs or replacing the wood siding and wood trim as needed by a qualified licensed contractor.

(6) Routine Maintenance Tip: Seal all gaps, cracks and openings. This includes cracks or gaps around windows and doors, and any small holes in the siding. This is a normal maintenance items and should be done on an annual basis. Small cracks and gaps can cause big problems over time due to water infiltration and pest infestation.

(7) Care should be taken when sanding or scraping old paint on houses over 40 years old. The paint may have lead in it which is known to be a health hazard. The only way to confirm the presence of lead in the paint or surrounding area is by arranging for lead testing by a qualified professional. Testing for lead is not part of this inspection. If the paint is found to have lead after testing, it should only be removed or encapsulated by a qualified contractor.

2.6 WINDOWS (INTERIOR AND EXTERIOR)

Repair or Replace

(1) There are several window screens that are missing or damaged throughout the property/ all units and laundry building. We recommend repair or replace as needed by a qualified person.

(2) Several windows in Unit 2 would not stay in the open position when tested. This is a safety hazard and corrections are needed. We recommend necessary repairs by a licensed window contractor.

2.8 DRIVEWAYS, PATIOS, WALKWAYS (HARDSCAPE)**Repair or Replace**

(1) The asphalt driveway is cracked and deteriorated throughout. We recommend that you obtain a quotation for necessary repairs or replacement prior to the end of your contingency period.

(2) A tripping hazard exists at several concrete walkways throughout the property. We recommend necessary repairs where needed by a qualified licensed contractor to avoid injuries.

(3) There are numerous cracks in the concrete walkways around the property. We recommend necessary repairs or replacement where needed by a licensed concrete contractor.

(4) The walkway slope in several areas is such that water does not run off and is ponding. All walkways should slope to allow water to run away/ off. We recommend further evaluation by a qualified contractor to obtain quotations for repairs or corrections where needed prior to the end of your contingency period.

(5) The landing outside the rear door of the laundry building is non standard and a safety hazard. We recommend having a proper landing installed outside this door by a licensed contractor.

2.9 EXTERIOR STAIRS/ STEPS**Repair or Replace**

(1) While the railing/baluster spacing may have been standard at time of construction, it does not comply with current safety standards. The large openings can allow pets or children to fall through. We recommend installing additional pickets, or other form of barrier to prevent injuries by a qualified licensed contractor.

(2) Dry rot/ damaged wood was observed at the stairs at several areas. This condition is a safety concern. Home inspectors do not have the authority to comment on termites or dry rot, which is the responsibility of a state licensed pest inspector. However, we recommend necessary repairs or replacement of the damaged wood by a qualified licensed contractor for safety.

(3) There is a damaged step at the left side stairs which is a trip and safety hazard. We recommend replacing by a qualified licensed contractor.

2.10 FENCE AND/OR GATES**Repair or Replace**

(1) The wood fence is damaged in several areas. We recommend necessary repairs or replacing as needed by a licensed fence contractor.

(2) Wood to ground contact was noted at the wood fencing at several areas. We recommend necessary corrections by a qualified person to help prevent possible wood damage.

(3) The wrought iron fence around the pool is rusted and/ or damaged and is loose/ leaning at several areas. We recommend necessary repairs or replacement where needed by a fence contractor and adjusting the sprinklers away from the wrought iron fencing to prevent further/ future damage.

(5) The fence around the pool is loose, leaning and deteriorated in several areas. We recommend necessary repairs or replacing as needed by a licensed fence contractor.

(6) The wood fencing is not painted or stained at several areas. Maintaining paint and/ or stain is essential to preventing the wood from deteriorating and damage. We recommend prep and painting or staining as needed by a licensed paint contractor.

2.13 DECKS**Repair or Replace**

(1) Current building standards do not allow deck joists to cantilever more than 24 inches beyond a support beam or girder. This deck does not meet this standard. Depending on date of construction, this indicates the deck may have been built without a permit. We recommend further evaluation of the entire deck by a licensed deck contractor or qualified engineer prior to the close of your contingency period.

(2) Dry rot/ damaged wood was observed at several decks at several areas. This condition is a safety concern. Home inspectors do not have the authority to comment on termites or dry rot, which is the

responsibility of a state licensed pest inspector. However, we recommend necessary repairs or replacement of the damaged wood by a qualified licensed contractor for safety.

(3) The decking material/water proof membrane is worn and cracked at several decks. The effectiveness of the material may be compromised. We recommend having the decking material repaired or replaced by a licensed decking contractor.

