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INSPECTION INTRODUCTION

PROPERTY CHARACTERISTICS

1.1 PROPERTY ADDRESS - INSPECTION CONDITION:

530 Fairview Ave, Unit #1, Arcadia, CA 91007.

DWELLING TYPE: Condominium. **NUMBER OF LEVELS:** 1.

YEAR BUILT: Approximately 1970 / On line source.

NUMBER OF BEDROOMS: 2. **NUMBER OF BATHROOMS:** 2.

INSPECTION ATTENDED BY: Client, Selling and Listing Realtors, attended parts of the inspection's task.

WEATHER CONDITION / TEMPRETURE: Clear / 71 - 76 Degrees.

1.2 PROPERTY'S SYSTEMS - GENERAL DESCRIPTIVE INFORMATION

- **STRUCTURE MATERIAL:** Stucco. Wood Siding.
- **FOUNDATION TYPE:** Slab on Grade.
- **SITE DRAINAGE:** Flat site
- **FENCE , GATE MATERIALS:** Concrete masonry block walls. Wood materials.
- **ELECTRICAL DISCONNECT LOCATION:** Common's area.
- **ELECTRICAL DISCONNECT AMPERAGE:** 100A
- **ELECTRICAL SUB PANEL LOCATION:** Hallway
- **ELECTRICAL SUB PANEL TYPE - AMPERAGE:** Circuit breakers - 125A.
- **ELECTRICAL TYPE OF WIRING / CONDUCTORS:** Branch Wiring Type - Copper, Romex.
- **HEATING SYSTEM TYPE:** Heat pump system - Electric system.
- **COOLING SYSTEM LOCATION:** On the Roof.
- **COOLING SYSTEM TYPE:** A heat pump system - Electric system.
- **COOLING SYSTEM CAPACITY / AGE:** Approximately 2.0 Tons / Manufactured yr 2019.
- **WATER SHUT OFF VALVE MATERIALS:** Copper, Galvanized piping.
- **WATER SUPPLY PIPING MATERIAL:** Copper.
- **WASTE-SEWER LINES PIPING MATERIALS:** Plastic-ABS, Other.
- **WATER HEATER LOCATION:** Hallway's closet.
- **WATER HEATER TYPE:** Electrical-powered water heater.
- **WATER HEATER SIZE:** 36 Gal
- **WATER HEATER AGE:** Manufacturing year 2019 / Label
- **FINISHED WALL / CEILING SURFACE:** Drywall / Plaster.
- **WINDOW MATERIAL:** Vinyl frames - 2 pane, **STYLE:** Sliding.
- **MAIN ENTRY DOOR MATERIAL:** Wood Frame, **STYLE:** Hinged.
- **EXTERIOR DOOR MATERIAL:** Vinyl frames - 2 pane, **STYLE:** Sliding.
- **INTERIOR DOOR MATERIAL:** Wood Frame, Mirror, **STYLE:** Hinged. Sliding.
- **FLOOR COVERINGS MATERIAL:** Wood-Like, Engineered Wood, Tile, Other.

ASPECTS OF THIS INSPECTION - OVERVIEW

1.3 USE OF THE INSPECTION REPORT - PRE INSPECTION AGREEMENT:

READ ALL OF THE INFORMATION WE PROVIDE

In order for you to receive the full value of this inspection, please carefully read all of the information that we provide, including; this entire inspection report, all inspection information, all disclaimers, specific exclusions and limitations in this report and the inspection contract agreement. Terms and conditions crucial to interpretation of the report are contained in a separate inspection contract agreement. Do not use this report without consulting the inspection agreement as use of this report constitutes the acceptance of all the terms, conditions and limitations in that agreement.

The inspection report does not constitute a warranty, insurance policy or guarantee of any kind. It is confidential and is given solely for the use and benefit of the client and is not intended to be used for the benefit of or be relied upon by any other buyer or other third party. We will give copies of the report to the Real Estate Agents involved in the sale for their use in this transaction only.

1.4 INSPECTION STANDARD - INSPECTION GOAL:

The report conforms to the American Society of Home Inspectors, ASHI, standards and practices of real estate inspections and to the business and professions code which defines a real estate inspection as a non-invasive physical examination, performed for a fee, designed to identify material defects in the systems, structures and components of a building as they exist at the time of the inspection.

The purpose of a home inspection is to evaluate the home for function, operability and condition of systems and components. Its purpose is not to list or attempt to address cosmetic flaws. It is assumed that the client will be the final judge of aesthetic issues and not the home inspector, as the inspectors tastes and values will always be different from those of the client.

Our Goal is to educate you as to the condition of the property by identifying material defects that would significantly affect the property and therefore your decisions concerning it. A material defect is a condition that significantly affects the value, desirability, habitability, or safety of the building. Thus the goal is not to identify every defect concerning the property but focus upon the material defects and thereby put you in a much better position to make an informed decision.

COMMENTS KEY DEFINITIONS - IMPORTANT TERMS

1.5 SATISFACTORY:

It is the inspectors opinion that this is an item that is serviceable, functional and is doing the job for which it was intended and exhibits typical or normal wear and tear-typical with approximate age of said item and/or structure.

1.6 NEEDS ATTENTION:

It is the inspectors opinion that this item is improperly functional and/or improperly performing, and in need of further review/investigation and/or service/repairs by a qualified, licensed, competent and appropriate specialist contractor/Skilled tradesperson.

1.7 NOT SATISFACTORY:

It is the inspector's opinion that this item is either not serviceable, not functional and/or not performing, the job for which it was intended and/or is otherwise a threat to health and safety. The inspector has made the client aware of this situation by calling it "not satisfactory" and it is then the buyers/clients responsibility to take appropriate action concerning the situation and/or consulting with the qualified, licensed, competent and appropriate specialist contractor/Skilled tradesperson for further review/investigation of said item and it's related entire system.

1.8 OTHER PHRASES & RECOMMENDATIONS:

ALL ITEMS / SYSTEMS IN RED PRINT are of immediate concern to the structure / property, as such, whenever we identify an item as Need Attention or Not Satisfactory or make recommendations in this report, that said item(s) / system(s) should be subject to further review / evaluation OR service / repair, then it is the client's responsibility to consult with the selling party to demonstrate proper function and / or consult with a qualified, licensed and specialist contractor for further review / investigation of the entire item(s) / system(s) being recommended, prior to the expiration of the contingency period and prior to close of escrow. The specialist's review / investigation may identify additional defects and / or recommend repair / replace items that may not be mentioned in this inspection report, and may affect your valuation of the property. Further, If further consultation / review / investigation / evaluation is not performed prior to the expiration of the inspection's contingency period and before close of escrow, then damages beyond the scope of this inspection report may be discovered after the contingency period has expired.

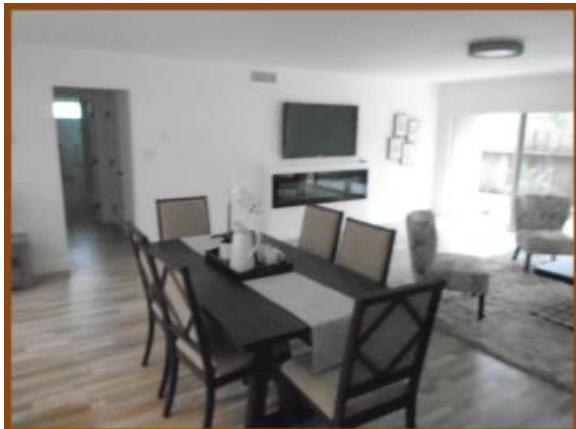
By receiving and review the following inspection report's information, client(s) understand and agree that client(s) shall follow every recommendation for further review, documented service and/ or a second opinion from a qualified specialist, and that by failing to do so client(s) will violate the terms of this contract and agree to hold Legacy Property Inspection harmless for any subsequently alleged defects or deficiencies involving the component, the system, or the condition recommended for service.

