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REPORT DEFINITIONS & SCOPE

Thank you for selecting **Our Company** to provide your property inspection. Our business is mostly through referrals and we would appreciate you recommending our service to your family, friends and associates who may be in need of our services.

Our inspectors are all proud members of **CREIA** (California Real Estate Inspection Association) and/or **ASHI** (American Society of Home Inspectors), the two major professional organizations for property inspectors in California. Both **CREIA** and **ASHI** require members to meet and adhere to all membership standards set forth in their standards of practice, they mandate a strict code of ethics and they require continual education in the property inspection profession.

This report describes the property conditions on the date of the inspection, to current **CREIA** standards. Within the **CREIA** standards, our judgment is based upon locally accepted practice for comparable properties with respect to quality and workmanship allowing for reasonable wear and tear. The IRC Code, CBC Code is one source we take into account, but our service is not a code compliance inspection or local city/municipality ordinance compliance inspection.

Soil conditions, inaccessible features, and cosmetic considerations are specifically excluded from the scope of this report. Our work is not technically exhaustive and does not include tests such as an appropriate professional might perform on any given system. We test components with normal operating controls and do not break down nor take apart any system. Our fees do not include guarantees or warranties either expressed or implied.

Some features are not inspected. For instance: Sewer drainage, which can become blocked without warning; timer controlled devices; thermostats and similar control devices are not checked for calibration; security systems; elevators; and personal property such as refrigerators and drapes. We cannot judge what we cannot see, such as conditions hidden within walls, beneath rugs, or deliberately masked. We do not dismantle, turn on gas service to appliances, nor venture into or onto areas, which our judgment may be hazardous. The inspection is strictly limited to those items detailed in this report. To review our standards of practice and code of ethics please visit www.creia.org.

We're here to help and encourage you so please call if you have any questions. Our code of ethics does not allow us to provide professional referrals.

We serve Orange, Los Angeles, Ventura, San Diego, Riverside and San Bernardino Counties.

This Report Complies with the CREIA Standards of Practice

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

A. A *real estate inspection* is a survey and basic *operation* of the *systems* and *components* of a *building* which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the inspection is to provide the Client with information regarding the general *conditions* of the *building(s)*. Cosmetic and aesthetic *conditions* shall not be considered.

B. A *real estate inspection* report provides written documentation of material defects discovered in the *inspected building's systems* and *components* which, in the opinion of the *Inspector*, are *safety hazards*, are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.

C. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.

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

This report was prepared for the client listed above in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is part of this report. If you were not present during the inspection, call our office for a full discussion of the entire report. © 2003-2015. A-1 Property Inspections (949)361-2666

This report is not to be used for the purposes of substitute disclosure.

CODE DEFINITIONS

SAFETY CONCERNS

[SC] Safety Concerns: Conditions noted that may pose a hazard to humans, the building or both. These conditions warrant immediate further evaluation and corrections by the appropriate professional in the appropriate trade.

FURTHER EVALUATION

[FE] Further Evaluation: Conditions noted that warrant further evaluation and/or corrections by the appropriate professional in the appropriate trade.

CORRECTIONS RECOMMENDED

[CR] Corrections Recommended: Conditions noted in need of maintenance, repair or replacement. We recommend that all corrections be made by the appropriate professional in the appropriate trades.

RECOMMENDED UPGRADE

[RU] Recommended Upgrades: Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. These may be, but are not limited to safety related items; such as GFCI receptacles and smoke detector locations and the installation of safety glass where subject to human impact.

INSPECTION INFORMATION

This report is intended to be used only as a general guide in order to provide our clients with current pertinent information in helping them make an informed purchasing decision and is not intended to reflect the value of the property, nor make any representation as to the advisability of purchase. The report expresses the opinion of the inspector, based upon visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, removal/lifting of carpet, moving of furniture, appliances or stored items or evacuation was performed. All components and conditions which by the nature of their location are concealed, camouflaged, or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include but are not limited to: formaldehyde, lead paint, mold, asbestos, radon, toxic or flammable materials, and other environmental hazards; pest infestation, recreational or playground equipment, calibration or efficiency measurement of insulation or heating and cooling equipment, concealed or underground drainage or plumbing piping systems, storage tanks, any systems which are shut down or otherwise secured; water wells (water quality and quantity); zoning ordinances; building set-backs, property lines, intercoms; security systems; heat sensors; cosmetics; or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. The report does not constitute any expressed or implied warranty of merchantability or fitness for use regarding the condition of the property, and it should not be relied upon as such.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales, repairs, replacements, modifications or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration as set forth in the Inspection Agreement, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or replacements or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

All repairs should be done by an appropriate professional in the appropriate trade and requiring building permits for any work performed shall be obtained from the authority having jurisdiction (Local Building Department). This is the best assurance that the repairs are done correctly, for the protection of everyone involved. If the seller is accepting responsibility for any repairs, ask for contractor bill(s) as proof of completion.

Re-inspections are only performed on items not accessible or that were unable to be inspected due to utilities not being turned on at the time of original inspection. Should repairs be necessary we suggest they be performed by an appropriate professional in the appropriate trade and that all work complies with applicable laws, including governmental permits, inspections, and approval requirements. Buyer should obtain from seller receipts for repairs/replacements performed by others, a written statement indicating the date of repairs performed by seller and provide copies of receipts and statements of seller prior to final verification of condition.

See body of report for detailed descriptions of findings and recommendations.

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California law requires a broad disclosure statement to be provided by the sellers to buyer of most residential property (CA D.R.E. Form TDS-14). If the statement was provided to us, it is used at the inspection to double-check problem areas. We do not cover all the items in the state form; and some items may not be inspected.

NOTWITHSTANDING POSSIBLE STATEMENTS TO THE CONTRARY IN THE REAL ESTATE TRANSFER DISCLOSURE STATEMENT (CA D.R.E.FORM TDS-14), OUR INSPECTION IS NOT A SUBSTITUTE DISCLOSURE AS DESCRIBED BY CIVIL CODE 1102. This means we are *not* responsible for any errors or omissions on the disclosure statement nor any possible consequences of such errors or omissions.

