



HOME INSPECTION REPORT

Prepared for exclusive use by
Anthony LoGrande



For the property located at
1401 San Miguelito Rd., Lompoc, CA 93436

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General Information

Inspection Address: 1401 San Miguelito Rd., Lompoc, CA 93436
Inspection Date: 2/3/2022 Time: 9:10 am to 1:10 pm
Weather: Clear and Dry - Temperature at time of inspection: 50-70 Degrees

Inspected by: Martin Hewitt, ASHI Certified Inspector #202935, Master CREIA Inspector #39

Client Information: Anthony LoGrande

Buyer's Agent: Keller Williams
Mike Kennedy
1512 N. H Street, Lompoc, CA
Phone: 805-679-1419
Email: mikekennedy805@gmail.com

Seller's Agent: Compass
Debbie McComb

Inspection Fee: \$ 775.00

Structure Type: Wood Frame
Foundation Type: Raised Foundation
Furnished: Partial
Number of Stories: One

Structure Style: Single Family

Structure Orientation: Front Faces East

Estimated Year Built: 1977
Unofficial Sq.Ft.: 2576

People on Site At Time of Inspection: Buyer(s)
Buyer's Agent Caitlin Boyle

Report File: LoGrande-LOM220203A

Heading Definitions

All findings or comments contained within this report are categorized under one or more of the headings listed below. These headings are defined as follows:

Safety Concern: Condition(s) noted that poses a threat or danger to life, the property, or both, and that warrants immediate further evaluation and correction by an appropriate specialist in the appropriate trade.

Further Evaluation: Condition(s) noted that warrants further evaluation and/or correction by an appropriate specialist in the appropriate trade. All further evaluations should take place prior to the end of your inspection contingency period.

Correction Recommended: Condition(s) noted that warrants improvement, maintenance, repair, or replacement. We recommend that all corrections be made by appropriate specialists in the appropriate trades.

Upgrade Recommended: Upgrades are systems and/or components that may not have been available or that were not required to be installed at the time the building was constructed, or where installation was required but never enforced, or that may have been improved upon or the requirements for installation made more stringent. These may include, but are not limited to, safety related items such as GFCI and AFCI protection, smoke and CO alarms, baluster spacing in guardrails, safety glass, etc.

Preventative Maintenance: Condition(s) noted that warrants maintenance and/or preventative-type service or improvement to help prevent an item, system, or component from failing to perform its intended task or function and/or to prolong its lifespan.

Pest Control: Condition(s) noted that normally falls under the authority or jurisdiction of the CA Structural Pest Control Board, and that warrants further evaluation by an appropriately qualified and licensed pest control operator or field representative.

Inspection Limitation: Condition(s) noted that prevented or significantly limited an evaluation and/or testing of an item, system, or component. Further evaluation will be necessary after the condition or conditions have been corrected and allow for unhindered evaluation and/or testing. Includes items or conditions outside the scope of a home inspection and/or our services.

Important Information: Typically an observation of condition(s) where a determination may be considered subjective, inconclusive, incomplete, and/or where a determination of correctness, functionality or worthiness cannot be readily ascertained without further investigation and/or evaluation.

Important Observation: An observation of condition(s) where no significant defects were visible or apparent at the time of the inspection.

Informational: Typically an observation or description of type, material, or location of an inspected system or component.

To provide those individuals directly involved in the transaction a convenient and cursory preview of the report, we have highlighted in yellow those conditions and components ("items") that we have identified within our report as being in need of further evaluation or service by an appropriate specialist and/or that pose a health and safety risk, immediate or otherwise. The highlights are not to be used as a substitute for reading the entire report, or to be viewed as a tacit endorsement of the condition of components or features that have not been highlighted.

Section 1.0 - Foundation, Basement, and Under-floor Areas

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

B. The inspector is not required to: 1. Determine size, spacing, location, or adequacy of foundation bolting/bracing components or reinforcing systems 2. Determine the composition or energy rating of insulation materials

Raised Foundation

General Raised Foundation Comments

Informational

1.1 - This residence has a raised foundation. Such foundations typically permit entry to a crawlspace beneath the home, often providing convenient access to the water supply pipes, drain pipes, vent pipes, electrical conduits, etc.

Foundation Walls

Important Information

1.2 - The north concrete foundation stem wall is not straight and, although no apparent damage or structural failure was observed, you may wish to have this condition evaluated by an appropriately qualified foundation specialist, as it may be the result of an active/ongoing condition.



Important Observation

1.3 - Where accessible, the perimeter concrete foundation walls are serviceable.

Underfloor Areas and Access

Important Information

1.4 - The crawlspace was entered for inspection of the underfloor areas, systems, and components. Access to the crawlspace is located at the north side of the home.

Moisture Intrusion and Drainage Conditions

Important Information

1.5 - No evidence of excessive moisture penetration of the underfloor areas was observed at the time of the inspection.

Floor Framing and Support

Important Observation

1.6 - Where visible and accessible, no deficiencies were noted at the intermediate floor framing and supplemental wood support system.

Wood Separation from Soil

Important Observation

1.7 - Where visible and accessible, structural wood clearances from soil appeared satisfactory at the time of inspection.

Anchorage of Sill Plates

Important Information

1.8 - Bolting of the framing sill plate to the foundation concrete was observed under the home.

Ventilation

Correction Recommended

1.9 - Due to relatively recent repairs/modifications, air flow through the crawlspace vent openings has been significantly reduced. Restoring the vent openings to their original dimensions is recommended for improved air flow/ventilation. Also, a vent screen is missing at the west side of the home that will need replacing to help prevent pest entry.



Floor Insulation

Important Information

1.10 - No insulation was installed in the unfinished sub-floor areas of the home. Although it may not have been a requirement at the time of construction, retrofitting the home with insulation can significantly increase the energy efficiency of the home.

Garage Foundation

General Garage Foundation Comments

Informational

1.11 - The garage has a concrete slab foundation. Our inspection of slab foundations includes checking the visible portions of the slab and perimeter stem walls (both on the interior and exterior) for any evidence of significant cracks or structural deformation.

Garage Foundation Observations

Important Observation

1.12 - Where visible, the garage concrete slab foundation appears to be in functional condition with no visible/apparent abnormalities.

Limitations and Exclusions

Important Information

1.13 - The Inspector does not verify the presence and/or depth of footings below the soil line. Also, where the garage walls are finished, anchorage or bolting of the sill plates to the foundation slab concrete could not be verified.

Section 2.0 - Exterior

A. Items to be inspected: 1. Surface grade directly adjacent to the buildings 2. Doors and windows 3. Attached decks, porches, patios, balconies, stairways, and their enclosures, handrails and guardrails 4. Wall cladding and trim 5. Portions of walkways and driveways that are adjacent to the buildings 6. Pool or spa drowning prevention features, for the sole purpose of identifying which, if any, are present

B. The inspector is not required to: 1. Inspect door or window screens, shutters, awnings, or security bars 2. Inspect fences or gates or operate automated door or gate openers or their safety devices 3. Use a ladder to inspect systems or components 4. Determine if ASTM standards are met or if any drowning prevention safety feature of a pool or spa is installed properly or is adequate or effective 5. Test or operate any drowning prevention safety feature

Site Features

Irrigation and Sprinklers

Important Information

2.1 - A sprinkler and/or grounds watering system and/or portions/remnants thereof was installed on the property. However, as your inspector does not evaluate sprinkler systems (outside scope of a home inspection), we suggest that the system be demonstrated by the seller(s) to assure that they are functional. Also, it is important to make sure that the sprinklers do not spray against the home, or create water pooling around the base of the home, as water is the principal cause of damage to a home's foundation and it's exterior surfaces, and can also lead to moisture intrusion and mold growth within the home.

Vegetation

Inspection Limitation

2.2 - There are trees on or adjacent to this property that we do not have the expertise to evaluate, but which you may wish to have examined by an appropriate specialist (an arborist is considered best qualified) in order to determine if any of them are dead or dying or suffering from any type of insect infestation or disease that might necessitate their removal.

Planters

Preventative Maintenance

2.3 - The planter at the N/E corner of the home is cracked/damaged and needs repair. This appears to be the result of tree root uplift.



Limitations and Exclusions

Important Information

2.4 - Except where otherwise noted, our site inspection was limited to those items/systems/components located directly adjacent to the inspected structure(s). Any comments made regarding items or systems greater than 10 feet from the inspected structure(s) was provided as a courtesy only. If this is a concern, you may wish to have any areas, systems, and components outside of the 10 foot limitation that are concerning to you inspected prior to the close of your inspection contingency period.

2.5 - Your home inspector is not a licensed geologist or geotechnical engineer. It is important that you be aware that your inspector's knowledge of geological conditions is general and limited and is not a substitute for a geologic report. Visual signs of instability may not be present or evident to a generalist. It is your responsibility to schedule any specialist inspections for information regarding geological conditions or site stability. If you have any concerns about the stability of the site we recommend further evaluation by a Geotechnical Engineer, a Geologist or a Civil Engineer (listed in the order of preference).
2.6 - The detached shed was not inspected.

Grading and Drainage

Drainage and Grading Observations

Preventative Maintenance

2.7 - The soil or surface grade is not sufficiently graded or sloped to drain runoff water away from the home at all areas/locations. Inadequate drainage and grading can lead to moisture intrusion and create an environment conducive to the growth of mold, fungus and other microorganisms. It can lead to non-uniform structural settlement and damage to the foundation. As a preventative measure we recommend that the soil and hardscaping be sufficiently sloped to drain surface water away from the home for six or more feet, or that an appropriate underground drainage system be installed.

Interior-Exterior Elevations

Important Observation

2.8 - There appears to be an adequate difference in elevation between the exterior grade and the interior floors.

Hardscaping

Driveways

Important Information

2.9 - There are some cracks in the concrete driveway but none that appear to warrant any concern or repair at this time.

2.10 - There are missing/damaged wood spacers at the gaps/expansion joints in the concrete drive that you may wish to have replaced.

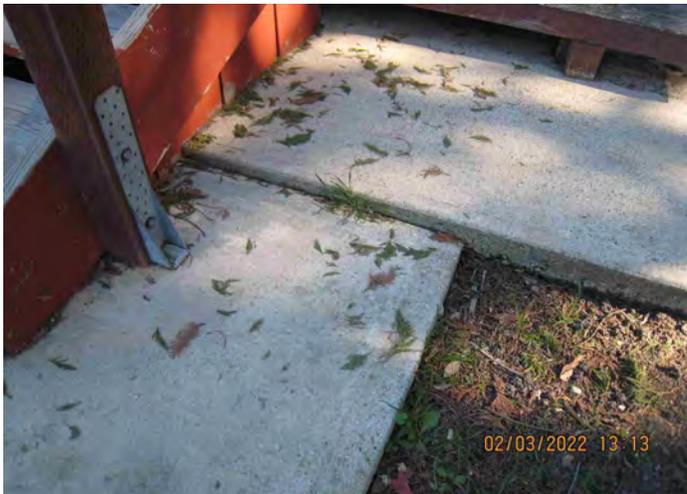
Correction Recommended

2.11 - There are some offsets in the concrete driveway that could prove to be a trip-hazard and that you should have repaired for safety reasons.

Walkways

Correction Recommended

2.12 - There are offsets at the east sidewalks that could prove to be a trip-hazard if not corrected.

