

# Inspection Details

## 1. Style Of Building

Condominium, ROOFING AND EXTERIORS ELEMENTS; GARAGE AND GROUNDS ELEMENTS; FOUNDATION ELEMENTS - Condominium and Cooperative unit inspections do not include evaluation of exterior and/or common elements. The appropriate Management personnel should be consulted regarding common element maintenance responsibilities, master deeds, or other pertinent pre - purchase information.

## 2. Age Of Building

Over 40 years

## 3. Client Attendance

- Present

## 4. Other Attendance

Materials:

- Buyers Agent
- Sellers Agent

## 5. Weather

- Clear

## 6. Temperature

- Over 65

## 7. Rain In The Last Three Days

- No

## 8. Resident Status

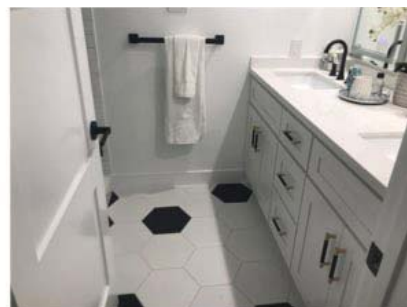
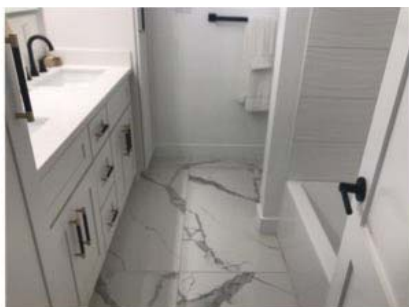
- Unit Was Furnished But Vacant at The Time

## 9. Add On/Alterations

- Unit was remodeled - check the records/permits and warranties.

## Additional Photos

### 1. Interior Photos



## Exterior

### 1. Wall Cladding, Flashing, and Trim

Type:

- Stucco

**Observations:**

**1.1. Cracked/damaged areas noted at stucco walls. Have it checked and fixed by a qualified specialist.**



### 2. Window Trim and Sills (Exterior)

Window Type:

- Vinyl
- Dual Pane

**Observations:**

**2.1. Dual pane windows noted. It is not always possible to determine fogging of this type of window due to temperature changes, etc. Check with the seller for any known defects/repairs.**

**2.2. No leak tests done at this type inspection. Recommend to check the building records with seller/builder/management for any known water seepage/damage at windows.**

**2.3. Newer replacement type windows noted - Check the records/warranties. Periodic maintenance around the frame/sealant required (to prevent water seepage).**



### 3. Doors (Exterior)

Door Type:

- Vinyl Slide



#### 4. Decks, Balconies, Steps/Stairs, and Railings

Type:

- Concrete

Observations:

**4.1. Gap noted at exterior door threshold and deck cover/tiles - have it sealed/caulked to prevent water seepage. Have it checked and repaired by a qualified specialist.**

**4.2. Drainage of the deck not tested at this type of inspection. Check with the seller/builder for any known defects with deck drainage and or have it tested.**



#### 5. Other

Observations:

**5.1. ROOFING AND EXTERIORS ELEMENTS; GARAGE AND GROUNDS ELEMENTS; FOUNDATION ELEMENTS - Condominium and Cooperative unit inspections do not include evaluation of exterior and/or common elements. The appropriate Management personnel should be consulted regarding common element maintenance responsibilities, master deeds, or other pertinent pre - purchase information.**



# Grounds

## 1. Fencing and Gates

Type:

- Wood
- Wood Gates
- Masonry / Block Wall



## 2. Other/Features

Observations:

**2.1. ROOFING AND EXTERIORS ELEMENTS; GARAGE AND GROUNDS ELEMENTS; FOUNDATION ELEMENTS** - Condominium and Cooperative unit inspections do not include evaluation of exterior and/or common elements. The appropriate Management personnel should be consulted regarding common element maintenance responsibilities, master deeds, or other pertinent pre - purchase information.

**2.2. Water fountain(s) noted.** Not a part of this inspection. Check the records with the seller/builder.



# Plumbing

## 1. Interior Drain, Waste, and Vent Systems

Drain Line Type(s):

- Cannot Be Determined (Not Visible)

**Observations:**

**1.1. Most of the sewer and vent pipes are installed in the walls and not readily visible at this type inspection. Check the records for any known defects/repairs.**

**All the fixtures drained properly at the time(FYI).**

**Main Sewer Pipes/System Not Part Of This Inspection. Check The Building(HOA) records/responsibilities.**

**The waste lines that go out to the sewer system are installed underground and are not visible. Their condition is unknown. The only way to determine their current condition is to have them fully inspected and scoped with a camera by a qualified Plumber/Video Sewer Inspection Specialist to determine their true condition and any necessary repairs.**

## 2. Water Main Line

Type & Location:

- Main water pipes, Valve(s) not part of this inspection.

Check the building(HOA) records for any known issues Regarding the plumbing systems of the building

- Copper
- Galvanized (Old)
- Main shut off in Front of the building.

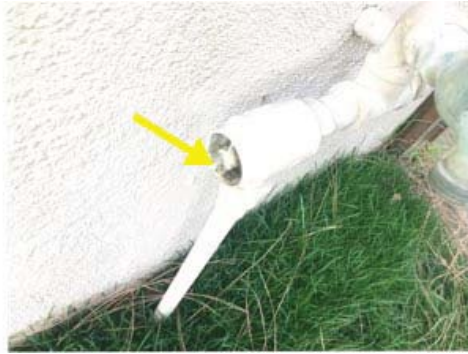
**Observations:**

**2.1. Water Main is not part of this inspection. Check the building(HOA) records for any known defects/repairs and responsibilities.**

**2.2. Water main is Galvanized pipe - Galvanized pipes are considered to be at or near end of life, with limited remaining life. Recommend to re-pipe. Have it checked by a qualified plumber.**

**2.3. Damaged shut off valve noted. Have it checked and replaced by a qualified plumber.**





### 3. Interior Water Supply and Distribution

Supply Line Type(s):

- Copper
- Galvanized

**Observations:**

**3.1. All/most of the plumbing pipes not visible at this inspection, no leaks at visual part of the structure found at the time. Recommend to check the Building Records for any known defects/repairs regarding the plumbing system of the unit/building.**

**3.2. Active galvanized water supply pipes were noted. This type is considered to be at or near end of life. Recommend to re-pipe. Have it checked and repaired/replaced by a qualified plumber.**