It is the clients sole responsibility to read this report in its entirety, not rely upon any verbal comments and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of this transaction. The client is to personally perform a diligent visual inspection of the property after the seller vacates to insure that no "condition" was concealed by personal property and/or stored items while occupied or damaged during the seller's evacuation of the building. Should any "condition" be revealed that was not addressed within this report prior to, or after the close of this transaction, please contact our office immediately for an additional evaluation regarding such "condition."

Resources for lowering your energy costs: Online Consumer & Business Conservation Rebate Database www.consumerenergycenter.org California Department of Consumer Affairs: www.dca.ca.gov/energychallenge.htm Local Utility companies (partial list): PG&E 800-743-5000, Edison 800-655-4555, San Diego Gas and Electric 800-411-7343, Southern California Gas Company 800-427-2200

CLIENT & SITE INFORMATION

FILE/DATE/TIME**PRELIMINARY REPORT**

File # Cottage-2016PW Date: 2016 Time: 1400.

CLIENT NAME

Buyers.

LOCATION

Southern California.

**BUYER'S AGENT**

Agent.

LISTING AGENT

Agent.

WEATHER/SOIL

Weather conditions during the inspection: clear, 79 degrees, and the ground is dry.

BUILDING CHARACTERISTICS

MAIN ENTRY

Faces: North.

DESCRIPTION

Built 1948, 1 story, 975 square feet, single-family residence.

FOUNDATION

Foundation types: concrete slab on grade.

UTILITIES

UTILITIES

All utilities on.

OTHER INFORMATION

PEOPLE PRESENT

People present: clients, buyer's agent, listing agent.

BUILDING OCCUPIED

The building was staged and access to some items such as; electrical receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

INSPECTED BY

Peter Walker.

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COMMENTS

Where noted, material defect(s) in the systems, structures, or components of the building are preceded by condition codes i.e. [SC], [FE], [CR] and [RU]. Each code is defined in the "Condition Code" section of page 3 of this report. We recommend all maintenance, repairs, or corrections be made by the appropriate persons "professionals in the appropriate trades" using approved methods prior to the close of this transaction.

INTRODUCTORY NOTES**IMPORTANT INFORMATION**

[NOTE] Statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the building's main entrance.

[NOTE] Line item numbers within report are for reference and identification purposes only.

[NOTE] We recommend obtaining equipment operating manuals and documentation for all warranted items of the building.

[NOTE] We recommend having the locks of all exterior doors re-keyed after taking possession of the building for security reasons.

[NOTE] Photographs, when used, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed.

[FE] We are not soil or geotechnical engineers and cannot render an opinion regarding soil stability or potential soil movement. If desired, a qualified professional in the appropriate trade should be consulted on these matters.

[NOTE] Shortly before closing Escrow and transfer of title you will be given an opportunity for a final walk through of the property to assure you that the property is as it should be. We suggest that you ask the present occupant/seller if any adverse conditions, changes, or remedial work done by others, which may have caused damage behind furniture or to another component of the building have occurred since your property inspection was performed.

[NOTE] Further evaluations and all corrections are recommended to be completed by the appropriate professionals in the appropriate trades before the close of this transaction with all documentation/receipts regarding evaluations and corrections be made available to you.

[NOTE] The building's square footage and age provided to your inspection company by other parties in the transaction is used as a guide to determine the amount of time we need to allocate for our inspection and thus our fee to perform the inspection. All parties to the transaction need to determine the exact square footage and age of building to their own satisfaction.

[Note] An analysis for compliance with the Federal Americans with Disabilities Act was not performed. Contact the ADA for information.

[FE] [NOTE] Buildings built before 1994 may have products in them that contain some amounts of asbestos or lead. Determining the presence of these products is beyond the scope of this report. Information related to these products can be found in the "Buyers Guide to Earthquake Safety & Environmental Hazards".

[FE] We recommend confirming any/all permits and inspection records with final signatures for any changes or additions that may have been made to the building prior to close of the transaction,

Inspection Report Exclusively For: 1948 Cottage-2016PW

[NOTE] This statement is taken from the C.A.R. purchase contract and is provided for your clarification. Repairs shall be completed prior to final verification of condition unless otherwise agreed in writing. Repairs to be performed at sellers expense may be performed by Seller or through others, provided that the work complies with applicable Law, Including governmental permit, inspection and approval requirements. Repairs shall be performed in a good skillful manner with materials of quality and appearance comparable to existing materials. It is understood that exact restoration of appearance or cosmetic items following all Repairs may not be possible. Seller shall: [1] obtain receipts for Repairs performed by others; [2] prepare a written statement indicating the Repairs performed by seller and the date of such repairs; and [3] provide Copies of receipts and statements to Buyer prior to final verification of condition.

[FE] We recommend consulting with insurance companies for insurance quotes and for any prior insurance loss/claims on the property prior to close of the transaction.

ENVIRONMENTAL CONCERNS Client/s acknowledge what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to; detect, identify or disclose any health or environmental concerns regarding the buildings and/or adjacent property, including but not limited to, the presence of animal urine, feces, chinese drywall, asbestos, radon, lead, urea-formaldehyde, fungi, mold, bio-organic growth, PCB's, electromagnetic radiation, buried fuel oil tanks, ground water contamination, soil contamination, methane or any other toxic materials or substances contained in the water, air, soils, or building materials or products. We are not trained or licensed to recognize or analyze any of these materials. We may make reference to one or more of these materials when/if noted during the inspection. Should further study or analysis seem prudent, then a full evaluation by an appropriate professional in the appropriate trade is recommended. Information related to these products may be found in the "Guide to Earthquake Safety & Environmental Hazards" pamphlet.

