INSPECTION REPORT

Seller Copy Received and Reviewed:

Signed by:
Gina McFalls 5/21/2026
CEF23A6F46764D4...

DocuSigned by:
Steven Ostenberg 5/21/2026
D606A204851E418...

Buyer Copy Received and Reviewed:

_____
Signature / Date

_____
Signature / Date

THANK YOU FOR CHOOSING BLUEBIRD!

info@bluebirdinspections
650-440-1130
533 Airport Blvd., Suite 400
Burlingame, CA 94010

Initial

PROPERTY INSPECTION REPORT

Professional Inspection Services for Home, Roof, Termite, and Thermal Imaging

Prepared Exclusively For
Gina Fallon

Address of Inspection
2222 Raspberry Lane, Mountain View, CA 94043

Inspection Date
April 30, 2026

Prepared by
Moses Greene | Reviewed by John Chung

Report Number
File #: 20260430-24

Serving the Entire Bay Area!

Bluebird Inspections
Office: 650-440-1130 Email: info@bluebirdinspections.com
533 Airport Boulevard 400, Burlingame, CA 94010
bluebirdinspections.com

COVER LETTER

Dear Gina Fallon:

On April 30, 2026, Bluebird Inspections made a visual inspection of the property referenced above. Enclosed please find a written, narrative report of our findings. The home owner and/or Realtor® has provided this report to assist you in the buying or selling process. It is important for you to understand that this home inspection report is a condition report as of the inspection date. **It is possible for conditions to change due to time, weather, normal wear and tear, etc. Any changes in conditions since the inspection date will not appear in this report.**

For your convenience, Bluebird Inspections is available for a complete re-inspection, follow up walkthrough, or other forms of inspection. Please call our office for details on all services.

It is also important for you to understand typical home inspection procedures. Therefore, we have included a copy of our standard home inspection agreement between Bluebird Inspections and our clients. The American Society of Home Inspectors (ASHI) Standards of Practice, if not included, is available upon request. These are the guidelines by which professional home inspectors conduct their service.

I hope the enclosed information is helpful and assists you in making an informed purchasing decision. If I can be of any assistance, please feel free to call me at the above telephone number.

Sincerely,

John Chung
ASHI Certified Inspector #267249
California Real Estate Inspection Association #167865
California Licensed Contractor #983475
Structural Pest Control Operator #13395

ABOUT YOUR INSPECTION

In order for you to receive the full value of this inspection, please read the information we have provided.

The purpose of the inspection is to identify major, visually-observable defects that are present at the time of the inspection and that, in BLUEBIRD INSPECTIONS opinion, might affect the typical home buyer purchase decision or the use of the property for its intended purpose. A system or component has a major visual defect if it is considered significantly deficient, either unsafe or not functioning, and cannot be replaced or rendered safe or functional for less than $1,000. Bluebird Inspections inspects for evidence of structural failure and safety concerns. The cosmetic condition of the paint, wall coverings, carpeting, window coverings, etc. are addressed for buyer and/or seller informational purposes. All conditions are reported as they existed at the time of the inspection.

The inspection will be limited to readily accessible areas of the property. The inspectors are not required to move personal property, debris, furniture, equipment, carpeting, walls, floors, ceilings, water, soil or vegetation or other materials or objects that may impede access or limit visibility. Latent or concealed defects are not within the scope of this inspection. Heavy furniture, personal belongings or stored items can prevent the proper inspection of areas in the home. Items not permanently affixed and/or hard wired to home, such as track lighting attached to ceiling using receptacle plug for power source, is considered personal or portable property, and are not included in this report.

It is recommended to have these areas checked through after the seller has vacated to insure that no adverse conditions were concealed before the close of escrow.

Inspectors are not required to enter any area which may contain materials hazardous to the inspector's health and/or safety. No invasive or destructive testing will be conducted. No equipment or systems will be dismantled. Testing the function or operation of shutters, awnings, window coverings, or other such accessories is not within the scope of this inspection.