INTERIORS - CEILINGS - WALLS - WINDOWS - DOORS - FLOORING - STAIRWAY

CEILINGS - WALLS

2.1 CEILINGS - WALLS:

Satisfactory / Serviceable.



DOORS

2.2 MAIN-ENTRY DOOR:

Satisfactory / Serviceable.



2.3 EXTERIOR DOOR:

Satisfactory / Serviceable. Further, Sliding screen doors are functional, though will require on going maintenance as they tend to damage or rip easily.



2.4 INTERIOR DOOR:

Satisfactory / Serviceable, though recommend installing door stoppers to prevent possible - accidental damage to door and / or adjacent wall(s).

WINDOWS

2.5 WINDOWS - GLASS:

Satisfactory / Serviceable.

FLOORS

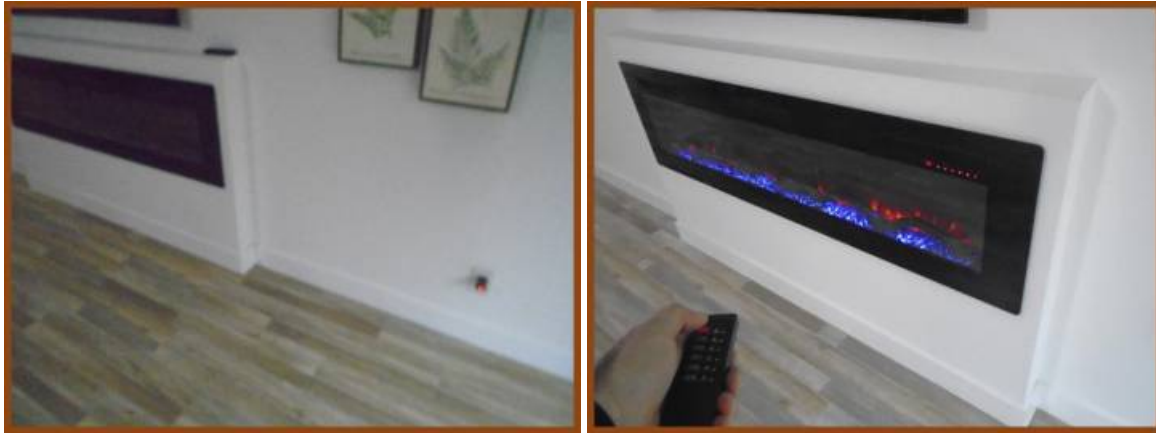
2.6 FLOOR COVERINGS:

Satisfactory / Serviceable.

FIREPLACE CONDITION / RECOMMENDATION

2.7 LOCATION:

Living room.



2.8 FIREPLACE BOX TYPE:

Decorative fireplace - Electrical / Blower.

INTERIOR COMMENTS

2.9 COMMENTS:

The property / structure may have been vacant for some time. Based on the prolonged vacancy of this property, buyer is hereby advised that many issues associated with standard abandoned state may not be readily detectable or observed during the visual inspection. Issues will tend to "Show Up" as the property is used/lived in, such as, but not limited to; water heater or, heating and/or air conditioner system that may malfunction shortly after used once the property is occupied/lived in. Additionally, and more specifically, plumbing washers, toilet valves and/or toilet flapper may tend to fail as valves and fixtures are being used, which sat idle during the prolonged vacancy period.

This is a general visual inspection, there was no destructive or intrusion testing performed. The intention of this report is to inform the client of the overall condition of the property and the material defects therein, not to itemize or list all the individual flaws. Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. The condition of floors underneath carpet, furniture and other coverings cannot be determined and is specifically excluded from the inspection and report. Only the general condition of visible portions of floors is included in this inspection.

A visual inspection does not involve determining the status of illegal construction and/or construction modification on and/or to this property. We recommend communicating with local municipality's building and safety department that has jurisdiction for this property to confirm the status of any building permits as this is not part of this inspection and is not included in the inspection fee.

It is advised to have all exterior door locks rekeyed and the garage door opener, if present, reprogrammed after taking possession of the home for security reasons.

The structure may have had some work done. It is not known what the condition of the property was before this work was undertaken. Many of these new items may not have been tested under actual living conditions or undergone weather testing.

The structure may have had some work done alterations and upgrades to the property. Modifications to

the electrical, plumbing and mechanical systems as well as to the structure's kitchen, bathrooms, flooring, doors, windows, and / or others require permits and progress inspections. We recommend communicating with local municipality's building and safety department that has jurisdiction for this property to confirm the status of any building permits as this is not part of this inspection fee. This should be done prior to the expiration of the contingency period and prior to close of escrow. Further, recommend obtaining all warranties on newer appliances, heating and cooling, water heaters and / or other systems. Determination and / or inspection of wood destroying organisms and / or structural pest control, otherwise known as a termite inspection, is outside the scope of this general inspection. In California, general Inspectors may not comment on the presence or absence of termites or other wood destroying organisms. Recommend consulting with a qualified pest control inspection specialist for inspection of the entire structure prior to the expiration of the contingency period.

BATHROOM SINKS - FAUCET FIXTURES- DRAINS - TOILET - SHOWER - TUB

BATHROOM CONDITION / RECOMMENDATION

3.1 BATHROOM LOCATION:

Hallway's bathroom.



3.2 SINK:

Satisfactory / Serviceable.

3.3 FAUCET:

Satisfactory / Serviceable.

3.4 DRAIN - VISIBLE PLUMBING:

Satisfactory / Serviceable.

3.5 SINK:

Satisfactory / Serviceable.

3.6 FAUCET:

Satisfactory / Serviceable.



3.7 DRAIN - VISIBLE PLUMBING:

Satisfactory / Serviceable.

3.8 COUNTERTOP - VANITY:

Satisfactory / Serviceable.

3.9 CABINETS:

Satisfactory / Serviceable.

3.10 TOILET:

Needs Attention, the toilet is noted to continue the run long after being flushed / It's mechanism may need adjustment or service to insure proper seal and operation - Monitor this condition as it may require repair / service by a qualified specialist / contractor.

3.11 FLOOR COVERING:

Satisfactory / Serviceable.

3.12 SHOWER FIXTURES:

Satisfactory / Serviceable.

3.13 TUB - ENCLOSURE - SHOWER WALLS:

Satisfactory / Serviceable.

3.14 TUB FIXTURES:

Satisfactory / Serviceable.

**3.15 BATH VENTILATION:**

Needs Attention, Although the bathroom's window is functional, however, the ventilating mechanical fan did not work when operated via it's typical wall's switch. Further, it is unknown if said ventilating fan's functionality is a humidity-sense / moisture's content in the bathroom's area, RECOMMENDATION; Consult with the selling party to demonstrate proper function of the system and related components, prior to the expiration of the contingency period and prior to close of escrow. If not, I recommend Repair / Service by a qualified specialist / contractor.