### 4. Fuel System

**Observations:**

**4.1. No Gas meter present, all electric building noted. (FYI)**

### 5. Other

**Observations:**

**5.1. The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status.**

**Check the records for any known defects and or repairs.**

**As of January 1, 2017, building standards/state law require that flow rates for fixtures in the home not exceed 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. Refer to seller and or have it checked by a qualified specialist.**

# Water Heater

## 1. Water Heater

Type and Size:

- Electric
- 36 GAL

Age:

- Newer Installation

**Observations:**

**1.1. The adequacy or efficiency of the hot water heater cannot be determined in a limited time visual inspection. It is not known how hot the water will get or how long it will last (this is many times a matter of personal preference).**

**1.2. Water heater is a newer installation - recommended to check the records/permits/warranties.**



## 2. Fuel/Power Supply

**Observations:**

**2.1. Missing service disconnect box - improper, poor workmanship. Recommend to install. Have it checked and installed by a qualified electrician.**



## 3. TPR Line & Valve

**Observations:**

**3.1. TPR valve line terminates unsafely - recommend to extend outside into a safe location. Have it checked and repaired by a qualified plumber.**





#### 4. Enclosure and Platform

##### Observations:

**4.1. Water heater lacks drain pipe at catch pan. Recommend to install and extend to outside.**



#### 5. Other

##### Observations:

**5.1. Water heater does not have a "Thermal Expansion tank" installed to prevent a possible leak at the TPR valve. Recommend to have it installed by a qualified plumber.**

**5.2. A number of defects found at water heater. Recommend complete System Evaluation/repair/replacement by a qualified plumber.**

# Electrical System

## 1. Service Entrance Conductors

Service Type:

- Below Ground Service

Panel Capacity:

- 100 Amp Main Service

**Observations:**

**1.1. Main panel is part of HOA. Not part of this inspection. Check the records with the seller/management for any known issues regarding the Main panel and Electrical System.**

**1.2. Underground service was noted. In order to inspect the condition of the wires it requires removal of panel covers. Panel covers at pull box are not removed for safety reasons and are not part of this inspection (its beyond the scope of this inspection). Recommend to check the records for any known defects/repairs. Further evaluation by a qualified Electrical Contractor and or the local Utility Co. is recommended.**



## 2. Main Panel

Main Panel Type:

- Circuit Breakers

**Observations:**

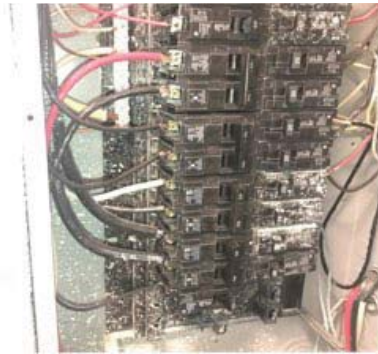
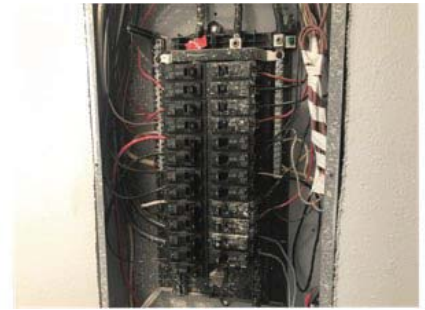
**2.1. Main panel is part of HOA. Not part of this inspection. Check the records with the seller/management for any known issues regarding the Main panel and Electrical System.**



### 3. Sub Panels

#### Observations:

- 3.1. Breakers are not properly labeled for emergency identification. Recommend to have it checked and labeled.
- 3.2. Missing Anti-Oxidant paste at Stranded Aluminium wires. Recommend to install by a qualified electrician.
- 3.3. Newer installation or upgraded panel noted - Recommend to check the records/permits.



### 4. Branch Circuit Conductors

#### Materials:

- Copper
- Romex
- Conduit

#### Observations:

- 4.1. Most of the electric wiring is enclosed within the walls and ceilings and other parts of the structure. It is not visible and its condition cannot be fully determined. No representation is made as to its status.
- 4.2. Newer wiring/fixtures noted - Check the records/permits.
- 4.3. Loose Romex noted at heat pump area. Have it checked and repaired by a qualified electrician.



## 5. Operation of GFCI Outlets

### Observations:

**5.1. Recommend to have GFCI outlets in all wet locations as a safety upgrade, and to test them periodically. Have it checked and fixed/installed by a qualified electrician.**



## 6. Interior Fixtures, Outlets

### Observations:

**6.1. Electrical covers (switch, outlets, junction boxes, etc) not removed as part of this inspection - Inspection of the wiring is limited to Main panel. For a more in depth inspection recommend to hire a qualified electrician.**

**6.2. Unit was furnished but vacant at the time - Some of the outlets were not visible/accessible at the time to test. Check the records for any known defects / repairs.**

## 7. Smoke and Carbon Detectors

### Observations:

**7.1. Smoke detectors in bedrooms and hallway noted - Recommend to test them periodically**

**7.2. Carbon monoxide detector noted - Recommend to test it periodically.**

**7.3. Smoke and Carbon Monoxide detectors, fire alarms/ systems not inspected. Beyond the scope of this inspection.**

**Recommend to have functional smoke and carbon monoxide detectors per City/Manufacturers requirements and test them periodically. THIS IS A HEALT/SAFETY CONCERN.**



## 8. Low Voltage Systems

### Observations:

**8.1. Low Voltage systems (phone, cable, security, intercom, sound, smart home systems etc.) not part of this inspection. Check with the seller, builder and a qualified specialist.**

**8.2. Intercom system noted - not part of this inspection. Check with the seller for operation/ care.**





# Garage

## 1. Garage/Parking

Materials:

- Detached
- Carport

Observations:

- **GARAGE ELEMENTS** - Condominium and Cooperative unit inspections do not include evaluation of exterior and/or common elements. The appropriate Management personnel should be consulted regarding common element maintenance responsibilities, master deeds, or other pertinent pre - purchase information.
- **Second floor is built over the garage without shear panels ( Soft - Story structure type).** This is typical for age, type of the building. Recommend to retrofit for seismic safety. Have it checked by a qualified structural engineer.