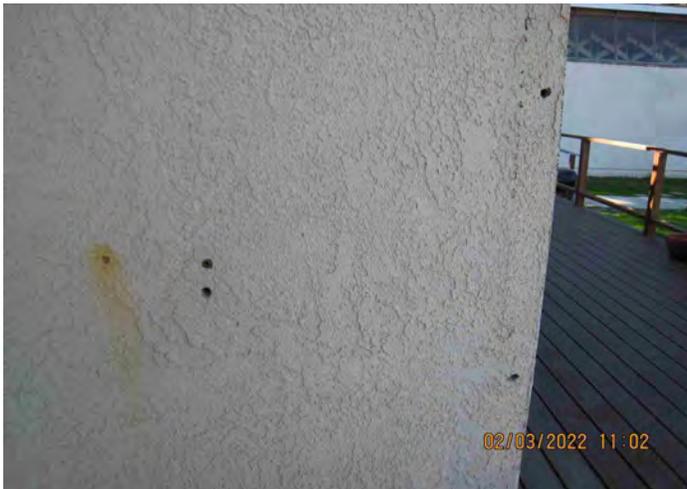


Exterior Features

Wall Coverings

Preventative Maintenance

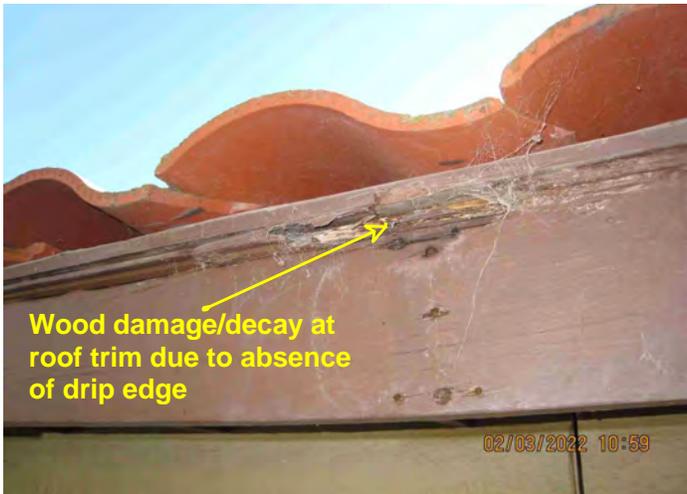
2.13 - There are small holes in the stucco siding (multiple locations) that need to be properly repaired or sealed to help prevent against moisture or pest intrusion (easily remedied).



Fascia and Trim

Pest Control

2.14 - A Branch 2 pest control (WDO) inspection and report should confirm the presence of wood damage/decay to the wood trim and fascia at multiple areas/locations and the need for any repairs/service.



Eaves and Soffits

Pest Control

2.15 - A Branch 2 pest control (WDO) inspection and report should confirm wood damage/decay to the eaves at multiple locations and the need for repair/replacement.



Screens

Important Information

2.16 - The family room sliding glass door screen is missing, and you may wish to have one installed.

Preventative Maintenance

2.17 - The master bedroom slider screen is damaged and deteriorated and you may wish to have it repaired/replaced.

Attached Appurtenances

Decks

Pest Control

2.18 - A Branch 2 pest control (WDO) inspection and report should confirm damage/decay at the west deck and the need for any repairs/service.



Upgrade Recommended

2.19 - The connections (post and beam, etc.) at the west deck would not meet current standards, and we recommend that metal ties/connectors be installed/upgraded for improved safety. We recommend evaluation by a licensed deck framing contractor for further remarks and recommendations.

Handrailings and Guardrailings

Safety Concern

2.20 - The handrailings at the northernmost deck stairs do not conform to current safety standards, which require that they be graspable and a minimum 36 inches high, and you should have these unsafe conditions evaluated and corrected by a qualified and licensed building contractor for safety.



2.21 - The openings in the west deck and stair guardrailings are over 4 inches wide. Studies have proven that reducing these openings to 4 inches or less will significantly reduce the possibility of injury or death to young children and infants. We recommend a reduction in the width of these openings for safety.

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Miscellaneous Appurtenance Observations

Correction Recommended

2.22 - The top surface of the stucco-covered front entry porch/patio walls is not sloped to drain and will absorb/collect moisture and must be sealed/kept watertight to help prevent water intrusion into the wall cavity and resultant damage/decay. A new coat of stucco is needed, which will also help protect the exposed wire stucco lath against rust damage/decay.



Section 3.0 - Roof Covering

A. Items to be inspected: 1. Covering 2. Drainage 3. Flashings 4. Penetrations 5. Skylights

B. The inspector is not required to: 1. Walk on the roof surface if in the opinion of the Inspector there is risk of damage or a hazard to the Inspector 2. Warrant or certify that roof systems, coverings, or components are free from leakage

Primary Roof

General Clay Tile Roof Comments

Informational

3.1 - There are several types of clay tile, and all are easily broken. Like most inspectors, we elect not to walk on them but view them instead from a variety of vantage points using a ladder. They can be installed in different ways, using various fasteners and mortar, over one or more waterproof membranes of varying weights. Sometimes the tiles appear to be carelessly installed, or randomly layered and irregularly placed, but this is characteristic of a classic Spanish tile roof. As with other pitched roofs, they are not designed to be waterproof only water-resistant, and are dependant on the integrity of the membrane beneath them, which is concealed, but which can be split by movement, or deteriorated through time and ultra-violet contamination. These roofs can leak, and sometimes without there being any obvious damage to the tiles, and particularly if damaged tiles have been replaced over a deteriorated membrane. However, the most common form of leakage occurs when the valleys or other drainage channels become blocked by debris, which causes water to back up and be diverted around the flashing. Therefore, it is important to inspect these roofs annually and to have them cleaned and repaired if needed. NOTE: You should consult the pest control report to see if the house needs to be tented. Clay/Spanish tiles can be easily broken when the house is being tented, and it would be advisable to have a roofing contractor document the condition of the roof before and after it has been tented.

Clay Tile Roof Covering

Further Evaluation

3.2 - The clay tile roof covering was not walked upon in order to prevent damage to the tile and our inspection was very limited. We therefore recommend that you schedule a comprehensive roof inspection with an appropriately qualified and licensed roofing contractor prior to the close of your inspection contingency period, as we cannot be held accountable for damage or defects that might exist and/or have gone undisclosed or undetected.

Correction Recommended

3.3 - There is a broken tile adjacent to the chimney at the west side of the home that should be replaced.



3.4 - There are a few tile at the west side of the home (around chimney area) that are not secured and have slipped out of position. Correction/repair is needed.

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3.5 - There is a broken rake tile at the north side of the home that needs replacing.



Upgrade Recommended

3.6 - The roof valleys are "closed", which, although more pleasing to the eye, is not desirable, as it blocks or restricts the flow of rain water and can cause damming and leakage. As a preventative measure it is advisable to have the valley tiles cut back (or "opened") to improve drainage and help prevent leakage.



3.7 - Bird stop flashing was not installed beneath the first course of tile at the eaves. Installing this flashing prevents birds and rodents from getting beneath the tile.



Flashings

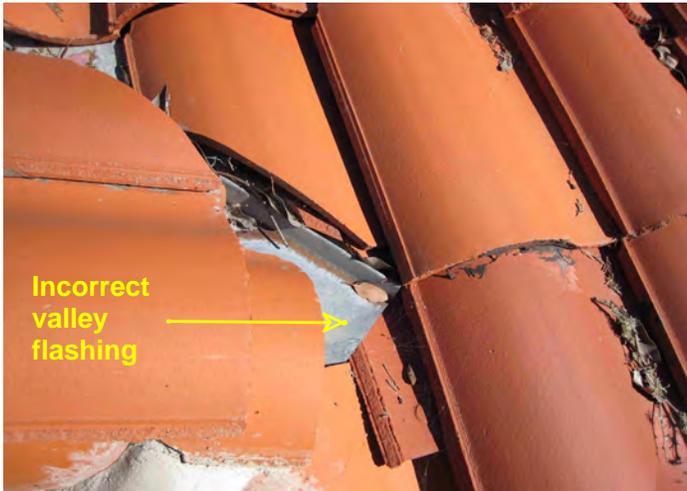
Important Information

3.8 - Mortar is being for water diversion at/around both chimneys, instead of, or in addition to, metal flashings. However, mortar will eventually crack and deteriorate, and for this reason need to be maintained regularly or leakage will result. We recommend that you have the mortar replaced with metal flashings to preclude the possibility of leakage. Note: The mortar installation/repairs appear to have been made very recently, which implies that the roof may have been leaking. However, because we have no knowledge of this, you should ask the seller(s) about the repairs, the name of the company who did the repairs, and if the repairs come with a transferable warranty or guarantee against leakage.

Correction Recommended

3.9 - There is no drip-edge flashing installed at the eaves or edge of the roof as is normally required, and without which leaves the edge of the roof sheathing and eaves exposed to the elements and more susceptible to moisture damage.

3.10 - The valley flashing is incorrectly installed at the east side of the home. This condition, if not corrected, may result in roof leakage and resultant water damage.



Preventative Maintenance

3.11 - Mortar plugs are being used instead of flashings at some of the roof penetrations, which is not unusual given the age of the home and building practices that existed at the time the home was constructed. However, mortar plugs will eventually crack and deteriorate, and for this reason need to be monitored and maintained regularly or they will leak. We recommend that you have them replaced with malleable metal flashings as is now found in newer construction to preclude the possibility of leakage (preventative upgrade).



3.12 - The closed valley flashings are blocked in some areas and should be serviced to ensure proper drainage.



Penetrations

Preventative Maintenance

3.13 - There are no visible flashings at most of the protrusions/penetrations on the clay tile roof, and the protrusions have been "packed" or "plugged" with mortar. However, as these mortar plugs will eventually crack and deteriorate, we recommend that you have them replaced with malleable metal flashings as is now required in newer construction to preclude the possibility of leakage.

Skylights

Important Information

3.14 - The entry porch roof includes skylights, which are a common point of leaks. Therefore, it will be important to keep the area around them clean and to monitor them regularly for evidence of leakage.

Gutters and Drainage

Preventative Maintenance

3.15 - No roof drainage system (i.e. gutters, downspouts and splashblocks) was installed. Although not a requirement, as a preventative measure, serious consideration should be given to the installation of such a system for drainage of rainwater away from the structure and foundation.

Limitations and Exclusions

Important Information

3.16 - The roof coverings are not tested for watertightness or leakage, and our visual-only inspection does not include any guarantee against roof leakage. For such a guarantee, you would need to have a licensed roofing contractor perform a water test and/or issue a roof certification.

3.17 - The clay tile roof covering was not walked upon in order to prevent damage to the tile and our inspection was very limited.

Section 4.0 - Attic Areas and Roof Framing

A. Items to be inspected: 1. Framing 2. Ventilation 3. Insulation

B. The inspector is not required to: 1. Inspect mechanical attic ventilation systems or components
2. Determine the composition or energy rating of insulation materials

Attic Areas

Access

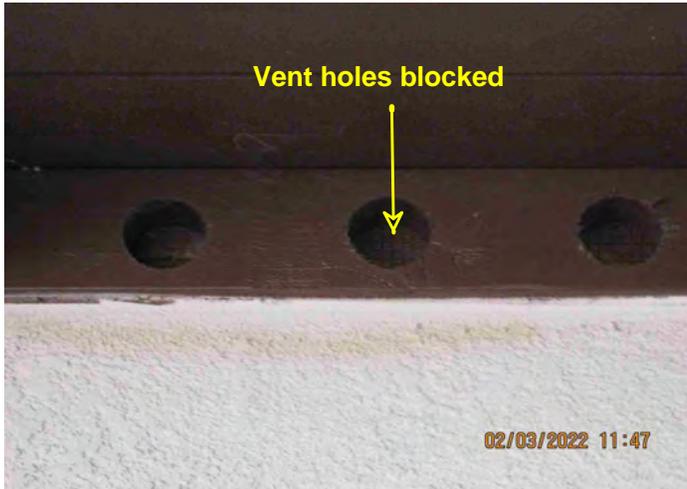
Important Information

4.1 - There is a clear bedroom hallway access that was entered in order to evaluate the attic.