FOUNDATION, BASEMENTS AND UNDER-FLOOR AREAS

SECTION 1

A. Items to be inspected:

1. Foundation *system*
2. Floor framing *system*
3. Under-floor ventilation
4. Foundation anchoring and cripple wall bracing.
5. Wood separation from soil.
6. Insulation.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

FOUNDATION AND SUPPORT COMPONENTS

- | | |
|-------------------------------|--|
| 101 FOUNDATION TYPE(S) | Foundation types: Concrete slab on grade. |
| 102 EXTERIOR | The limited observed exterior areas of the concrete foundation showed no sign of unusual cracking or movement. |
| 103 INTERIOR | The current condition of the concrete slab could not be confirmed by visual inspection due to wall-to-wall floor coverings. All concrete experiences some cracking causes not limited to shrinkage, settlement and seismic activity. |
| 107 FRAMING | Not applicable to this structure. |

UNDER-FLOOR VENTILATION

- | | |
|------------------------|-----------------------------------|
| 114 VENTILATION | Not applicable to this structure. |
|------------------------|-----------------------------------|

UNDER-FLOOR ACCESS OPENING(S)

- | | |
|--------------------------|-----------------------------------|
| 115 ACCESSIBILITY | Not applicable to this structure. |
|--------------------------|-----------------------------------|

FOUNDATION ANCHORING AND CRIPPLE WALL BRACING

- | | |
|------------------------------------|---|
| 117 ANCHORING & BRACING | A visual examination could not confirm the presence or condition of foundation anchor bolting because of concealment due to the type of foundation system employed. (slab-on-grade) |
| 118 CRIPPLE WALL(S) | Not applicable to this structure. |

WOOD SEPARATION FROM SOIL

119 SEPARATION [FE] [CR] The wood framing lacked adequate separation from the soil at the front, left and rear sides. See #216.

INSULATION

120 INSULATION Not applicable to this structure.

SECTION 1

B. The Inspector is not required to:

1. *Determine* size, spacing, location or adequacy of foundation bolting/bracing *components* or reinforcing *systems*.
2. *Determine* the composition or energy rating of insulation materials.

EXTERIOR

SECTION 2

A. Items to be inspected:

1. Surface grade directly adjacent to the *buildings*
2. Doors and windows.
3. Attached decks, porches, patios, enclosures, balconies, stairways and their enclosures.
4. Wall cladding and trim
5. Portions of walkways and driveways that are adjacent to the *buildings*

We recommend that all material defects noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

EXTERIOR INFORMATION

201	SITE GRADING	Flat site on a hill.
202	DRIVEWAY(S)	Materials: asphalt.
204	WALKWAY(S)	Materials: Stone, concrete, brick, gravel, concrete pavers.
205	STEP(S)/STAIR(S)	Materials: concrete.
206	MAIN ENTRY	Materials: brick.
207	PATIO(S)	Materials: concrete, brick.
209	SITE DRAINAGE	Surface and underground drains.
210	SIDING/CLADDING(S)	Materials: wood, manufactured wood, wood shingles.
211	VENEER(S)	Materials: brick.
212	EXTERIOR TRIM	Materials: wood.
213	DOOR(S)	Materials: Wood/glass.
214	WINDOW(S)	Materials: metal, wood, glass block. Types: horizontal sliding, fixed, with a combination of single-pane/non-thermal and double-pane/thermal windows present.

SURFACE GRADE, HARDSCAPING AND DRAINAGE

216	SITE GRADING	[CR] Sections of the foundation and siding are below the exterior grade. We recommend modifications in these areas by lowering the grade to maintain a minimum of 6 inches clearance between the earth and any wood portions of the structure including wood siding or wood framing. The conditions noted are conducive to moisture intrusion into the building. Front, left and rear
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[FE] Due to the slope of the building site it is recommended that consideration be given to have an evaluation of site stability confirmed by a state licensed geotechnical engineer.

[CR] The yard grading at areas around the building are not adequately sloped away from the perimeter foundation. It is important that surface grade be sloped away from the perimeter foundation to prevent moisture accumulation next to the foundation, which may infiltrate below the building effecting the structural integrity of the building/s support systems.

217 DRIVEWAY(S)

[CR] The asphalt driveway is weathered and deteriorated. Continued use without repairs may require replacement.



219 WALKWAY(S)

See # 216.

220 STEP(S)/STAIR(S)

[SC] There is improper/inconsistent height/rise on the steps. This condition is a trip hazard.



222 HANDRAIL(S)

[SC] There are no handrails at the steps, required when 4 or more steps.

**223 MAIN ENTRY**

[SC] Evidence of ponding water is noted on the entry porch. This condition is a slip and fall hazard.

224 PATIO(S)

[SC] Uneven sections are noted in the patio surface. This condition is a trip hazard. We recommend correcting any trip hazard conditions.

226 WOOD DECK(S)

On grade wood decks not applicable to this property.

227 SITE DRAINAGE

[FE] An underground drainage system is installed, it was not water tested during the inspection. We make no representations as to its effectiveness and recommend it to be tested prior to close of the transaction.

DECKS, PORCHES, BALCONIES, STAIRS, COLUMNS, WALKWAYS, GUARDRAILS AND HANDRAILS

229 WOOD DECK(S)

Above grade wood decks, balconies, guard/hand rails, stairs are not applicable to this property.

230 BALCONY(S)

Above grade balconies, stairs, guard/handrails are not applicable to this property.

CLADDING, VENEERS, FLASHING, TRIM, EAVES, SOFFITS, FASCIAS

239 WOOD SIDING

[FE] [CR] Portions of the wood siding lacked adequate clearance from or are buried in the ground. These conditions are conducive to moisture intrusion and deterioration.

[CR] There are gaps in the wood siding.. These conditions are conducive to moisture intrusion and rodent access.

240 SHINGLE SIDING

[CR] There are holes in the shingled siding. These conditions are conducive to moisture intrusion and deterioration.



- 241 MANUFACTURED SIDING** [FE] Portions of the manufactured siding lacked adequate clearance from or are buried in the ground. These conditions are conducive to moisture intrusion and deterioration.

**245 CONCRETE WALL(S)**

[CR] Concrete walls are installed in what is generally known as a "flash wall". These are small concrete walls against the siding designed to keep moisture out where the grade is incorrect. These walls do not work and will not keep moisture out.

[CR] There is no observable flashing along the top edge of the masonry walls to the exterior siding connection. The flashing diverts moisture accumulated on the siding out over the face of the veneer, rather than allowing it to get behind the veneer where it may cause damage.

246 VENEER

[CR] There is no observable flashing along the top edge of the masonry walls to the exterior siding connection. The flashing diverts moisture accumulated on the siding out over the face of the veneer, rather than allowing it to get behind the veneer where it may cause damage.



