

Lorber Engineers

Established 1992

June XX 20XX

Mr. & Mrs. XXXX XXXXXX
Via Email

RE: Home Inspection
12345 XXXX St
San Diego, CA 92130

Dear XXXXX & XXXXXX:

As you requested, we completed a limited structural and mechanical inspection of the above property on June XX, 201XX. This report presents the results of that inspection.

This report has been prepared in strict confidence with you as our client and is intended for your exclusive use. As you requested, we have provided a copy of this report to your agent, XXXX XXXXXX. We will not release this report to anyone else without your permission.

Thank you for the opportunity to be of assistance to you.

Sincerely,

LORBER ENGINEERS

By 

Nicholas Lorber, P.E., Owner



Copy: XXXX XXXXXXXX, San Diego Real Estate & Investments

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1.00 INTRODUCTION

This report is an opinion about the condition of the major systems of this home based on visual evidence available during a diligent inspection of accessible areas. We are concerned with identifying major deficiencies, which in our opinion, are ones that would cost approximately \$500.00 or more to correct. We did not remove surface materials, move furniture or undertake destructive testing as part of this inspection. This report is **not** an exhaustive technical evaluation, which would cost much more.

No home is in perfect condition and all will have items deserving attention. Often these are matters of personal preference. We recommend that you keep in mind the following as you read this report: age of the home, level of use, maintenance history, climatic exposure, skill and workmanship of the builder which always varies, and prevailing building codes and practices.

All inspected items are examined for serviceability. The term "serviceable" is intended to mean that no significant abnormalities are noted and the item is generally functioning as intended. Some item can be deemed serviceable and yet have some minor deficiency.

Significant after-market revisions/modifications/additions:

*** Photo voltaic system addition.**

*** Exterior deck.**

*** Gas piping to the exterior backyard BBQ.**

*** Some electrical some electrical branch circuits, outlets, light fixtures etc. mostly on the exterior.**

We recommend getting full written disclosure about the scope of any after-market modifications. Recommend obtaining any available work invoices and warranties. Each individual/separate replacement or addition would require its own permit.

Our inspection is not a de facto permit validation/certification for any modifications/revisions that required permits. Aspects of most any revision can rise above the level or would not be knowable from a basic home inspection. We recommend obtaining any desired after-the-fact permits (as applies) prior to the release of contingency in order to take advantage of your disclosure opportunity.

We have used an electronic moisture detector to provide some further preliminary information about visually apparent water damaged or discolored areas. We are not representing that we have conducted a complete/comprehensive moisture intrusion/leak investigation of this property.

We have preliminarily referred to the possible presence of wood rot and/or termite damage. Determining the presence of wood destroying organisms is expressly beyond the scope of our inspection. Recommend consulting with your structural pest control contractor for further guidance.

We have referred to some code requirements in this report, however, a home inspection is expressly not a technically exhaustive code compliance inspection.

2.00 DESCRIPTION

This home is a 2 story, single family residence with stucco on the exterior and a concrete tile roof surfacing. The home is built on a nearly level building pad on a concrete foundation. There is an attached garage. The home is reportedly about 17 years old and is assumed to face east for purposes of this report.



3.00 STRUCTURAL

3.01 General - Our evaluation of the structure is derived from many indirect inspection observations. Since we rarely see the wall framing, we look for cracks and bulges in the finish of the walls to determine condition. It is possible that there are shortcomings with the structure of this home that will not be knowable from a visual inspection.

We are mostly looking at secondary, cosmetic finishes and the direct condition of structural components as they present themselves to form opinions about structural

performance. We are focused on calling out damage, deterioration, unconventional construction. Engineering/design review of structure is beyond scope of inspection.

3.02 Foundation & Superstructure:

- A concrete slab-on-grade foundation is installed. The foundation is mostly covered by interior/exterior finishes; not generally visible.

A stucco “smear” coat and/or heavy paint has been applied to the edge of the foundation which can obscure important cracks.



Direct, visible **foundation/structure appear intact and performing as intended.** The areas where we are able to view the edge of the foundation slab revealed no indicators of problems.

- We inspected the floors, wall and ceiling surfaces, door casings and the fit of the doors and windows for any indication that there is movement ongoing with respect to the foundation. **Architectural finishes and function appear to be well within an acceptable range. No indicators of structural shortcomings were observed.**

- Invasive tree root systems are present on the property near the foundation. As an advisory, some types of root systems are capable of causing structural damage.



Invasive tree root can also cause damage to main sewer line which runs to the street in front.

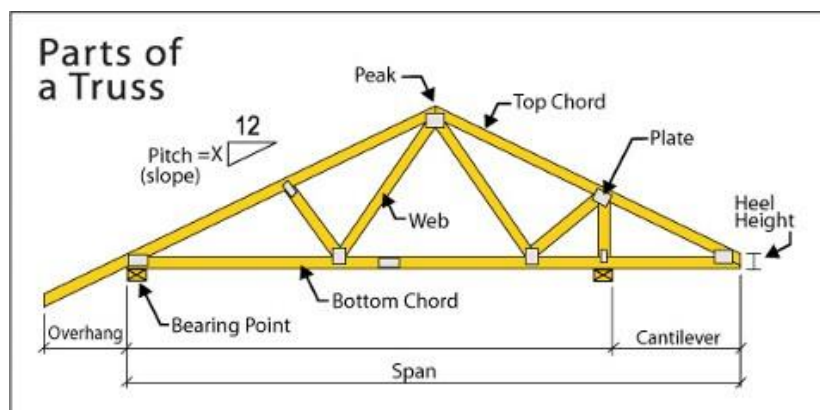
3.03 Roof Framing:

General:

- The roof framing consists mostly of engineered, prefabricated wood trusses.



Roof trusses are an assembly of wood pieces (most often 2x4 dimensional lumber) connected together with steel plates to form a unified structural member.



- Due to duct congestion, insulation and tight clearances etc. some framing is not visible. These conditions also make some of the attic inaccessible.

- The visible roof framing generally appears to be intact and performing as intended. No significant damage or dysfunction was noted.

- The finishes on the ceilings did not indicate any reason for structural concern.

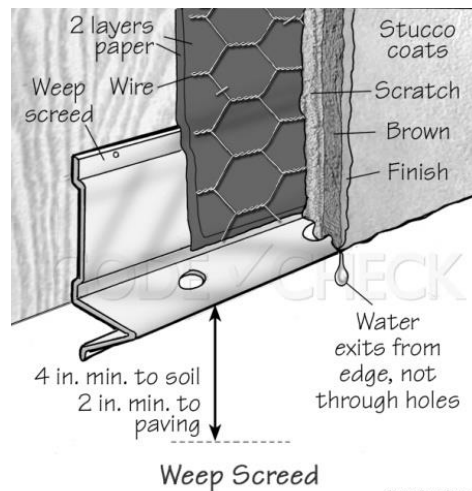
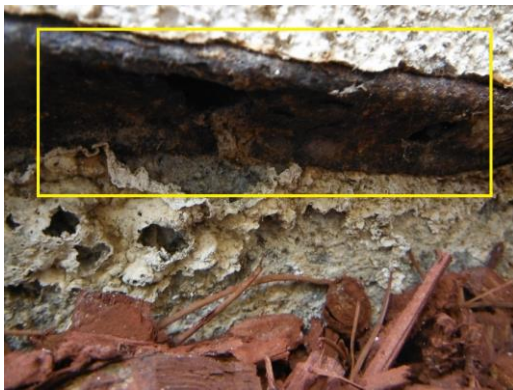
4.00 EXTERIOR

4.01 Walls, Doors & Trim:

- The exterior walls of this home are covered with stucco, which generally appears to be in satisfactory condition.

- The stucco finish appears to have been painted. Sealing, patching and painting of surfaces can obscure important stains, cracks etc. As an advisory, painted stucco has a shorter service life than integral coloring. Recommend getting work invoice and transferable warranty for any paint job

- There are indicators of irrigation system spray on the exterior walls; indicators include some rusted metal flashings (weep screeds) at the bottom of the stucco,



and some spot blistered paint/stucco



Re-direct spray as required as chronic wetness can cause finish and moisture barrier damage and other moisture problems.

- There is some minor spot damage to the stucco at scattered locations.



4.02 Grading & Drainage – While any drainage commentary is intended to identify conditions that may be less than ideal, it is possible that a given poor drainage strategy is not discernible from a visual inspection and may not have manifested itself, interior wall staining for example, in any significant way.

General:

- The site drainage (surface flow) and any drains and subterranean piping, which are required to serve any drains, were not water tested. **It is not practical to actually test site drainage in the time available for our standard inspection.**

- We recommend asking the seller what the property looks like after a heavy rain and if they have experienced any problems. **The seller is required to provide adequate disclosure of any known problems.**

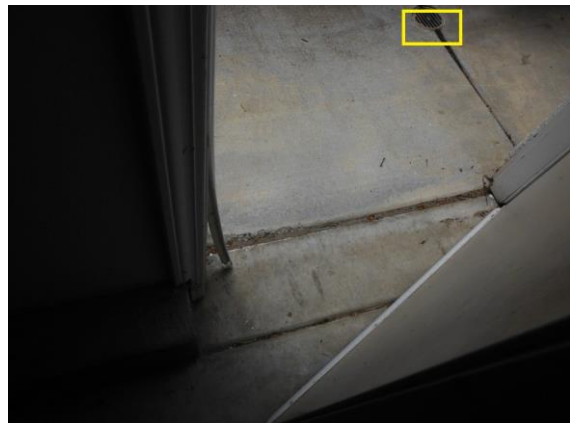
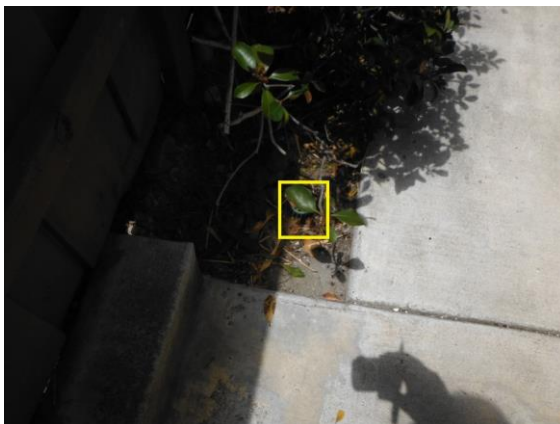
- We assume that any drains are connected to free flowing subterranean piping that is carrying water to the street or other suitable location. Expect to clean any underground drainage system now and periodically.
- Several area drains are present; the rain gutter downspouts are connected to subterranean drain piping; termination of the subterranean piping is unconfirmed.



- Once you take possession, we recommend monitoring the site drainage during rains so that you can identify problems/make corrections. Positive flow away from the foundation or to drains is always needed.
- We have enclosed a publication by the San Diego Chapter of the California Council of Civil Engineers and Land Surveyors entitled "Wet Weather Maintenance of Home Site" which provides helpful advice about control of surface water.

Specific:

- Many area drains are present which is a good thing. We have not completed any hydraulic calculations and have not evaluated the number, size and placement of the drains/any drainage systems.





We recommend testing all drains and discharge points ideally prior to the release of contingency. **Operation of these drains is crucial to getting water out to the street in front.**

- At least 1 area drain is missing a drain cover in front. The drain cover should be replaced to help prevent debris from clogging the subterranean piping to the street.



- Not all planting beds around the foundation are served by area drains.



- Where drains are installed, most planting beds were not adequately sloped to the drains.