Ventilation

Correction Recommended

4.2 - Some of the ventilation ports have been partially sealed or covered with wood, which should be removed because it limits attic air flow and defeats the purpose of the vents.



4.3 - Some of the attic vent screening is damaged/missing and should be repaired/replaced, as this condition may allow rodents or other pests to enter the home.



Insulation

Important Information

4.4 - The attic is insulated with approximately 4 inches of fiberglass batt insulation, but current standards call for up to 9-12 inches and you may wish to add more for improved energy efficiency.

Limitations and Exclusions

Important Information

4.5 - In accordance with industry standards, we will not attempt to enter any attic area that has less than thirty-six inches of headroom, or is otherwise restricted by ducts, or in which the insulation obscures the joists and makes mobility hazardous, in which case we will inspect the attic as well as would be possible from all available vantage points. In evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not attempt to determine its 'R-value' or sample or test its composition for a specific identification. Also, we do not move or disturb any portion of the insulation, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, or similar components. Please note: Some areas were not accessible for an up-close inspection, which also limited our evaluation of these areas and any other systems and components contained therein.

Roof Framing

Ceiling and Roof Structure

Important Information

4.6 - The ceiling and roof structure is framed with prefabricated wood truss system.

Ceiling and Roof Structure Observations

Important Observation

4.7 - There are no visible or apparent ceiling and/or roof structure deficiencies.

Limitations and Exclusions

Important Information

4.8 - The roof framing components are evaluated in compliance with CREIA Standards of Practice. In accordance with these standards, we describe and identify the type of roof framing and look for any obvious defects and/or evidence of structural failure that, in the inspector's opinion and from a generalist's standpoint, would warrant further evaluation by a structural engineer or similarly qualified structural specialist.

Section 5.0 - Plumbing

A. Items to be inspected: 1. Water supply piping 2. Drain, waste, and vent piping 3. Faucets, toilets, sinks, tubs, and showers 4. Fuel gas piping 5. Water heaters

B. The inspector is not required to: 1. Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts 2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components 3. Inspect whirlpool baths, steam showers, or sauna systems or components 4. Inspect fuel tanks or determine if the fuel gas system is free of leaks 5. Inspect wells, private water supply or water treatment systems

Water Supply System

Water Main Size and Material

Important Information

5.1 - Where exposed to view, the water main entering the home is 3/4" copper.

Water Main Shut Off

Informational

5.2 - The main water shut-off valve is located at the west side of the home.

Pressure Regulator

Important Information

5.3 - A water pressure regulator was in place on the main water line. Internal water pressure (measured just downstream of regulator) was approx. 35 psi. at the time of the inspection, which is considered acceptable.

Functional Flow at Fixtures

Important Information

5.4 - The water flow at the plumbing fixtures appeared functional. However, as water flow is a matter of personal desirability, and as temperature and flow fluctuations will often occur when other fixtures are operated simultaneously, we recommend that the client(s) test the flow at the shower(s) while operating other fixtures in order to determine whether or not it meets with their requirements.

Copper Water Supply Pipes

Important Information

5.5 - The potable water pipes, where visible, are primarily copper.

Hose Bibs

Important Observation

5.6 - The hose bibs that are tested were functional.

Potential Cross Connections

Correction Recommended

5.7 - The dishwasher drain line is not equipped with an air gap or high drip loop as normally required.

This is a health safety concern as it can lead to backflow contamination of the potable water supply and one should be provided for health safety reasons.

Upgrade Recommended

5.8 - We recommend you install anti-backflow devices at all exterior faucets (hose bibs) to help prevent back-siphonage and contamination of the potable water supply. These devices are inexpensive and easily installed.

Limitations and Exclusions

Important Information

5.9 - Water quality or potability of water supply was not evaluated or tested. The main water shut off valve and supply fixture shut-off valves were not turned/handled.

Plumbing Fixtures

Sinks

Correction Recommended

5.10 - The hot and cold water supply orientation was reversed at the hall bathroom sink and the westernmost master bathroom sink.

5.11 - The spray wand at the master bathroom Jacuzzi tub is damaged and needs service.



5.12 - The bathroom, laundry, and kitchen sink valve handles and their connectors/connections are all older/original and show significant corrosion and leakage and should be replaced at this time.



5.13 - The underside of the metal laundry sink is excessively rusted and the sink will need to be replaced.
Note: The sink appears to be actively leaking at this time.



Toilets

Correction Recommended

5.14 - The refill tubes at both master bathroom toilets are missing.

Important Observation

5.15 - The toilets are fully functional and firmly anchored to the flooring.

Stall Shower

Important Information

5.16 - The stall shower in the hall bathroom is functional, but the doors are missing.

Important Observation

5.17 - The stall shower in the bathroom off of the laundry room is functional.

Hydro-Spa

Correction Recommended

5.18 - There is evidence of animal activity and possible nesting beneath the master bathroom Jacuzzi tub that prevented an evaluation of the tub plumbing and electrical components. Unseen damage/defects may exist. We recommend that the area be cleaned/cleared of all debris and the equipment evaluated and tested for safe and proper function prior to the close of your inspection contingency period. The tub was not filled with water or tested by your inspector.



Preventative Maintenance

5.19 - The recirculating lines in the hydro-spa in the master bathroom should be flushed with an appropriate sanitizing product and then regularly thereafter to sanitize the lines, and especially if it is not used frequently, as potentially harmful bacteria can build up in the lines.

Limitations and Exclusions

Important Information

5.20 - Shower (and tub-shower) stall surrounds, pans, curbs, enclosures, and doors are not tested for watertightness.

5.21 - Tub and sink overflows were not filled or tested as a part of our inspection.

Drain Waste and Vent System

Drain and Vent Piping Materials

Important Information

5.22 - The above-ground drainage and vent piping is predominantly ABS plastic.

Drain and Vent Piping Observations

Correction Recommended

5.23 - The original washing machine drain line has been severed and capped, and a secondary "bootleg" drain line has been routed through the length of the crawlspace and to the exterior, where it discharges

directly adjacent to the home and its foundation. This condition, which is not permitted, can also result in foundation/structural damage and should be corrected.



Important Observation

5.24 - The visible and accessible drain and vent pipes within the home are in satisfactory condition.

Private Waste Disposal System

Inspection Limitation

5.25 - The property appears to be served by a private waste disposal system. We recommend that you have the system evaluated by an appropriate specialist prior to the close of this transaction and your inspection contingency period, as evaluation of such systems falls outside the scope of a home inspection and our services.

Limitations and Exclusions

Important Information

5.26 - Determining the adequacy, number, and location of drainage and waste system cleanouts falls outside the scope of our inspection and this report.

Fuel Gas System

Gas Meter and Main

Important Information

5.27 - The gas meter is located at the north side of the home.

Gas Supply Shut-Off

Important Information

5.28 - The gas shut-off valve is located at the gas main.

Gas Supply System

Important Observation

5.29 - The visible components of the black steel gas supply system appear to be in satisfactory condition.

Limitations and Exclusions

Important Information

5.30 - Testing for gas leaks was not performed. However, as a safety precaution, we recommend that you have the gas system tested for leaks by the gas utility company.

Water Heater

Water Heater Location(s)

Important Information

5.31 - The water heater is located inside the garage and rests upon an elevated platform.

Water Heater

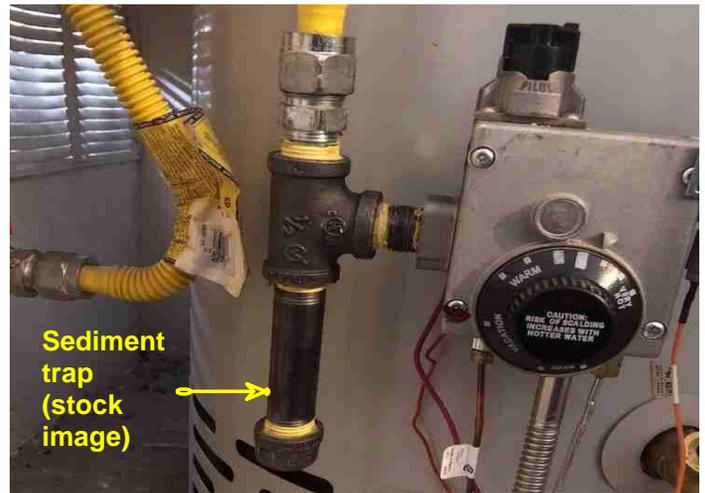
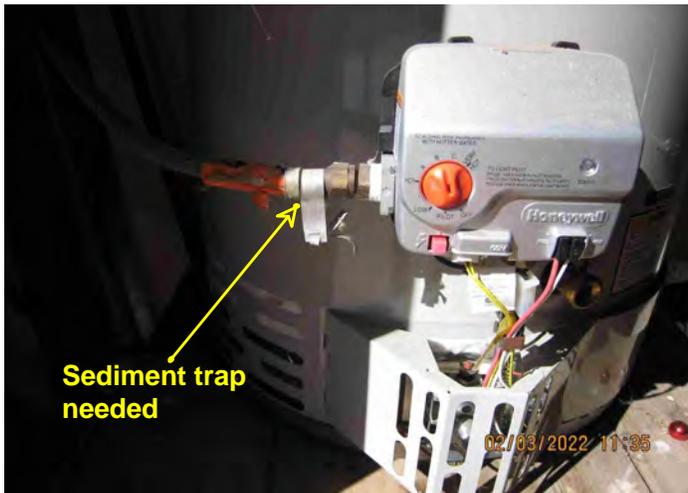
Important Information

5.32 - The 5 year old, 50 gallon Bradford White gas water heater functioned satisfactorily at the time of the inspection.

Gas Lines and Shut-Off Valve

Correction Recommended

5.33 - A sediment trap is needed on the water heater gas line as is normally required. This is easily remedied and will help collect sediment, rust, debris, etc. in the gas piping system that can clog the burners and cause a malfunction.



5.34 - We recommend that the older flexible gas connector be removed and replaced with a new one as is normally required for safety when replacing a water heater.

Water Lines and Shut-Off Valves

Important Observation

5.35 - The shut-off valve and flexible water line connectors on the water heater appear functional. However, our evaluation did not include turning or testing of the shut-off valve.

Venting Provisions

Important Observation

5.36 - The venting system on the gas water heater appeared to be functional.

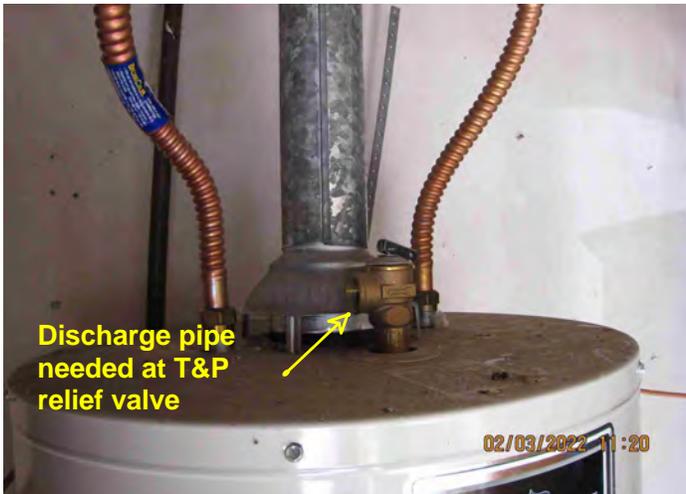
T&P Valve and Discharge Pipe

Important Information

5.37 - A temperature and pressure relief (T&P) valve was installed at the water heater as required. Testing of T&P valves, however, is not performed, as they will typically corrode over time and leak when opened. Client(s) should open/exercise the valve frequently (suggested every few months and exercising due caution) to maintain operational integrity.