- 247 FLASHING(S) [FE] There are no observable flashings at over the windows, doors and projections of the buildings.
- 248 EXTERIOR TRIM The observable exterior trim materials appeared functional.
[CR] Wood post at the rear with no apparent purpose is damaged.
- 249 EAVE(S)/SOFFIT(S) [CR] There are damaged/deteriorated eave and soffit materials noted.



- 252 COMMENTS [CR] The water heater closet is missing its door.

EXTERIOR DOORS AND WINDOWS

- 253 DOOR(S) The doors viewed from the exterior appeared functional.
[CR] The screen door is missing.
- 254 WINDOW(S) [FE] Double-pane windows/doors reduce noise and improve efficiency of the home. The space between the panes is factory sealed. If a seal fails, air from the environment enters the formerly sealed space. This condition causes condensation or fogging of the windows, depending on the climatic conditions. We cannot assure the seal on each and every window, but we will attempt to note in the report the presence of observed condensation, fogging and/or moisture staining noted during the inspection. Due to climatic conditions, nature of the components and cleanliness of the glass, it is not possible to determine all failures.
[CR] Window screens are damaged and/or missing.

OUTSIDE THE SCOPE OF THE INSPECTION

256 RETAINING WALL(S)

[FE] Retaining wall present at the left side requires evaluation by a qualified engineering professional.

[CR] The decorative retaining/planter walls are damaged. Pic.



257 FENCING/GATE(S)

[CR] The wood fencing is damaged, the left gate is missing its jamb. The right gate is damaged.

263 COMMENTS

Shed not part of the inspection.

SECTION 2

B. The Inspector is not required to:

1. *Inspect* door or window screens, shutters, awnings or security bars
2. *Inspect* fences or gates or *operate* automated door or gate openers or their safety devices
3. Use a ladder to *inspect systems* or *components*

ROOF COVERINGS

SECTION 3

A. Items to be inspected:

1. Covering
2. Drainage
3. Flashing
4. Penetrations
5. Skylights

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ROOF INFORMATION

- 301 INSPECTION METHOD** The inspector walked on the roof and viewed the accessible roofing components.
- 302 ROOF COVERING(S)** Materials: built-up with a cap sheet surface.
- 303 ROOF LAYER(S)** There are an undetermined number of layers.
- 304 ROOF DRAINAGE** Materials: plastic rain gutters.

ROOF COVERINGS

- 314 BUILT-UP ROOFING** [CR] The rolled roofing is a substandard roof installation not limited to face nailing at all connections. Recent patching due to leaks. Ridging of the material etc. The roof is worn and needs replacing.



ROOF DRAINAGE SYSTEMS

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317 ROOF DRAINAGE

[CR] The rain gutters are installed too low to the roof's edge. The connections are poor. End stops are missing. This condition allows water to wash over the gutters rendering them inoperative. The gutters need replacing with metal gutters.

**318 DOWNSPOUT(S)**

[CR] The downspouts are damaged and are missing sections. The downspouts are incomplete, not fastened together. The downspouts dump at the building foundation etc. The downspouts need replacing with metal downspouts and routed into the drainage system.

**FLASHINGS****320 FLASHING(S)**

[CR] There are substandard, damaged or missing flashings at the roof penetrations and chimney. The flashings are not installed under the roofing materials. The flashings need to be replaced.

**PENETRATIONS****322 PENETRATION(S)**

[CR] The sealant to some of the roof penetrations is cracked.

323 FLUE PIPE(S)

[CR] The water heater is missing the flue pipe cap, see # 533.



SKYLIGHTS**325 SKYLIGHT(S)**

[CR] The skylight is installed in a substandard manner and has patched flashings.

**SECTION 3****B. The Inspector is not required to:**

1. Walk on the roof surface if, in the opinion of the *Inspector*, there is risk of damage or a hazard to the *inspector*
2. Warrant or certify that roof *systems*, coverings or *components* are free from leakage

ATTIC AND ROOF FRAMING

SECTION 4

A. Items to be inspected:

1. Framing
2. Ventilation
3. Insulation

We recommend that all material defects noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ATTIC/FRAMING INFORMATION

401 ATTIC ACCESS(S)	Access: 1 Location: master bedroom, Type: hatch in the ceiling.
402 ROOF FRAMING	Framing types: conventional framing.
403 ROOF SHEATHING	Materials: wood planks.
404 INSULATION	Materials: fiberglass batts.
405 VENTILATION	Vent types: none.

FRAMING AND SHEATHING

406 ROOF FRAMING	[FE] Moisture stains are noted on the roof framing.
407 ROOF RAFTER(S)	The observable areas of the rafter framing appeared functional.
411 CEILING JOIST(S)	The observable areas of the ceiling joists appeared functional.
412 ROOF SHEATHING	The observable areas of the roof sheathing appeared functional.

ACCESS OPENING(S) AND ACCESSIBILITY

414 ATTIC ACCESS(S)	The attic examination is conducted from the opening only due to limited access.
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VENTILATION

416 VENTILATION	Good attic ventilation is beneficial to the longevity of the roofing material and comfort of the living spaces. Attic ventilation can be provided by a variety of static or powered venting systems.
-----------------	--

[SC] There was no ventilation in the attic see heating.

INSULATION

418 INSULATION

[CR] The insulation is out of place/missing in areas. The insulation is not installed on the attic access door. This condition minimizes the overall value of the insulation.