- There is some soil piled above the bottom of the stucco wall/metal weep screed in back; likely caused by a pet. We recommend getting clearance.



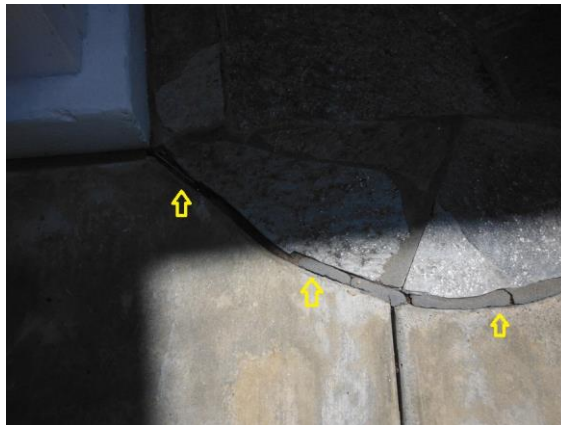
4.03 Driveway, Walkways & Patio:

General;

- Appear to be in satisfactory condition.
- Miscellaneous hardscape cracking was noted.

Specific:

- Some of the joint sealant is deteriorated or missing in back. We recommend refreshing the sealant because it maintains the capability of the joint to expand and contract which helps prevent cracking of the hardscapes. Joints clogged with debris prevents the expansion and contraction.



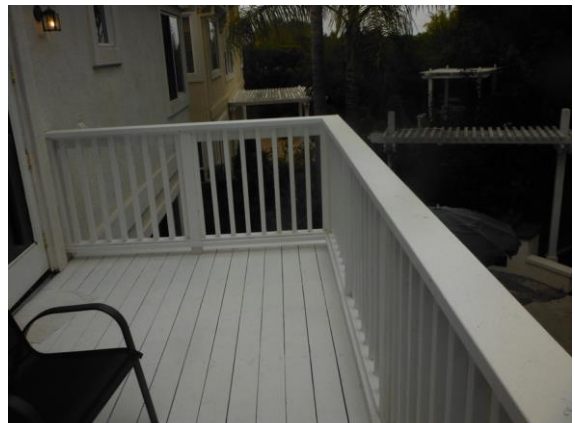
4.04 Landscaping/Retaining Walls – None.

4.05 Trellis Structures/Gazebo/Patio Cover – None.

4.06 Deck:

General:

- A wood deck is present in back





- It's likely that the deck was an after- market addition requiring a permit.

If so, we recommend asking for a copy of the permit and copies of any work invoice and transferable warranty. City of San Diego deck requirements can be found at:

<http://www.sandiego.gov/development-services/pdf/industry/infobulletin/ib211.pdf>

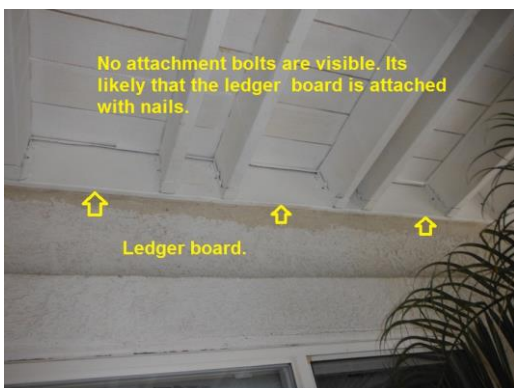
- Engineering/design review of the deck is beyond the scope of our inspection. Even a comprehensive qualitative inspection of the deck structure commands an additional fee and is therefore generally beyond the scope of our standard home inspection. We can provide these inspections/ evaluation for an additional fee.

The deck does appear to be in intact and to have performed adequately under load conditions experienced to date, however, some important components cannot be identified/verified.

While we did not conduct a formal inspection per se, we can offer you a few key observations:

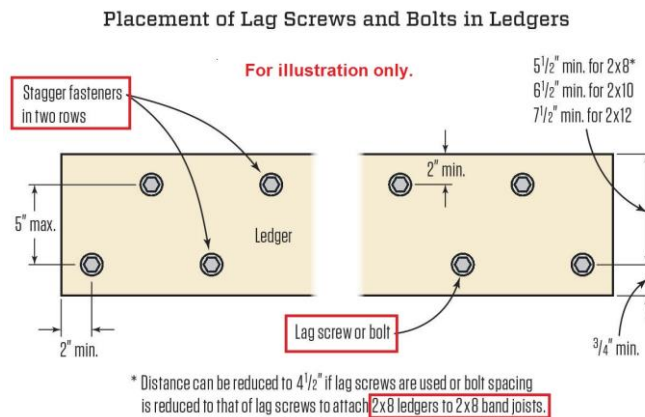
- We could not identify the method of attachment of the ledger board. This is the single most critical deck load path connection detail.

No lag screws or bolts were visible and we suspect that the ledger is nailed in place.



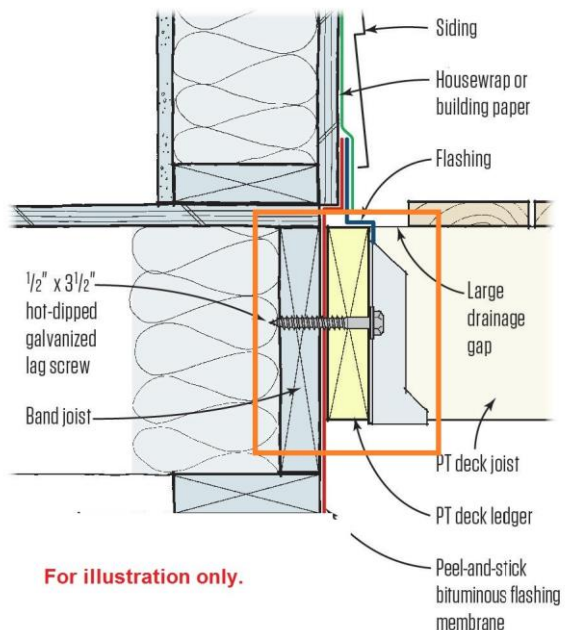
Ledger board attachment with nails is prohibited because they are subject to withdrawal.

1/2 lag screws or bolts are required; staggered and with on center spacing per standard tables or supported by design calculations,

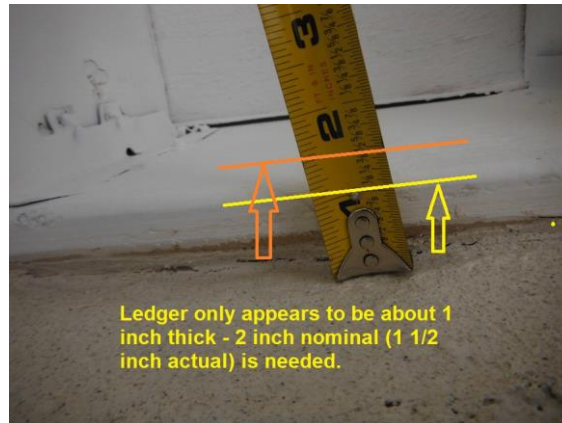


with at least 3/4 inch penetration through the ledger board into the rim board (band joist).

Attaching Ledger Directly to Band Joist



The thickness of the ledger is in question. A 1 inch actual thickness appears to be installed with 1 ½ inch (2 inch nominal) required.

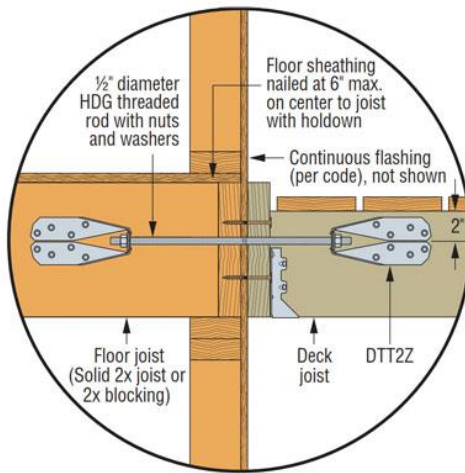


The ledger board is required to be of naturally disease resistant wood, e.g., redwood or pressure treated wood that could typically be identified by the incising (indents). We have no visual evidence that it meets either naturally disease resistant wood or pressure treated wood.



We recommend asking the seller to provide a stamped, engineered detail of how this ledger was attached that reflects the current visible conditions, and is of the proper size and composition. Otherwise, further evaluation is needed, before the release of contingency, to determine the exact conditions and if they are adequate

- Decks constructed since 2011 are required to include “ tension ties” to help the deck withstand lateral/earthquake loads. No tension ties are present. If not required when the deck was constructed, then, as an improvement, we recommend that you consider adding them in the future.



- The ledger board does appear to be flashed with metal as required.



- There appear to be some spots of wood rot. Recommend consulting your structural pest control contractor for further guidance.



4.07 Steps/Landings - Appear to be in satisfactory condition.

- Although a very common occurrence, the landings at the lower level exterior doors are non-compliant.



When an exterior door opens outward, there can only be a max 1" distance to the landing (distance between the top of the threshold and landing surface on the exterior). It's possible that these doors were all originally designed open inward but were altered during the actual construction.



4.08 Fences & Gates:

General:

- Only representative sections of fencing in close vicinity of home was inspected. Outlying/perimeter fence sections are not included in the inspection.

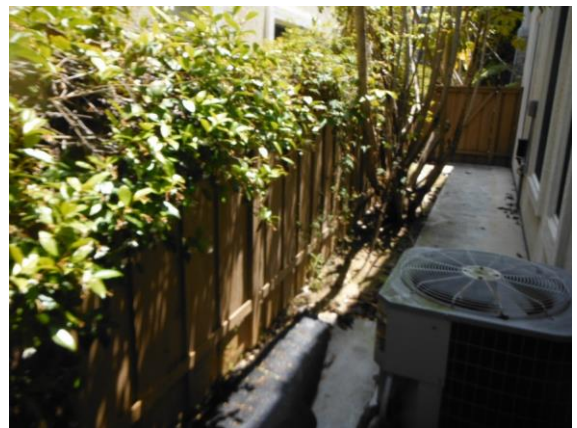
- Some of the fencing is overgrown by heavy vegetation and was not inspected. The heavy vegetation could be causing some damage.



- Much of the wood fencing appears older; fair to poor condition.

Specific:

- Many sections of the fencing are not sturdy; likely indicates termite damage and/or rot of the fencing. Recommend consulting with your structural pest control contractor for further guidance.



- Invasive tree roots are growing up against the fence with some roots traveling into your neighbor's yard.



- There is some minor spot fence damage.



- The north side yard gate was padlocked and was not tested.



4.09 Gutters & Downspouts:

General:

- A gutter and downspout system is installed; the system was not water tested. The interior of most upper level gutters were inaccessible/ not visible.



Underground piping, which serves most if not all downspouts, was not water tested.



We cannot confirm the underground piping discharge points.

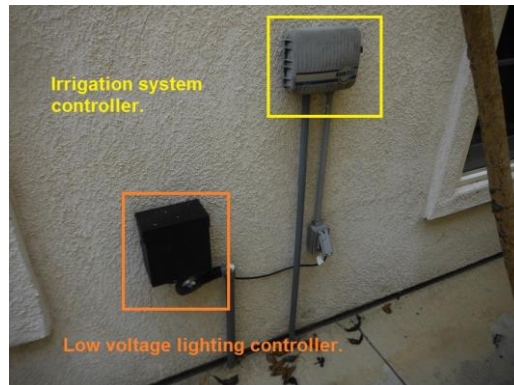
Specific:

- The gutters contain some sediment and light debris; recommend cleaning and maintaining.
- There is, at least, 1 loose connection.