Safety Concern

5.38 - There is no discharge pipe on the water heater T&P relief valve, which represents a potential scalding hazard and which can result in water damage should the valve ever leak. One will need to be installed and made to terminate at a visible location at the exterior of the home and within six inches of the ground.



Drip Pan and Overflow Pipe

Preventative Maintenance

5.39 - The water heater was not equipped with a drip pan w/ overflow pipe (to exterior) as is normally required by the manufacturer with all new installations in order to minimize/prevent water damage from a leak.

Seismic Straps

Important Observation

5.40 - The water heater was braced, anchored or strapped to avoid falling or moving during an earthquake as required.

Section 6.0 - Electrical

A. Items to be inspected: 1. Service equipment 2. Electrical panels 3. Circuit wiring 4. Switches, receptacles, outlets, and lighting fixtures

B. The inspector is not required to: 1. Operate circuit breakers or circuit interrupters 2. Remove cover plates 3. Inspect de-icing systems or components 4. Inspect onsite electrical generation or storage or emergency electrical supply systems or components

Service

Service Entrance

Informational

6.1 - The main conductor lines are underground or contained in what is described as a lateral service entrance.

Solar System

Inspection Limitation

6.2 - Solar electric system components have been added and modifications to the original service panel were noted. Due to their complexity, inspection of solar electric systems and their components and any/all modifications or additions to the original electrical equipment falls outside the scope of a home inspection and our services. If this is a concern, we recommend that you have the system evaluated by an appropriate specialist at this time.



Service Equipment Panel

Service Equipment Panel Size and Location(s)

Important Information

6.3 - The residence is served by a 200 amp panel, located at the west side of the home.

Service Equipment Panel

Correction Recommended

6.4 - It appears that water has entered the main panel, which has rusted/corroded some of the panel components (bus bars, etc.). Oxidization of the bus bars was also observed. Further evaluation and correction is advised for safety/other.



Safety Concern

6.5 - The service equipment panel is manufactured by the Zinsco company. These panels and their circuit breakers have a history of problems including bus bars made from aluminum that oxidize and corrode, breakers that don't trip under normal overload conditions, and breakers that appear to be tripped when they're not. These conditions represent a safety hazard for shock and/or fire. We recommend that an appropriate specialist carefully evaluate the panel and its components at this time, make any necessary corrections/repairs, and certify in writing that the panel is safe for continued use. We also strongly recommend that you replace the Zinsco panel at your earliest opportunity with a safer, modern panel that

offers more flexibility for new, safer protective technologies like arc fault circuit interrupters (AFCIs). The cost of replacing this type of panel is typically around \$1,500.00 to \$4,000.00, but you should have a licensed electrical contractor confirm this or provide you with a detailed estimate at this time.

Main Service Disconnect

Important Information

6.6 - The 200 amp main disconnect is located inside the service equipment panel.

Panel Covers

Safety Concern

6.7 - There are voids, or open knockouts, in the interior "deadfront" cover of the main electrical panel that should be covered for safety (children or the unknowing can open the panel covers and expose themselves to a shock hazard). However, this condition is very easily remedied and at minimal expense.

Wiring

Correction Recommended

6.8 - The circuit ground wires are intertwined and sharing the same lugs at the buss bar, which is incorrect and a safety concern. Although this condition is quite common, it is easily corrected by individually connecting (or even doubling up) each ground wire to the grounding buss.

Circuit Breakers

Correction Recommended

6.9 - Several of the circuit breakers are not original and/or have been replaced with breakers that are not listed for use in this panel (Zinsco breakers have been replaced with non-Zinsco breakers). As this is not permitted and may not be completely safe, we recommend that the breakers be replaced with Zinsco breakers.

Grounding

Important Information

6.10 - A system grounded wire was observed in the main panel.

Sub Panel

Sub Panel Location(s)

Informational

6.11 - A sub panel is located inside the garage.

Sub Panel Observations

Further Evaluation

6.12 - The garage sub panel is manufactured by the Zinsco company. These panels and their circuit breakers have a history of problems including bus bars made from aluminum that oxidize and corrode, breakers that don't trip under normal overload conditions, and breakers that appear to be tripped when they're not. These conditions represent a safety hazard for shock and/or fire. We recommend that an appropriate specialist carefully evaluate the panel and its components and make any necessary corrections/repairs. We also recommend that you strongly consider replacing/upgrading the Zinsco panel with a modern panel that offers more flexibility for new, safer protective technologies like arc fault circuit interrupters (AFCIs).

Correction Recommended

6.13 - The circuits within the sub-panel are not labeled, and should be evaluated by an appropriate specialist so that the appropriate load calculations and breaker sizes could be determined and the circuits properly labeled.

Wiring

Branch Circuit Wiring Type

Important Information

6.15 - Where visible and accessible, the wiring is primarily vinyl wrapped NM and/or PVC wrapped NM-B copper wiring.

Attic Wiring

Correction Recommended

6.16 - There are approximately 8-10 open electrical junction boxes within the attic. The boxes should be sealed so that any arcing or sparking would be contained within the boxes.



Garage Wiring

Correction Recommended

6.17 - An extension cord is being used as permanent wiring for the automatic garage vehicle door opener, which is considered a potential fire hazard. We recommend the installation of a permanently wired, dedicated outlet as normally required for safety.

Bonding

Water and Gas Supply Systems

Correction Recommended

6.18 - The water and gas supply systems at the house do not appear to be electrically bonded (or no bonding was observed). An electrical bond, which is easily remedied and at little expense, is an intentionally installed electrically conductive and continuous path from the metal water and gas piping to the grounding electrode system to help prevent an electric shock/electrocution hazard. For more information on bonding and its importance/significance please visit http://en.wikipedia.org/wiki/Electrical_bonding

GFCI Protection

General GFCI Comments

Important Information

6.19 - Ground fault circuit interruption (GFCI) has been proven to save lives, and its importance must not be overlooked. Also, although a GFCI device (outlet or breaker) may be functional at the time of the inspection, it may have failed by the time you occupy the premises, and for this reason we recommend that you carefully test all GFCI devices for proper function prior to occupying the premises, and on a regular basis thereafter, using the manufacturers test button(s).

Exterior GFCI

Important Observation

6.20 - The tested exterior receptacles include functional ground-fault protection.

Garage GFCI

Upgrade Recommended

6.21 - The garage receptacles are not GFCI protected. For safety reasons we recommend that all non-dedicated garage receptacles be upgraded to include ground-fault (GFCI) for protection to help guard against shock or electrocution.

Bathroom GFCI

Important Information

6.22 - The receptacles for the Jacuzzi hydro-spa equipment in the master bathroom is equipped with functional ground fault protection, which is an important safety feature that should be tested for proper function on a regular basis.

Important Observation

6.23 - The GFCI protected bathroom receptacle outlets responded to their test buttons.

Kitchen GFCI

Upgrade Recommended

6.24 - The kitchen counter receptacle outlets are not GFCI protected. For safety reasons we strongly recommend that all of the kitchen countertop receptacle outlets be upgraded to include GFCI protection for protection to help guard against shock or electrocution.

Laundry Sink GFCI

Safety Concern

6.25 - The receptacle outlet at or adjacent to the laundry room sink is not GFCI protected. We recommend that the receptacle outlet be upgraded to include ground fault protection, which is mandated by current standards and is an important safety feature.

Limitations and Exclusions

Important Information

6.26 - The GFCI equipment was tested with the manufacturers built-in test buttons only. GFCI devices need to be tested regularly. A GFCI device (outlet or breaker) that is functional at the time of the inspection can have failed by the time you occupy the premises. For this reason, we recommend that you carefully retest all GFCI devices prior to occupying the premises and regularly thereafter.

AFCI Protection

General AFCI Comments

Important Information

6.27 - Arc fault circuit interruption (AFCI) has been proven to reduce the risk of fire due to arc faults in the circuit wiring and is required in all newer construction.

AFCI Observations

Upgrade Recommended

6.28 - The bedroom/kitchen/laundry circuits and their receptacles (outlets) are not AFCI protected and were not required to be at the time the building was constructed. However, providing AFCI protection for these circuits/receptacles is highly recommended as a safety upgrade.

Light Fixtures and Switches

Interior Lights and Switches

Correction Recommended

6.29 - The trim is missing or was never installed around the two dining room light fixtures. This has left large gaps/openings around the fixtures that are open to the attic. Among other things, this is an unsanitary condition. Correction is recommended.



Exterior Lights and Switches

Correction Recommended

6.30 - There is a missing light fixture at the west exterior that will need to be replaced.



Section 7.0 - Heating and Cooling

A. Items to be inspected: 1. Heating equipment 2. Central cooling equipment 3. Energy source and connections 4. Combustion air and exhaust vent systems 5. Condensate drainage 6. Conditioned air distribution systems

B. The inspector is not required to: 1. Inspect heat exchangers or electric heating elements 2. Inspect non-central air conditioning units or evaporative coolers 3. Inspect radiant, solar, hydronic, or geothermal systems or components 4. Determine volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system 5. Inspect electronic air filtering or humidity control systems or components

Forced-Air Gas Furnace

Forced-Air Furnace Location(s)

Important Information

7.1 - The forced-air furnace is located within the attic.

Forced-Air Furnace

Important Observation

7.2 - The 9 year old, 110,000 btu Lennox gas-fired forced air heating unit responded to normal user controls at the time of the inspection.

Venting System

Important Observation

7.3 - Where visible, the furnace venting system appears functional.

Gas Valve and Connector

Important Observation

7.4 - The gas valve and connector are in satisfactory condition.

Combustion-Air

Important Observation

7.5 - The combustion-air supply for the gas furnace appeared adequate.

Air Filter

Preventative Maintenance

7.6 - The filter (at furnace) is dirty and should be changed right away and then again every two or three months thereafter. A clean air filter significantly reduces particles in the breathable air and will help keep the home clean. It will also help protect the mechanical equipment and help prevent mold and bacteria from growing within the system. Most importantly, it will help prevent dirt from clogging the interior of the furnace that can cause the heat exchanger to overheat and crack. A cracked heat exchanger can circulate deadly carbon monoxide throughout the home.



Distribution System

Important Observation

7.7 - The return and supply system is functional.

Working Platform in Attic

Important Observation

7.8 - The working platform in the attic was functional. This platform must remain free and clear of stored items to allow access to, and servicing of, the furnace.

7.9 - The furnace work light was functional.

Limitations and Exclusions

Important Information

7.10 - Your inspector does not dismantle any portion of the heating system(s), nor does he evaluate heat

exchangers, the inside of the distribution ducting or supply plenums, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. Your inspector may not have been able to check every register, at which the airflow may well be uneven and will decrease proportionate to its distance from the furnace(s).

Central Cooling System

Central Cooling Provisions

Important Information

7.11 - There is no central air-conditioning installed in this home.