## 2. Garage Vehicle Door(s)/Reverse Sensors

Garage Door Type:

- Wood
- Tilt Up Type

Auto Reverse Sensors:

- Present
- Operational

Observations:

2.1. Sensors are in place and will reverse the door.(FYI)

2.2. Beginning July 1, 2019 a new law requires automatic garage door opener(s) to have a battery backup function that is designed to operate when activated because of an electrical outage for safety. Senate Bill No. 969 will make a violation of those provisions subject to a civil penalty of \$1,000 and will on or After July 1, 2019 prohibit a replacement residential garage door from being installed in a manner that connects the door to an existing garage door opener that does not meet the requirements of these provisions.(FYI)



### 3. Floors



### 4. Walls/Firewall



### 5. Ceiling and Framing

#### Observations:

**5.1. Moisture stains/damage noted to the garage ceiling. Have it Checked by HOA and a Qualified Contractor.**

**5.2. Acoustic spray at ceilings noted. Acoustic spray may be asbestos containing type- Recommend further testing for possible abatement as a safety upgrade.**



### 6. Garage Electric

#### Observations:

**6.1. Recommend GFCI protected electrical outlets as a safety upgrade.**



# Roofing

## 1. Roof Pictures

Materials:

- Built up / Torch down

Materials:

- Walked Roof

**Observations:**

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## 2. Chimney

Number Of Units:

- One

Chimney Type:

- Metal Flue Pipe

**Observations:**

**2.1. Chimney/ flue(s) are not fully visible at this inspection. Video inspection of the chimney flue by qualified Chimney Inspector is a Must. This is a limited inspection at readily visible areas of the chimney. For more detailed inspection Recommend to Hire a qualified Chimney Inspector. This is a safety and fire hazard concern.**



# Heating & Cooling System

## 1. Heating System Operation

Heating Type and # of Units:

- Forced Air Heat Pump
- One

Heating Size/ Age

- Newer Installation Type

**Observations:**

1.1. Unit operated at heat mode at the time(FYI).

1.2. Recommend to check the service history with the Seller and to have the unit(s) serviced by a qualified HVAC Contractor if not performed in the past year. Air flow is not a part of this inspection. Recommend to check the disclosures regarding day to day functionality. No service tags noted. This is a limited Visual Inspection - Recommend to have the unit(s) evaluated by a qualified HVAC Contractor. Annual service/evaluation is recommended.

1.3. Unit appears to be a newer installation - Recommend to check the records/permits/warranties.



## 2. Air Filter

Filter Type:

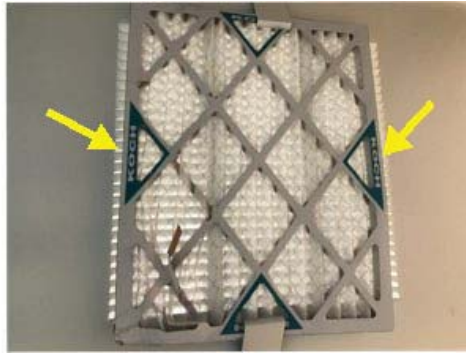
- Disposable Air Filter
- Undersized Air Filter

**Observations:**

2.1. Air filters should be changed or cleaned regularly according to Manufacturer's instructions.

Air flow/balance is not a part of this inspection. Recommend to check with the seller about air comfort/distribution.





### 3. Distribution Systems

Distribution Type:

- No Access To Ducting- Unknown

**Observations:**

**3.1. We conduct a limited visual inspection of the distribution system components and comment on any defects found. Air flow, distribution, duct sizing and comfort is not a part of this inspection, these require testing by a Qualified HVAC Technician. Temperature is checked at the registers to determine heating/cooling function. Check with the seller for any known defects/issues with air flow and distribution and or have it checked by a Qualified Technician.**

**3.2. Air flow is not a part of this inspection. Duct sizing and testing for proper air flow is not part of this inspection. Have it checked by a qualified specialist.**

**3.3. Ducts not visible at this inspection to comment. Check with the seller and or a qualified specialist about air flow/comfort.**

### 4. A/C Type, Size, & Age

A/C Type, Size, & Age:

- Air Conditioner Unit
- 2 Ton
- Newer Units Type

Power Source & Number Of Units:

- Split System Central AC
- One

## 5. A/C Compressor

### Observations:

5.1. Unit operated at Cool mode at the time.(FYI)

5.2. Recommend to check the service history with the Seller and to have the unit serviced by qualified HVAC Contractor if not performed in the past year. No service tags noted at the unit. Air flow/balance is not a part of this inspection. Recommend to check the disclosures regarding day to day functionality.

5.3. Ambient air test was performed by using thermometers on air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates unit is cooling as intended. The range in Temperature drop was normal at the time of the inspection (FYI).

5.4. Unit is not properly secured/strapped to platform/pad. Have it checked and repaired by a Qualified Technician.





## 6. Refrigerant Line

### Observations:

**6.1. Refrigerant line at the coil was not properly insulated/sealed. Have it checked and installed/repared by a qualified specialist.**



## 7. Evaporator Coil

### Observations:

**7.1. To determine if the existing coil and AC compressor are compatible is beyond the scope of this inspection. Recommend to have it checked by a Qualified HVAC contractor.**

**7.2. Coils are not visible at this inspection to comment. Periodic care/service recommended.**

## 8. A/C Condensation Line

### Observations:

**8.1. AC condensation pipe termination point not found/visible(possible it terminates into the wall to a main drain line). Check the building records for any known issues with condensation pipes.**

**8.2. Leaking noted at condensation pipe. Recommend further evaluation/fixed by a Qualified HVAC Specialist.**



## 9. Thermostat(s)

### Observations:

9.1. Thermostat was operational at the time of inspection.(FYI)



## 10. Other

### Observations:

10.1. This is a limited visual inspection of HVAC SYSTEM. For more detailed inspection of the components such as air flow, sizing, refrigerant lines/ pressure, high temp switches etc... Recommend to hire a qualified specialist for more detailed inspection/ evaluation.



## Interior

### 1. Ceilings

Ceiling Type(s):

- Sheetrock

**Observations:**

**1.1. Common cracks were noted at the ceilings.**

**1.2. Newer paint job noted - Check the records for any known defects/ repairs.**



### 2. Walls

Wall Type(s):

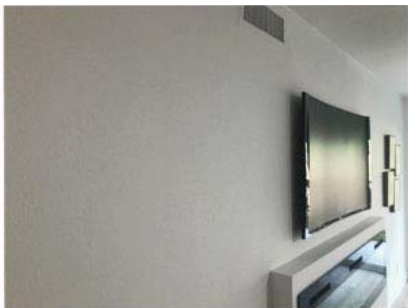
- Sheetrock

**Observations:**

**2.1. Common cracks were noted at the interior walls.**

**2.2. House was furnished but vacant at the time of the inspection (walls were not fully visible)- Recommend to check the records for any known defects/repairs.**

**2.3. Newer Paint noted - Check the records for any known defects/ repairs.**





### 3. Floors

Floor Type(s):

- Engineered "Wood" Material
- Tile

Observations:

**3.1. House was furnished but vacant at the time of the inspection (walls/floors were not fully visible)- Recommend to check the records for any known defects/repairs.**

**3.2. Area rugs noted - rugs not moved at this inspection. Note: could be hidden damage. Check with the seller and have it checked at your final walk through.**

**3.3. Engineered Wood floors at Kitchen noted. Check all warranties- Periodic care required - may warp due to moisture.**



#### 4. Interior Doors

Door Type(s):

- Wood
- Vinyl Sliding Type

**Observations:**

**4.1. Recommend to install door stops to prevent wall damage.**

**4.2. Damage screen/ door noted at patio. Recommend further evaluation by a Qualified Contractor.**



#### 5. Interior Windows

Materials:

- Vinyl
- Dual Pane

**Observations:**

**5.1. Dual pane windows noted. It is not always possible to determine fogging of this type of window due to temperature changes, etc. Check with the seller for any know defects/repairs.**

**5.2. Windows: No leak tests done at this type inspections. Recommend to check the building records with the seller/builder/management for any known water seepage/damage at windows.**

**5.3. Newer windows noted- check the records/warranties.**



## 6. Fireplace

Number Of Fireplaces:

- One

Type Of Unit:

- Decorative With Electric Heater/Blower Type

**Observations:**

**6.1. We conduct a limited visual inspection of readily visible and accessible areas of the fireplace and chimney. A complete chimney inspection by a qualified Inspector is required in all cases. We recommend a further and complete evaluation by a qualified Chimney Inspector (this is a safety and fire concern). Video inspection of the flue by qualified Chimney Inspector is recommended.**



## 7. Laundry Service

Dryer Type:

- Electric 220V Dryer Type

Drain Size:

- 2" Diameter

Observations:

**7.1. Washing machine/ laundry area without catch pan and or drainage pipes. Recommend to install if possible to prevent damage when machines leak.**

**7.2. 20 GFCI Amp outlet is recommended at laundry as a safety upgrade.**

**7.3. Water supply pipes, drains not tested at this inspection. Check the records and or have it tested by a qualified plumber.**

**7.4. Dryer duct was not visible at the time. (should vent outside)**



## 8. Other

Observations:

**8.1. This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants.**

It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.

**FAILURE TO CONDUCT A MOLD INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.**

**8.2. This is not a pest control(wood destroying insect) inspection - recommend to hire a qualified Structural Pest inspector for complete building inspection.**

**8.3. Recommend to check the building records and permits with The City.**

**8.4. It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.**



# Kitchen

## 1. Kitchen Pictures



## 2. Kitchen General

### Observations:

- Appliances are not removed at this type of inspection. There can be hidden damage/defects not visible as a result. We recommend to check the records/seller regarding any known defects/issues and or remove the appliances for more detailed inspection.

Supply valves/angle stops not tested at this inspection(this type valves not reliable and may leak if turned on and off). Check the records with the seller for any known issues/repairs regarding the supply valves.

- This is not a pest control(wood destroying insect) inspection - recommend to hire a qualified Structural Pest inspector for complete building inspection.

- This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants.

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**FAILURE TO CONDUCT A MOLD INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.**

- Kitchen was remodeled at the time- Recommend to check the records/permits.

## 3. Cabinets and Counter Tops

### Cabinets Type:

- Laminate

### Counter Top Type:

- Caesarstone ( Engineered Stone )

### Observations:

**3.1. Kitchen was remodeled at the time- Recommend to check the records/permits.**





## 4. Sinks

### Observations:

4.1. Sink faucet was functional at the time(FYI)



## 5. Food Waste Disposer

### Observations:

5.1. Disposer operated at the time. (FYI)



## 6. Dishwasher

### Observations:

#### 6.1. Dishwasher operated at the time.

Appliances are not removed at this type of inspection. There can be damage/defects not visible as a result. We recommend to check the records/seller regarding any known defects/issues.

#### 6.2. Dishwasher offset from counter. Recommend further evaluation/fixed/repaired by a Qualified Contractor.



## 7. Ranges/Oven/Cook Tops

### Oven & Cook Top Type:

- Electric Oven

### Observations:

#### 7.1. Oven was operational at the time.(FYI)



## 8. Range Hood

### Range Hood Type:

- Vented

### Observations:

#### 8.1. Range hood was operational at the time. (FYI)



## 9. Kitchen Electrical

### Observations:

- GFCI type outlets at kitchen noted(FYI). Recommend to test them periodically.



# Bathroom General

## 1. Bathroom General Comments

### Observations:

- This is true to all the bathrooms: It is typical to have hidden defects and or damage inside/under the cabinets, inside the walls where moisture and water can be trapped and Mold growth will occur. Home inspection is a limited, non invasive Inspection of readily visible areas. We recommend to hire a Qualified MOLD Inspector for further and complete evaluation to determine the presence or absence of any Mold that may affect the health or safety of the occupants.

Supply valves/angle stops not tested at this inspection(this type valves not reliable and may leak if turned on and off). Check the records with the seller for any known issues/repairs regarding the supply valves.

- This is not a pest control(wood destroying insect) inspection - recommend to hire a qualified Structural Pest inspector for complete building inspection.
- This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants.

It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.

**FAILURE TO CONDUCT A MOLD INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.**

- Bathroom(s) was remodeled at the time - Recommend to check the records/permits.



## Bathroom # 1

### 1. Bathroom # 1

Location:

- Master Bathroom

Fixtures:

- Toilet, Sink(s), Shower
- Exhaust Fan

**Observations:**

1.1. Bathroom was remodeled at the time - Recommend to check the records/permits.



### 2. Sink(s), Faucets

**Observations:**

2.1. Sink faucet(s) was functional at the time(FYI)



### 3. Cabinets, Floors





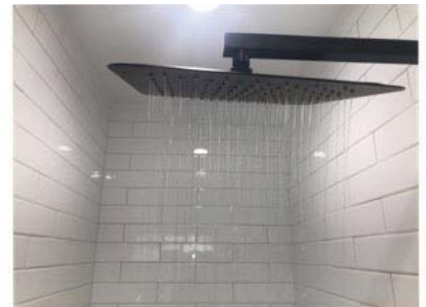
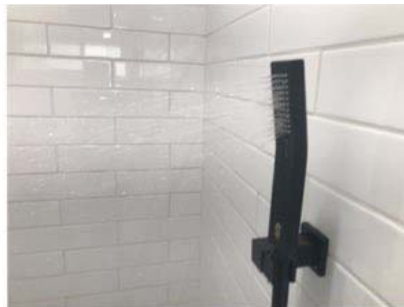
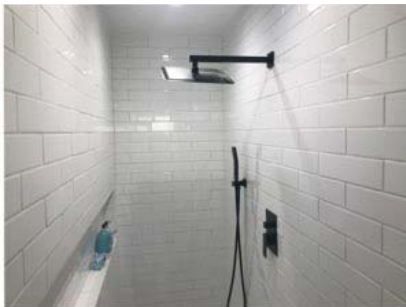
#### 4. Toilet, Bidet