3.16 WALLS - MIRRORS:

Satisfactory / Serviceable.

3.17 CEILING:

Satisfactory / Serviceable.

3.18 WINDOWS - GLASS:

Satisfactory / Serviceable.

BATHROOM CONDITION / RECOMMENDATION

3.19 BATHROOM LOCATION:

Master bedroom bathroom.



3.20 SINK:

Satisfactory / Serviceable.

3.21 FAUCET:

Satisfactory / Serviceable.



3.22 DRAIN - VISIBLE PLUMBING:

Satisfactory / Serviceable.

3.23 SINK:

Satisfactory / Serviceable.

3.24 FAUCET:

Satisfactory / Serviceable.

3.25 DRAIN - VISIBLE PLUMBING:

Satisfactory / Serviceable.

3.26 COUNTERTOP - VANITY:

Satisfactory / Serviceable.

3.27 CABINETS:

Satisfactory / Serviceable.

3.28 TOILET:

Satisfactory / Serviceable.

3.29 FLOOR COVERINGS:

Satisfactory / Serviceable.

3.30 SHOWER WALLS - ENCLOSURE:

Satisfactory / Serviceable.

3.31 SHOWER FIXTURES:

Satisfactory / Serviceable.

**3.32 BATH VENTILATION:**

Needs Attention, Although the bathroom's window is functional, however, the ventilating mechanical fan did not work when operated via its typical wall switch. Further, it is unknown if said ventilating fan's functionality is a humidity-sense / moisture's content in the bathroom's area, **RECOMMENDATION;** Consult with the selling party to demonstrate proper function of the system and related components, prior to the expiration of the contingency period and prior to close of escrow. If not, I recommend Repair / Service by a qualified specialist / contractor.

3.33 WALLS - MIRRORS:

Satisfactory / Serviceable.

3.34 CEILING:

Satisfactory / Serviceable.

3.35 WINDOWS - GLASS:

Satisfactory / Serviceable.

3.36 BATHROOM COMMENTS:

This inspection is not a structural pest control inspection. This is not a mold or fungus inspection.

It is very important to maintain all grouting and caulking in the bath areas, whereas very minor imperfections can allow water to get into the wall or floor areas and cause damage. Periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.

Areas which should be examined periodically are vertical corners, horizontal grout lines at walls near floor areas, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas specifically mentioned in this report. Siliconized acrylic latex caulk is the product of choice, as it has long life and easy clean-up.

Bathrooms are inspected in a cursory fashion, however each accessible fixture is operated to test its function and visually inspected to determine its current condition. Determining whether shower pans, tub/shower surrounds are water tight or have any rot or other damage is beyond the scope of this inspection.

Determination and Compliance with newest regulation for flow rates of fixtures, toilets, shower heads and / or others is outside the scope of this inspection - Recommend obtaining a retro-fit certificate from a qualified specialist prior to the expiration of the contingency period.

KITCHEN - CABINETS - SINKS - FAUCET FIXTURES - DRAINS - APPLIANCES

KITCHEN - APPLIANCES

4.1 SINK(S):

Satisfactory / Serviceable.

4.2 FAUCET(S):

Satisfactory / Serviceable.



4.3 DRAIN(S) - VISIBLE PLUMBING:

Satisfactory / Serviceable.

4.4 COUNTERTOP(S):

Satisfactory / Serviceable.

4.5 CABINETS:

Satisfactory / Serviceable.

4.6 GARBAGE DISPOSAL:

Satisfactory / Serviceable.

4.7 DISHWASHER:

Satisfactory / Serviceable.

4.8 RANGE - OVEN TYPE:

The kitchen has an induction cooktop-oven.

4.9 RANGE - OVEN:

Needs Attention, Although the oven functional, However, No induction pots or pan was available to properly the cook' s tops - Consult with the selling party to demonstrate proper function of the system and related components, prior to the expiration of the contingency period and prior to close of escrow.



4.10 VENTILATION FAN:

Satisfactory / Serviceable.



ELECTRICAL - SERVICE - PANELS - WIRINGS - OUTLETS - SWITCHES - FIXTURES

ELECTRICAL SYSTEM CONDITION / RECOMMENDATION

5.1 MAIN PANEL / SERVICE EQUIPMENT:

Satisfactory / Serviceable, with typical wear, though older disconnect - Unit is not equipped with a main electrical panel, however electrical disconnect is noted at common area. Unit' s own electrical sub-panel is at the unit' s interior.

5.2 SUB-PANEL / SERVICE EQUIPMENT:

Needs Attention, Although functional, However, anti-oxidant paste was not applied on the aluminum wire connections. Further, White wire are being used as hot wires are not taped or properly identified, which poses a safety hazard, and it can lead to damages and injuries. Whereas, paint splatters is noted on parts of the panel' s interiors and some of the circuit breakers and / or wirings, which may cause to degrade the electrical' s performance over time - Monitor this condition as it may require repair / service by a qualified specialist / electrical contractor. Recommend properly labeling circuit breakers for safety.



5.3 WIRINGS:

Needs Attention, Although functional, However, wiring is not properly secured near the heating element.



5.4 ELECTRICAL OUTLETS:

Satisfactory / Serviceable.

5.5 ELECTRICAL SWITCHES - LIGHT FIXTURE:

Satisfactory / Serviceable, though shower trim may not be an approved water proof type - Consult with a qualified specialist / electrical contractor.

5.6 SMOKE - CARBON MONOXIDE DETECTORS:

The smoke detectors were tested by pressing the built-in test buttons, which verified proper battery and horn function, however it does not test the smoke sensor. Recommend obtaining a retro-fit certificate from a qualified specialist and testing in accordance with the manufacturers recommendations, prior to the expiration of the contingency period, as determination of the Functional Smoke detectors and Carbon Monoxide detectors, in accordance with the manufacturers recommendations, are outside the scope of this inspection.

For your information, Functional Smoke detectors and Carbon Monoxide detectors are current requirement to comply with local safety regulations and escrow instructions. Most local cities require detectors in each sleeping area and the adjoining living area, within twelve feet of the door of the sleeping areas. It is advised to check with the local municipality to determine their requirements. Recommend obtaining a retro-fit certificate from a qualified specialist prior to the expiration of the contingency period.

HEATING - COOLING SYSTEMS - AIR DUCTS - THERMOSTATS

HEATING CONDITION / RECOMMENDATION

6.1 LOCATION:

Satisfactory / Serviceable.

6.2 HEATING UNIT:

Satisfactory / Serviceable.



6.3 THERMOSTAT:

Satisfactory / Serviceable.



COOLING CONDITION / RECOMMENDATION

6.4 LOCATION:

Satisfactory / Serviceable.

6.5 CONDENSING UNIT:

Satisfactory / Serviceable.



6.6 TEMPERATURE DIFFERENTIAL:

The desired temperature, across the evaporator is within acceptable range.



6.7 CONDENSATE LINE:

Needs Attention, Although functional, However, The line may have been subject to prior repair - Monitor this condition as it may require repair / service by a qualified specialist / heating-cooling contractor.

PLUMBING SYSTEM - WATER SUPPLY - DRAIN & WASTE - GAS SERVICE

PLUMBING SYSTEM

7.1 MAIN WATER SHUT OFF:

Needs Attention, Although functional, However, Parts of the piping is painted, however, deterioration is noted in area.