Section 8.0 - Building Interior

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

B. The inspector is not required to: 1. Inspect window, door, or floor coverings 2. Determine whether a building is secure from unauthorized entry 3. Operate, test or determine the type of smoke or carbon monoxide alarms or test vehicle door safety devices 4. Use a ladder to inspect systems or components

Walls and Ceilings

Walls and Ceilings

Important Information

8.1 - Some of the ceilings in the home are covered with an acoustical texturing. Some types of texturing manufactured prior to 1978 (but installed as late as 1980) have been known to contain asbestos fibers. Positive identification can only be made by a qualified laboratory after analyzing representative samples of the material. Should testing prove positive, this covering may remain in place without being hazardous if it is not disturbed, but a certified asbestos specialist should be contacted if its condition changes or if removal is desired. Further information regarding asbestos can be obtained by visiting <https://www.epa.gov/asbestos> on the internet.

Windows

Dual-Glazed Windows

Important Information

8.2 - Window trim has become distorted inside many of the windows. This condition is normally considered to be a cosmetic one but we recommend that you have the manufacturer confirm this.



Important Observation

8.3 - All tested, openable dual-glazed windows were found to be functional (i.e. could be opened and closed).

Doors

Interior Doors

Correction Recommended

8.4 - The south bathroom (off laundry room) pocket door latch does not engage and needs servicing.
8.5 - The S/E bedroom door binds against the jamb.

Main Entry Door

Important Observation

8.6 - The front door was found to be functional.

Sliding Glass Doors

Important Information

8.7 - The sliding glass doors are mounted on the outside which are not as secure as those mounted on the inside.

Important Observation

8.8 - The sliding glass doors appeared to be safety-tempered and were found to be functional.

Closets

Closets and Closet Doors

Correction Recommended

8.9 - There are missing floor guides at the bedroom hallway closet doors that we recommend you have replaced for safety (easily remedied).

Counters

Counters and Countertops

Preventative Maintenance

8.10 - There is a typical separation between the kitchen and bathroom sink countertops and back-splashes that should be repaired/sealed to help prevent water from getting through. It appears that water has already entered into some of the cabinets.



Cabinets

Cabinetry

Further Evaluation

8.11 - There is a black staining inside the south bathroom (off laundry room) sink cabinet that we recommend you have evaluated for mold by an appropriate specialist. Mold flourishes in damp, unventilated areas and many are commonplace, but some molds are toxic and present a serious health threat to some people. This condition appears to be the result of a water or drain line that leaked at some point in the past.



8.12 - There are water or corrosion stains beneath the bathroom, kitchen, and laundry room sinks that could not be readily explained (no active leakage) and that should be evaluated by a licensed plumber for further remarks and recommendations.



Correction Recommended

8.13 - The floor of the cabinet beneath the laundry room sink has significant moisture damage.

Important Observation

8.14 - All tested cabinets (including doors and drawers) were found to be functional.

Built-In Appliances

Food Waste Disposal

Safety Concern

8.15 - The electrical connection to the food waste disposal should be clamped to the unit to prevent the cord from pulling loose (safety hazard).



Important Observation

8.16 - The food waste disposal responded to normal user controls and appeared to be functional.

Dishwasher

Correction Recommended

8.17 - The Kenmore dishwasher responded but did not drain properly/fully. Further evaluation and repair by a qualified appliance specialist is needed.

Gas Cook Top

Correction Recommended

8.18 - One of the igniters (left rear) on the Maytag gas cook top does not respond and needs to be serviced.

Electrical Oven

Important Observation

8.19 - The Maytag electrical oven (and broiler component) is functional, but was neither calibrated nor tested for its performance. The oven was tested in "bake" mode only.

Limitations and Exclusions

Important Information

8.20 - We test appliances for their primary functionality by using the primary controls but we cannot and do not evaluate them for their performance nor for the variety of their settings or cycles. Please note that all appliances are subject to failure at any time and for this reason are evaluated as a courtesy only. We strongly recommend that you test them for yourself before the close of this transaction, and that you purchase a home warranty to cover their eventual repair or replacement.

8.21 - If present, evaluation of appliances (ranges, refrigerators, microwaves, dishwashers, etc.) that are not permanently installed falls outside the scope of a home inspection. If any "freestanding" appliances are to convey with the property, it is suggested that you have them tested by an appropriately qualified appliance specialist.

8.22 - Evaluation of refrigerators and refrigeration equipment/appliances falls outside the scope of our service. If any refrigerators or refrigeration equipment are to convey with the property, you may wish to have it evaluated by an appropriately qualified appliance specialist at this time.

Laundry Provisions

Electrical Provisions

Important Information

8.23 - A 220 volt outlet was provided but was not tested, and we do not make a determination as to whether the receptacle outlet is compatible with any particular plug or appliance.

Gas Valve and Connector

Important Information

8.24 - The gas line and valve for the clothes dryer appeared to be in satisfactory condition. However, the valve was not turned or tested, and should be capped if it is not to be used.

Dryer Vent and Backdraft Damper

Important Observation

8.25 - Where visible and accessible, the dryer exhaust provisions appeared satisfactory.

Washer Drain Pan

Preventative Maintenance

8.26 - There is no drain pan (with drain line) or floor drain beneath where the upper level laundry washer appliance is and/or would be placed. Although it may not be a requirement, it is a sensible and common practice, and as a preventative measure we strongly recommend that you have a drain pan installed, with a drain line routed to an exterior discharge location or approved drain. This will help prevent/limit internal water damage in the event of leakage.

Washer Water Supply Valves

Important Information

8.27 - The washer water supply valves were free of leakage but were not turned or tested, and may leak when turned.

Preventative Maintenance

8.28 - The rubber or plastic water supply connectors/hoses currently installed at the washing machine can burst and leak. We recommend that they be replaced with stainless steel braided ones to help guard against such an event (and the possibility of water damage).

Washer Drain Line

Important Information

8.29 - There is a washer drain line present, but the line was not filled or tested and we cannot guarantee that the drain line is functional.

Limitations and Exclusions

Important Information

8.30 - The laundry appliance(s) and their connections/installation were not evaluated. If the appliances are to convey with the property and remain in place, you may wish to have them evaluated by an appropriate professional.

Smoke Alarms

General Smoke Alarm Comments

Important Information

8.31 - Smoke alarms save lives. If there is a fire in your home, smoke spreads fast and you need smoke alarms to give you time to get out. Having a working smoke alarm cuts the chances of dying in a reported fire in half. Almost two-thirds of home fire deaths resulted from fires in homes with no smoke alarms or no working smoke alarms. For further important information regarding smoke alarms, please visit <http://www.homeinspectionsservices.com/SmokeAlarms.pdf>

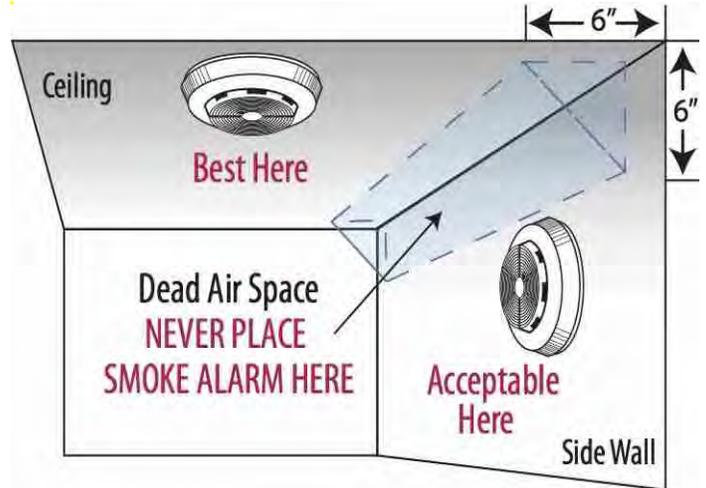
Smoke Alarms

Important Information

8.32 - There is a battery-operated smoke alarm installed in the bedroom hallway.

Correction Recommended

8.33 - The smoke alarms in the bedrooms are not in a location normally recommended by smoke alarm manufacturers. Typically, smoke alarms are required to be within 12 inches of the highest part of the ceiling but no closer than 6 inches, and preferably not located directly above a door opening.



Limitations and Exclusions

Important Information

8.34 - Evaluation and testing of smoke alarms falls outside the scope of a home inspection and our services. We note only the absence of alarms in required areas. However, smoke alarms are an extremely important safety feature that must not be overlooked or underestimated, and it is important to make sure that any alarms that are installed at the time of our inspection are still in place and functional prior to occupying the premises.

Carbon Monoxide Alarms

General Carbon Monoxide Information

Important Information

8.35 - Carbon monoxide (CO) is an odorless, colorless and toxic gas. Because it is impossible to see, taste or smell the toxic fumes, CO can kill you before you are aware it is in your home. At lower levels of exposure, CO causes mild effects that are often mistaken for the flu. These symptoms include headaches, dizziness, disorientation, nausea and fatigue. The effects of CO exposure can vary greatly from person to person depending on age, overall health and the concentration and length of exposure. We recommend that every home have at least one centrally located carbon monoxide (CO) detector or alarm on each level of the home, and outside each sleeping area or bedroom. We also urge you to have a professional inspection of all fuel- burning appliances -- including furnaces, stoves, fireplaces, clothes dryers, water heaters, and space heaters -- to detect deadly carbon monoxide leaks. For further important information regarding carbon monoxide, please visit <https://www.homeinspectionsservices.com/cosafety.pdf>

Carbon Monoxide Devices

Important Information

8.36 - A carbon monoxide alarm was installed in the bedroom hallway. We recommend that the alarm be tested prior to occupying the home and regularly thereafter per the manufacturer's guidelines.

Vehicle Door(s)

Sectional Vehicle Door

Important Observation

8.37 - The sectional garage vehicle door was fully functional when tested using the automatic opener.

Automatic Vehicle Door Opener

Important Observation

8.38 - The automatic garage vehicle door opener and auto reversing feature functioned satisfactorily when tested.

Safety Sensors

Important Observation

8.39 - The safety sensors at the automatic garage vehicle door opener functioned satisfactorily when tested .

Springs and Torsion Bars

Important Observation

8.40 - The vehicle door spring and torsion bar were functional.

Garage Interior

Fire Resistive Wall

Important Observation

8.41 - Where visible, the fire resistive wall in the garage appeared to be in satisfactory condition. The normally required thickness, or rating, however, could not be verified.

Limitations and Exclusions

Important Information

8.42 - Stored items and belongings significantly limited our inspection of the garage and its components. Because we do not move or remove these items, our inspection was limited solely to those components/areas that were visible and accessible at the time of our inspection. Hidden/undisclosed defects may exist. You may wish to request that the seller(s)/owner(s) have the garage emptied of its contents so that it can be re-inspected prior to the close of your inspection contingency period.

Other Systems and Components

Doorbell

Important Observation

8.43 - The front door bell is functional.

Section 9.0 - Fireplaces and Chimneys

A. Items to be inspected: 1. Chimney exterior 2. Spark arrestor 3. Firebox 4. Damper 5. Hearth extension

B. The inspector is not required to: 1. Inspect chimney interiors 2. Inspect fireplace inserts, seals, or gaskets 3. Operate any fireplace or determine if a fireplace can be safely used

Masonry Fireplace

Type and Location

Informational

9.1 - The fireplace is a masonry one, located in the living room/entry hallway.

Fireplace

Important Observation

9.2 - The fireplace appears to be in satisfactory condition.

Damper

Important Observation

9.3 - The chimney damper is functional.

Glass Doors

Important Observation

9.4 - The fireplace glass doors were functional.

Fireplace Screen

Important Observation

9.5 - The built-in fireplace screening is functional.

Hearth Extension

Important Observation

9.6 - The hearth extension is in satisfactory condition.