#### 5. Shower

##### Observations:

**5.1. Recommend to have a qualified termite inspector to test the shower pan for possible leaks.**



#### 6. Electrical

##### Observations:

**6.1. GFCI type outlet(s) noted(FYI). Recommend to test it periodically.**

**6.2. Shower area ceiling light is not waterproofed type - safety concern. Have it checked and installed by a qualified electrician.**



## 7. Exhaust Fan, Heater

### Observations:

**7.1. Exhaust fan did not work - in need of repair/replacement. Have it checked and fixed/replaced by a qualified specialist.**



## Bathroom # 2

### 1. Bathroom # 2

Location:

- Hallway Bathroom

Fixtures:

- Toilet, Sink(s), Tub
- Exhaust Fan

**Observations:**

1.1. Bathroom was remodeled at the time - Recommend to check the records/permits.



### 2. Sink(s), Faucets

**Observations:**

2.1. Sink faucet(s) was functional at the time(FYI)

2.2. Defective sink stopper noted.



### 3. Toilet, Bidet



#### 4. Bathtub

##### Observations:

- 4.1. Enclosure was not installed/ missing at the time - check the records.
- 4.2. Recommend to re-caulk at tub tiles and enclosure.



#### 5. Electrical

##### Observations:

- 5.1. Defective GFCI outlet and or wiring noted - have it checked by a qualified electrician.
- 5.2. Defective Light/mirror noted - have it checked and fixed.
- 5.3. Exposed splices, missing box covers... noted bathroom. A fire hazard, safety concern. Have it checked and fixed by a qualified Electrician.



## 6. Exhaust Fan, Heater

### Observations:

**6.1. Exhaust fan did not work - in need of repair/replacement. Have it checked and fixed/replaced by a qualified specialist.**





## Attic

### 1. Attic Access Location

Attic Info:

- None

**Observations:**

**1.1. No attic present in the inspected property.(FYI)**

# Foundation

## 1. Foundation

Foundation Type:

- Concrete Slab

**Observations:**

**1.1. ROOFING AND EXTERIORS ELEMENTS; GARAGE AND GROUNDS ELEMENTS; FOUNDATION ELEMENTS** - Condominium and Cooperative unit inspections do not include evaluation of exterior and/or common elements. The appropriate Management personnel should be consulted regarding common element maintenance responsibilities, master deeds, or other pertinent pre - purchase information.

**1.2.** Building is slab on grade type structure. Slab was covered with floor covering, unable to evaluate. Recommend to check the building records and sellers disclosures regarding any known issues or repairs with the slab.

**Note:** we do not remove floor covering at this type inspection. It is common when floor covering is removed, you may find hidden defects, cracks or deterioration at slab/foundation.

## 2. Floors

Floors Type:

- Concrete Slab

**Observations:**

**2.1.** Building is slab on grade type structure. Slab was covered with floor covering, unable to evaluate. Recommend to check the building records and sellers disclosures regarding any known issues or repairs with the slab.

**Note:** we do not remove floor covering at this type inspection. It is common when floor covering is removed, you may find hidden defects, cracks or deterioration at slab/foundation.

## Report Summary

### Exterior

Page 3 Item: 1	Wall Cladding, Flashing, and Trim	1.1. Cracked/damaged areas noted at stucco walls. Have it checked and fixed by a qualified specialist.
Page 3 Item: 2	Window Trim and Sills (Exterior)	<p>2.1. Dual pane windows noted. It is not always possible to determine fogging of this type of window due to temperature changes, etc. Check with the seller for any know defects/repairers.</p> <p>2.2. No leak tests done at this type inspection. Recommend to check the building records with seller/builder/management for any known water seepage/damage at windows.</p> <p>2.3. Newer replacement type windows noted - Check the records/warranties. Periodic maintenance around the frame/sealant required (to prevent water seepage).</p>
Page 4 Item: 4	Decks, Balconies, Steps/Stairs, and Railings	<p>4.1. Gap noted at exterior door threshold and deck cover/tiles - have it sealed/caulked to prevent water seepage. Have it checked and repaired by a qualified specialist.</p> <p>4.2. Drainage of the deck not tested at this type of inspection. Check with the seller/builder for any known defects with deck drainage and or have it tested.</p>
Page 4 Item: 5	Other	5.1. ROOFING AND EXTERIORS ELEMENTS; GARAGE AND GROUNDS ELEMENTS; FOUNDATION ELEMENTS - Condominium and Cooperative unit inspections do not include evaluation of exterior and/or common elements. The appropriate Management personnel should be consulted regarding common element maintenance responsibilities, master deeds, or other pertinent pre - purchase information.

### Grounds

Page 5 Item: 2	Other/Features	<p>2.1. ROOFING AND EXTERIORS ELEMENTS; GARAGE AND GROUNDS ELEMENTS; FOUNDATION ELEMENTS - Condominium and Cooperative unit inspections do not include evaluation of exterior and/or common elements. The appropriate Management personnel should be consulted regarding common element maintenance responsibilities, master deeds, or other pertinent pre - purchase information.</p> <p>2.2. Water fountain(s) noted. Not a part of this inspection. Check the records with the seller/builder.</p>
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### Plumbing