SECTION 4

B. The Inspector is not required to:

1. *Inspect* mechanical attic ventilation systems or components
2. *Determine* the composition or energy rating of insulation materials

PLUMBING

SECTION 5

A. Items to be inspected:

1. Water supply piping
2. Drain, waste and vent piping
3. Faucets and fixtures
4. Fuel gas piping
5. Water heaters
6. *Functional flow and functional drainage*

We recommend that all material defects noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

PLUMBING SYSTEM INFORMATION

- | | | |
|-----|-----------------|---|
| 501 | MAIN WATER LINE | Materials: copper piping. |
| 502 | WATER SHUTOFF | [FE] Not located and designated to the property. |
| 503 | WATER PIPING | Materials: Observed: copper piping, Non metallic. |
| 504 | WASTE LINES | Materials: Observed, a combination of ABS plastic, cast iron and galvanized piping. |
| 505 | GAS SHUTOFF | The gas meter and shutoff valve are located at the rear of the building. |
-

WATER SUPPLY PIPING

- | | | |
|-----|---------------|--|
| 506 | WATER SHUTOFF | The main water shutoff valves are outside the scope of the inspection and are not tested. |
| 507 | WATER PIPING | [Note] Yard sprinkler systems if present are not evaluated for performance and do not make sense with today's drought conditions. We do recommend that drip systems be employed. |

[Note] There have been many incidents of copper piping failure from pinholes in the piping in buildings, some not yet 10 years old. This kind of failure can occur at any time. This can be due in part to changes in the water and changes in the material content of the piping. We are unable to determine on a limited visual building inspection if the copper piping in this building is susceptible to this type of failure. It is our experience that there are no guarantees with copper plumbing materials today. Lawsuits have been filed against many water authorities for piping issues. Pin holes that cause slab leaks are not detectable on a routine building inspection unless wet flooring is observable.

The observable water supply piping appeared functional today with no observable supply line leaks noted during the inspection.

[CR] A roof water sprinkler system is installed on the roof but disconnected.

DRAIN, WASTE AND VENT PIPING

- 508 DRAINS The observable drain pipes are functional.
- 509 WASTE PIPING The observable waste piping appeared functional.
- 510 VENT PIPING The observable areas of the vent pipes appeared functional.

FAUCETS AND FIXTURES

- 512 SINK FAUCET(S) The faucets and piping appeared functional with exceptions noted.
- 513 HOSE FAUCET(S) [RU] There are no vacuum breakers on the exterior hose faucets. We recommend installing these devices, required in newer construction for water safety.
- 514 SINK(S) [CR] The sinks are not secured to the cabinets as required.
- 515 TOILET(S) [CR] The toilets are loose on the floors.
- 518 TUB(S)/SHOWER(S) The tub/shower appeared functional.
- 520 SHOWER(S) The shower appeared functional.
- 521 ENCLOSURE(S) The enclosures are functional, with safety glass markings.
- 522 COMMENTS [FE] Angle stops are not tested as the inspector is not equipped to repair plumbing. It is common for the angle stops to be inoperable due to age and mineral deposits. Temperature controlled mixing valves can fail at any time, we do test for correct water orientation during the inspection.
- [FE] Water hammer is the sound of moving water being suddenly stopped when a valve is turned off quickly. It can be a symptom of wearing valves or pipes not adequately secured. Hammer is most pronounced at washing machines and dishwashers that use quick acting solenoid shutoff valves. It can occur anytime and is a natural process of wear on the plumbing system.
- We do listen for hammer and report accordingly. We do not guarantee there will not be water hammer. Hammer may be controlled installation of permanent air chambers and/or water hammer arrestors. No hammer noted today.

FUEL GAS PIPING

- 523 GAS SHUTOFF [RU] The supply shutoff appeared functional, we do not operate these devices. There is no emergency shutoff wrench present. We recommend providing a wrench for emergencies. Some jurisdictions require the installation of an automatic gas shut off valve upon resale. We do not know if this jurisdiction mandates such an upgrade.

524 GAS PIPING

The observable areas of the gas piping appeared functional, with exceptions noted.

[CR] Areas of the observable gas piping lacked adequate corrosion protection. Left side walkway.



WATER HEATER INFORMATION

527 LOCATION(S)	The water heater is located in an exterior unfinished closet at the left.
528 BRAND NAME(S)	General Electric.
529 MANUFACTURE DATE	2011.
530 SIZE / GALLONS	28 gals.
531 ENERGY TYPE(S)	Natural gas.

WATER HEATER CONDITIONS

533 VENTING SYSTEM(S)	<p>[CR] The water heater vent pipe is connected to a damaged transite/cementitious flue pipe. The eventual usual consequence is exhaust gas condensation causing corrosion of the flue piping and equipment. The transite pipe should have been changed with the new water heater.</p> <p>[SC] The flue vent pipe is not properly secured at the connections.</p> <p>[SC] The flue vent pipe did not extend the minimum of 5 feet above the tank.</p>
534 SUPPLY PIPING	<p>[CR] The shutoff valve and observable water supply connectors are not insulated as required. We recommend insulating the exposed water piping to minimize heat loss.</p> <p>[RU] The water supply line to the water heater is a 3/4 line. The hot water line out of the water heater is a 1/2 inch line. Today's standards require a 3/4 hot water line to the bathrooms, laundry and kitchen reduced to 1/2 inch line at the faucets. Recommend to upgrade.</p>
535 "T & P" VALVE(S)	[SC] The temperature & pressure relief valve's discharge line is missing. We recommend installing an approved discharge line that extends to the exterior and terminates close to the ground facing downward.
536 TANK(S)	The water heater tank appeared functional, no leakage noted today.

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- 537 SEISMIC BRACING** [SC] The water heater seismic strapping is installed in a manner that did not meet the requirements or the water heater strapping kit manufacturers instructions. The intent is for the water heater to resist movement. The position of the blocking creates a hinge point, the blocking should prevent the tank from moving.
- 538 COMBUSTION AIR** A combustion air supply for the water heater is present. Adequate ventilation for all fuel burning appliances is vital for their safe operation.
- [NOTE] Installation of a door would require sufficient combustion air be provided to the water heater.
- 539 ENERGY SUPPLY(S)** The gas shutoff valve and flexible gas connector appeared functional.
- [SC] There is no sediment trap/drip leg in the gas line as required by the manufacturers installation instructions. Traps are designed to collect debris in the gas lines such as rust, swarf etc. Debris can cause improper burning of the gas and result in carbon monoxide.
- 540 CONTROL(S)** The temperature control is set in the "normal range" and the water at the faucets is warm/hot.
- 541 ELEVATION(S)** The water heater is in a location that did not require the ignition source/pilot light to be elevated above the floor.
- [CR] The water heater tank is sat on improper materials. The water heater is required to be installed 3 inches above grade.
- 543 COMMENTS** [CR] There is no drip pan and drain line under the water heater to catch and divert any dripping water and/or leaking plumbing to the exterior.
- [SC] This is a substandard and unsafe installation.