(4) Incorrect installation of guard rail post(s) is observed at the deck. The post(s) should be spaced no more than 6 feet apart. Incorrect installation is a safety hazard. Depending on date of construction, this indicates the deck may have been built without a permit. We recommend further evaluation of the all decks by a licensed deck contractor or qualified engineer prior to the close of your contingency period

(5) Due to all the deck issues we recommend having all the decks and all related components inspected by a licensed deck contractor prior to the end of your contingency period and necessary repairs or replacement made as needed.

(6) The deck guard rail is to loose at Unit 2 which is a safety hazard. We recommend necessary repairs or replacement by a licensed deck contractor.

3. Electrical System

3.0 MAIN PANEL

Repair or Replace

There is a Federal Pacific brand main electrical panel installed for each unit. This type of main electrical panel has had a reputation of the breakers not tripping when needed. We recommend further evaluation of all main electric panels by a qualified licensed electrician prior to the end of your contingency period for necessary repairs or replacement options.

3.1 SUB PANEL

Not Inspected

The sub panel access cover in Unit(s) 1,2,3, and 4 were blocked by stored items at the time of the inspection preventing access to the breakers, wiring, and related components. These sub panels and related components could not be inspected at this time. We recommend that the items be removed and that all the sub electrical panel(s) and there related components be inspected by this company or a qualified person prior to the end of your contingency period.

3.3 BRANCH CIRCUIT CONDUCTORS/ WIRING

Repair or Replace

(2) There is an electrical conduit in contact with the roof. This is non standard. We recommend necessary corrections by a qualified licensed electrician.

(3) There is exposed Romex type wires noted in the maintenance building in several areas. This is a safety concern if used where it could be subject to physical damage. Romex wires are normally used in attics, inside walls, or inside conduit. We recommend necessary corrections by a qualified licensed electrician for safety.

3.4 SERVICE AND GROUNDING EQUIPMENT

Inspected

The electrical system appears to be grounded through the plumbing system only which was standard at the time of construction. Newer homes have a separate ground rod which improves grounding. We recommend having a ground rod and wire installed by a qualified licensed electrician to improve grounding and safety.

3.5 CONNECTED DEVICES AND FIXTURES (REPRESENTATIVE NUMBER)

Inspected

There is no door bell installed at units 1,2,3 and 4. We recommend installing a door bell by a qualified person.

3.7 POLARITY AND GROUNDING (OF A REPRESENTATIVE NUMBER OF RECEPTACLES)

Repair or Replace

Several interior outlets in Unit 1 were found to be wired with no ground connection. We recommend necessary corrections by a qualified licensed electrician.

3.9 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**Repair or Replace**

(1) We recommend upgrading all receptacles within 6 feet of any plumbing fixtures, outside/ exterior, in all Units where needed, and any non fixed appliance receptacles in the kitchens to GFCI protected receptacles by a qualified licensed electrician for safety.

3.11 JUNCTION BOXES (OBSERVABLE)**Repair or Replace**

An open junction box is observed in the exterior electrical closet. All electrical splices must be enclosed in a junction box. We recommend necessary repairs by a qualified person for safety.

3.12 EXTERIOR LIGHTING**Inspected**

(2) The exterior light fixtures were not sealed where the fixture meets the wall. This condition could allow moisture intrusion in this area. We recommend sealing exterior light fixtures where they meet the wall by a qualified person.

3.14 ELECTRICAL - OTHER**Inspected**

We recommend further evaluation of the entire electrical system and its related components prior to the end of your contingency period by a qualified licensed electrician due to the number of electrical defects discovered throughout the house and garage at the time of the inspection.

5. Water Heater

5.0 MAIN WATER HEATER (CONTROLS)**Not Inspected**

(1) The water heater in Unit(s) 1,2,3 and 4 were blocked by stored items and could not be inspected at the time of the inspection. These water heater(s) are excluded from this inspection due to lack of access from stored items. We recommend further evaluation of all water heater(s) and their related components by this company or by a qualified person once the items have been removed prior to the end of your contingency period.

(2) There is an insulating blanket installed over the water heater in the laundry building. This prevented a full inspection of the water heater. Home inspectors do not remove insulating blankets. We recommend removal to help prevent moisture from being trapped between the blanket and tank which could lead to premature corrosion.

(4) The gas supply pipe at the water heater in the laundry building did not contain a drip leg/ sediment trap. This may have been standard at the time of installation but now is highly recommended. The purpose of a drip leg is to prevent sediment/ debris from entering and clogging the water heater gas valve which could cause the water heater to shut down. We recommend having a drip leg installed by a qualified licensed plumber.