Page 6 Item: 1	<b>Interior Drain, Waste, and Vent Systems</b>	<p>1.1. Most of the sewer and vent pipes are installed in the walls and not readily visible at this type inspection. Check the records for any known defects/repairs. All the fixtures drained properly at the time(FYI).</p> <p>Main Sewer Pipes/System Not Part Of This Inspection. Check The Building(HOA) records/responsibilities.</p> <p>The waste lines that go out to the sewer system are installed underground and are not visible. Their condition is unknown. The only way to determine their current condition is to have them fully inspected and scoped with a camera by a qualified Plumber/Video Sewer Inspection Specialist to determine their true condition and any necessary repairs.</p>
Page 6 Item: 2	<b>Water Main Line</b>	<p>2.1. Water Main is not part of this inspection. Check the building(HOA) records for any known defects/repairs and responsibilities.</p> <p>2.2. Water main is Galvanized pipe - Galvanized pipes are considered to be at or near end of life, with limited remaining life. Recommend to re-pipe. Have it checked by a qualified plumber.</p> <p>2.3. Damaged shut off valve noted. Have it checked and replaced by a qualified plumber.</p>
Page 7 Item: 3	<b>Interior Water Supply and Distribution</b>	<p>3.1. All/most of the plumbing pipes not visible at this inspection, no leaks at visual part of the structure found at the time. Recommend to check the Building Records for any known defects/repairs regarding the plumbing system of the unit/building.</p> <p>3.2. Active galvanized water supply pipes were noted. This type is considered to be at or near end of life. Recommend to re-pipe. Have it checked and repaired/replaced by a qualified plumber.</p>
Page 7 Item: 4	<b>Fuel System</b>	<p>4.1. No Gas meter present, all electric building noted. (FYI)</p>
Page 7 Item: 5	<b>Other</b>	<p>5.1. The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status. Check the records for any known defects and or repairs.</p> <p>As of January 1, 2017, building standards/state law require that flow rates for fixtures in the home not exceed 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. Refer to seller and or have it checked by a qualified specialist.</p>

**Water Heater**

Page 8 Item: 1	<b>Water Heater</b>	<p>1.1. The adequacy or efficiency of the hot water heater cannot be determined in a limited time visual inspection. It is not known how hot the water will get or how long it will last (this is many times a matter of personal preference).</p> <p>1.2. Water heater is a newer installation - recommended to check the records/permits/warranties.</p>
Page 8 Item: 2	<b>Fuel/Power Supply</b>	2.1. Missing service disconnect box - improper, poor workmanship. Recommend to install. Have it checked and installed by a qualified electrician.
Page 8 Item: 3	<b>TPR Line &amp; Valve</b>	3.1. TPR valve line terminates unsafely - recommend to extend outside into a safe location. Have it checked and repaired by a qualified plumber.
Page 9 Item: 4	<b>Enclosure and Platform</b>	4.1. Water heater lacks drain pipe at catch pan. Recommend to install and extend to outside.
Page 9 Item: 5	<b>Other</b>	<p>5.1. Water heater does not have a "Thermal Expansion tank" installed to prevent a possible leak at the TPR valve. Recommend to have it installed by a qualified plumber.</p> <p>5.2. A number of defects found at water heater. Recommend complete System Evaluation/repair/replacement by a qualified plumber.</p>

### Electrical System

Page 10 Item: 1	<b>Service Entrance Conductors</b>	<p>1.1. Main panel is part of HOA. Not part of this inspection. Check the records with the seller/management for any known issues regarding the Main panel and Electrical System.</p> <p>1.2. Underground service was noted. In order to inspect the condition of the wires it requires removal of panel covers. Panel covers at pull box are not removed for safety reasons and are not part of this inspection (its beyond the scope of this inspection). Recommend to check the records for any known defects/repairs. Further evaluation by a qualified Electrical Contractor and or the local Utility Co. is recommended.</p>
Page 10 Item: 2	<b>Main Panel</b>	2.1. Main panel is part of HOA. Not part of this inspection. Check the records with the seller/management for any known issues regarding the Main panel and Electrical System.
Page 11 Item: 3	<b>Sub Panels</b>	<p>3.1. Breakers are not properly labeled for emergency identification. Recommend to have it checked and labeled.</p> <p>3.2. Missing Anti-Oxidant paste at Stranded Aluminium wires. Recommend to install by a qualified electrician.</p> <p>3.3. Newer installation or upgraded panel noted - Recommend to check the records/permits.</p>



Page 11 Item: 4	<b>Branch Circuit Conductors</b>	<p>4.1. Most of the electric wiring is enclosed within the walls and ceilings and other parts of the structure. It is not visible and its condition cannot be fully determined. No representation is made as to its status.</p> <p>4.2. Newer wiring/fixtures noted - Check the records/permits.</p> <p>4.3. Loose Romex noted at heat pump area. Have it checked and repaired by a qualified electrician.</p>
Page 12 Item: 5	<b>Operation of GFCI Outlets</b>	5.1. Recommend to have GFCI outlets in all wet locations as a safety upgrade, and to test them periodically. Have it checked and fixed/installed by a qualified electrician.
Page 12 Item: 6	<b>Interior Fixtures, Outlets</b>	<p>6.1. Electrical covers (switch, outlets, junction boxes, etc) not removed as part of this inspection - Inspection of the wiring is limited to Main panel. For a more in depth inspection recommend to hire a qualified electrician.</p> <p>6.2. Unit was furnished but vacant at the time - Some of the outlets were not visible/accessible at the time to test. Check the records for any known defects / repairs.</p>
Page 12 Item: 7	<b>Smoke and Carbon Detectors</b>	<p>7.3. Smoke and Carbon Monoxide detectors, fire alarms/ systems not inspected. Beyond the scope of this inspection.</p> <p>Recommend to have functional smoke and carbon monoxide detectors per City/Manufacturers requirements and test them periodically. THIS IS A HEALTH/SAFETY CONCERN.</p>
Page 13 Item: 8	<b>Low Voltage Systems</b>	<p>8.1. Low Voltage systems (phone, cable, security, intercom, sound, smart home systems etc.) not part of this inspection. Check with the seller, builder and a qualified specialist.</p> <p>8.2. Intercom system noted - not part of this inspection. Check with the seller for operation/ care.</p>
<b>Garage</b>		
Page 14 Item: 1	<b>Garage/Parking</b>	<ul style="list-style-type: none"> <li>• <b>GARAGE ELEMENTS</b> - Condominium and Cooperative unit inspections do not include evaluation of exterior and/or common elements. The appropriate Management personnel should be consulted regarding common element maintenance responsibilities, master deeds, or other pertinent pre - purchase information.</li> <li>• Second floor is built over the garage without shear panels ( Soft - Story structure type). This is typical for age, type of the building. Recommend to retrofit for seismic safety. Have it checked by a qualified structural engineer.</li> </ul>

Page 14 Item: 2	<b>Garage Vehicle Door(s)/Reverse Sensors</b>	2.2. Beginning July 1, 2019 a new law requires automatic garage door opener(s) to have a battery backup function that is designed to operate when activated because of an electrical outage for safety. Senate Bill No. 969 will make a violation of those provisions subject to a civil penalty of \$1,000 and will on or After July 1, 2019 prohibit a replacement residential garage door from being installed in a manner that connects the door to an existing garage door opener that does not meet the requirements of these provisions.(FYI)
Page 15 Item: 5	<b>Ceiling and Framing</b>	5.1. Moisture stains/damage noted to the garage ceiling. Have it Checked by HOA and a Qualified Contractor.  5.2. Acoustic spray at ceilings noted. Acoustic spray may be asbestos containing type- Recommend further testing for possible abatement as a safety upgrade.
Page 16 Item: 6	<b>Garage Electric</b>	6.1. Recommend GFCI protected electrical outlets as a safety upgrade.