FUNCTIONAL FLOW AND FUNCTIONAL DRAINAGE

- 544 FUNCTIONAL FLOW** A number of fixtures were operated simultaneously with the dish washer running and functional water flow.
- 545 FUNCTIONAL DRAINAGE** [FE] During the very limited testing of the drainage system today no blockage or slow drains were observed. This limited inspection will not replicate day to day usage. Drains have been known to block at any time whether new construction or older properties with mature tree growth. We recommend locating all plumbing cleanout locations and to have a video camera test be performed on the drainage system prior to close of the inspection contingencies. Retain the video for your records.

CROSS-CONNECTIONS

- 547 CROSS-CONNECTIONS** There are no observable cross-connections between the potable and non-potable water at the fixtures or faucets.

SECTION 5

B. The Inspector is not required to:

1. Fill any *fixture* with water, *inspect* overflow drains or drainstops, or evaluate backflow *devices*, waste ejectors, sump pumps or drain line cleanouts
2. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation or solar heating *systems* or *components*
3. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*

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4. *Inspect* fuel tanks or determined if the fuel gas system is free of leaks
5. *Inspect* wells or water treatment *systems*

ELECTRICAL

SECTION 6

A. Items to be inspected:

1. Service equipment.
2. Electrical panels.
3. Circuit wiring.
4. Switches, receptacle outlets and lighting *fixtures*.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ELECTRICAL SERVICE INFORMATION

601 SERVICE TYPE	Overhead.
602 MAIN PANEL	Service panel: Located at the rear of the building.
603 SERVICE RATING	120 volt system, rated at 60 Amperes.
604 SERVICE WIRING	Materials: Observed: copper.
605 CIRCUIT WIRING	Materials: copper. Wire system type(s): non-metallic sheathed cable and conduit.
606 DISCONNECT TYPE	Circuit breakers.

SERVICE EQUIPMENT

- 607 SERVICE WIRING [SC] The overhead electrical mast lacked adequate bracing and is leaning.
- [CR] Tree branches are in contact with the overhead service entrance cables.



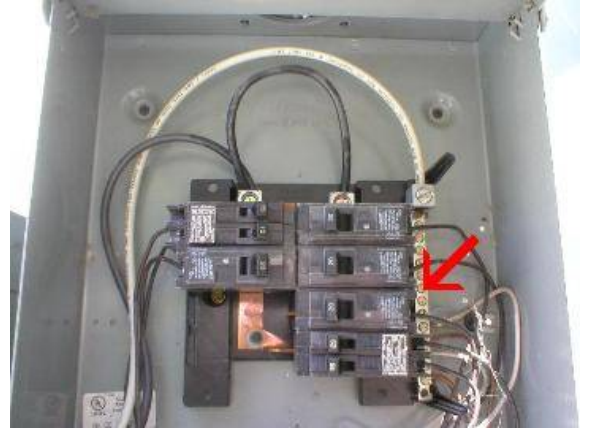
- 608 CAPACITY [FE] [CR] The present electrical system appeared inadequate for the structure.

GROUNDING AND BONDING

610 GROUND TYPE(S) Water piping.

611 GROUNDING **[SC]** The grounding is compromised due to plastic piping present in the plumbing system. A minimum of two grounding methods has been required for over 50 years. Recommend to correct.

[CR] Neutrals and grounds are mixed.



612 BONDING **[SC]** There are no bond wires at the water heater water lines and gas line as required.

DISTRIBUTION PANELS

613 MAIN PANEL The circuit breakers in the panel are labeled. The accuracy of the labeling is not verified

[CR] Screw missing at the front cover of the panel.

614 WORKMANSHIP **[SC]** Double lugging is noted in the box.

SUBPANEL INFORMATION

615 LOCATION Next to the main disconnect.

616 PANEL RATING 120/240 volt, rated at 125 Amperes.

617 DISCONNECT TYPE Circuit breakers.

SUBPANEL CONDITIONS

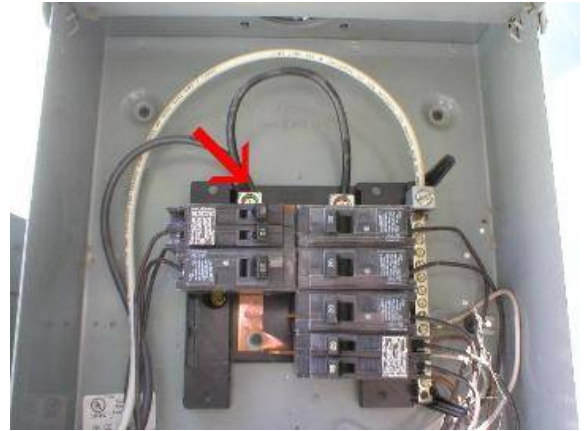
618 ELECTRIC PANEL **[CR]** Screw missing from the front panel cover.

[CR] A number of breakers are not properly labeled specific. We recommend they be accurately labeled to allow individual circuits to be shut off for maintenance or emergency needs.

[CR] Bad breaker left side will not reset.

619 WORKMANSHIP

[SC] Double taps noted in the panel.



WIRING TYPES AND METHODS

621 WIRING TYPE(S)

Materials: Observed: copper, Wiring methods: non-metallic sheathed cable and conduit.

622 CIRCUIT WIRING

[SC] The exposed wiring within six feet of the attic access opening is not protected from damage and is damaged

[SC] There are electrical wiring connections that are not contained in approved electrical junction boxes at the following locations: attic.



623 COMMENTS

[SC] Improper damaged live wiring with exposed splices is noted in the following locations: attic



SWITCHES, RECEPTACLE OUTLETS AND LUMINARIES [LIGHT FIXTURES]

624 DOOR BELL

[FE] Low voltage wiring of any description is not part of the inspection.

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625 SWITCHES

The accessible switches are functional unless noted below. Light switches are a go or no go. Determining multi function switch systems is outside the scope of the inspection.