4.10 Exterior Special Features:

- Any of the following systems/features are beyond scope of the inspection; not tested:
 - * Landscape irrigation system.



- * Landscape lighting systems.



- * Satellite TV systems.
- * Any water features.
- * Recommend getting a satisfactory demonstration (as applies) prior to close of escrow.

- While not inspected per se, we noted the following with the irrigation system:

- * Automatic irrigation system controller is located in the garage.
- * Irrigation system controller is connected to a circuit that is supposed to be GFCI protected GFCIs can trip or fail unexpectedly.

- While not inspected per se, we noted the following with the landscape lighting systems:

- * There is, at least, 1 low voltage light controller located on the property which appear to control the landscaping lighting.

- * The low voltage light controller is connected to GFCI protected circuit. GFCIs can trip or fail unexpectedly.

Barbecue:

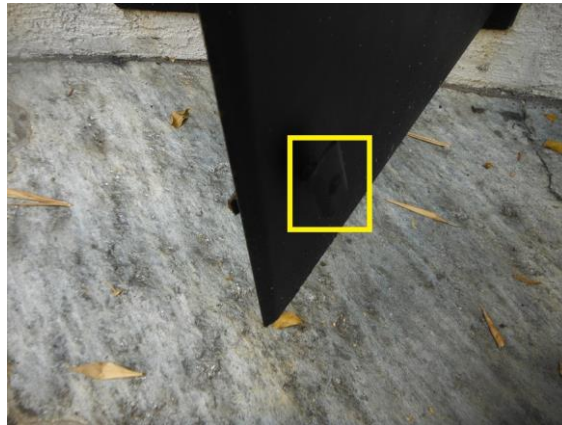
- Utilities needed for this improvement (e.g. gas piping and electrical) would require a permit.



- The burners could only be lit from the left-hand control handle. The instructions indicate that all control handles can light their associated burner. Recommend getting a satisfactory demonstration for the close of escrow.



- The metal door and door opening frames are in corroded condition. The door latches are “frozen” tight.



Water Feature:

- The front water feature is a specialty item was not included in the inspection. No water is present in the water feature.



Recommend asking the seller to provide any operation and maintenance information. Also, recommend getting a satisfactory demonstration prior to the close of escrow.

- As advisory, all water features present a life safety hazard for small children. Recommend close supervision of small children.

4.11 Chimneys:

- We didn't have access to the chimneys, because we could not get on the roof.
- From a distance, we did not notice any conditions that would be of concern.
- Spark arrestors are present as required.



4.12 Miscellaneous:

- Artificial turf has been installed everywhere. Recommend getting any work invoice and transferable warranty.
- There are some indicators of rodent activity. Recommend consulting a licensed vector control contractor for further guidance.

5.00 ROOFING

5.01 General - The roof is a system that must work well together to provide weather protection for the home. The major elements in this system include the roofing or roof covering, the underlayment, flashing, sheathing, and the roof framing. We have not conducted any water tests of this roof and do not know if it will leak, and we make no warranty of its condition. Our evaluation is limited to visual non-destructive testing. A

complete roof inspection would require destructive testing which is not included in our standard inspection.

5.02 Roof Covering:

General:

- A low profile concrete tile roof covering is installed.
- A concrete tile covering nominally has about a 30 year service life when new. Reportedly installed about 17 years ago, we estimate that it has about 13 years remaining (assuming no current shortcomings that would more rapidly deteriorate the moisture barrier).
- We did not walk on the roof covering because most was inaccessible. Consequently, it was inspected from ground/ladder and window vantage points.
- Some roofing discrepancies cannot be identified without walking the surfaces. **Some of the roofing cannot be seen at all, including areas obstructed by the solar collectors.**
- Only representative aspects of the visible roofing were inspected. Not a 100% roofing inspection.
- Solar collectors are installed on the roof. Many roof penetrations are required.



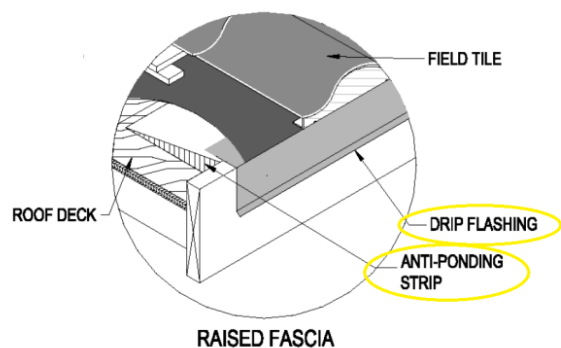
We assume that there was coordination between the installers and a roofer. No way to know if attachments are water tight/sealed/adequate. Coordination is essential to avoid the potential for leaks etc. Also condition of the tiles under the solar collectors is not visible/known. This system will have to be temporarily relocated from the roofing when this roofing is replaced.

- Only representative aspects of the visible roofing were inspected. Not a 100% roofing inspection.

- The visible roofing system appears to be intact and performing satisfactorily. There are no interior surface concerns with regard to roofing performance.

Specific:

- Based on the eave “configuration” (fascia, booster/ shadow boards etc) its likely that there is a low area behind and all along the booster/shadow board and no anti-ponding strips installed.

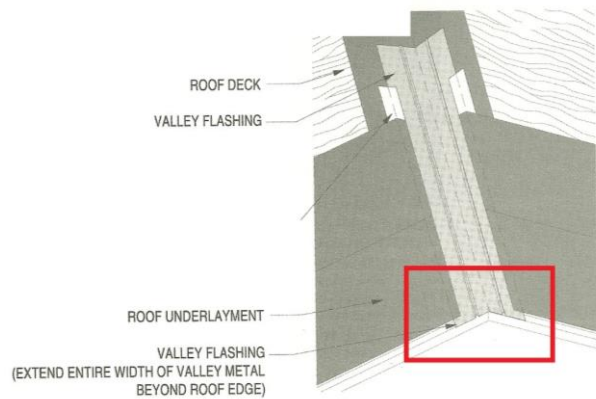


Without the anti-ponding strips, the roofing paper sags behind fascia/shadow board and can expose the edge of the plywood roof sheathing, fascia and any decorative wood trim.

Any water that gets below the tiles can get trapped behind the fascia/shadow board and eventually deteriorate the moisture barrier leading to wood rot of the eave etc.

No metal drip edge is installed as would be required with newer roofing. The metal drip edge helps prevent water damage/wood rot at the eave.

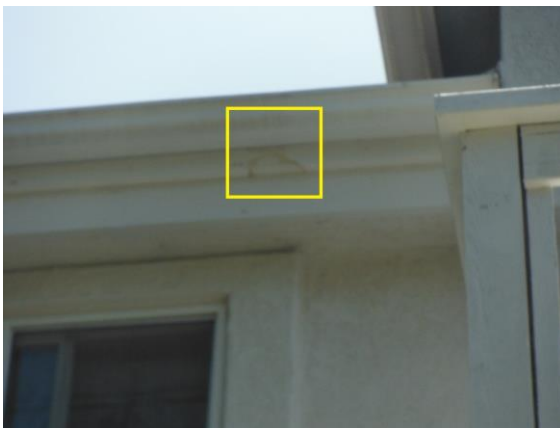
While very common, there appears to be improper termination of the valley flashing. The metal flashing doesn't appear wide enough at valley terminations which in turn exposes some of the moisture barrier to water flowing down the valley.



A metal drip edge would correct this situation.

As an improvement, we recommend that you consider making these corrections to help roofing extend service life or , at least, when you next reroof.

- There is some staining of the fascia on the west side.



While this most likely reflects water flow behind the gutter which reflects some gutter system shortcoming, we cannot rule out the possibility that water is getting under the tiles above this area and coming out at the bottom of the shadow board. We recommend that a licensed, competent roofer confirm the exact situation/conditions and make any recommendations for correction/repair ideally before the release of contingency.

6.00 PLUMBING

6.01 General - This home is served by public water and sewer services. When not used, plumbing fixtures can deteriorate; 1 test may not reveal problems.

6.02 Main Water Shut-Off - The main water service point and valve is located in the garage. We cannot operate water shut-off valves as part of our inspection because valves that have been in one position for an extended time may leak or break when operated. We recommend that you check the condition of the main water shut-off valve after you take possession. You should check any other valves that you may want to use.

6.03 Water Pressure/Regulator - The water pressure regulator is co-located with the main water shut-off.

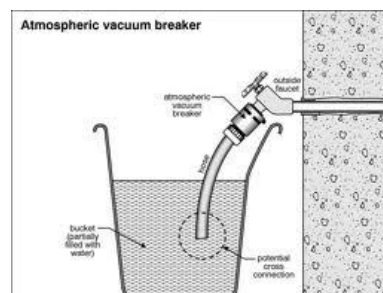
The water pressure was measured at the main service point as 55 psi, after being reduced by a pressure regulator. This pressure is adequate. The maximum recommended water pressure in a home is 80 psi and the minimum is 30 psi.



6.04 Supply Lines:

- Visible water supply lines are made of copper pipe, however, most of the piping is not visible as it is covered by wall finishes. Based on an indirect inspection, we believe the distribution system to be in satisfactory condition.

- Vacuum breakers are not installed at the hose bibbs as currently required. Vacuum breakers prevent the possible mixing of drinking and gray water, possible, for example, if the end of a garden hose were left in a bucket full of water. Adding a vacuum breaker is a simple, inexpensive task.

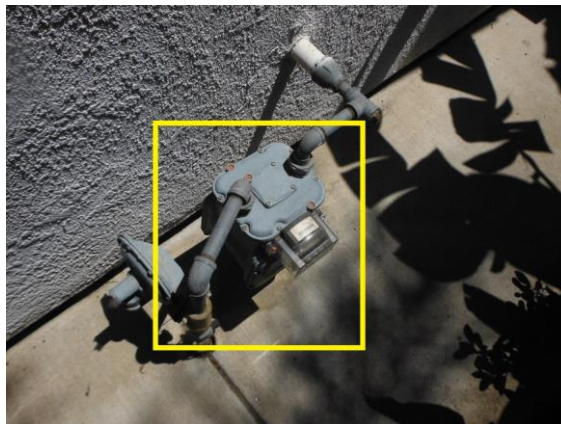


6.05 Waste Lines:

- Plastic ABS waste piping is installed. The visible piping appears to be in satisfactory condition.
- A dual “sweep” (2-way) main drain cleanout appears to be located in the garage.

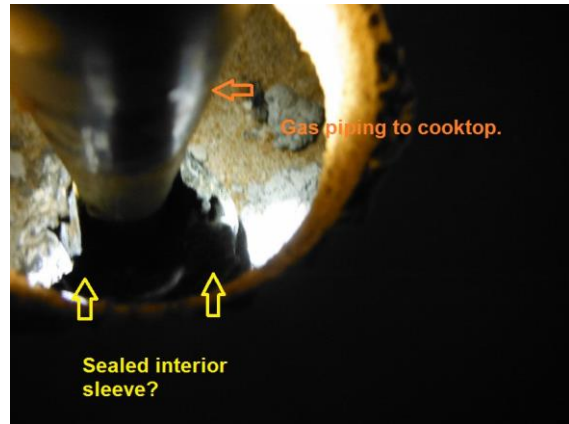


6.06 Gas System – The gas meter and main shut-off valve are located on exterior SE corner of the home. They appear to be in satisfactory condition.