### Roofing

Page 17 Item: 1	<b>Roof Pictures</b>	1.1. ROOFING AND EXTERIORS ELEMENTS; GARAGE AND GROUNDS ELEMENTS; FOUNDATION ELEMENTS - Condominium and Cooperative unit inspections do not include evaluation of exterior and/or common elements. The appropriate Management personnel should be consulted regarding common element maintenance responsibilities, master deeds, or other pertinent pre - purchase information.
Page 17 Item: 2	<b>Chimney</b>	2.1. Chimney/ flue(s) are not fully visible at this inspection. Video inspection of the chimney flue by qualified Chimney Inspector is a Must. This is a limited inspection at readily visible areas of the chimney. For more detailed inspection Recommend to Hire a qualified Chimney Inspector. This is a safety and fire hazard concern.

### Heating & Cooling System

Page 18 Item: 1	<b>Heating System Operation</b>	1.2. Recommend to check the service history with the Seller and to have the unit(s) serviced by a qualified HVAC Contractor if not performed in the past year. Air flow is not a part of this inspection. Recommend to check the disclosures regarding day to day functionality. No service tags noted. This is a limited Visual Inspection - Recommend to have the unit(s) evaluated by a qualified HVAC Contractor. Annual service/evaluation is recommended.  1.3. Unit appears to be a newer installation - Recommend to check the records/permits/warranties.
Page 19 Item: 2	<b>Air Filter</b>	2.1. Air filters should be changed or cleaned regularly according to Manufacturer's instructions. Air flow/balance is not a part of this inspection. Recommend to check with the seller about air comfort/distribution.

Page 19 Item: 3	<b>Distribution Systems</b>	<p>3.1. We conduct a limited visual inspection of the distribution system components and comment on any defects found. Air flow, distribution, duct sizing and comfort is not a part of this inspection, these require testing by a Qualified HVAC Technician. Temperature is checked at the registers to determine heating/cooling function. Check with the seller for any known defects/issues with air flow and distribution and or have it checked by a Qualified Technician.</p> <p>3.2. Air flow is not a part of this inspection. Duct sizing and testing for proper air flow is not part of this inspection. Have it checked by a qualified specialist.</p> <p>3.3. Ducts not visible at this inspection to comment. Check with the seller and or a qualified specialist about air flow/comfort.</p>
Page 20 Item: 5	<b>A/C Compressor</b>	<p>5.2. Recommend to check the service history with the Seller and to have the unit serviced by qualified HVAC Contractor if not performed in the past year. No service tags noted at the unit. Air flow/balance is not a part of this inspection. Recommend to check the disclosures regarding day to day functionality.</p> <p>5.3. Ambient air test was performed by using thermometers on air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates unit is cooling as intended. The range in Temperature drop was normal at the time of the inspection (FYI).</p> <p>5.4. Unit is not properly secured/strapped to platform/pad. Have it checked and repaired by a Qualified Technician.</p>
Page 21 Item: 6	<b>Refrigerant Line</b>	<p>6.1. Refrigerant line at the coil was not properly insulated/sealed. Have it checked and installed/repared by a qualified specialist.</p>
Page 21 Item: 7	<b>Evaporator Coil</b>	<p>7.1. To determine if the existing coil and AC compressor are compatible is beyond the scope of this inspection. Recommend to have it checked by a Qualified HVAC contractor.</p> <p>7.2. Coils are not visible at this inspection to comment. Periodic care/service recommended.</p>
Page 21 Item: 8	<b>A/C Condensation Line</b>	<p>8.1. AC condensation pipe termination point not found/visible(possible it terminates into the wall to a main drain line). Check the building records for any known issues with condensation pipes.</p> <p>8.2. Leaking noted at condensation pipe. Recommend further evaluation/fixed by a Qualified HVAC Specialist.</p>
Page 22 Item: 10	<b>Other</b>	<p>10.1. This is a limited visual inspection of HVAC SYSTEM. For more detailed inspection of the components such as air flow, sizing, refrigerant lines/ pressure, high temp switches etc... Recommend to hire a qualified specialist for more detailed inspection/ evaluation.</p>

**Interior**

Page 23 Item: 1	<b>Ceilings</b>	<p>1.1. Common cracks were noted at the ceilings.</p> <p>1.2. Newer paint job noted - Check the records for any known defects/ repairs.</p>
Page 23 Item: 2	<b>Walls</b>	<p>2.1. Common cracks were noted at the interior walls.</p> <p>2.2. House was furnished but vacant at the time of the inspection (walls were not fully visible)- Recommend to check the records for any known defects/repairs.</p> <p>2.3. Newer Paint noted - Check the records for any known defects/ repairs.</p>
Page 24 Item: 3	<b>Floors</b>	<p>3.1. House was furnished but vacant at the time of the inspection (walls/floors were not fully visible)- Recommend to check the records for any known defects/repairs.</p> <p>3.2. Area rugs noted - rugs not moved at this inspection. Note: could be hidden damage. Check with the seller and have it checked at your final walk through.</p> <p>3.3. Engineered Wood floors at Kitchen noted. Check all warranties- Periodic care required - may warp due to moisture.</p>
Page 25 Item: 4	<b>Interior Doors</b>	<p>4.1. Recommend to install door stops to prevent wall damage.</p> <p>4.2. Damage screen/ door noted at patio. Recommend further evaluation by a Qualified Contractor.</p>
Page 25 Item: 5	<b>Interior Windows</b>	<p>5.1. Dual pane windows noted. It is not always possible to determine fogging of this type of window due to temperature changes, etc. Check with the seller for any know defects/repairs.</p> <p>5.2. Windows: No leak tests done at this type inspections. Recommend to check the building records with the seller/builder/management for any known water seepage/damage at windows.</p> <p>5.3. Newer windows noted- check the records/warranties.</p>
Page 26 Item: 6	<b>Fireplace</b>	<p>6.1. We conduct a limited visual inspection of readily visible and accessible areas of the fireplace and chimney. A complete chimney Inspection by a qualified Inspector is required in all cases. We recommend a further and complete evaluation by a qualified Chimney Inspector (this is a safety and fire concern). Video inspection of the flue by qualified Chimney Inspector is recommended.</p>