627 GROUNDED RECEPTACLE(S)

[RU] The 2008 [National Electrical Code] NEC requires new & renovated dwellings to have tamper resistant [TR] receptacles. These receptacles close off the contact slots of the receptacles with shutters. When a plug is inserted into the receptacle both springs are compressed and the shutters open allowing the metal prongs contact and make the receptacle live. Because both springs must be compressed at the same time the shutters do not open when a child attempts to insert an object into one of the slots. For additional child safety we recommend the installation of tamper resistant electrical receptacles.

[SC] The property has been renovated without benefit of tamper resistant receptacles as required.

[SC] Weather resistant receptacle cover plate is missing at the exterior front. Cover plate missing in the attic at the furnace power cord.

[CR] There is no power at a number of the receptacles. Bedrooms.

628 LUMINARIES [LIGHT(S)/FIXTURE(S)]

[SC] Light fixtures are missing and exposed wiring noted in the bedroom closets. There are no switched lights for safe egress outside the entry and rear doors. There is no service light in the water heater closet.

[CR] Some of the luminaries [lights] failed to function and/or missing [bulbs] luminaries at, hall, guest bedroom.

630 GFCI DEVICE(S)

GFCI protection devices are located in the following areas: bathrooms, exterior, kitchen.

631 AFCI DEVICE(S)

[RU] There are no AFCI protection devices provided in the electrical panel as required in new construction today. Arc Fault Circuit Interrupters provide protection when arc faults occur in the wiring. We recommend upgrading to provide added protection.

SECTION 6**B. The Inspector is not required to:**

1. Operate circuit breakers or circuit interrupters.
2. Remove cover plates.
3. Inspect de-icing systems or components
4. Inspect private or emergency electrical supply systems or components

HEATING AND COOLING SYSTEMS

SECTION 7

A. Items to be inspected:

1. Heating equipment.
2. Central cooling equipment.
3. Energy source connections.
4. Combustion air and exhaust vent systems.
5. Condensate drainage.
6. Conditioned air distribution *systems* .

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

HEATING SYSTEM INFORMATION

701 LOCATION(S) The unit is located in the attic.



702 BRAND Payne.

703 MANUFACTURE DATE 1998.

704 TYPE & FUEL Forced air natural gas fired system.

705 APPROX. BTU(S) 40,000 btu's.

706 FILTER TYPE(S) Disposable.

HEATING EQUIPMENT AND OPERATION

707 SUPPLY PLENUM(S) The supply air plenum appeared functional.

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708 HEATING UNIT(S)	The unit functioned.
709 BURNER(S)	[CR] There is an unusual flame pattern noted. The unit needs servicing.
710 HEAT EXCHANGER(S)	[NOTE] The heat exchanger is not observable to inspect without dismantling the unit, which is beyond the scope of the inspection.
711 BLOWER / FILTER(S)	The blower motor and filter appeared functional.
712 RETURN PLENUM(S)	The return air ducting appeared functional.
713 COMBUSTION AIR	Combustion air provides oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. [SC] There was no combustion air supply to the furnace, this condition restricts the flow of combustion/makeup air to the furnace and may cause the unit to not function as designed.
714 VENTING SYSTEM(S)	The observable areas of the flue vent piping are intact and secured at the connections.
715 THERMOSTAT(S)	The thermostat was operated and the system responded.

ENERGY SOURCE CONNECTIONS

727 HEATING EQUIPMENT ENERGY SOURCE CONNECTIONS	The gas shutoff valve appeared functional, The electrical power cord connections appeared functional [SC] The gas line is not hard piped to the exterior of the furnace housing. [SC] There is no sediment trap/drip leg in the gas line as required by the manufacturers installation instructions. Traps are designed to collect debris such as rust and swarf etc. Debris causes improper burning of the gas. This creates carbon monoxide.
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CONDITIONED AIR DISTRIBUTION SYSTEMS

732 DUCT TYPE(S)	Plastic covered and insulated flexible ducting.
733 DUCT CONDITIONS	The observable areas of the conditioned air ducts appeared functional.
734 REGISTER(S) & GRILL(S)	There is air movement from the air registers/grills.

SECTION 7

B. The Inspector is not required to:

1. *Inspect* heat exchangers or electrical heating elements.
2. *Inspect* non-central air conditioning units or evaporative coolers.
3. *Inspect* radiant, solar, hydronic or geothermal *systems* or *components*.
4. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system.
5. *Inspect* electronic air filtering or humidity control *systems* or *components*.

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FIREPLACES & CHIMNEYS

SECTION 8

A. Items to be inspected:

1. Chimney exterior.
2. Spark arrestor.
3. Firebox.
4. Damper.
5. Hearth extension.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

FIREPLACE/GAS APPLIANCE/WOOD BURNING STOVE INFORMATION

- | | |
|------------------|---------------------------------|
| 801 LOCATION(S) | Locations: living room. |
| 802 UNIT TYPE(S) | Materials: masonry fireplace. |
| 803 FUEL TYPE(S) | Fuels: gas and/or wood burning. |
| 804 CHIMNEY(S) | Materials: Masonry chimney. |

CHIMNEYS, SPARK ARRESTORS, FIREBOXES, DAMPERS AND HEARTH EXTENSIONS

- 805 CHIMNEY(S) [FE] [SC] The chimney is crack damaged. Cracked masonry chimneys in seismic zones are considered a hazard needing correction
- [CR] There is no observable flashing between the exterior siding and the chimney. The flashing is used to prevent moisture intrusion and deterioration where the dissimilar materials meet.



- 806 SPARK ARRESTOR(S) [SC] There is no spark arrestor installed on the chimney. We recommend installing a rain cap type spark arrestor to help minimize moisture entry into the flue and prevent the escape of hot embers.

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807 FIREBOX(S)

[RU] There are no glass doors present. We recommend adding doors as an energy upgrade.

[SC] There are cracks in the fire box walls, the fire box refractory walls need replacing.



808 DAMPERS

[CR] The flue damper is stuck and damaged.

[SC] The observable areas of the flue are dirty with soot/creosote build up. This condition is a fire hazard. We recommend the flue and related components be cleaned by an appropriate professional in the appropriate trade.



809 HEARTH EXTENSION(S) The hearth extension appeared functional.

810 ACCESSORY(S)

[SC] The wood mantle is too close to the fireplace opening. This condition is a fire hazard when burning wood.