RECOMMENDATION; Further review for possible Repair / Service by a qualified specialist / plumbing contractor.

7.2 WATER SUPPLY PRESSURE:

Satisfactory / Serviceable.

7.3 SUPPLY WATER SYSTEM:

Satisfactory / Serviceable, though part of water line is older.

7.4 WASTE - SEWER SYSTEM:

Satisfactory / Serviceable.

7.5 HOSE FAUCETS:

Satisfactory / Serviceable, with typical wear.

PLUMBING COMMENTS

7.6 WATER SUPPLY & WASTE LINE COMMENTS:

Underground drains / Underground utilities are not visible during a standard home inspection, and are therefore specifically excluded from the scope of this report. Waste lines are susceptible to a variety of problems, including blockage and collapse. Tree roots may infiltrate the interior of waste lines, acting as a source of blockage in all pipe and material types. Older drain pipes, which include Orangeburg Pipe and clay tile (pipe) are commonly known to suffer problems like sudden failure, blockage or collapse. Cast Iron pipe can deteriorate from the inside out. For this reason, the Inspector suggests you consider getting a video scan of the sanitary drain line prior to closing.

WATER HEATER SYSTEM - STRAPPING - VENTING - PIPING - FUEL SUPPLY

WATER HEATER

8.1 LOCATION - STRAPPING SUPPORT:

Needs Attention, Although the water heater is functional, However, the existing Pan is small and is not connected to a relief drain to take the water away to a safe location if the pan is accidentally filled with water - Further review for possible repair / service by a qualified specialist / plumbing contractor.



8.2 WATER HEATER:

Needs Attention, Although functional, However, The temperature & pressure relief valve has no drain line installed to take the water away to a safe location if the valve releases. We recommend this drain line be installed in case this valve ever released. Further, Electrical supply to the water heater is not equipped with an electrical disconnect, as done in common construction practice - Further review for possible repair / service by a qualified specialist / plumbing, electrical contractors.



EXTERIOR COVERINGS - TRIMS - PATIOS & DECKS

STRUCTURE 'S EXTERIOR - GROUND

10.1 EXTERIOR'S COVERING:

Needs Attention, Although functional, However, parts of the structure' s stucco-exterior is deteriorated, noted discolored near bottom, whereas, the downspouts do not all route the water away from the building but instead deposit it next to the structure that commonly causes problems to the foundation over time - Consult with the selling party and the Home Owners Association for further disclosure to determine area' s responsibility of maintenance / repairs, prior to the expiration of the contingency period - prior to close of escrow.



10.2 DECKS - PATIO - PORCH - BALCONIES:

Needs Attention, part of the back patio appear flat or not properly sloped and may cause surface water to pool in area, as such, it is recommend to seal opening and gap noted that the patio' s concrete surface near the sliding glass door - Consult with the selling party and the Home Owners Association for further disclosure to determine area' s responsibility of maintenance / repairs, prior to the expiration of the contingency period - prior to close of escrow.

RECOMMENDATION; Consult with the selling party to demonstrate proper function of the water fountain and related components, prior to the expiration of the contingency period and prior to close of escrow.



10.3 SLAB ON GRADE:

This structure is on a monolithic slab of concrete. There were no observable signs of significant settlement or deflection in the slab from observing the finish flooring. It appears to be performing its function of supporting the structure however the actual slab itself was not seen and it may appear different once the finish flooring is removed.

10.4 SITE - GROUND DRAINAGE:

Needs Attention, The site is a relatively flat site, it is expected that there will be some areas where water will pool during rainy period near back patio' s area - Monitor this condition as it may require repair / service by a appropriate specialist / qualified contractor.

10.5 FENCE - GATE(S):

Satisfactory / Serviceable, with typical wear.



EXTERIOR COMMENTS

10.6 COMMENTS:

Determination and / or inspection of wood destroying organisms and / or structural pest control, otherwise known as a termite inspection, is outside the scope of this general inspection. In California, general Inspectors may not comment on the presence or absence of termites or other wood destroying organisms. Recommend consulting with a qualified pest control inspection specialist for inspection of the entire structure prior to the expiration of the contingency period.

The focus of this inspection is on the unit itself. Items such as, but not limited to Exteriors, Garage, Grounds, Roof, Main Electrical & Plumbing Systems, Roof drainage, Chimney, Gutter' s system, Foundation, Structure and anything that is part of the building association is not considered part of this inspection. There may be items discussed in this report that may be part of the building association, this is done as a courtesy.

GARAGE - CARPORT - INTERIORS - DOOR HARDWARE - ROOF & ATTIC

GARAGE SYSTEM CONDITION / RECOMMENDATION

12.1 TYPE:

The property has a detached garage.

12.2 GARAGE DOOR TYPE:

The garage door is a one piece wood door.

12.3 GARAGE DOORS HARDWARE - DOOR OPENER:

Needs Attention, Although functional, However, The garage door and it's hardware components are older
- Monitor this condition as it may require repair / service by a qualified specialist / contractor.



12.4 WALLS:

Satisfactory / Serviceable, with typical wear, with cosmetic blemishes.

12.5 CEILING:

Needs Attention, The ceiling is stained - hidden damage may exist - Consult with the selling party and the Home Owners Association for further disclosure to determine area's responsibility of maintenance / repairs, prior to the expiration of the contingency period - prior to close of escrow.

INSPECTION CONDITIONS

CONDITION / SPECIFIC EXCLUSIONS AND LIMITATIONS

14.1 INSPECTION CONDITION:

Limited Inspection: A property inspection is designed to reflect, as accurately as possible, the visible condition of the property at the time of the inspection only and does NOT reflect, anticipate and/or predict future conditions. Conditions at any property for sale can change radically in only a day or two, as such a property inspection is not meant to guarantee what condition the property will be in when the transaction closes. It is not uncommon for conditions to change between the time of the inspection and the escrows closing date.

During this property inspection, It is impossible for your inspector to inspect every square inch of every area of a property in a limited time frame. The inspector. did not dismantle equipment, dismantle any structural items, apply stress or destructive testing. The presence of furnishings, personal items and decorations necessarily limited our view, and thus, the scope of the inspection. For instance, the placement of furniture prevented access to electrical receptacle(s) and/or window(s). We recommend that the buying client conduct a thorough pre-closing walkthrough inspection immediately before the close of escrow. Further, evaluation of locked or inaccessible areas, such as but not limited to; HVAC, Elevator; Landscape Irrigation, Smoke Detection, Fire Suppression, Security, Communication, Computer, Satellite Receiving, and Emergency Lighting systems, Appliances, Tenant Improvements, Energy Efficiency, and any related Equipment, or the anticipated use of the property are not included in the scope of this Visual Inspection and Report. Areas that are hidden, painted over, disguised and/or not readily visible are not covered in this report. Our report is not a guarantee or warranty on the condition of your property or its contents. This report provides an unbiased visual inspection only. Legacy Property inspections are performed with consideration given to the age of the structure. Defects will be indicated and marked as such, even though the condition may be normal for the age, and should be inspected by the qualified and licensed appropriate specialist contractor/skilled tradesperson.

Houses/structures built between 1965 and 1974 maybe have aluminum wiring present throughout or parts of the structure. It is recommend that a qualified and licensed electric contractor further evaluate house built in this era for aluminum wiring.