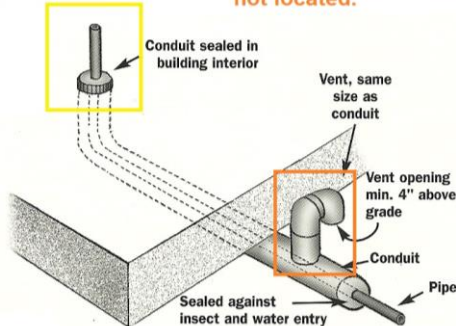
- Since about 1992, gas piping installed under the foundation slab to the kitchen island to serve the cooktop, has to be installed in a pipe sleeve that is sealed on the interior end and properly vented to the outside on the other end. This will help prevent a potentially dangerous buildup of gas below the slab in the event of a gas piping leak. We were unable to definitively determine if the sleeve is installed

primarily because we could not locate the exterior vent. Further evaluation is needed to determine the exact condition.



The interior sealed conduit appears to be present.

Exterior vent was not located.



Not having the piping sleeve vented to the exterior is a safety hazard. Deciding if its absence is a construction defect or would be considered an improvement would require further research. The seller may be able to provide further information, for example, if there had been a remodel from electric-to-gas cook top.

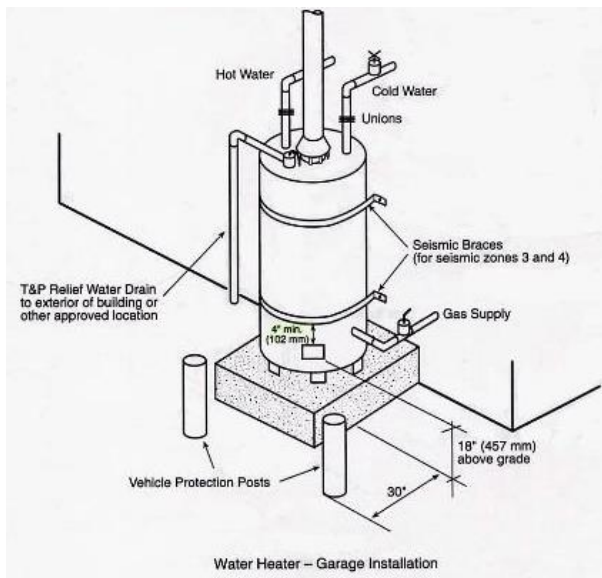
- Gas piping has likely been added after-market to serve the BBQ. Inspection by the local building inspection department would examine the type of piping used, depth of burial (as applies) and a 24 hour pressure test. We have no way to know the condition of the underground piping.



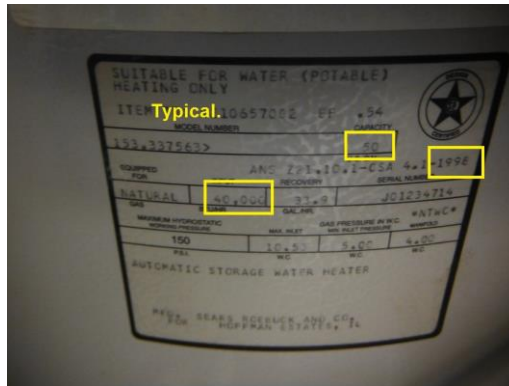
6.07 Water Heaters:

General:

- 2. 50 gallon, gas-fired heater are installed in the garage.



- The water heaters have about a 7-10 year service life; they appear to be the original - 17 years old. The water heaters are well beyond the end of their expected service lives; can fail at any time.



- The water heater currently appears to be working satisfactorily.

Specific:

- No catch pans and drains to the exterior are installed as currently required. This common omission can lead to flooding/damage to finishes if/when the tank fails. Recommend installing these features when you next replace the heaters.



- Each tank should be strapped separately – 2 straps, 4 total points of attachment to handle the weight of a full water heater – 8 total points of attachment for 2 tanks. Right now, 2 of the lag screws serve strapping for both tanks thereby reducing the total number of attachments to 6. Recommend making the strapping correction at least when you next replace the heaters.



- The left-hand water heater is strapped, however, the tank isn't flush to the wall and can potentially rock backwards/sideways. Recommend blocking/ bracing the water heater at least when you next replace the heaters.



- We did not locate any combustion air vents/openings to support the combustion air needs for the gas-fired water heaters. Lack of required combustion air is a safety hazard. In this particular situation, the garage is large enough to not require any vents. However, if you increase the size of even 1 heater to 75 gallons or convert to a tankless water heater that draws combustion air from the garage, you will have to add the vents.

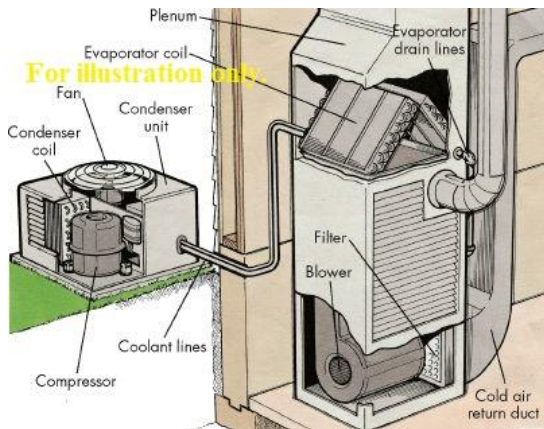
6.08 Special Features:

Fire Sprinkler System:

- No fire sprinkler system is installed as would currently be required.

7.00 HEATING AND AIR CONDITIONING

7.01 Systems - Heating and cooling for this home is provided by a 2 gas furnaces and 2 electric split system air conditioners (HVAC systems) A split system A/C system includes an interior evaporator coil and exterior condensing unit



When cooling is required, the compressor/condensing unit, in conjunction with the evaporator coil, removes heat from the house and rejects it to the outside. When heating is required, the furnace heats the inside air. For both the heating and cooling requirements the air handler circulates air through the house.

It is not possible to fully inspect the heat exchanger portion of the furnace without partial disassembly of the furnace which is beyond the scope of this inspection. A failed heat exchanger, while rare, is dangerous. **To ensure that these units are operating efficiently and safely, we recommend that you have them inspected by the gas supplier, SDG & E.** This is a **free service**. We also recommend servicing of the HVAC systems now and periodically.

General:

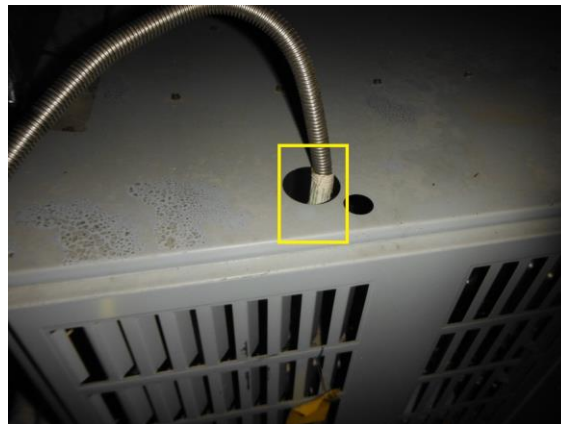
Expected service life is about 20 years; the HVAC system appears to be the original - about 17 years old. Both heating and cooling systems are relatively inefficient compared to current models and are nominally in the final stage of their service lives.

There are newer California Title 24 requirements in effect; includes when the HVAC system components are replaced or are added. They likely will make future HVAC system replacement more costly. Increased costs include possible air duct replacement or sealing and requirement for higher efficiency units. Recommend estimating your near term needs before the release of contingency.

Heating:

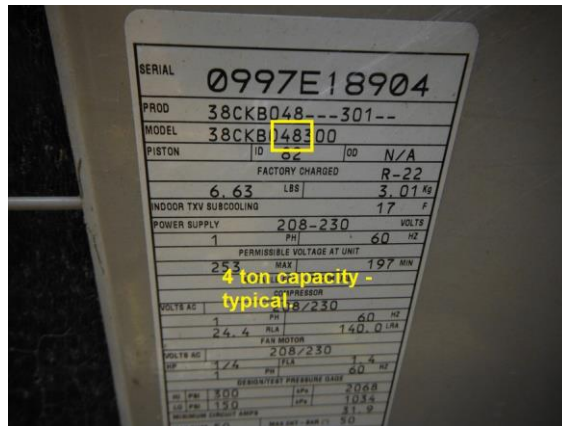
- No shortcomings were noted.

- The flexible gas connectors extend through furnace casing; this is no longer allowed. Aim is to prevent damage to the gas connector in case of earthquake movement etc. We recommend correcting, at least, the next furnace replacement.



Cooling:

- 8 tons of cooling are installed (2 x 4 tons).



Using a rule of thumb, this is just barely adequate if not undersized to serve a 4000 + square foot home with vaulted ceilings and may not provide the cooling desired on the most challenging days (high temperature and high humidity).

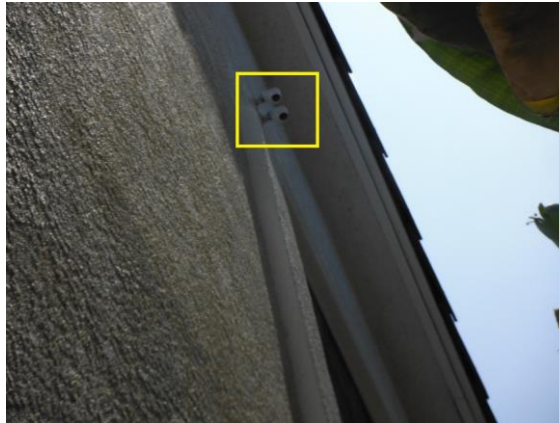
If your experience over the remaining years of operation validates that possibility, you should consider upsizing the capacity of each unit to 5 tons when you next replace them. A licensed HVAC contractor can provide the needed guidance.

Also, a home of this size would start to be served by 3 units/3 zones for greatest efficiency.

- Primary condensate drain termination point is located under the master bathroom sink. This is an appropriate location.



- The 2nd condensate drain terminations are stubbed out in the upper south exterior. This is an appropriate location. Any water coming out of these terminations would signal a primary drain piping clog warranting a service call.



- There are stains on the furnace platform in the attic. The exact source is unknown but the primary source is sweating form the air conditioning system refrigerant lines or possibly condensate line leaks. An electronic detector indicates a normal level of moisture present at this time, however, this reading is a snapshot in time and not a comprehensive test for leaks. Recommend monitori



7.02 Venting:

- Appears to be satisfactory; not a comprehensive test.

7.03 Combustion Air:

- Appears to be satisfactory; not a comprehensive test.

7.04 Air Ducts:

- Conditioned air is distributed to all habitable rooms.

- Most ducts are not visible/accessible and not all were inspected.

- **Duct testing, repairs, sealing may be required when you next replace the furnace/HVAC system.**

7.05 Air Filters:

- The air filters, located at the return air registers, are dirty and need to be replaced.

8.00 ELECTRICAL

8.01 General - While certain types of deficiencies are readily discernible, not all conditions that can effect electrical system reliability and safety can be identified during a visual inspection.

8.02 Service - The service entrance is an underground type. The electrical system, consists of a 110/220 volt, three-wire service.

8.03 Entrance Panel - The entrance panel is located near the exterior NE corner of the home. The weather and interior covers are in place. The main service breaker is located here. The cover of the service panel was removed to investigate its condition.