5.2 MAIN WATER HEATER FLUE**Repair or Replace**

The laundry building water heater flue cap is missing. We recommend replacement by a qualified licensed plumber.

5.3 MAIN WATER HEATER (TEMPERATURE & PRESSURE RELIEF VALVE)**Repair or Replace**

(1) The water heater Temperature and Pressure (T&P) relief valve pipe in the laundry building is installed with an uphill slope. This is a non-standard installation and against the manufacturer's installation requirements. We recommend necessary corrections by a qualified licensed plumber.

(2) The water heater Temperature and Pressure (T&P) relief valve pipe in the laundry building was piped with a flexible connector. Flex connectors are not approved for this use. We recommend repair by a qualified licensed plumber.

6. Interiors

6.0 INTERIORS (GENERAL COMMENTS)

Inspected

(1) There is acoustic texture present at the ceiling in each unit. Some of this acoustic texture installed before the 1980's has been known to contain asbestos. It is beyond the scope of this general home inspection for us to test for asbestos. The only way to confirm the presence or absence of asbestos is by having it tested by a qualified person. We recommend having the acoustic texture tested by a qualified person if concerned.

(5) We did not test the property for asbestos in any unit. Testing for asbestos is out of the scope of a general home inspection and was not done by this company at the time of the inspection. If your concerned that the this property may contain asbestos, we recommend that you have the property tested for asbestos prior to the end of your contingency period by a qualified licensed contractor.

(7) Care should be taken when scraping paint on a house/ property over 40 years old. The paint probably had lead in it which is known to be poisonous. We did not test the paint for lead which is out of the scope of a general home inspection. If your concerned that the paint may contain lead, we recommend that you have the paint tested for lead prior to the end of your contingency period by a qualified licensed contractor.

(8) This property/ unit(s) are older and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

6.1 CEILINGS

Inspected

The ceiling in each unit has typical cosmetic wear. You may wish to view this for yourself and have necessary repairs made by a qualified person.

6.3 FLOOR COVERINGS

Repair or Replace

(1) Carpets throughout Unit 3 and 4 are dirty. We recommend having them professional cleaned or replaced by a qualified licensed flooring contractor.

(2) There is damaged carpet in Unit 4 in several areas. We recommend replacing where needed by a qualified licensed flooring contractor.

6.4 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

Repair or Replace

(1) The kitchen countertop surface in unit 1 is damaged. We recommend necessary repairs by a qualified licensed contractor.

(4) Damage, missing or loose drawer guides are noted at the kitchen cabinet drawers in Unit 1. We recommend necessary corrections by a qualified person.

6.5 DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

(1) There were tenants in bedroom 2 in the 3rd unit at the time of the inspection. Due to this condition this bedroom and related components could not be inspected. We recommend having this bedroom and related components be inspected by a qualified person or this company prior to the end of your

contingency period.

(2) The hall closet door lower hinge is damaged in Unit 3. We recommend replacement by a qualified contractor.

6.8 INTERIORS - OTHER

Inspected

(2) MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person to help prevent moisture intrusion in these areas.

7. Plumbing System

7.0 DRAIN, WASTE, AND VENT SYSTEMS

Inspected

(3) Stains are observed on the waste pipes under the kitchen sink in Unit 3. Although there are currently no leaks detected, there may be one under certain conditions. We recommend further evaluation by a licensed plumber prior to the end of your contingency if concerned.

7.1 WATER SUPPLY, DISTRIBUTION SYSTEMS

Repair or Replace

A pipe is loose/ not properly secured at the right side of the laundry building We recommend further evaluation by a qualified licensed plumber and necessary repairs made.

7.3 HOSE SPIGOT(S)

Repair or Replace

(1) The exterior hose spigots do not have anti-siphon or anti-backflow devices installed on them. These anti-siphon or anti-backflow devices help prevent contaminated water from flowing back into the the house water supply system. We recommend installing anti-siphon or anti-backflow devices at the every exterior hose spigots by a qualified person.

(2) Several hose spigot handles are missing. We recommend necessary repairs or replacement by a qualified licensed plumber.

7.5 SINK(S)

Repair or Replace

(1) The kitchen sink is in unit 1 and Unit 2 is old/ worn. We recommend replacement by a qualified person.