Houses/structures with galvanized or cast iron plumbing present are highly recommended to be further evaluated by a qualified and licensed plumbing contractor regardless of the age of the plumbing.*

Houses/structures built prior to 1978 can contain asbestos materials. It is recommend that a qualified and licensed asbestos contractor/inspector further evaluate houses/structures built in this era for presences of asbestos materials. The Home Inspector will not determine or include in the report if asbestos is present at any structure or in any materials at a structure.*

Houses/structures built prior to 1982 can contain lead paint. It is recommend that a qualified and licensed lead inspector further evaluate houses/structures built in this era for lead paint materials.*

***Legacy Property Inspection will not engage in any claims regarding aluminum wiring, asbestos or lead paint.**

PHOTO DOCUMENTATION: Your report also includes digitally imaged photos of certain problem areas (should they exist). Said digitally imaged photos are (General Views) to establish location and identification. It is not a requirement that your Home Inspector photograph every area or defect of the home; additional photos may be taken and included in your report as a courtesy.

Properties being inspected do not "Pass" or "Fail." - The report is based on an inspection of the visible areas of the structure; inspection may be limited by vegetation, height restrictions, weather and possessions. Depending on the age of the structure, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current building codes. This report identifies specific non-building code, non-cosmetic concerns that the inspector feels may need further investigation or repair. It is NOT a requirement that a home being sold be brought up to today's building code standards.

Every home or structure is different, therefore may be inspected in various formats. Inspections can take several hours depending on the size of the structure or the age of the structure being inspected. The condition of the home or structure being inspected may also play a role in the time it takes for the inspection; the more defects there are to document, the longer the inspection will take.

While Inspection methods are generally the same among all inspectors, however experience and inspector's personal preferences may differ between Inspectors. This is the same for report writing. While Inspectors are provided with common statements to use in their report, they are also given the freedom to narrate or edit comments as they see fit for each inspection.

The Inspector cannot predict or find every defect in a structure being inspected. The time frame for an inspection only allows the Inspector to examine areas in a location by location order. If a defect arises in another area of the structure (including the exterior) for which this defect was not present or visible at the time of the inspection, then the Inspector cannot be liable for notifying you of the defect.

This inspection is intended to identify major material defects only. Minor and cosmetic issues are excluded from inspection and report, but may be included in some comments as a courtesy. Small nail holes, drywall nail pops, small cracks, chipped areas, dirty areas and cosmetic blemishes are considered cosmetic in most cases. Further, small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.

Please review the following:

Appliances/Systems: This inspection does not estimate/determine age, remaining life, size or efficiency on any appliance and/or system if manufacturer labels/data-plates are missing.

Asbestos: The inspector is not licensed by the EPA and cannot determine, report on and/or test if asbestos materials exist in any area throughout the structure. Any structure built prior to 1978 may contain asbestos in one or multiple building materials used during that era of construction. It is solely your responsibility to arrange for asbestos testing by an appropriate licensed contractor. Legacy Property Inspection will not engage in any claims regarding asbestos.

Attic: Not all areas are accessible. Attic insulation and limited space may prevent the inspector from performing a complete inspection of the attic area. Such shall be determined at the inspector's discretion. The Inspector does not determine the R-value of insulation present or the efficiency or effectiveness of HVAC duct layout or design. Attic insulation is not touched, moved or otherwise disturbed during the inspection. Temperature sensors and fans for attic exhaust systems are not tested. **Rodents:** If there is visible evidence of rodents or other pests, it will be noted as such. Most rodent/pest infestation exists under attic insulation, in walls or in areas not visible to the inspector and cannot be identified with this inspection. Recommended a pest inspection to be performed by a qualified specialist prior to the expiration of the contingency period.

Bathrooms: Bathtub and sink overflow drains, spa tub jet hoses are not inspected, as such, leaks in these areas cannot be detected with this inspection. Shower pans are not leak tested and cannot be determined if properly waterproofed. Recommend consulting with a qualified termite company for any shower pan tests. Exterior or interior access panels are only inspected if readily accessible and operable (not sealed or painted or screwed shut), second story access panels are not opened. The home inspector cannot determine if shower pans or tubs are properly pitched for proper drainage. We recommend upgrading all

electrical outlets to GFCI protection within 6 feet of all potential wet locations, however this may not be a requirement for the sale of a home based on the age of the home (this also applies to kitchen sinks, wet bar sinks and laundry sinks). It is very important to maintain all grouting and caulking in the bath areas, as minor imperfections can allow water to get into the wall or floor areas and cause damage. Bathrooms are inspected in a cursory fashion, however each accessible fixture is operated to test its function and visually inspected to determine its current condition. Determining whether shower pans, tub/shower surrounds are watertight or have any rot or other damage is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas.

Building Code: This inspection is NOT a building code violation inspection a building code or code compliance inspection, which is typically performed by the local municipality. We highly recommend that you obtain all available documentation such as building permits and certificates of occupancy, prior to expiration of the contingency period and prior to close of escrow. If the proper building permits have not been obtained and/or do not have final building inspection approval signatures, then you cannot assume that these areas were installed to applicable building codes. Further review/investigation beyond the scope of the home inspection may be needed.

Interior: Limited inspection on all occupied/staged structures. Personal property, furniture, moving boxes or other items, inside and outside of the inspected structure, are not removed and will likely prevent a complete inspection.

Building Permits: We recommend checking for permits on all additional construction or alterations including, performed on the property after original construction. The inspector is not a code violation inspector and will not report on building code requirements in any way.

Window Systems: Interior window shutters/blinds/coverings are not tested or inspected as part of this home inspection (this includes all windows at the structure). Tint/film over windows is not inspected and often is bubbled/loose/peeling/scratched - tint/film (if present) can prevent an accurate inspection of the window glass areas. Only accessible windows and doors are inspected, personal items are not moved to access or test all doors and windows. Broken double pane seals cannot be determined with this inspection, dirty windows can hide signs of condensation between panes. Vertical operating windows are known to have sash cable/spring problems, although the problem may not exist at the time of the inspection, we recommend that you check them often and repair these windows upon discovery of any sash cable or spring problems. Window and door security bars are not tested or operated. Determining the condition of insulated glass is not always possible due to weather, temperature and lighting conditions.

Kitchen: Built-in appliances are visually inspected and operated briefly, by using their normal controls to determine whether or not the appliance is functional/basic functionality ONLY. As such, additional features are not tested. Appliances are NOT disassembled to evaluate the internal working parts of each appliance. The inspection cannot determine how well the dishwasher cleans the dishes. Disposal blades are not inspected. The oven is operated on bake feature only for a brief time. The oven temperature is not verified or tested for accuracy. Range/cook-top or microwave cook food. Age, remaining life, BTU's, CFM's and other forms of efficiency or effectiveness are not determined with this inspection. Water purifying systems, instant hot systems and water softeners are not inspected. Inspection(s) of non-built-in appliances are outside the scope of the inspection including portable dishwashers, built-in refrigerators, icemaker, the water line to the refrigerator and water purifiers are excluded from this report. Appliances are not moved and testing of timers, clocks, thermostats, cooking functions, self-cleaning functions or other controls is not performed. It is recommended that these units be serviced by a manufacturer's authorized technician at this time.