A 200 ampere panel installed; this size is adequate.



All components appear to be in satisfactory condition; not a comprehensive evaluation/test

The panel attachment screw is missing; recommend installing a manufacturer approved screw (one not too long and without a sharp point) for safety.

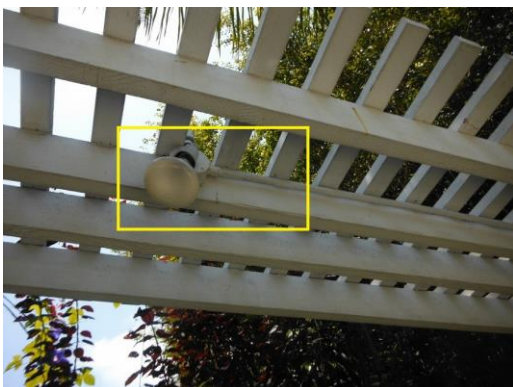


8.04 Distribution Sub-Panel – None located.

8.05 Branch Wiring:

General:

- This home has a three-wire grounded electrical distribution system installed. Most wiring is behind finishes and not visible for inspection.
- The visible wiring appears to be in satisfactory condition; a comprehensive evaluation/test.
- Some wiring, has been added to serve mostly exterior outlets/receptacles and light fixtures etc. Technically any added electrical wiring requires an electrical permit.



8.06 Outlets and Switches:

General:

- A representative number of outlets/ receptacles/switches were tested. We did not disconnect appliances or move furniture to reach outlets. A plug-in testing device was used to evaluate correct polarity and grounding.

- Most receptacles and switches tested properly

Specific:

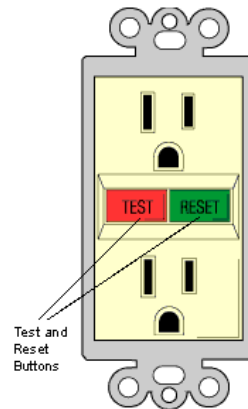
- A few switches, at various interior locations, do not appear to operate anything. Get demonstration of switches/switch controlled outlets by time of final walk-through.



- Add weather tight covers to exterior receptacles with permanent equipment connected. Includes, but may not be limited to, receptacles serving the irrigations system and low voltage lighting controllers on the exterior.



8.07 Ground Fault Circuit Interrupters - The purpose of a GFCI is to provide protection against shock hazards. It will open or "trip" on slight imbalances in current flow, thus protecting you. The GFCI operates as other circuit breakers, should it "trip," simply reset it for continuing operation. Periodically, you should test the GFCI for proper operation. By pushing the test button, the GFCI should trip to the "OFF" position.



We tested receptacles that were required to be GFCI protected at the time this home was constructed. All tested positively. These devices provide shock protection for you in these higher risk areas.

All located GFCI receptacles tested properly. Recommend testing all GFCIs periodically as they can fail unexpectedly.

The GFCI, located in the upstairs guest suite bathroom, is the main/controlling GFCI for most GFCI protected receptacles.

GFCI receptacles not installed at all places currently required. GFCI protection is missing at the kitchen island. We recommend adding these important life safety devices. Proper GFCI protection is especially important if young children will be present.



8.08 Light Fixtures:

General:

- Most light fixtures appear to be working satisfactorily. Get final demonstration of all systems/fixtures by time of final inspection. Any exterior sensor/timer controlled lights may require a nighttime inspection.

- We do not troubleshoot why any fixture can't be turned on.

Specific:

- At least, the following lighting could not be tested:

- * The master bedroom ceiling fixture.



- * The garage light fixture; the bulb is missing.



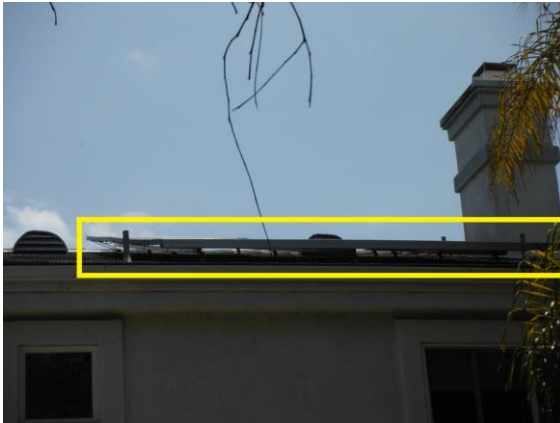
- * Any sensor/timer controlled light fixtures.

- The backsides of the recessed light fixtures in the attic are covered by/in contact with thermal insulation. Attic insulation in contact with most recessed light fixtures (unless rated "IC", in contact) can be a fire hazard. Recommend getting clearance where possible.



8.09 Miscellaneous

- A photo voltaic system is installed. The electrical equipment is located near the main entrance panel and the photovoltaic panels are located on the south face of the roof.





Evaluation of this system is beyond the scope of our standard inspection. Recommend asking the seller to provide all operating, performance and maintenance information including any appropriate demonstrations.

Recommend asking for the purchase and installation work invoice reflecting work by a qualified electrician and any transferable warranty. As mentioned previously, work of this kind requires an electrical permit. If good documentation is not forthcoming, we would recommend that a 3rd party specialty contractor conduct a general inspection of this system before the release of contingency.

9.00 INTERIOR

9.01 General - Responsible buyers are best able to judge the condition of the interior finish of the rooms. Some of the conditions we examine are: stains which might indicate plumbing leaks; the use of substandard materials on interior walls or ceilings; or the quality and condition of doors, windows and cabinetwork. Cosmetic issues are not generally addressed.

Identifying the presence of any molds, toxic or otherwise, algae, spores etc., is beyond the scope of the inspection. We cannot determine the presence or absence of mold.

Testing would be required to rule out presence of any environmental hazards. Environmental hazards include but aren't limited to: mold, lead, asbestos, chemicals. If there is any concern on your part about indoor air quality, we recommend contacting a qualified specialty contractor for further guidance.

- The seller reportedly disclosed water leak/flooding from the laundry room. We advise the following:

- * Recommend getting written disclosure about cause of the problem and correction.
- * Recommend getting written disclosure about any collateral damage/remediation.
- * Recommend getting copies of any work invoices, warranties etc.
- * Seller should disclose if there were any insurance claims; sometimes insurance claims involving water damage can affect future insurability.
- * Any water infiltration/leaks can lead to mold growth/indoor air quality problems. If there was a “mold” clearance (as applies); recommend getting a copy. Consult with qualified industrial hygienist if you have remediation/ clearance/ questions.

9.02 Walls & Ceilings;

- The interior walls and ceilings of this home are finished with drywall.
- The interior of the home appears to have been recently painted. If so, recent sealing and painting of surfaces can obscure important stains, cracks etc.
- Any cosmetic conditions are generally not the concern of our inspection. Recommend that you evaluate all wall and ceiling finishes for conditions that may be important to you.
- The finishes appear to be free of material shortcomings.

9.03 Floors:

General:

- We did not remove any rugs to look at floor finishes.
- Any cosmetic conditions are generally not the concern of our inspection. Recommend that you evaluate floor covering for conditions that may be important to you.
- The flooring appears to be free of material shortcomings.
- New(er) floor finishes appear to be installed; may have a work invoice and transferable warranty. Ask seller to disclose any adverse foundation conditions (cracks, signs of water infiltration etc.) visible before the flooring was replaced.

Specific:

- We located a couple cracked floor tiles in the living room and kitchen. Conditions indicate that they are from impact damage, but we cannot categorically rule out, at least, an underlying drying shrinkage slab crack without removing the tile. All concrete cracks to some degree; some cracks are important, most are not.



- The discoloration at the kitchen tile appear to be a stain from possibly a spill. Recommend asking the seller if they can provide further information.



9.04 Doors:

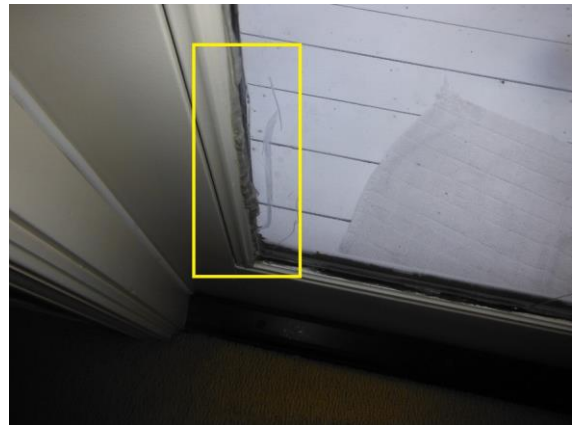
General:

- Some dual pane, “thermal pane” door glazing is installed. Due to weather and sun conditions, any leaking thermal pane seals may not be evident.

- Some thermopane door glazing appears to have after-market tinted film applied. Ask the seller to provide further information as to where, specifically, the film was applied. Tinted film can cause seals to fail and/or invalidate any existing warranty.

Specific:

- There is excessive and unsightly sealant present at some of the exterior doors which contain thermopane glazing.



It's possible that the thermopane glazing was replaced in these doors and was not reinstalled well. Our concern is that water will be able to get behind the millwork/trim and eventually damage the doors.

Recommend asking seller if they can provide further information. If there was recent work on these doors, that contractor should return and make corrections or you should consult with a glazing or door/window specialty contractor for further guidance.

If any of the glazing was recently replaced, we recommend asking for the work invoice and transferable warranty.

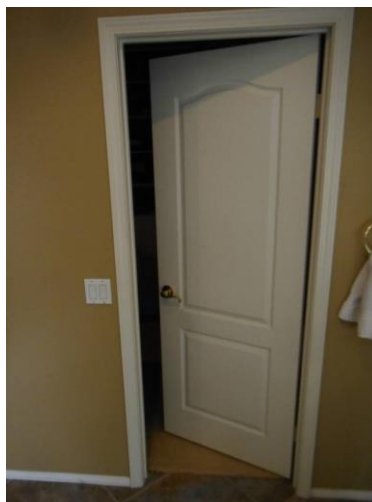
- The exterior door to the kitchen does not latch; you have to rely on the dead bolt.



- The locking side front entry door rubs heavily; some minor misalignment.



- The west door to the master bedroom closet does not latch; minor misalignment likely due to a loose upper hinge.



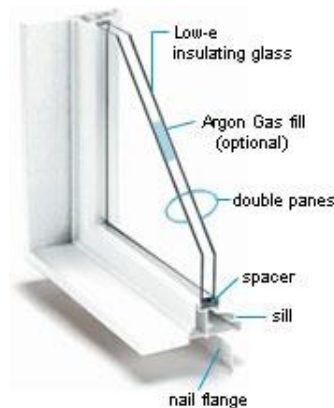
- There is some scratching of the door glazing, e.g., at the master bedroom door to the deck. Most likely the scratches are in the tinted film.



9.05 Windows:

General:

- Condition and the operation of window treatments (shades, shutters, curtains) weren't evaluated.
- Thermopane (dual pane) glazing is installed. Again, due to weather and sun conditions, all leaking panes may not be evident.