(2) There is an older one piece angle stop valve/ supply line observed at the kitchen sink cold water line in Unit 1. These one piece angle stop valve/ supply lines have a reputation to corrode from the inside and possible fail. A white power substance or corrosion/ calcification is observed at the one piece angle stop valve/ supply line. We recommend that this one piece angle stop valve/ supply line be replaced by a qualified licensed plumber as an upgrade.

8(A) . Bathroom(s) / Hall Bathroom

8.0.A SINK(S)

Repair or Replace

(1) The sink stopper is missing in Unit 1,2 and 4. We recommend replacement where missing by a qualified person.

(2) The hot water shut off valve handled is missing in Unit 4. We recommend replacement by a qualified licensed plumber.

(3) The sink overflow channel is rusted in Unit 4. We recommend replacing this sink by a qualified licensed plumber.

(4) The metal portions of the sink drain are rusted or corroded under Unit 2 sink. A leak was not observed at this sink drain pipe at the time of the inspection. However, we recommend replacing this

drain pipe by a qualified licensed plumber to help prevent future leaks or damage.

8.1.A SHOWER**Repair or Replace**

(2) The shower head leaks in Unit 4 when the water is running through it. We recommend replacement by a qualified person.

(3) The shower door in Unit 1 needs adjusting. We recommend having the door adjusted by a qualified person.

8.2.A TUB/ SHOWER ENCLOSURE**Repair or Replace**

The tub/ shower drain was slow draining at the time of the inspection in Unit 1. This may indicate a blockage in the drain line. We recommend further evaluation by a qualified licensed plumber and repairs as needed.

8.3.A TOILET**Repair or Replace**

The bathroom toilet is loose on the wood sub floor in Unit 2. This condition could cause damage to the wax ring, leaks, and damage to the wood sub floor. There could be damage to the wood sub floor which is not visible. We highly recommend further evaluation by a qualified licensed plumber or qualified licensed contractor prior to the end of your contingency period and necessary repairs made as needed.

8.5.A CEILING**Repair or Replace**

Damaged was observed at the ceiling in Unit 1. We recommend necessary repairs by a qualified person.

8.7.A GFCI OPERATION**Inspected**

(1) There is more than one GFCI receptacle installed on the bathroom circuit in Unit 3. This condition is not a hazard but can cause confusion to reset if one trips. Only one GFCI is required to protect all of the receptacles past the GFCI. We recommend necessary corrections by a qualified licensed electrician.

(2) The GFCI outlet in Unit 2 bathroom is a non-grounded outlet which is legal, but not as safe as a grounded GFCI. Non-grounded GFCI protected receptacles require a label stating "No Equipment Ground". We recommend labeling for safety or having this outlet grounded by a qualified licensed electrician.

8(B) . Bathroom(s) / Master Bathroom**8.0.B SINK(S)****Repair or Replace**

(1) The sink stopper is missing in Unit 4. We recommend replacement where missing by a qualified person.

(2) The sink overflow channel is rusted in Unit 4. We recommend replacing this sink by a qualified licensed plumber.

8.1.B TUB/ SHOWER ENCLOSURE**Repair or Replace**

The tub/ shower drain was slow draining in Unit 3 at the time of the inspection This may indicate a blockage in the drain line. We recommend further evaluation by a qualified licensed plumber and repairs as needed.

9. Laundry**9.0 WASHING MACHINE/ DRYER CONNECTION(S)****Inspected**

MAINTENANCE RECOMMENDATION: 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.

9.1 CLOTHES DRYER VENT

Repair or Replace

(1) The dryer is equipped with a foil, accordion-type duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe and a fire hazard. The flexible foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce the airflow. We recommend replacing the duct with a rigid or corrugated semi-rigid metal duct.

(2) We recommend having all dryer vents cleaned by a qualified person.

10. Detectors, Safety, Security

10.1 CARBON MONOXIDE DETECTOR(S)

Not Present

Carbon Monoxide detectors are not installed in this property/ Unit(s). We recommend installing Carbon Monoxide detectors where needed prior to occupying the home.

12. Cooling Equipment

12.0 WALL A/C UNIT

Inspected

(2) The wall AC unit in Unit 4 was unplugged and was not inspected at the time of the inspection. We do not restore power to systems that have been unplugged/ shut down. We recommend further evaluation by a licensed HVAC contractor prior to the end of your contingency period.

15. Built-In Kitchen Appliances

15.0 DISHWASHER

Repair or Replace

(1) The dishwasher in Unit 1 is loose in the cabinet. Mounting tabs were not fastened with screws to the underside of the counter. We recommend necessary corrections by a qualified person.