Chimney Termination

Correction Recommended

9.7 - There is no spark arrestor installed. We recommend having an approved spark arrestor installed at the top of the chimney as normally required for fire safety.

Preventative Maintenance

9.8 - There is no weather cap on the chimney and, inasmuch as they prevent moisture intrusion and thereby extend the life of chimney, we recommend having one installed.

Chimney Crown

Correction Recommended

9.9 - The chimney crown, which is designed to seal the chimney wall and shed rainwater, has some cracks/openings that should be sealed/repared to help prevent moisture intrusion. Also, the top layer of brick beneath the crown has lifted, and will need to be evaluated and repaired as deemed necessary by a qualified and licensed chimney specialist.



Limitations and Exclusions

Important Information

9.10 - The NFPA (National Fire Protection Agency) highly recommends an annual inspection of all chimneys, fireplaces, appliances and vents. They also recommend that an inspection take place upon the transfer of a property, the replacement of an appliance, an operating malfunction, or following an external event (such as an earthquake) likely to have caused damage. Our inspection of the fireplace and chimney is limited to the readily visible areas and components, and the inner reaches of a chimney flue are not visually accessible and our view from the top or bottom is not adequate to discover possible deficiencies or damage. A NFPA 211 Standard, Level II inspection, which includes cleaning the interior of the flue and the use of specialized tools and testing procedures, such as video cameras, is needed to thoroughly evaluate the fireplace system. This type of inspection falls outside the scope of our service. We strongly recommend such an inspection prior to the close of your inspection contingency period.

Masonry Fireplace #2

Type and Location

Informational

9.11 - The family room fireplace is a masonry one that has been fitted with a solid fuel insert.

Fireplace

Further Evaluation

9.12 - The masonry fireplace and chimney system has been fitted with a metal fireplace insert. A visual inspection of the interior hearth and chimney components could not be performed. In addition, evaluation of manufactured metal fireplace inserts is not included as a part of our inspection, as we are not familiar with the manufacturer's installation instructions, listings, specifications, local code applications and adoptions of this type of equipment. It is therefore recommended that an appropriately qualified fireplace specialist familiar with this type of heating equipment be retained to perform a full evaluation, which will necessitate removal of the insert to confirm its proper installation, an evaluation of the venting system, and the current condition of the interior hearth components.



Hearth Extension

Important Information

9.13 - The hearth extension was in satisfactory condition.

Limitations and Exclusions

Important Information

9.14 - The floor of the fireplace insert was concealed by ash and its condition remains unknown. We recommend that the ash be removed for further evaluation at this time.

Section 10.0 - Detached Workshop

Utility Building Observations

General Utility Building Comments

Important Information

10.1 - We recommend that you check with the local building department or authority having jurisdiction (AHJ) to determine if the detached workshop was built with a permit and received a final certificate of approval. This should be ascertained, because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without jurisdictional oversight, and as latent defects

may exist.

Limitations and Exclusions

Important Information

10.2 - Tools, equipment, and other items significantly limited our inspection of the workshop and its components. Because we do not move or remove these items, our inspection was limited solely to those components/areas that were visible and accessible at the time of our inspection. Hidden/undisclosed defects may exist. You may wish to request that the seller(s)/owner(s) have the workshop emptied of its contents so that it can be re-inspected prior to the close of your inspection contingency period.

Foundation

General Utility Building Foundation Comments

Important Information

10.3 - The detached workshop rests upon a slab foundation.

Utility Building Foundation Observations

Important Observation

10.4 - No visible or apparent deficiencies with the concrete slab foundation at the time of the inspection.

Limitations and Exclusions

Important Information

10.5 - This inspection was limited solely to those portions of the foundation that were visible and accessible at the time of inspection. Tools and belongings limited our inspection. Hidden defects may exist.

Structural

Wood Structure

Important Information

10.6 - The detached workshop is wood framed. No structural deficiencies were noted.

Site and Exterior

Grading and Drainage

Correction Recommended

10.7 - The soil level at the south side of the detached workshop is too high, and the recommended minimum 4 inches of clearance from the soil and the stucco weep screed has not been met/maintained, making the building susceptible to pest and water intrusion and resultant damage/decay. Correction is recommended.

Preventative Maintenance

10.8 - The soil is not sufficiently sloped or graded to drain runoff water away from the south side of the detached workshop. Inadequate drainage and grading around the base of a building can lead to a host of water-related problems and should be corrected.

Wall Coverings or Siding

Correction Recommended

10.9 - There are stucco cracks or stress fractures at the south side of the workshop that we recommend be evaluated further and then repaired by an appropriate specialist. Also, there is a receptacle outlet at the north side of the home that has been covered over with stucco. This stucco installation appears substandard/amateurish and we recommend that it be evaluated by an appropriate specialist at this time for further comment.



10.10 - Damage to the stucco wall covering was observed at the S/W corner of the building that we recommend be repaired.



Preventative Maintenance

10.11 - There are cracks in the stucco wall covering at the north side of the building. Stucco cracks are not uncommon and are often the result of structural movement or poor installation, or a combination of same, but determining the exact cause of any given crack can be difficult. In any event, the cracks appear to be wide and/or deep enough to warrant sealing or repairing them to help guard against moisture intrusion.



Vehicle Door and Hardware

Correction Recommended

10.12 - The east vehicle door hardware will need to be professionally serviced and lubricated to allow the door to track/function smoothly. Also, we recommend the installation of a chain stop/stay to prevent the door from slamming shut when open, a known safety hazard.

Roof and Attic

General Clay Tile Roof Comments

Important Information

10.13 - There are several types of clay tile, and all are easily broken. Like most inspectors, we elect not to walk on them but view them instead from a variety of vantage points using a ladder. They can be installed in different ways, using various fasteners and mortar, over one or more waterproof membranes of varying weights. Sometimes the tiles appear to be carelessly installed, or randomly layered and irregularly placed, but this is characteristic of a classic Spanish tile roof. As with other pitched roofs, they are not designed to be waterproof only water-resistant, and are dependant on the integrity of the membrane beneath them, which is concealed, but which can be split by movement, or deteriorated through time and ultra-violet contamination. These roofs can leak, and sometimes without there being any obvious damage to the tiles, and particularly if damaged tiles have been replaced over a deteriorated membrane. However, the most common form of leakage occurs when the valleys or other drainage channels become blocked by debris, which causes water to back up and be diverted around the flashing. Therefore, it is important to inspect these roofs annually and to have them cleaned and repaired if needed. NOTE: You should consult the pest control report to see if the building needs to be tented. Clay/Spanish tiles can be easily broken while being tented, and it would be advisable to have a roofing contractor document the condition of the roof both before and after it has been tented.

Clay Tile Roof Covering

Further Evaluation

10.14 - There are water/moisture stains on the walls and roof sheathing inside the workshop that indicate prior roof leakage, but at this time there is no visible/apparent damage to the tile roof itself. The roof may have been repaired to address the leakage, but we have no knowledge of this, and therefore recommend that you ask the seller(s) if there have been any recent repairs made to the roof. In any event, because there are no guarantees that the roof is not still leaking, we recommend that you have the roof covering evaluated by an appropriately qualified and licensed roof contractor at this time for further remarks and recommendations.



Correction Recommended

10.15 - The tile roof needs to be cleaned to drain effectively.



Preventative Maintenance

10.16 - Bird stop flashing was not installed beneath the first course of tile at the eaves. Installing this flashing prevents birds and rodents from getting beneath the tile.

Gutters and Drainage

Preventative Maintenance

10.17 - No roof drainage system (i.e. gutters, downspouts and splashblocks) was installed. Although not a requirement, consideration should be given to the installation of such a system for drainage of rainwater away from the structure and foundation.

Framing

Important Information

10.18 - The roof framing consists of a factory-built truss system. There are no apparent defects.

Roof Limitations and Exclusions

Important Information

10.19 - The tile roof covering was not tested for watertightness or leakage.

10.20 - The roof covering was not walked upon in order to prevent damage to the tile, and our inspection was performed from the top of a ladder only. Hidden/unseen defects may exist.

Further Evaluation

10.21 - This inspection was limited solely to those roofing system components that were visible and accessible at the time of inspection. The roof was not walked on for the inspection, and was therefore very limited.

10.22 - In some areas, the roof covering is covered/concealed by leaves or debris, limiting our inspection. We recommend that the coverings be cleaned and reinspected by a roofing contractor prior to the close of this transaction.

Electrical

Wiring

Important Observation

10.23 - The visible electrical components within the utility building appear satisfactory.

Lights

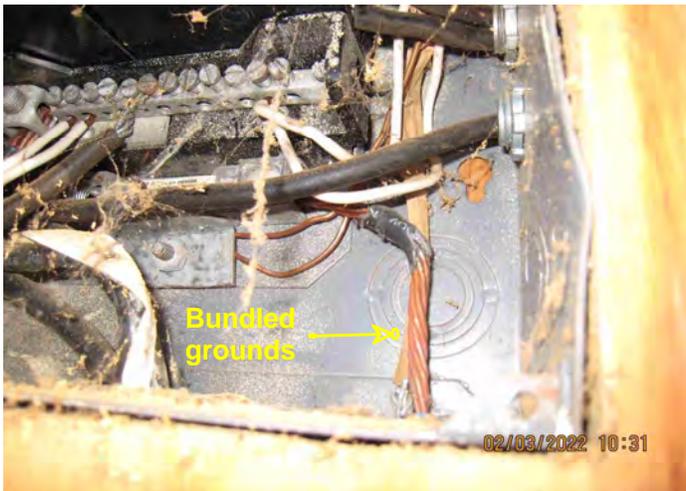
Correction Recommended

10.24 - There is no light fixtures outside the north exterior door that could be used to illuminate the path of a person exiting the door. Consideration should be given to the installation of exterior door light fixtures for safety reasons.

Subpanels

Correction Recommended

10.25 - The circuit ground wires are intertwined and sharing the same lugs at the buss bar, which is incorrect and a safety concern. Although this condition is quite common, it is easily corrected by individually connecting (or even doubling up) each ground wire to the grounding buss.



Further Evaluation

10.26 - There is no visible equipment ground for the detached workshop subpanel as normally required. We recommend further evaluation and servicing as deemed necessary by an appropriately qualified and licensed electrician.

Correction Recommended

10.27 - The circuits within the sub-panel (load center) are not labeled, and should be evaluated by an appropriate specialist so that the appropriate load calculations and breaker sizes could be determined and the circuits properly labeled.

10.28 - For fire safety reasons, the uncovered holes or knock-outs inside the panel should be plugged. Also, the wires that pass through the knockouts need bushings/clamping.



Interior Windows

Correction Recommended

10.29 - There is evidence of leakage (water stains) at many if not all of the north windows. Repair/replacement is needed.



Limitations and Exclusions

Important Information

10.30 - Tools, equipment, belongings, etc. significantly limited our evaluation of the utility building and loft areas, and hidden/undisclosed defects may exist.

Section 13.0 - General

Environmental

WDO Information

Inspection Limitation

13.1 - Your home inspector is not a CA licensed Branch 1 or Branch 3 structural pest control operator, and is therefore not trained nor appropriately qualified to provide you with any information with regards to any type of wood destroying pests or organisms (WDO's), or the possibility of damage or potential health hazards, hidden or otherwise, caused by the presence of same. If you haven't already done so, we strongly recommend that you have the property inspected for these conditions by an appropriately qualified and licensed pest control operator of your choosing prior to the close of your inspection contingency period. Further information regarding pest control operators can be obtained by visiting <https://www.pestboard.ca.gov/howdoi/lic.shtml> on the internet.