- Some thermopane windows appear to have after-market tinted film applied. Ask the seller to provide further information as to where, specifically, the film was applied. Tinted film can cause seals to fail and/or invalidate any existing warranty.
- Most windows work satisfactorily or appear to be in satisfactory condition

Specific:

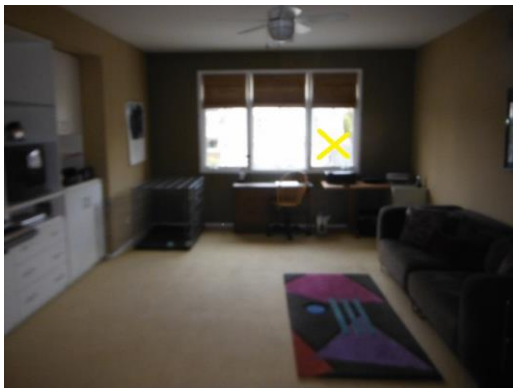
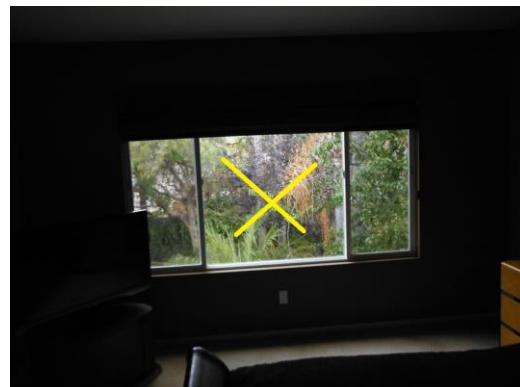
- At least, 6 thermal pane windows appear to show or are suspected to have leaking seals as manifested by glass that cannot be cleaned, is foggy and/or shows condensation between the panes.; includes but may not be limited to:

* Upstairs bonus room.

* Master bedroom

* Family room.

* Upstairs guest bathroom.

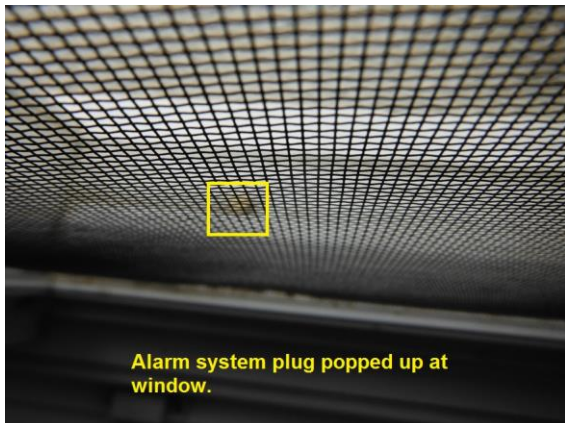


For any failed thermopane windows, the only correction is replacement of the sealed glass unit. Recommend that a qualified glazing contractor review the status of all thermal pane glazing to confirm its status and cost replacement before the release of contingency.

- We could not close the upstairs bonus room, right-hand window; the crank mechanism “slips”/ is not working correctly. Furth examination is needed to determine the exact correction/repair.



- There appears to be some alteration of window frames to accommodate a security system wires. Some of the plugs have actually popped up.



We cannot verify that these alterations are watertight. We recommend sealing/ caulking any holes/openings.

- Some windows work stiffly; likely would benefit from maintenance.

- There is some minor spot screen damaged, e.g., at the SW corner of family room

9.06 Stairs/Steps:

- Appear to be in satisfactory condition.

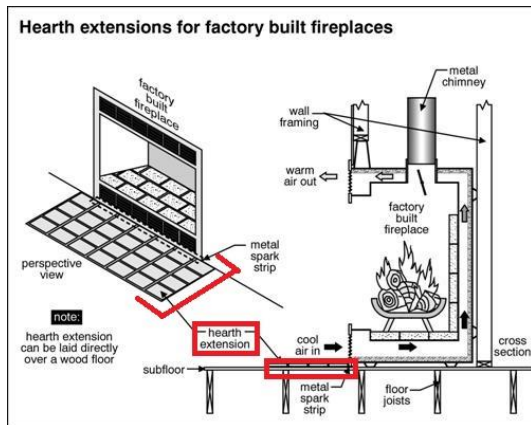
9.07 Fireplaces:

General (applies to most /all):

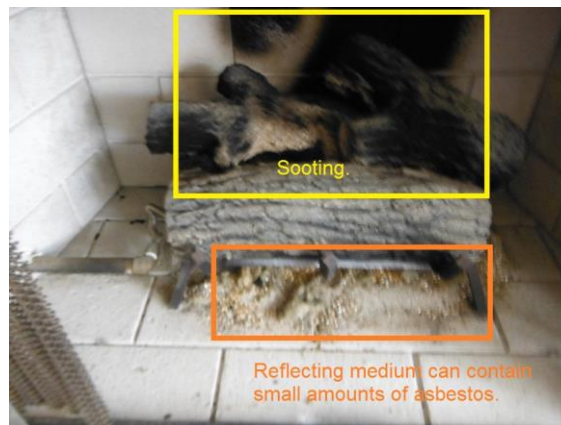
- Factory built, metal fireplaces are installed.
- The fireplaces are equipped with artificial gas log sets.
- The fireplaces were not operationally tested; no fires lit.
- The chimney flue interior is generally not visible.
- Most of hearth was covered and not visible for inspection.
- The fireplaces appear to be in satisfactory condition.
- **We noted the following which occurs at multiple fireplaces:**

*** The hearth extensions have been removed likely during the aftermarket revision of the flooring around the fireplaces. Currently, there is no distinction between the hearth and flooring as required. This is a potential fire hazard because high heat can radiate to the floor immediately in front of the fireplace. Keep combustibles away from extension (area in front of fireplace) until corrected.**





* The fireplaces show some sooting of the artificial logs and refractory panels. Sooting indicates incomplete gas combustion. One result of incomplete combustion is the formation of, at least, a small amount of carbon monoxide gas. Recommend the gas log set be examined to assure proper burn/combustion.



* As advisory, the vermiculite component of the “artificial ashes” can contain naturally occurring asbestos.

* **No clamps are installed at the dampers to keep them open as required since about 1994 when using an artificial gas log set. The clamp insures a constant source of combustion air for the gas-fired log set.**



* Some gas shut-off keys are not present; did not test all gas shut-off valves. Recommend getting a test of all gas valves by the time of the final walk through inspection.

Family Room Fireplace:

- No additional comment than that listed in general comments.

Living Room:

- No additional comment than that listed in general comments.

Master Bedroom Fireplace:

- There appears to be a gas “leak” (gas valve is open slightly in order to remove gas valve key) at the master bedroom fireplace.



We recommend further evaluation by a factory built fireplace specialty contractor in order to determine the exact correction/repair needed ideally before the release of contingency.

9.08 Smoke / CO Detectors:

- Recommend testing detectors monthly for proper operation.

- **Current requirements for smoke detector installation are met.**

- **Current requirements for CO detector installation is not met. As an advisory, a carbon monoxide detector is now required in this home. We recommend that you have them added at, at least, the entry to each sleeping area.**

9.09 Attic:

General:

- The attic access opening is located in the guest bedroom hallway.



- Un-faced fiberglass batt insulation is installed. R-Value (ability to insulate) is unknown.



Specific:

- A few insulation batts are out of place or missing.



- There are some indicators rodent activity in the attic. While not observed, high activity can also damage to other systems (electrical wiring, air ducts etc.). Recommend consulting a licensed vector control contractor for further guidance.



- As an advisory, some areas of insulation are covered with what appears to be a light dusting of ash from past wild fires.



9.10 Laundry Room:

General:

- The washer and dryer are not included in the scope of the inspection; not tested.
- We did not relocate the appliances to look for drains or examine gas connectors.
- The washer hose bibbs were not tested.



- Both gas piping and a 220 volt receptacle are present; gives you the choice of using a gas-fired or electric clothes dryer.



Specific:

- **Water supply connectors serving clothes washer are made of rubber. As these eventually fail, recommend replacing with braided, stainless steel connectors.**

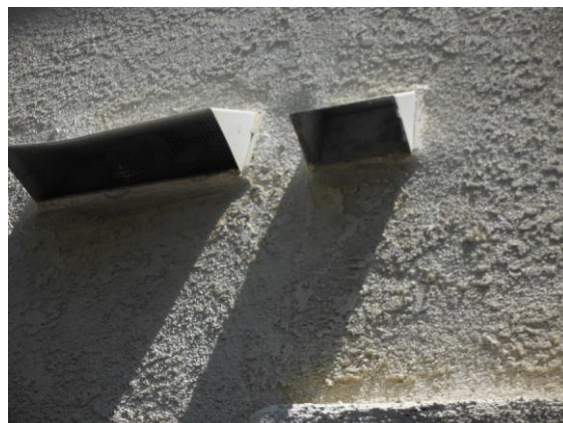


- Older style gate valves are installed at the clothes washer hookups. We don't operate water shut-off valves as they may leak or break when operated. We recommend that you check the condition of these shut-off valves after you take possession. We recommend replacing/upgrading these valves as a part of any general plumbing work done on this property. A newer, more reliable value will help prevent valve breaks and leaks.

- **While not uncommon for first floor laundry rooms, no catch pan is installed under washer; any drain was not visible/not tested. This common omission can lead to water damage/flooding if there is an overflow/hose break is a washer overflow or water supply connector break.**

As an improvement, we recommend that you consider adding a mechanical device that will sense any drop off in water pressure (broken water connector, for example) and automatically shut off water in the home until the problem is corrected.

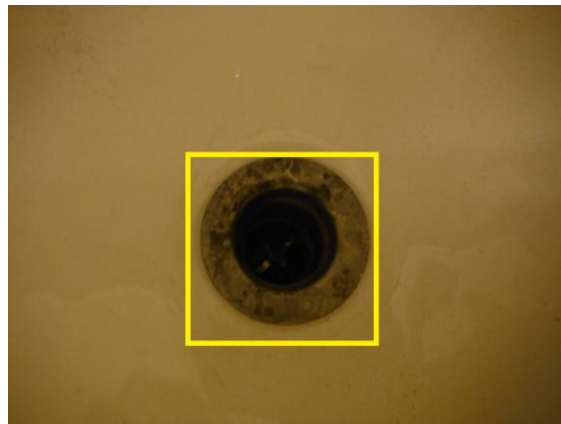
- **The clothes dryer duct to the exterior appears to exceed length limitations. A dryer vent cannot exceed 14 feet in total length when 2, 90 degree bends are involved. Recommend periodic cleaning of the lint from the duct for fire safety and dryer efficiency.**



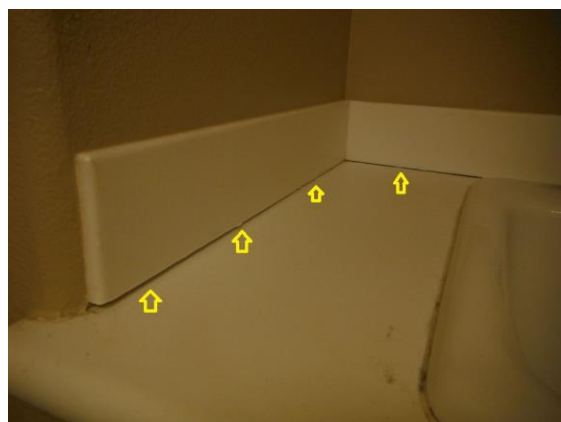
- The sink appears to work satisfactorily. We didn't remove items to inspect the cabinet interior.



- The sink drain is corroded somewhat.



- The sink countertop and separated/sags from the backsplash somewhat.



9.11 Interior Special Features:

General:

- Any of the following systems were not included in the inspection:

- * Intercom, stereo/radio and/or security systems.



- * Computer, cable or phone systems etc.