(2) The dishwasher in Unit 1 did not operate when tested. We recommend necessary repairs or replacement by a qualified licensed appliance contractor.

(3) The dishwasher racks are rusted in Unit 2. We recommend replacing the racks by a qualified person.

15.1 FOOD WASTE DISPOSER

Repair or Replace

The food waste disposer mounting flange in Unit 1 is rusted. This condition could lead to leaks. We recommend replacement of the mounting flange by a qualified person.

15.2 RANGE HOOD/ VENT

Repair or Replace

The light at the exhaust range hood in Unit 1 did not work when tested. We recommend replacing the bulbs and testing again.

15.3 RANGE/ OVEN

Repair or Replace

An anti tip bracket was not installed at the range in Unit 1 and Unit 2. 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.

15.4 COOKTOP**Repair or Replace**

The front right cooktop burner at the oven in Unit 3 did not operate when tested. We recommend necessary repair or replacement by a qualified licensed appliance contractor.

16. Gas, Electric, Water Shut-Off Locations**16.2 MAIN WATER SHUT-OFF****Inspected**

(2) This house has a "gate" valve type main water shut off. The valve appears to be original and aged. Gate valves that are aged are more prone to leaking or breakage. Often times the valve has not been turned for an extended period of time causing the valve to fail. This or any other valve was not tested during the inspection in accordance with our Standards of Practice. We recommend installing a new "ball" valve type shut off by a licensed plumber.

17. POOL, SPA, EQUIPMENT & SAFETY**17.0 OPERATIONAL CONDITION OF POOL****Inspected**

(2) The water in the pool was dirty. Testing the water for proper chemical balance or contaminants is beyond the scope of our general home inspection. We recommend having the pool cleaned, and water tested by a qualified licensed pool contractor.

(4) There is no visible rescue/ safety equipment placed around the pool/ spa area. This is a safety concern. We recommend placing the required rescue/ safety equipment where needed around the pool as a safety upgrade.

(5) The pool and its related components are in overall poor condition. We recommend having a thorough evaluation performed by a qualified licensed pool contractor prior to the end of your contingency period and necessary repairs or replacement made as needed.

17.2 SURFACE WALLS AND FLOOR OF POOL AND OR SPA**Repair/ Replace**

(1) Plaster on the walls is deteriorated in some areas. We recommend further evaluation by a qualified licensed pool contractor to get an estimate of life remaining, and/or the cost of repair prior to the end of your contingency period.

(2) Several tiles are missing or cracked at the pool walls. We recommend having the tiles repaired or replaced by a qualified licensed pool contractor.

17.6 ELECTRICAL COMPONENTS**Repair/ Replace**

(1) The bonding wire is missing at the pool equipment. This is a safety hazard. A bonding wire should connect all metal components of the pool for safety. We recommend installing a bonding wire by a licensed electrician for safety.

(2) Exposed wires were observed at the pool equipment. This is a shock hazard. We recommend necessary repairs by a qualified licensed pool contractor or electrician.

(3) The plastic insulator is missing from the timer box. A plastic insulator is required in the timer box to prevent shocks. We recommend installing a plastic insulator by a qualified person.

(4) An electrical junction box is damaged outside the pool fence We recommend necessary repairs or replacement by a qualified person.

17.8 SKIMMER**Repair/ Replace**

The weir door in the skimmer is missing and should be replaced to prevent objects from entering into the skimmer. We recommend replacing the weir door by a qualified licensed pool contractor.

17.9 GFCI PROTECTION

Repair/ Replace

The GFCI outlet for the pool light(s) did not trip when tested. This is a safety concern. We recommend replacing the GFCI outlet by a qualified licensed electrician or pool contractor prior to using the pool/ as soon as possible.

17.10 COPING/ DECK**Repair/ Replace**

(1) The elastomeric compound (Deck-O-Seal) between the pool deck and coping is cracked/ missing in several areas. We recommend re sealing between the pool deck and coping as needed by a qualified pool contractor.

(2) The decking and the coping around the pool is cracked in several areas. We recommend necessary repairs by a qualified licensed concrete contractor.

(3) Sections of the deck are uneven. This can pose a tripping hazard and may also indicate that soil settlement or root encroachment occurred. We recommend necessary repairs by a qualified licensed concrete contractor.

17.16 FILTER**Repair/ Replace**

An active leak was observed at the filter at the time of the inspection. We recommend necessary repairs by a qualified licensed pool contractor.

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.

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