Garage: Stored items in the garage may limit the ability to conduct a proper and/or a full visual inspection. Personal items or other materials/possessions are not moved in any way to provide access to areas for inspection - areas of rafters, ceilings, firewall(s) or other walls should not be considered fully inspected if

personal items or storage is present - defects may be present behind these items and not visible to the inspector at the time of inspection. Doors, windows, cabinets, counters, closets, slab areas, electrical areas, ventilation, plumbing areas or soffit(s) not fully accessible are not inspected, tested or evaluated. Firewall: Fire-rating labels are often not visible on finished drywall and cannot be determined with this inspection. Garage doors, hardware, openers and associated safety devices can only be inspected if these areas are clear of stored items and can be safely operated without disturbing other items in the garage. Garage doors, hardware and openers require periodic maintenance and servicing. Remote controls for openers are not tested. Door opener activator button should be minimum 54-inches above floor for safety. Pressure sensors/systems are generally not tested due to the risk of damage if they are not properly operating - we recommend having a general service completed prior to regular use. We recommend checking permits for any converted garage areas or additional walls/ceilings or other alterations made to the garage.

Heating & Air Conditioning: In order not to damage the system, the air conditioners are not activated if the outdoor temperature is below 65 degrees. Gas furnaces are not checked for carbon monoxide leakage or fire risks. There are carbon monoxide and fire detection devices, which can be purchased and installed, which we recommend. While some observations may be code related, this inspection does not determine if the system complies with code. Weather permitting the systems are operated with normal controls. The sizing of the systems in relation to the space that it is heating or cooling is not part of this inspection. Air ducts and registers are randomly checked for airflow. Heat exchangers are specifically excluded from the inspection. They are visually obstructed by the design of the system and a complete inspection requires special tools and disassembly, which is beyond the scope of the inspection. The following items are beyond the scope of the inspection; balance of the air flow, capacity or velocity of the air flow, humidifiers, air duct cleanliness, the ability of the system to heat or cool evenly, the presence of toxic or hazardous material or asbestos, system refrigerant levels, cooling or heating capacity to determine if its sufficient for the building, electronic air filters, solar equipment, programmable thermostats and determining the remaining life of the system. Window AC's are not built in units and therefore not inspected. This report does not indicate if the heater is on recall. Electronic or Ultra violet air filters are not inspected. Inspector cannot determine if there is a crack in the firebox or if carbon monoxide is leaking in any part of the system. Not all registers can be tested for pressure flow, due to location, condition and operation of the heating & air conditioning system. Adjustable registers that are closed are not opened by the Inspector. The air conditioning system's refrigerant levels are not checked or determined, for leaks, by the Inspector. Heaters, coil boxes, condensers and air compressors are NOT disassembled to evaluate the internal working parts. This inspection does not determine if the evaporator coil BTU size is the same as condensing unit size or any other mechanical efficiency.

14.2 INSPECTION STANDARDS / GENERALIST VS. SPECIALIST:

The report conforms to the American Society of Home Inspectors, ASHI, standards and practices of real estate inspections and to the business and professions code which defines a real estate inspection as a non-invasive physical examination, performed for a fee, designed to identify material defects in the systems, structures and components of a building as they exist at the time of the inspection. The American Society of Home Inspectors, Inc. (ASHI) does not verify the qualifications of inspectors who use these Standards and has no authority or control over the quality of inspections undertaken or performed using these Standards. These Standards are general in nature and are not intended to in any way discourage or limit additional or more detailed inspections. ASHI disclaims all liability for any and all personal and bodily injuries and damages, including but not limited to incidental and consequential damages, which may occur as a result of inspections performed using these Standards. No warranty, expressed or implied, is intended or offered by ASHI in the use of these Standards. ASHI assumes no risk and makes and implies no representations of any kind to inspectors, consumers, or others.

A property inspector is a generalist and the inspection is conducted along generalist guidelines as listed above. The generalist job is to note material defects in the property he is inspecting. When he/she observes and finds one or more problems in a system of the property that affects its performance he then refers the entire system over to a specialist in that field for a further review/detailed investigation.

Specialist; as defined in the Webster Dictionary; "A person who specializes in a particular field of study, professional work". Any individual schooled, trained and/or otherwise holds a special knowledge of specific systems or components. Trade school or factory trained individual in specific fields of expertise maybe considered a "Specialist" as well as qualified state licensed contractors in specific occupations. Further, Specialist is expected to conduct a more detailed examination on that system from his specialist sphere of knowledge and training to determine the problems with the system and possibly the related costs of repairs. The specialist usually may find additional problems with the system he is inspecting as he/she has a depth of knowledge and experience that the generalist does not have. The role of the generalist is to refer systems with material defects over to the specialist however if you have any questions concerning the findings or recommendations of the specialist please feel free to call the inspector to discuss them.

14.3 REPRESENTATIVE SAMPLING:

The building has many identical components such as windows, electrical outlets, etc. The inspector inspects a representative sampling of these only. The inspector does not move any furniture or personal belongings. This means that some deficiencies which were there may go unnoted and as result of these other items which are impossible to anticipate we suggest that you plan for unforeseen repairs. This is part of property ownership as all buildings will have some of these repairs as well as normally occurring maintenance.

14.4 ENVIRONMENTAL CONCERNS:

Client acknowledges that what is being contracted for is a building inspection and NOT an environmental evaluation Identifying and/or hazardous substances as the inspection is not intended to detect, identify or disclose any health and/or environmental concerns, regarding this building or property, including, but not limited to, the presence of asbestos, radon, lead, lead paint, lead contamination, urea-formaldehyde, electromagnetic radiation, ground water contamination and soil contamination, fungi, mold, mildew, PCB, Chinese drywall, poria and all/or other toxic materials or substances of concern in the water, air, soil, or building materials are specifically excluded from the inspection and this inspection report.

legacy property inspection and/or inspector are not trained or licensed to recognize or analyze any of these materials. Any of the environmental issues and/or concerns stated, but not limited to the above items, is a serious problem and should not be overlooked. We recommend that the entire structure should be inspected for mold, radon, fungi, lead, etc prior to the expiration of the inspection contingency period, and prior to close of escrow, by a qualified and licensed specialist in this field to ensure that said hazard(s) do not exist. Further, we may make reference to one or more of these materials when/if noted during the inspection. Should further study or analysis seem prudent, then a full review/evaluation by a specialist in the appropriate trade is recommended. Information related to these products can possibly be found in the "Homeowners Guide to Earthquake & Environmental Hazards" pamphlet.

14.5 WOOD DESTROYING ORGANISMS:

This property inspection/inspector will not inspect/investigate for the presence and/or condition of any wood destroying organisms, such as Termites, dry-rot and/or others, as they are typically covered by the structural pest control operator's report. The Business and Professions Code prohibits anyone but licensed structural pest control operators from commenting on this subject.

14.6 INSPECTION LIMITATIONS:

This is a limited time visual inspection. It excludes any items we cannot directly observe such as, but not limited to; chimney interiors, furnace heat exchangers, underground piping, Hidden and/or limited visibility area etc. These are specialty inspections and those inspections can be arranged using specialized equipment. Additionally we do not inspect to see if components are installed improperly. We do not have the specialized training, instruction sheets or manuals to determine if they meet manufactures or building code requirements for installation, which can be quite varied. This is part of the specialist's inspection and any questions concerning installation would best be answered by the specialist.