- * Installed audio visual equipment (TV's), etc.

- * Recommend getting satisfactory demonstrations (as applies) prior to close of escrow.

Vacuum System:

- The vacuum canister is located in the garage.



The canister was un plugged at the time of the inspection. Ask the seller if they can provide further information; if they were experiencing any problems.

- Hose ports may not be located in all areas depending on hose length.



- All located system components appear to work satisfactorily. We cannot certify the vacuum system effectiveness.

- We recommend conducting an final operational test and taking an inventory of accessories (hoses, attachments etc.) by the time of the final walk-through inspection.

Ceiling Fan:

- The ceiling fan appears to work satisfactorily; only brief operational test.

- Can't verify that any fans are installed with adequate support without disassembly.

- Recommend getting demonstration of all ceiling fans at the final walk-through.

9.12 Miscellaneous - None.

10.00 KITCHEN & APPLIANCES

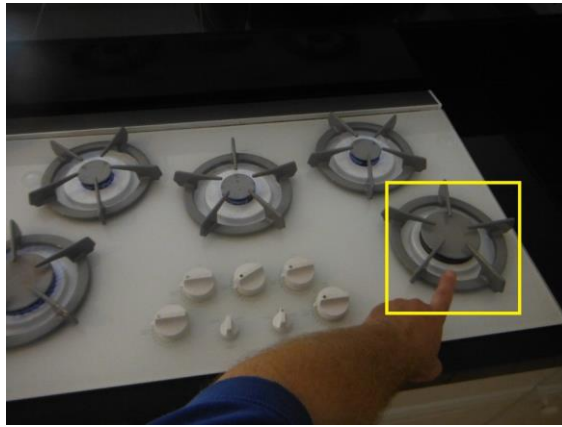
10.01 General - We tested the appliances listed below to see if they work. Our "test" is not an evaluation of performance but is only to verify that they "work". It is possible that timers may be defective, garbage disposals may be ineffective, thermostats may be out of calibration, and the appliance can still "pass" our abbreviated test. Appliances can fail at any time without warning. There are insurance policies available to you that may provide some protection. Your agent can supply information on this subject. All comments pertain to the main kitchen unless otherwise specified.

We didn't remove items to inspect cabinet interiors.



10.02 Cooktop & Exhaust Hood:

- The right-front gas burner did not light up; suggesting the need for, at least, maintenance. We recommend, at least, getting a satisfactory demonstration. An appliance contractor service call may be warranted.



- The rising exhaust fan appears to work satisfactorily.



- The exhaust fan duct termination is present on the exterior.



10.03 Wall Ovens:

- The lower heating elements in both ovens (bake mode) could not be made to work. The elements may not be set properly. We recommend, at least, getting a satisfactory demonstration. An appliance contractor service call may be warranted.



10.04 Built-In Microwave Oven:

- Appears to work satisfactorily.

10.05 Dishwasher:

- Appears to work satisfactorily.

- While we did not observe them, the water supply connectors serving the dishwasher are likely made of rubber. As these eventually fail, recommend replacing them with braided, stainless steel connectors.

10.06 Garbage Disposal:

- Appears to work satisfactorily.

10.07 Trash Compactor:

- None.

10.08 Built-In Refrigerator:

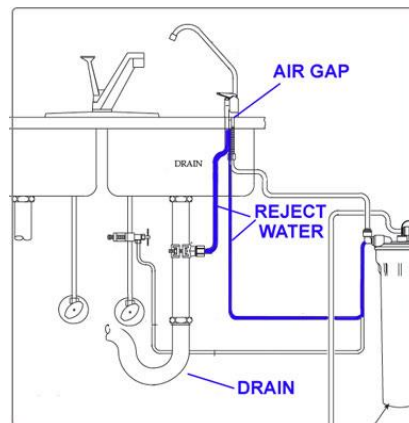
- Appears to work satisfactorily.

10.09 Sink & Accessories:

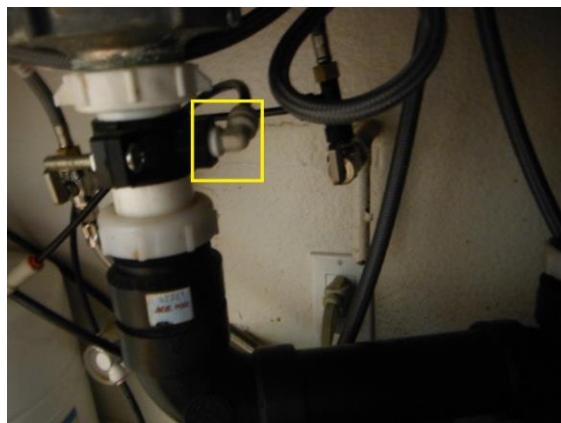
- The faucet fixture swivels with difficulty; we did not force it. This condition suggests a deteriorated/worn out fixture which can eventually lead to leakage and under cabinet water damage if you try to free up fixture movement. **It may be more cost efficient to replace the faucet than try to repair it**



- Get operation and maintenance information (including cost to operate) on the reverse osmosis water filter system installed under the sink. As an advisory, with a reverse osmosis system, 2-5 gallons are wasted per gallon you filter.



Also, the discharge piping for the filter system is connected to the undersink waste piping.



Technically, this is a prohibited cross connection between grey and potable water and is not allowed. Recommend creating an air gap to eliminate this potentially unsanitary condition. A licensed plumber who has experience with reverse osmosis systems may be able to make recommendations for correction.

10.10 Miscellaneous:

- There is some minor cabinet door misalignment.



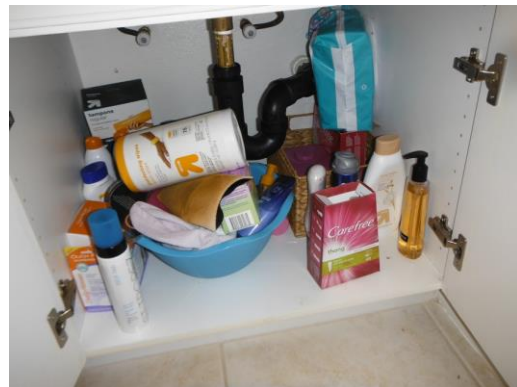
11.00 BATHROOMS

11.01 General - The serviceability of the major components like sinks, showers, tubs, toilets, visible plumbing, exhaust fans, cabinetry, mirrors, windows, electrical outlets and light fixtures or any other installed features, unless otherwise noted, are inspected. Common minor deficiencies, such as deteriorated tile caulking or grouting may not be called out.

We did not check shower pans for leaks. Leak tests are normally conducted by the structural pest control contractor.

When not used, plumbing fixtures can deteriorate; 1 test may not reveal any problems.

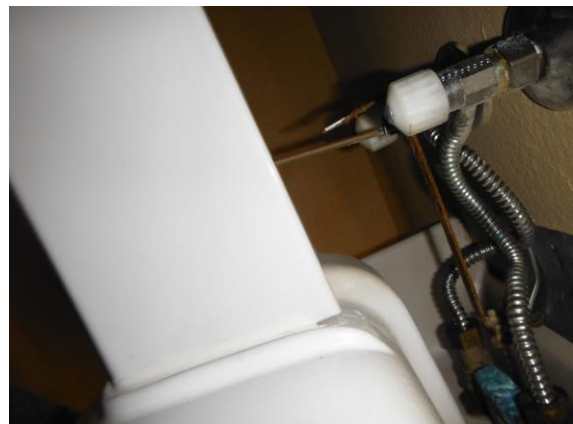
We didn't remove items to inspect cabinet interiors.





We noted the following minor, general shortcomings:

- Most of the water supply shutoff valves have plastic valve stems can which become unreliable with age **including at the laundry, wet bar and kitchen sinks**. A failed shut-off valve can lead to extensive flooding/damage. **As an improvement, we recommend replacing the shutoff valves at your earliest convenience.**





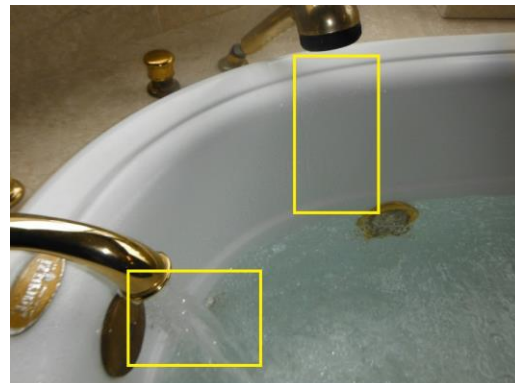
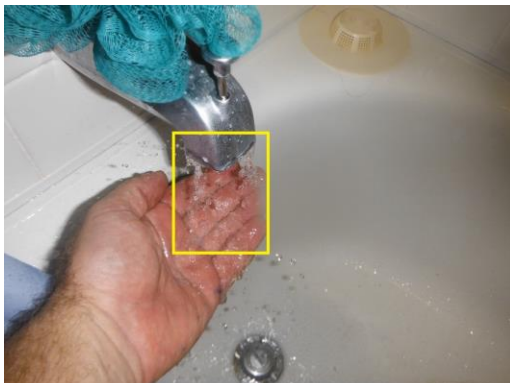
Most of the flexible, metal water supply connectors serving the plumbing fixtures are obsolete. A failed water connector can lead to extensive flooding/damage. **As an improvement, recommend replacing the obsolete connectors with braided stainless steel connections which are far less prone to fail over time.**

- Some Nutone brand fans appears to be installed. Nutone exhaust fan/light fixtures made between 1996 & 1997 have been recalled. A wiring defect can lead to a shock hazard when changing light bulbs.



We have no way to confirm if this is one of the recalled models without disassembly to acquire the model/serial number. The CPSC (consumer product safety commission) website has detailed information about the fan recall.

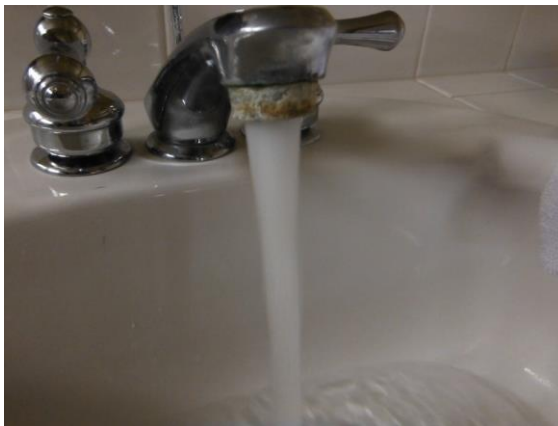
- The tub-to-shower or to- spray head diverter valves work inefficiently; these valves can readily be replaced



- There is general discoloration and corrosion of plumbing fixtures.



- There is some mineral build-up on the fixtures and shutoff valves with some diminished flow at fixtures. You may want to consider adding a water softener to help reduce the accumulation of the salts, reduce fixture maintenance and improve performance.



- Some of the toilet seats are loose and should be evaluated for serviceability.

11.02 Master Bathroom:

General:

- This bathroom appears to show some revisions – mostly tile work; there may be work invoices/warranties available.
- It's likely that the tile shower enclosure is not the original



- There is minor spot drywall damage and slightly elevated moisture readings (17%) on the lower exterior wall at the shower.



The “leak mechanism(s)” or elevated moisture readings cannot be definitively known in the course of a home inspection; there are various possible causes.

Further examination would be required to determine exact problem(s). You cannot assume that any water exfiltration is solved by caulking the shower door metal frame.