Mold Information

Important Information

13.2 - Your home inspector is not a licensed or certified environmental specialist, and is not trained nor sufficiently knowledgeable or qualified to provide you with any information with regards to mold, fungus or other microbial contamination, or the possibility of damage or health hazards, hidden or otherwise, caused by the presence of same. If you haven't already done so, we strongly recommend that you have the property inspected and tested for these conditions by a specialist or specialists in the appropriate trade(s) prior to the close of your inspection contingency period. Further, important information regarding mold can be obtained by visiting <https://www.epa.gov/mold/brief-guide-mold-moisture-and-your-home> on the internet.

Pre-1979 Construction Information

Important Information

13.3 - Given the approximate age of the building(s), asbestos and lead-based paint could be present. In fact, any building, especially those built around or before 1979, as this one is, should not be assumed to be free from these and other well-known contaminants. Regardless, we do not have the expertise or the authority to detect the presence of environmental contaminants, but if this is a concern you should consult with an environmental specialist, and particularly if you intend to remodel areas of the building(s).

Report Conclusion - Please Read Carefully

1401 San Miguelito Rd., Lompoc, CA 93436

Thank you for choosing Camelot Home Inspection Services. You have contracted with us to perform a generalist inspection in accordance with the Standards of Practice established by the California Real Estate Inspection Association (CREIA). These Standards, which appear in our Inspection Agreement at the end of this report, are considered to be an integral part of this report. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, or as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant material defects or adverse conditions that could result in serious injury or lead to costs that would significantly affect your evaluation of the property, and to alert you to the need for any secondary specialist evaluations. Therefore, you should be aware of the limitations of this type of inspection, which are set forth in the CREIA Standards of Practice and which will be described in greater detail therein.

Primarily, we will evaluate conditions, systems, or components to determine if they are functional or not functional. We will take into consideration when a house was built and allow for the predictable wear or deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, and stiff or stuck windows. Our report is not a listing of all defects or improvements that may be desired. Therefore, unless they represent an immediate threat, we may overlook what we may consider to be relatively insignificant and predictable defects, although some may be included in the report as a courtesy to you.

Items that are reported as being functional, serviceable, satisfactory, or responsive to normal user controls were found to be capable of performing their normal, proper and characteristic action at the time of the inspection. When they are not reported as such, we have made what we believe is a reasonable conclusion that the present condition of this item may significantly effect the value, desirability, habitability or safety of the dwelling, and recommend further evaluation by an appropriate specialist in the appropriate trade to ascertain the true and exact nature of the deficiency and/or the cost to remedy said item or deficiency. When an item or condition is reported as being outside the scope of the inspection, this item or condition was not inspected but has been deferred for further evaluation by an appropriate specialist.

It is vital that all further evaluations and estimates for repair or replacement of all reported material defects be obtained prior to the close of this transaction and/or within the client's contracted inspection contingency period in order to avoid any unpleasant surprises after taking legal possession of the home. Please be aware that in most instances, further evaluations of reported deficiencies by appropriate specialists in the appropriate trades will result in the identification of additional defects and/or recommendations for upgrades that could effect your evaluation of the property. For safety reasons, it is strongly recommended that all health and safety upgrades, improvements, and repairs be made by appropriate specialists prior to occupation of the home.

We do not have the expertise nor the necessary qualifications to inspect for or comment on wood destroying pests such as termites and beetles, and organisms such as dry rot, fungus or mold. We recommend that you schedule any such specialized inspection with the appropriate professionals before the close of your contracted inspection contingency period. With regards to mold, please note that inspecting or testing for mold is not included as a part of our inspection or this report, and that the inspector's insurance company does not cover any mold-related claims. Although mold, in one form or another, is everywhere, some types of mold are known to be toxic and may present a serious health risk to some people, especially newborns, infants and those with bronchial conditions or asthma.

Notwithstanding possible statements to the contrary in the Real Estate Transfer Disclosure Statement (CA D.R.E. Form TDS-14), our inspection and this report is not a substitute disclosure as described by CA Civil Code 1102. This means Martin Hewitt of Camelot Home Inspection Services is not responsible for any errors or omissions on the disclosure statement nor any possible consequences as a result of

such errors or omissions.

This report is not intended to be used as a guide in renegotiating the sales price of the property, nor is it to be considered an all-inclusive listing of repairs needed to be made. The seller may or may not be required to repair or replace any material defects identified within the report, if any, and that determination should be made among the buyer, the seller, and any real estate agents, brokers or attorneys involved in the transaction.

We recommend that the Client(s) obtain copies of all building permits, final inspections and signatures from the local building department or AHJ. These documents should be reviewed to the clients satisfaction with the assistance of appropriate professionals in order to help identify any unapproved, and therefore potentially defective or unsafe, additions, conversions, or alterations to the original structure(s). This service is not provided by your home inspector.

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

For your additional protection we strongly recommend that you personally perform a diligent visual inspection of the property after the seller vacates to insure that no adverse conditions were concealed by personal property and/or stored items while occupied, or that any damage was incurred at the time the property was vacated. Should any adverse conditions be revealed that were not addressed within this report prior to or after the close of this transaction, please contact our office immediately to schedule an additional inspection of these conditions.

Photographs may have been included in this report as a visual aid. As it is not practicable to photograph every defect or finding for inclusion in this report, any photographs provided in the report should therefore be considered representative only and are not intended to enhance those defects or findings or diminish any defects or findings that were not photographed or included in the report.

Finally, it is your responsibility to read and comprehend the contents of this report in its entirety and to make your own determination as to the overall condition, suitability for any purpose, and specific deficiencies that may be concerning to you. The only recommendations and opinions endorsed by Camelot Home Inspection Services are those contained within this written report, as any oral commentary made during the inspection process may be misunderstood or possibly misinterpreted by those attending the inspection. We understand that this report contains technical information that may not be easily understood by the lay person. If you were not present during this inspection, or should you require any clarification or further information with regard to our inspection or this inspection report, it is essential that you call our office for a verbal consultation.

Thanks again for choosing Camelot Home Inspection Services.



Martin Hewitt
Camelot Home Inspection Services
www.homeinspectionsservices.com
camelothis@charter.net
805-471-9447

Inspection Address: 1401 San Miguelito Rd., Lompoc, CA 93436
Inspection Date/Time: 2/3/2022 9:10 am to 1:10 pm

ABOUT YOUR INSPECTOR:

Martin Hewitt is the owner and sole proprietor of Camelot Home Inspection Services. Martin has been inspecting homes on a full-time basis since 1994 and has personally performed close to 7000 inspections. He has been a member of the California Real Estate Inspection Association (www.creia.org) since 1995, and achieved CREIA Master Inspector (MCI) status in 1997. In addition to being a past President of the San Luis Obispo Chapter of CREIA (2001-2002), Martin has served on the CREIA Board of Directors for three years and as a Regional Director for two. Martin is also a certified member of the American Society of Home Inspectors (www.ashi.org), a nationally recognized association of professional home inspectors. He has been an ASHI member since 1998.

STANDARD RESIDENTIAL INSPECTION AGREEMENT

PLEASE READ IT CAREFULLY - THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT

Client: Anthony LeGrande

Report #: LOM220203A

Address: 1401 San Miguelito Rd, Lompoc, CA 93436

Fee: \$775.00

SCOPE OF THE INSPECTION: A home inspection is a noninvasive, visual survey and basic operation of the accessible systems and components of a home, to identify conditions that have a significant negative effect on the value, desirability, habitability or safety of the building(s) and to identify issues that Client should further investigate prior to the release of any contingencies.

Martin Hewitt, dba Camelot Home Inspection Services ("Inspector"), will prepare and provide Client a written report for the sole use and benefit of Client. Except as otherwise provided herein, the written report shall document any material defects discovered in the building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives.

The inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA®), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

CLIENTS DUTY: Client understands and accepts that an inspection and report in accordance with this Agreement is intended to reduce, but cannot eliminate, the uncertainty regarding the condition of the property. Client is responsible to review the permit history and research any legal actions or insurance claims involving the property. Investigating the property, neighborhood and area are also recommended.

Client agrees to read the entire written report when it is received and promptly contact Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector. Client agrees to provide payment to Inspector in a prompt and timely manner prior to Inspector's issuance of the written report.

Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction.

In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify Inspector and allow inspection is a material breach of this Agreement.

ENVIRONMENTAL CONDITIONS: Client agrees what is being contracted for is a home inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, wood destroying organisms, fungi, molds, mildew, feces, urine, vermin, pests, or any animal or insect, "Chinese drywall", PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

SEVERABILITY: Should any provision of this Agreement be held by an arbitrator or court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court's holding.

MEDIATION: If a dispute arises out of or relates to this Agreement, or the alleged breach thereof, or any alleged torts, and if the dispute cannot be settled through negotiation, the parties agree to try in good faith to settle the dispute by mediation administered by a mutually agreed upon neutral, third-party mediator and according to the rules and procedures designated by the mediator, before resorting to further litigation.

ARBITRATION OF DISPUTES: Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report, or any other dispute arising out of this relationship, shall be resolved between the parties by **BINDING ARBITRATION** conducted by Construction Dispute Resolution Services, LLC, utilizing their respective Rules and Procedures, which can be viewed on its website. The parties hereto shall be entitled to all discovery rights

and legal motions as provided in the California Code of Civil Procedure and serving discovery shall not be deemed a waiver of the right to compel arbitration. The decision of the Arbitrator shall be final and binding and judgment on the Award may be entered in any Court of competent jurisdiction. The Parties understand and agree that they are waiving their right to a jury trial.

Initiation of binding arbitration or court action, whether based in tort, contract or equity, must be made no more than one year from the date Client discovers, or through the exercise of reasonable diligence should have discovered, its claim(s) under this Agreement. In no event shall the time for commencement of arbitration or court action, exceed two years from the date of the subject inspection. **THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.**

LIMITATION ON LIABILITY: THE PARTIES UNDERSTAND AND AGREE THAT INSPECTOR'S MAXIMUM CUMULATIVE LIABILITY FOR (A) ACTUAL AND ALLEGED ERRORS OR OMISSIONS IN THE INSPECTION OR THE INSPECTION REPORT, (B) ANY BREACH OF THIS AGREEMENT, AND (C) ALL OTHER LOSSES, CLAIMS, LIABILITIES OR CAUSES OF ACTION, WHETHER SOUNDING IN TORT OR CONTRACT WHICH ARISES FROM OR RELATES TO THIS AGREEMENT, IS LIMITED TO 3 TIMES THE INSPECTION FEE PAID. CLIENT SPECIFICALLY ACKNOWLEDGES THAT INSPECTOR IS NOT AN INSURER, AND IS NOT RESPONSIBLE FOR ANY REPAIRS, WHETHER DISCOVERED OR NOT, THAT MUST BE MADE. CLIENT ASSUMES THE RISK OF ALL LOSSES IN EXCESS OF THIS LIMITATION OF LIABILITY.

GENERAL PROVISIONS: The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever.

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns.

This Agreement, including the attached CREIA Standards of Practice, constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

Client acknowledges having read and understood all the terms, conditions, and limitations of this Agreement, and voluntarily agrees to be bound thereby and to pay the fee listed herein. Client understands that the inspection fee stated is for the initial inspection and report. Client agrees to pay for the inspector's time for any re-inspection or meetings with third parties at the hourly rate of \$150.00 per hour, including travel time. Client also agrees to pay for the inspector's time to participate in any legal or administrative proceeding at the hourly rate of \$300.00 per hour. This includes time for depositions, research, and court or other appearances.