This report is a snapshot in time and NOT a prediction of future conditions. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide. Conditions change at any time during escrow periods.

Please review the following limitation:

Water Heater: The water heater is visually inspected only, the combustion/pilot doors are not removed for flame or burner condition inspection due to the potential for draft to burn out the pilot flame. Circulation pumps, TPR Valves and pressure tanks cannot be tested with inspection. Solar water heaters are not inspected. Tankless units may not original to the structure should be further evaluated by a qualified and licensed plumbing contractor/skilled tradesperson/tankless technician as there are many aspects that are beyond of the scope of a general home inspection. Age, remaining life, size or efficiency cannot be determined by the Inspector. Gas lines are not measured or sized for water heater needs. The Inspector cannot light the pilot flame on the water heater or any other appliance where a pilot flame is not already on. Compliance with manufacturer' s installation instruction for proper gas-line, electrical power supply, venting and/or others are outside the scope of this inspection.

Roof: The inspector cannot determine if a roof (or any part of the roof system) leaks at any time or under any weather conditions, no water or hose testing is performed during this inspection. If there are concerns or signs of possible roof leaks, please contact a licensed roofer to perform an additional inspection. Remaining roof life can only be determined by a licensed roofer. This applies to all roof areas evaluated during this inspection. The report is not intended to be conclusive regarding the life span of the roofing system and/or if it is leak free and/or how long it will remain leak free in the future. The inspection and report are based on visible and apparent condition at the time of the inspection, Inspector do not lift shingles or other roofing materials. The inspection does not address manufacturing defects, fastener appropriateness, if the roof was installed per code, and/or if flashing is present in all locations or the numbers of layers present. Unless a rain has fallen just prior to the inspection, it is not possible to determine if active leakage is occurring. Not all attic areas are readily accessible for inspection. Tile roofs and steeply pitched roofs are NOT safe to walk on and access is limited on them. Tile roofs, metal roofs or roof areas not accessible with a 12-foot ladder will receive a limited inspection from the ground or eaves only. Tile, metal or other materials that can be damaged will not be walked on by the Inspector. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. Expect to make minor repairs to any roof. While it is possible some prior repairs and leaks may be reported, it is not

the intention of the inspection to identify and report all prior repairs and conditions. It is recommended to refer to the seller and seller's disclosure about the presence of any roof leaks or prior repairs. Solar panels and tube globes are excluded from this report. Solar panels will prevent inspection of roof areas beneath them. Most metal or other type of gutters system have rust and have a limited life span before they need to be replaced.

Electrical: Switches/Outlets: Only the visible and accessible switches/outlets are tested during this inspection, personal items are not moved to access any outlets/switches behind them. Ceiling fan mounts cannot be checked by the inspector. Smoke and carbon monoxide detectors that are out of reach are not tested for functionality, all battery operated smoke detectors should be within reach for testing and maintenance. Electrical features are operated with normal controls. The general wiring, switches, outlets and fixtures are randomly checked in accessible areas. While some observations may be code related, this inspection does not determine if the system complies with code. Portion of the wirings for building is enclosed within the walls and ceilings, while other portions of the wirings, that may or may not be clearly visible, are found in enclosed and non-enclosed parts of the structure. If it is not clearly visible and/or its condition cannot be fully determined, then no representation is made as to its status during the time of this inspection. The inspection does not determine electrical capacity, determining over current capacity for any item including appliances, comparing circuit breaker capacity to installed appliance listings, interior or exterior low voltage wiring or fixtures, telephone, security, intercom, stereo, cable or satellite TV, remote controls or timers. The exterior lighting, landscape lighting or any lighting outside the footprint of the building is not inspected. Light bulbs are not removed or changed during an inspection. This inspection does not certify or warrant the system to be free of risk of fire, electrocution or personal injury or death. Electrical panels are visually inspected only, the inspector does not perform a load calculation to determine service capacity adequacy. Condition/status of some wire types cannot be determined due to wire casings cover wires entering the breakers. Panels with excess wiring are not completely visible due to the number/amount of wires inside panel. Breakers are visually inspected only - the inspector does not perform any electrical stress tests on the system to determine if a breaker trips properly - including AFCI and GFCI breakers (consult a qualified and licensed electrical contractor/skilled tradesperson for further evaluation, if this is a concern). Electrical caused fires are typically due to poor installation and/or faulty wiring which cannot be determined by the inspector. Only accessible GFCIs with test and reset buttons are tested, the inspector does not determine which GFCI outlets may be linked to other areas of the structure. Ungrounded outlets may be present in older structures (pre-1965) even if the main or sub panels have been upgraded. The inspector cannot determine if all wiring has been updated. Expect to find ungrounded outlets in older homes (pre-1965) - this is not a defect. Built-in central vacuum systems are not inspected

Gas: Gas supply valves are not turned or operated during this inspection. We recommend the gas supplier be contacted to safety check all fuel gas systems/appliances prior to purchase and occupancy. The Inspector cannot determine if a gas leak is present in any area of the home or underground at any time during the inspection. Gas fires due to poor installation and/or faulty gas pipes cannot be determined by the inspector. The gas system is not tested for leaks and any underground or hidden gas lines are specifically excluded from this report. Carbon monoxide poisoning cannot be detected with this inspection, including all gas and propane systems interior and exterior of the structure. The internal condition of gas appliance ventilation exhaust pipes cannot be detected. Pilot lights and fire places are not lit by the inspector at any time, for any reason. It is the responsibility of the client to ensure that the main gas and electrical systems are on prior to the inspection. The requirement of gas line sediment traps is not determined by the inspector.

Pest Control: This inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection also covers such things as dry-rot and wood damage and deterioration as well as wood destroying organisms. Any and all of these items need to be examined and

any repairs completed before the close of escrow by the "termite" company.

Exterior Areas: The exterior is viewed in a cursory fashion. Areas of the exterior that are hidden from view by vegetation or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many exterior wall coverings and most do not represent a structural problem. Peeling and cracking exterior paint on windows, doors and trim allow water to enter and cause damage and deterioration. It is important to keep these exterior surfaces properly painted and/or sealed. Many times chimneys have hidden undisclosed cracks that cannot be seen. A chimney specialist inspector should be employed to determine the true condition of the structure of any chimney as it is beyond the scope of this inspection to determine damage to chimneys. All exterior grades should allow surfaces and roofs waters to flow away from the foundation and exterior walls. The inspector shall not determine if the exterior of the home is water tight or is built to prevent moisture intrusion, no hose or water testing is performed at this inspection. Inspector does not use specialized instruments to detect moisture, if any, under stucco or siding surfaces. Stucco and siding require periodic seasonal maintenance, consult an exterior finish contractor for maintenance tips/schedules/suggestions. Fire pits, exterior fireplaces and exterior BBQ's are excluded from this inspection. We recommend adding anti-siphon/backflow preventer (if not already present) on all exterior hose bibs for optimum potable water protection. Property boundary lines and encroachment determinations are beyond the scope of a home inspection and are not inspected or included in this report - Consult with another qualified professional as needed for evaluation if concerns exist in this area. Zero lot lines prevent a complete inspection of areas on other properties. Common areas controlled by Home Owner's Associations are not included in this inspection. Areas not visible or accessible due to height/angle/vegetation/other forms of limited access are not included in this inspection.