Page 27 Item: 7	<b>Laundry Service</b>	<p>7.1. Washing machine/ laundry area without catch pan and or drainage pipes. Recommend to install if possible to prevent damage when machines leak.</p> <p>7.2. 20 GFCI Amp outlet is recommended at laundry as a safety upgrade.</p> <p>7.3. Water supply pipes, drains not tested at this inspection. Check the records and or have it tested by a qualified plumber.</p> <p>7.4. Dryer duct was not visible at the time. (should vent outside)</p>
Page 28 Item: 8	<b>Other</b>	<p>8.1. This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants.</p> <p>It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.</p> <p><b>FAILURE TO CONDUCT A MOLD INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.</b></p> <p>8.2. This is not a pest control(wood destroying insect) inspection - recommend to hire a qualified Structural Pest inspector for complete building inspection.</p> <p>8.3. Recommend to check the building records and permits with The City.</p> <p>8.4. It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.</p>

**Kitchen**



Page 28 Item: 2	<b>Kitchen General</b>	<p>• Appliances are not removed at this type of inspection. There can be hidden damage/defects not visible as a result. We recommend to check the records/seller regarding any known defects/issues and or remove the appliances for more detailed inspection.</p> <p>Supply valves/angle stops not tested at this inspection(this type valves not reliable and may leak if turned on and off). Check the records with the seller for any known issues/repairs regarding the supply valves.</p> <p>• This is not a pest control(wood destroying insect) inspection - recommend to hire a qualified Structural Pest inspector for complete building inspection.</p> <p>• This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants.</p> <p>It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.</p> <p><b>FAILURE TO CONDUCT A MOLD INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.</b></p> <p>• Kitchen was remodeled at the time- Recommend to check the records/permits.</p>
Page 28 Item: 3	<b>Cabinets and Counter Tops</b>	3.1. Kitchen was remodeled at the time- Recommend to check the records/permits.
Page 30 Item: 6	<b>Dishwasher</b>	<p>6.1. Dishwasher operated at the time. Appliances are not removed at this type of inspection. There can be damage/defects not visible as a result. We recommend to check the records/seller regarding any known defects/issues.</p> <p>6.2. Dishwasher offset from counter. Recommend further evaluation/fixed/repared by a Qualified Contractor.</p>
Page 31 Item: 9	<b>Kitchen Electrical</b>	• GFCI type outlets at kitchen noted(FYI). Recommend to test them periodically.

### **Bathroom General**

Page 32 Item: 1	<b>Bathroom General Comments</b>	<p>• This is true to all the bathrooms: It is typical to have hidden defects and or damage inside/under the cabinets, inside the walls where moisture and water can be trapped and Mold growth will occur. Home inspection is a limited, non invasive Inspection of readily visible areas. We recommend to hire a Qualified MOLD Inspector for further and complete evaluation to determine the presence or absence of any Mold that may affect the health or safety of the occupants.</p> <p>Supply valves/angle stops not tested at this inspection(this type valves not reliable and may leak if turned on and off). Check the records with the seller for any known issues/repairs regarding the supply valves.</p> <p>• This is not a pest control(wood destroying insect) inspection - recommend to hire a qualified Structural Pest inspector for complete building inspection.</p> <p>• This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants.</p> <p>It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.</p> <p><b>FAILURE TO CONDUCT A MOLD INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.</b></p> <p>• Bathroom(s) was remodeled at the time - Recommend to check the records/permits.</p>
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**Bathroom # 1**

Page 33 Item: 1	<b>Bathroom # 1</b>	1.1. Bathroom was remodeled at the time - Recommend to check the records/permits.
Page 34 Item: 5	<b>Shower</b>	5.1. Recommend to have a qualified termite inspector to test the shower pan for possible leaks.
Page 34 Item: 6	<b>Electrical</b>	<p>6.1. GFCI type outlet(s) noted(FYI). Recommend to test it periodically.</p> <p>6.2. Shower area ceiling light is not waterproofed type - safety concern. Have it checked and installed by a qualified electrician.</p>
Page 35 Item: 7	<b>Exhaust Fan, Heater</b>	7.1. Exhaust fan did not work - in need of repair/replacement. Have it checked and fixed/replaced by a qualified specialist.

**Bathroom # 2**

Page 36 Item: 1	<b>Bathroom # 2</b>	1.1. Bathroom was remodeled at the time - Recommend to check the records/permits.
Page 36 Item: 2	<b>Sink(s), Faucets</b>	2.2. Defective sink stopper noted.

Page 37 Item: 4	<b>Bathtub</b>	<p>4.1. Enclosure was not installed/ missing at the time - check the records.</p> <p>4.2. Recommend to re-caulk at tub tiles and enclosure.</p>
Page 37 Item: 5	<b>Electrical</b>	<p>5.1. Defective GFCI outlet and or wiring noted - have it checked by a qualified electrician.</p> <p>5.2. Defective Light/mirror noted - have it checked and fixed.</p> <p>5.3. Exposed splices, missing box covers... noted bathroom. A fire hazard, safety concern. Have it checked and fixed by a qualified Electrician.</p>
Page 38 Item: 6	<b>Exhaust Fan, Heater</b>	<p>6.1. Exhaust fan did not work - in need of repair/replacement. Have it checked and fixed/replaced by a qualified specialist.</p>

### Attic

Page 39 Item: 1	<b>Attic Access Location</b>	<p>1.1. No attic present in the inspected property.(FYI)</p>
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### Foundation

Page 40 Item: 1	<b>Foundation</b>	<p>1.1. ROOFING AND EXTERIORS ELEMENTS; GARAGE AND GROUNDS ELEMENTS; FOUNDATION ELEMENTS - Condominium and Cooperative unit inspections do not include evaluation of exterior and/or common elements. The appropriate Management personnel should be consulted regarding common element maintenance responsibilities, master deeds, or other pertinent pre - purchase information.</p> <p>1.2. Building is slab on grade type structure. Slab was covered with floor covering, unable to evaluate. Recommend to check the building records and sellers disclosures regarding any known issues or repairs with the slab. Note: we do not remove floor covering at this type inspection. It is common when floor covering is removed, you may find hidden defects, cracks or deterioration at slab/foundation.</p>
Page 40 Item: 2	<b>Floors</b>	<p>2.1. Building is slab on grade type structure. Slab was covered with floor covering, unable to evaluate. Recommend to check the building records and sellers disclosures regarding any known issues or repairs with the slab. Note: we do not remove floor covering at this type inspection. It is common when floor covering is removed, you may find hidden defects, cracks or deterioration at slab/foundation.</p>