DocuSigned by:
 Client:  Date: 2/2/2022
 (One signature only)
 Inspector:  Date: 2/2/2022
 Martin Hewitt

CREIA STANDARDS OF PRACTICE

RESIDENTIAL STANDARDS OF PRACTICE - FOUR OR FEWER UNITS

Part I. Definitions and Scope

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

A. A *home inspection* is a noninvasive visual survey and basic *operation* of the systems and *components* of a home which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the inspection is to provide the Client with information regarding the general *condition* of the *building(s)* to assist client in determining what further evaluation, inspection, and repair estimates Client should perform or obtain prior to the release of contingencies.

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

C. All further evaluation, inspection, and repair work needs to be provided by competent and qualified professionals who are licensed and/or certified.

D. Client should consider all available information when negotiating regarding the Property.

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

F. Cosmetic and aesthetic conditions shall not be considered

Part II. Standards of Practice

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

SECTION 1 - Foundation, Basement, and Under-floor Areas

A. Items to be *inspected*:

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

B. The *inspector* is not required to:

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

SECTION 2 - Exterior

A. Items to be *inspected*:

1. Surface grade directly adjacent to the *buildings*
2. Doors and windows
3. Attached decks, porches, patios, balconies, stairways, and their enclosures, handrails and guardrails
4. Wall cladding and trim
5. Portions of walkways and driveways that are adjacent to the *buildings*
6. Pool or spa drowning prevention features, for the sole purpose of identifying which, if any, are present

B. The *inspector* is not required to:

1. *Inspect* door or window screens, shutters, awnings, or security bars
2. *Inspect* fences or gates or operate automated door or gate openers or their safety devices
3. Use a ladder to *inspect* *systems* or *components*
4. Determine if ASTM standards are met or any drowning prevention feature of a pool or spa is installed properly or is adequate or effective.
5. Test or *operate* any drowning prevention feature.

SECTION 3 - Roof Covering

A. Items to be *inspected*:

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

B. The *inspector* is not required to:

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

SECTION 4 - Attic Areas and Roof Framing

A. Items to be *inspected*:

1. Framing
2. Ventilation
3. Insulation

B. The *inspector* is not required to:

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

SECTION 5 - Plumbing

A. Items to be *inspected*:

1. Water supply piping
2. Drain, waste, and vent piping
3. Faucets, toilets, sinks, tubs, showers
4. Fuel gas piping
5. Water heaters

B. The *inspector* is not required to:

1. Fill any *fixture* with water, *inspect* overflow drains or drain-stops, or evaluate backflow *devices*, waste ejectors, sump pumps, or drain line cleanouts
2. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation, or solar heating *systems* or *components*
3. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*
4. *Inspect* fuel tanks or *determine* if the fuel gas *system* is free of leaks
5. *Inspect* wells, private water supply or water treatment *systems*

SECTION 6 - Electrical

A. Items to be *inspected*:

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

B. The *inspector* is not required to:

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

SECTION 7 - Heating and Cooling

A. Items to be *inspected*:

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

B. The *inspector* is not required to:

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



SECTION 8 - Building Interior

A. Items to be *inspected*:

1. Walls, ceilings, and floors
 2. Doors and windows
 3. Stairways, handrails, and guardrails
 4. *Permanently installed* cabinets
 5. *Permanently installed* cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposals
 6. Absence of smoke and carbon monoxide alarms
 7. Vehicle doors and openers
- B. The *inspector* is not required to:
1. *Inspect* window, door, or floor coverings
 2. *Determine* whether a *building* is secure from unauthorized entry
 3. *Operate*, test or *determine* the type of smoke or carbon monoxide alarms or test vehicle door safety devices
 4. Use a ladder to *inspect systems or components*

SECTION 9 - Fireplaces and Chimneys

A. Items to be *inspected*:

1. Chimney exterior
 2. Spark arrestor
 3. Firebox
 4. Damper
 5. Hearth extension
- B. The *inspector* is not required to:
1. *Inspect* chimney interiors
 2. *Inspect* fireplace inserts, seals, or gaskets
 3. *Operate* any fireplace or *determine* if a fireplace can be safely used

Part 111. Limitations, Exceptions, and Exclusions

A. The following are excluded from a *home inspection*:

1. *Systems or components* of a *building*, or portions thereof, which are not *readily accessible*, not *permanently installed*, or not *inspected* due to circumstances beyond the control of the *Inspector* or which the Client has agreed or specified are not to be *inspected*
2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their *components* or accessories
3. Auxiliary features of *appliances* beyond the *appliance's* basic *function*
4. *Systems or components*, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water
5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems or components* located in common areas
6. *Determining* compliance with manufacturers' installation guidelines or specifications, *building* codes, accessibility standards, conservation or energy standards, regulations, ordinances, easements, setbacks, covenants, or other restrictions
7. *Determining* adequacy, efficiency, suitability, quality, age, or remaining life of any *building*, *system*, or *component*, or marketability or advisability of purchase
8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
9. Acoustical or other nuisance characteristics of any *system or component* of a *building*, complex, adjoining property, or neighborhood
10. Wood Destroying Organisms (WDO) including termites or any insect, as well as rot or any fungus, that damage wood. Under California law, only an inspector licensed by the Structural Pest Control Board is qualified or authorized to inspect for any rot or termite activity or damage. You are advised to obtain a current WDO report and must rely on that report for any potential rot or termite activity and recommendations for repair.
11. Risks associated with events or *conditions* of nature including, but not limited to; geological, seismic, wildfire, and flood
12. Water testing any *building*, *system*, or *component* or *determine* leakage in shower pans, pools, spas, or any body of water
13. *Determining* the integrity of hermetic seals or reflective coatings at multi-pane glazing
14. Differentiating between original construction or subsequent additions or modifications

15. Reviewing or interpreting information or reports from any third-party, including but not limited to; permits, disclosures, product defects, construction documents, litigation concerning the Property, recalls, or similar notices
 16. Specifying repairs/replacement procedures or estimating cost to correct
 17. Communication, computer, security, or low-voltage systems and remote, timer, sensor, or similarly controlled *systems or components*
 18. Fire extinguishing and suppression *systems and components* or *determining* fire resistive qualities of materials or assemblies
 19. Elevators, lifts, and dumbwaiters
 20. Lighting pilot lights or activating or operating any *system, component, or appliance* that is *shut down*, unsafe to *operate*, or does not respond to *normal user controls*
 21. *Operating* shutoff valves or *shutting down* any *system or component*
 22. Dismantling any *system, structure, or component* or removing access panels other than those provided for homeowner maintenance
- B. The *Inspector* may, at his or her discretion:
1. *Inspect* any *building, system, component, appliance, or improvement* not included or otherwise excluded by these Standards of Practice. Any such *inspection* shall comply with all other provisions of these Standards.
 2. Include photographs in the written report or take photographs for *Inspector's* reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

Part IV. Glossary of Terms

Note: All definitions apply to derivatives of these terms when *italicized* in the text.

Appliance: An item such as an oven, dishwasher, heater, etc. which performs a specific *function*

Building: The subject of the *inspection* and its *primary parking structure*

Component: A part of a *system, appliance, fixture, or device*

Condition: Conspicuous state of being

Determine: Arrive at an opinion or conclusion pursuant to a *real estate inspection*

Device: A *component* designed to perform a particular task or *function*

Fixture: A plumbing or electrical *component* with a fixed position and *function*

Function : The normal and characteristic purpose or action of a *system, component, or device*

Home Inspection: Refer to Part I, "Definitions and Scope", Paragraph A

Inspect: Refer to Part I, "Definitions and Scope", Paragraph A

Inspector: One who performs a *home inspection*

Normal User Control: Switch or other *device* that activates a *system or component* and is provided for use by an occupant of a *building*

Operate: Cause a *system, appliance, fixture, or device* to *function* using *normal user controls*

Permanently Installed: Fixed in place, e.g. screwed, bolted, nailed, or glued

Primary Building : A *building* that an *Inspector* has agreed to *inspect*

Primary Parking structure: A *building* for the purpose of vehicle storage associated with the *primary building*

Readily Accessible: Can be reached, entered, or viewed without difficulty, moving obstructions or requiring any action which may harm persons or property

Representative Number: Example, an average of one *component* per area for multiple similar *components* such as windows, doors, and electrical outlets

Safety Hazard: A *condition* that could result in significant physical injury

Shut Down: Disconnected or turned off in a way so as not to respond to *normal user controls*

System: An assemblage of various *components* designed to *function* as a whole

Technically Exhaustive: Examination beyond the scope of a *real estate inspection*, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis

Client acknowledges having read and understood the CREIA Standards of Practice and understands that the inspection is to be performed in accordance with these Standards

DocuSigned by:
 Client:  Date: 2/2/2022
 (One signature is required)
 Inspector:  Date: 2/2/2022
 Martin P. Smith

ACTIVATION OF UTILITIES AND NOTICE OF CANCELLATION AGREEMENT

THIS IS A LEGALLY BINDING CONTRACT - PLEASE READ IT CAREFULLY

Client: Anthony LeGrande Date and Time: Thu, Feb. 3, 2022 @ 9:30 a.m.

Address: 1401 San Miguelito Rd, Lompoc, CA 93436 Fee: \$775.00

ACTIVATION OF UTILITIES: In order for Inspector to be able to properly inspect and test the property's systems and components, the gas, water, and electricity ("utilities") must be turned on or otherwise fully activated prior to the time of the inspection. In buildings that are vacant, it is not uncommon for one or more of the utilities to be turned off or otherwise deactivated. Due to liability and/or safety concerns, Inspector will not turn on or activate any utility, system, or component at the time of the inspection.

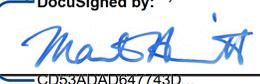
Client understands and agrees that it is Clients responsibility to ensure that the gas, water, and electricity will be activated at the time of the inspection, both inside and outside of the inspected structure(s). Unless damage or danger may result, all water and gas valves should be open, all gas pilot lights should be lit, and all electrical system components (panelboards, circuit breakers, etc.) should be activated.

If any of the utilities, systems, or components to be inspected are not activated at the time of the inspection and Client is not present at the inspection, Client understands that Inspector will proceed with the inspection as scheduled. If any of the utilities, systems, or components to be inspected are not activated at the time of the inspection and Client is present, Client has the option of having Inspector proceed with the inspection, or to cancel the inspection (see "Notice of Cancellation" below) and paying Inspector a fee equal to 50% of the fee ("fee") listed above. If any of the utilities, systems, or components to be inspected are not activated at the time of the inspection and Client and/or Clients agent(s) or legal representative(s) opt to proceed with the inspection, Client understands that Inspector will not return to the property at a later date for any further inspections, nor issue any additional written inspection reports, unless agreed upon in writing between Inspector and Client.

NOTICE OF CANCELLATION: Client and/or Clients agent(s) or legal representative(s) may cancel the inspection up to 24 hours prior to the time of the inspection listed above ("Date and Time"). If, for any reason, foreseeable or unforeseeable, the inspection is cancelled or Inspector is otherwise instructed by Client and/or Clients agent(s) or legal representative(s) not to proceed with the inspection without first providing Inspector with 24 hours advance notice, Client agrees to pay Inspector a fee equal to 50% of the fee listed above.

To cancel a scheduled inspection, please call or text Inspector at 805-471-9447. To cancel by email, please email Inspector at martin@homeinspectionsservices.com.

By signing below, Client acknowledges having read and understood all the terms and conditions of this addendum to the Home Inspection Agreement and voluntarily agrees to be bound thereby.

Client:  Date: 2/2/2022
Inspector:  Date: 2/2/2022