We cannot categorically rule out the backing up of water under the tiles and outside of the shower enclosure because of clogged shower drain weep holes. If this work is still within a warranty period, we recommend that the contractor review this condition and comment. Otherwise, as a precaution, we recommend that a qualified plumber examine the drain weep holes to ensure that they are not clogged.

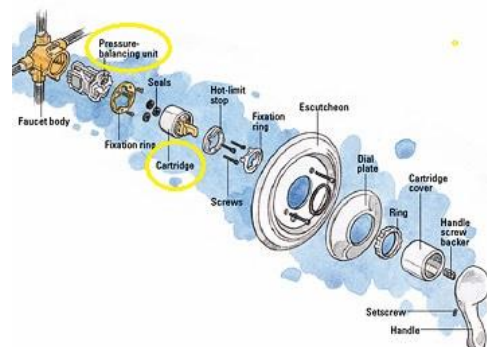


Any collateral mold testing, evaluation and water damage remediation are beyond the scope of our inspection.

- There are a couple spots where tile grout is missing.



- **You can never fully get cold water at the mono water control handle. While of minor consequence at this point in time because you normally want more than cold water in a shower, difficulty regulating temperature can indicate a problem with the cartridge and/or pressure balance valve. We recommend further evaluation to determine the exact condition.**



- There is somewhat less low at the left-hand sink. There are various possibilities/causes; while not definitive, likely indicates a mineral clogged aerator/fixture.

Whirlpool Tub:

General:

- The whirlpool tub pump is operational; only brief operational test. Recommend getting extended demonstration, including all jet settings/features prior to the close of escrow



- As an advisory, any whirlpool tub piping can harbor bacteria. Recommend disinfecting before use and then periodically.
- The pump access is located on the exterior.

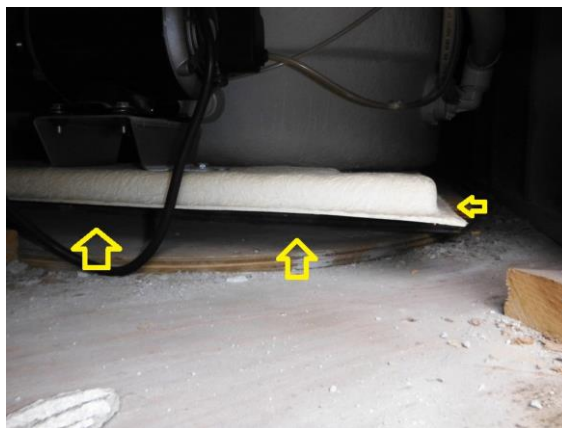


Specific:

- As an advisory, the GFCI that protects the whirlpool tub pump electrical circuit is located in the closet.



- As an advisory, the tub bottom is supported plywood and not on a mortar bed as generally specified by the tub manufactures. A full mortar bed or equivalent is better able to resist sagging, defection, water damage etc.



- The tub faucet-to-spray head diverter valve diverted to the spray head on its own when running the faucet. This may indicate lack of use or some other shortcoming with the diverter valve. Ask seller if they can provide further information; if they were experiencing any problems.



- We noted what appears to be a shim on the edge of the tub. Possibly indicates that sealant is missing.



11.03 Guest Suite Bathroom #1 (downstairs):

- As a point of disclosure, there are a few, very subtle “indent cracks” in the tub/shower wall tiles in the upstairs, guest suite bathroom.



Indent cracks, typically, indicate some workmanship errors with installation of subsurface materials, for example, failure to properly tape a joint between two sections of backer board (water proofing board) or differential drying shrinkage where there are different thicknesses of the mortar/brown coat/adhesive applied behind the wall for the purpose of attaching the tile to the backer board.

The only way to correct the condition is to replace shower tile backing and tile. In this case, because of the very minor degree of cracking, unless the tile work is newer and under a warranty, it is our opinion that this condition is not worth acting on.

11.04 Guest Suite Bathroom #2 (upstairs):

-The tub drain plug is not installed likely because it does not work; recommend replacing it.



- The shower head is “frozen” tight; cannot be adjusted.



11.05 Guest Bathroom (upstairs hallway):

- The toilet seat is damaged on the left-hand side. We recommend replacing the cover.



11.06 Powder Room:

- No additional item beyond that mentioned previously in the general section.

12.00 GARAGE

12.01 General:

- Many surfaces are obscured by storage materials, vehicle, equipment etc. Recommend review of all obscured walls and features once garage is emptied.



12.02 Ceiling, Walls & Framing (as applies):

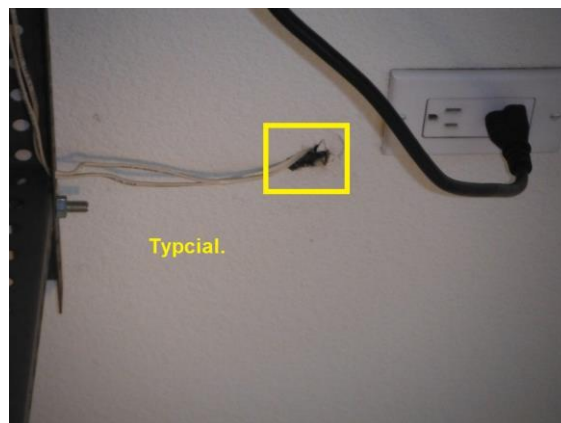
- Appear to be in satisfactory condition.

12.03 Floor Slab & Stem Wall Foundation:

- Appear to be in satisfactory condition.
- There are some small, miscellaneous slab cracks.

12.04 Firewall & Door:

- A few miscellaneous small holes/openings need to be sealed for fire safety.



- The door gasket/seal is partly damaged. Any gaps around part of the door when closed can allow a fire to readily draft into the home.



12.05 Door (exterior):

- There is some minor impact damage, possibly caused by a pet.



- The door weather stripping and wood trim shows minor damage likely caused by a pet.



- While common, no door threshold is installed; can allow rodent ingress.



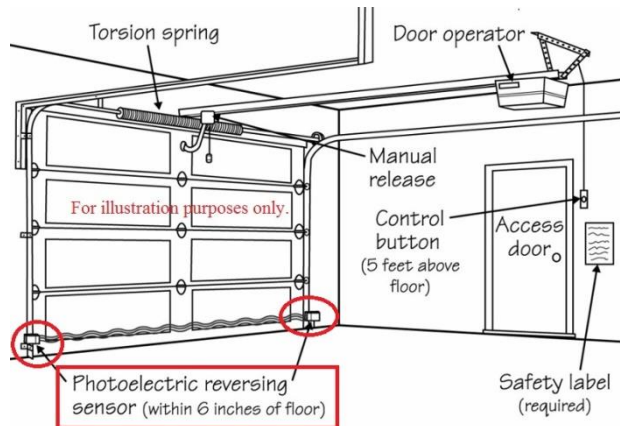
12.06 Window:

- None.

12.07 Overhead Doors:

- The electric opener appears to work satisfactorily including the auto-reversing mechanisms.

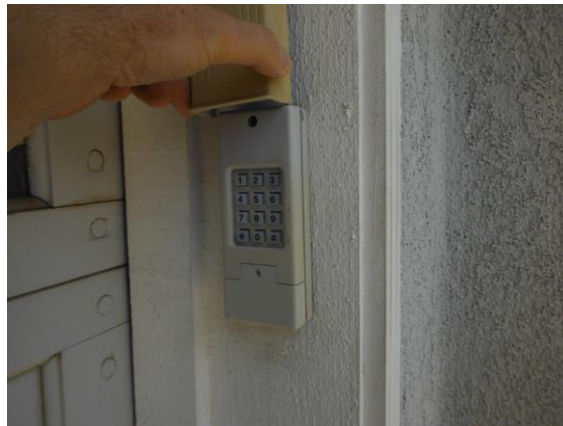
- All (3) sets of photo electric eyes for auto reverse mechanisms are set way too high – about 12 inches off the slab; required to be set no higher than 6 inches above the garage slab for safety.



- The electric opener control buttons are not set high enough above the floor and can be operated by small children. Minimum height for all control buttons is 60 inches.



- The overhead door opener "touch" pad was not tested. Recommend getting a satisfactory demonstration prior to close of escrow.



12.08 Miscellaneous:

- There is some impact damage to the cabinets.



- There are some indicators rodent activity. Recommend consulting a licensed vector control contractor for further guidance.



13.00 SWIMMING POOL & SPA - None.

14.00 LIMITATIONS OF SCOPE

This inspection report was not prepared to be used as fulfillment of the disclosure requirements of California Civil Code Section 1 102.6, nor is it to be used as substitute disclosure as authorized by section 1 102.4. There is significant risk for an unauthorized 3rd party to rely on this report.

This evaluation is not a geological inspection of the site. No subsurface investigation is made and this inspection is not what might be referred to as a "soils report". We can make no determination of the prior grading activity that may or may not have occurred without more extensive research of public records or subsurface investigation. If you desire a geotechnical evaluation, we can provide these services at an added fee.

We are not providing a structural pest control inspection. We understand that you will be provided with a separate inspection report that will address the presence or absence of wood-destroying organisms.

Owning any building involves some risk and no home is perfect. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider important to your ownership. Further, without disassembling the building, not everything can be known. This report is **not a home warranty**, is **not to be considered a guarantee of condition** and is **not an insurance policy of any kind**.

While some references to hazardous materials and code compliance may be made, our report is **not a complete investigation** for code compliance, toxic wastes in the building

or adjacent soils, hazardous materials, or public records affecting this property. Such an investigation would be much more costly and is beyond the scope of this inspection.

15.00 CONCLUSION

The main objective of a home inspection is to identify the overall condition of the property/systems and areas of concern (as applies) and not necessarily to identify every possible defect.

Based on the visual evidence, we consider this home to be generally well constructed and in average physical condition when compared to others of similar age and construction type in this neighborhood.

The leading concerns appear to be:

- Getting satisfactory response to the disclosed water leaks from the laundry room.
- Deck ledger attachment, size and material type. **Safety Concern.**
- Locating the exterior kitchen island gas piping vent. **Safety Concern.**
- Removal of the distinguishable hearth extension at 2 fire places. **Safety Concern.**
- The apparent gas “leak” at the master bedroom fireplace. **Safety Concern.**
- GFCI receptacles not installed at all places currently required. **Safety Concern.**
- Garage photo electric beams (auto reversing mechanisms) are set way too high. **Safety Concern.**
- Both water heaters are long beyond end of expected service life. Some minor seismic strapping/bracing shortcomings. **Safety Concern.**
- Possible water exfiltration at the master shower enclosure; possible clogged weep holes in shower floor drain body.
- About a ½ dozen leaking thermopane (dual glazed) windows.
- Both HVAC systems nearing the end of their expected service lives.

Mr. & Mrs. XXXXXX

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- Getting full disclosure of all additions/modifications and acquiring all work invoices, transferable warranties and permits as required/applies.

It is possible the with higher level (specialty) inspections, a wider range of deficiencies may be identified. Some may only be discoverable with destructive testing.

We do recommend following up on all recommendations for repair, correction, further evaluation or seller demonstrations prior to the close of escrow.

This inspection focuses on the major systems in this home. While a spot check of electrical switches, outlets, appliances and other equipment is made, their condition can change unexpectedly. We recommend that you visit this home at least one more time before taking ownership to confirm that everything is in operating order.

If you have any questions about this report or inspection, please feel free to call us for clarification.

End of Report