Grounds: This inspection cannot determine if patio and porch roofs, balconies or patio enclosures are water tight, no water/hose testing is performed. The Inspector does not perform any stress or destructive testing of the electrical system; Yard area electrical that is not readily visible and accessible may not be seen or inspected; Low voltage lighting/electrical systems, motion detectors, intercom, video/audio/security systems and electric outdoor heating systems are not inspected. Generally, it is typical for older homes not to have exterior outlets or switches, this is not a defect. Sprinklers on timers are not inspected, consult with the selling party / HOA. Above ground pools, ponds, fountains, waterfalls, birdbaths, and associated equipment or pumps used for these items, are excluded from this report. Steep hillsides and inaccessible areas on the grounds are excluded from this report. It is highly recommend that all structures built on hillsides and slopes have a geological inspection performed to determine if the hillside/grading is stable. This inspection cannot determine ground movement or drainage issues, the addition of drains may be needed in areas. Fences, walls or gates are not evaluated for security or design. The Inspector cannot determine if planter areas are leaking into the structure, consult seller disclosures or obtain further evaluation of these areas for any moisture intrusion issues. This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geo-technical engineer should be consulted. Proper grading is important to keep water away from the foundation. If it is not raining during the inspection the course of water flowing toward the structure or off the site cannot be observed. The soil should slope away from the structure to prevent problems caused by excess water not flowing away properly. Gutter discharge should be directed away from the foundation for the same reason. Out buildings, such as storage sheds, on the property are excluded from the inspection. Fire pits, a BBQ and other similar items are not inspected nor is the gas to them tested or lit. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Landscape lighting, sprinklers and their timers are not part of a general property inspection. The inspection report does not include the identification of the property boundaries.

Foundation: Sump pumps, septic tanks and sewer drain-pipes from structure to street are excluded from

this inspection. The Inspector does not perform calculations to determine exact square-feet of ventilation required at time of construction (this is also true for attic spaces). Some areas of a raised foundation may not be accessible due to limited space, plumbing piping, duct work obstructions, insulation, soil levels and stem walls. The inspector will not traverse any area deemed unsafe or where damage may be caused as a result, this is up to the sole discretion of the Inspector (this is also true for attic spaces). It is not always possible for the inspector to view every side/angle/connection of all plumbing pipes due to plumbing design/layout/approach angle/etc. Underground plumbing/pipes cannot be visually inspected. Pressure testing is not performed during this limited inspection. Drain scope inspections are recommended whether a defect is detected or not. Slab foundations are often covered and not visible; therefore the inspection is limited. Slab foundation leaks cannot be determined by the home inspector. Structural comments are of the conditions observed at the time of the inspection and are the opinion of the inspector and not fact. If further information or facts are needed, they can be obtained through a qualified and licensed structural engineer or foundation expert. The inspection does not determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If any form of prior structural movement is reported you should expect future movements and possible repairs. The inspection does not calculate crawl space ventilation capacities, deck and balcony capacity, retaining wall conditions, construction material type, quality or capacity. It does not address the existence of prior repairs, the potential of future repairs, failure analysis, and documentation of all possible movement or cracks in floor slabs covered by floor furnishings. It is typical for concrete floor slabs to have some hairline cracks as a result of the normal drying process of the concrete plus the stress occurring by settlement and seismic activity. Crawl spaces are observed in a cursory fashion. Wood probing is not done and wood damage, dry-rot and termites are not part of this inspection as they are typically part of the structural pest control operators report.

Pool: Solar panels/heating systems are excluded from report. Valves that are not labeled for the pool and/or spa jets are excluded from this report and may prevent proper testing and inspection. Underground plumbing cannot be inspected. Automatic pool fill float valves and electronic chlorine dispensers are excluded from this report. Ultraviolet light and/or salt chlorine generator type water treatment systems not included in this inspection. Water chemistry is not tested. Control panels/fixtures on the side of the pool or spa and any remote controls are not included in this inspection. Portable spas have a limited inspection - no internal parts are inspected. The inspector cannot determine if a pool or spa leaks. The inspector cannot determine the remaining life of any of the pool equipment. Safety pressure relief valves (if present) are not operated and are excluded from inspection; an internal evaluation of the heater parts is beyond the scope of this inspection. It is the buyer's full responsibility to ensure the pool area is in full compliance with the safety laws and codes. If there is no self-containing fence around the pool, all doors from the structure leading to the pool and spa must be equipped with safety alarms and secondary latches above the reach of children. All gates leading to the pool must self-close and be equipped with a latch five feet or higher from the ground. The fencing in all cases must be five feet tall.

Plumbing: While some plumbing observation may be code related, this inspection does not determine if the system complies with code. Supply and waste lines are inspected only where they are accessible and while operating accessible fixtures and drains. Performance of the water flow can vary during different times of the day and performance of the drain during actual usage is undetermined. Testing of water pressure at each fixture is beyond the scope of this inspection. Drain blockage is common in vacant homes and repairs may be needed soon after the house is occupied. It is advised to have any underground drain lines examined by a specialist with a camera to determine their actual condition. The following are not included; inaccessible supply or waste lines, leaks in inaccessible areas such as walls or the crawl space, the interior of pipes for mineral or corrosive clogging, water hammering, solar equipment or water temperature, and the condition of shower pans or if a shower will leak when used. No water testing of any

type is performed. Underground piping, private sewage disposal systems, septic tanks, ejection systems, sump pumps etc, are specialty inspections and require to be inspected by specialty inspector(s) and/or contractor(s) that must have the proper knowledge and training, certification, and/or specific licenses as well as specialized equipment to conduct the proper inspection. We recommend that such systems, when they exist on this particular property, should be inspected during the inspection contingency period by the specialist(s) in the field. Determining the operation of sewer ejection systems is excluded from this inspection and it should be examined by a specialist. The angle stops under sinks and other plumbing valves, such as the main shut off valve, are not turned or tested, .Plumbing supply valves are visually inspected only and are not tested for functionality due to the potential for leakage - valves that are not used often will seize or freeze and are likely to leak when operated (opened/closed). Corrosion or rust is often a sign of slow leaking and should be further evaluated by a qualified and licensed plumbing contractor/skilled tradesperson if detected in the inspection or photos. If galvanized or cast iron plumbing is present in any part of the structure, it is recommended that a qualified and licensed plumbing contractor further evaluate the plumbing system due to the age of the materials. Underground piping is not visible to the inspector, therefore cannot be evaluated by the inspector. Slab foundation leaks cannot be determined by the home inspector. Further, the "plumbing type" section of the report may comprise of a percentage approximation of the plumbing type, it is not a guarantee of the plumbing type in all areas. The inspector cannot see plumbing type or pinhole leaks inside walls, floors, slabs or other areas that may be covered. Leaks can occur after the inspection and are not the responsibility of the Inspector. Existing leaks, Hidden leaks, or other leaks that occur from normal testing/inspection and subsequent damage from plumbing leaks are beyond the scope of this inspection.

Real estate broker and/or attorney should be consulted on additional items not included in this report.

The above disclaimers and limitation in addition to the inspection contract agreement exclusion applies to all references found on any of our report pages.

THIS REPORT IS NON-TRANSFERABLE TO ANOTHER PARTY, NO EXCEPTIONS.

Thank you for making Legacy Property Inspection, Inc. a member of your real estate team!