811 COMMENTS

[FE] We recommend an inspection by a qualified fireplace professional prior to the close of this transaction. Our inspection of the fireplace and chimney is limited to the readily observable portions only. The inner reaches of a flue are relatively inaccessible. Our distant oblique view from the top or bottom is not adequate to discover possible deficiencies or damage, even with a strong light. A qualified fireplace professional will clean the interior if necessary, use specialized tools, testing procedures, mirrors and video cameras as needed to evaluate the fireplace system. For safe and efficient operation we further recommend annual inspections by a qualified fireplace professional.

SECTION 8

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B. The *Inspector* is not required to:

1. *Inspect* chimney interiors.
2. *Inspect* fireplace inserts, seals and gaskets.
3. *Operate* any fireplace or *determine* if the fireplace can be safely used

BUILDING INTERIOR

SECTION 9

A. Items to be inspected:

1. Walls, ceilings and floors.
2. Doors and windows.
3. Stairways, handrails and guardrails.
4. *Permanently installed* cabinets.
5. *Permanently installed* cook-tops, mechanical range vents, ovens, dishwashers and food waste [disposers] disposals.
6. Absence of smoke alarms and carbon monoxide alarms.
7. Vehicle doors and openers.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

BUILDING INTERIOR INFORMATION

901 ROOMS INSPECTED	All.
902 WALL(S)/CEILING(S)	Materials: Drywall. Open beams/rafters and planks. paneling.
903 FLOOR(S)	Materials: wood.
906 COMMENTS	[FE] Areas of the building have been repainted and there have been flooring changes. Each of these can remove or conceal evidence of any past conditions that may have been present prior to the work being done. We recommend inquiring of the sellers about any past conditions that may no longer be observable.

WALLS, CEILINGS AND FLOORS

907 WALL(S)/CEILING(S)	The observable areas of the walls and ceilings appeared functional.
908 CLOSET(S)	[CR] There are no shelves and poles in the closets.
910 TILE FLOORING	The observable areas of the tile floor appeared functional.
912 WOOD FLOORING	The observable areas of the laminated wood flooring are functional.

DOORS AND WINDOWS

915 INTERIOR DOOR(S)	[CR] The door did not latch to the jamb. The door needs a stop to prevent hitting the mirror closet door. Master bedroom.
	[CR] The doors rubbed. Bathroom, bedroom.

- 916 EXTERIOR DOOR(S) The doors are functional and latch.
- 917 WINDOW(S) [FE] Condensation/stains are noted between the glass panes in the thermal window at the kitchen slider. The window has failed.
- 919 VENTILATION The ventilation components appeared functional.

SAFETY GLAZING SUBJECT TO HUMAN IMPACT

- 921 SAFETY GLAZING There are observable safety glass markings on the glass panes at the locations subject to human impact.

STAIRS, HANDRAILS AND GUARDRAILS

- 923 STAIRWELL(S) Stairs, guardrails & handrails are not applicable to this property.

CABINET AND COUNTERTOP SURFACES

- 927 CABINET(S) [CR] Missing cabinet knobs/pulls and missing shelf holders in the cabinets.
- 928 COUNTERTOP(S) The countertops are functional.

KITCHEN APPLIANCE & COMPONENT CONDITION

- 944 COOKTOP(S) The cooktop/range burners functioned.
[SC] The range/oven lacked an anti-tip device at the rear as required by the manufacturer. This condition is a topple hazard.
- 945 EXHAUST VENT(S) [SC] There is no mechanical extraction vent hood present. Most jurisdictions require a mechanical extraction vent be installed in the kitchens when remodeling takes place.
- 946 OVEN(S) The oven functioned.
- 947 DISHWASHER(S) The dishwasher functioned through the "Normal Cycle" and an air gap is present.
- 948 GARBAGE DISPOSAL(S) The garbage disposal functioned.
- 952 REFRIGERATOR(S) [FE] When present, these systems are outside the scope of the inspection.
- 958 COMMENTS [FE] Our visual inspection of the appliances is limited and will not replicate the day to day usage. Many appliances have issues with performance and we recommend to research the repair history of your appliances prior to close of the transaction.

SMOKE ALARMS

- 959 SMOKE ALARM(S) Testing of smoke detectors is not included in this inspection. Pushing the "test" button only verifies that there is power at the detector, either a battery or wired to the house wiring and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked on a routine basis and the batteries should be changed frequently. Detectors have a given life of 10 years.

[SC] [RU] We recommend installing to the current building standards photoelectric [not ionization type] smoke detectors in each of the sleeping rooms and areas adjacent to

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them and in all other locations recommended by the smoke detector manufacturer's installation instructions.

960 CARBON MONOXIDE DETECTORS

Carbon monoxide detector is present. Testing is beyond the scope of the inspection. Refer to manufacturers instructions prior to close of the transaction.

[Note] Per the manufacturer carbon monoxide alarms should be replaced after 7 years.

LAUNDRY COMPONENT & EQUIPMENT CONDITION
963 WASHER SERVICE

The laundry faucets have no observable leaks, no machine connected. We do not operate the faucets.

964 DRYER SERVICE

[FE] [CR] There is an area in the master bathroom that appears to be for a stack washer dryer. There is a 220 volt type electrical outlet but no 220 volt supply to the building. There is a gas stub but no gas valve to test if gas is present.

965 DRYER VENT(S)

[CR] There was no proper dryer vent installed to the exterior with a proper dryer hood and flap.

GARAGE COMPONENT & EQUIPMENT INFORMATION
967 TYPE & LOCATION(S)

[FE] There was no covered parking at this property.

COMMENTS

[FE] Given the condition(s) noted in the report, we recommend full evaluations and/or corrections with written findings and costs to cure by the appropriate professionals in the appropriate trades before the close of this transaction.

SECTION 9**B. The Inspector is not required to:**

1. *Inspect* window, door or floor coverings.
2. *Determine* whether a *building* is secure from unauthorized entry.
3. *Operate* or test smoke alarms or carbon monoxide alarms or vehicle door safety devices.
4. Use a ladder to *inspect systems* or *components*.