This report did not address the possible presence of or danger from asbestos, radon gas, lead exposure hazards, carbon monoxide, urea formaldehyde, toxic or flammable chemicals, water or airborne related illness or disease, or other similar or potentially harmful substances. Water and air quality, soil, geological site engineering conditions, and exterior insulated finishing systems (EIFS) are not within the scope of this inspection.

Residential buildings constructed in or before 1978 may contain lead-based interior and exterior paint. Lead is considered a potential health threat if it is ingested or if the dust from it is inhaled. Pregnant women and young children are at the greatest risk. Paint can be tested for lead content by a lead paint consultant, abatement contractor or testing laboratory. Testing or evaluation for lead-based paint is not within the scope of our inspection. For more information regarding lead-based paint, please contact the Environmental Protection Agency.

Mold, mildew, fungus and other microbial organisms commonly occur in areas that show evidence of or have the potential for leaking, moisture intrusion and/or inadequate ventilation. The identification of the organisms is beyond the scope of the inspector. Any area or item exhibiting such conditions can be a health hazard to some people. If concerned about this possibility, we recommend further investigation be performed by a Certified Industrial Hygienist to determine if there exists an ongoing climate for incubation or microbial contamination and that steps be taken to eliminate this climate.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

Product recalls and safety alerts: Product recalls and consumer safety alerts are added almost daily. If client is concerned about appliances or other items installed in the home that may be on such lists, client may wish to visit the U.S. Consumer Protection Safety Commission (CPSC) web site www.cpsc.gov or www.recalls.com for further information. A basic home inspection does not include the identification or research for appliances and other items installed in the home that may be on the CPSC lists.
Other items: Soil condition or stability is not determined during this home inspection. Engineering analysis of a building structure is performed only by a licensed structural engineer. Engineering is beyond the scope of a typical home inspection. Check with the seller for information about the history of the sewer or septic system. Having a drain service company video review and service the main line to be sure it is open and flowing is recommended.

Compliance with past or present building, zoning, or other governmental codes or regulations is not within the scope of this inspection. Determining property boundaries or inspecting fences and/or privacy walls is not within the scope of this inspection. The inspection does not purport to comment on renovation work and any safety, code or structural issues associated with this work. Permits and engineering approval are not verified and beyond the scope of this inspection. If you are concerned about code violations or building permit information you should: 1) Contract with a company to research permit information available at the appropriate building and safety office; 2) If you have additional concerns with regard to code violations you may contract for a code compliance survey of the property. A typical home inspection is not such a service. We advise clients to ask for any/all permits and inspection records with final signatures for any modifications or additions that may have been made to the dwelling, and/or any known conditions that may have inadvertently left out of disclosure statements.

Your attention is directed to the BLUEBIRD INSPECTIONS AGREEMENT, a copy of which is attached; this letter makes it a part of the inspection report. It more specifically delineates the scope of the inspection and the limit of liability of Bluebird Inspections in performing this inspection. Please be sure to read and understand the scope of our inspection.

This report is intended for the sole, confidential, and exclusive use and benefit of the Client(s) under a written BLUEBIRD INSPECTIONS Agreement. This report is not intended for the benefit of, and may not be relied upon by, any other party. The disclosure or distribution of this report to the current owner(s) of the property inspected or to any real estate agent will not make those persons intended beneficiaries of this report. BLUEBIRD INSPECTIONS has no liability to any party (other than the Bluebird Inspections client named above, for whom this report was expressly prepared) for any loss, damage or expense (including, without limitation, attorney fees) arising from any claim relating to this report.

GENERALIST VERSUS A SPECIALIST: A property inspector is a generalist and the inspection is conducted along generalist guidelines as listed above. The generalist job is to note material defects in the property he is inspecting. When he observes and finds one or more problems in a system of the property that affects its performance he may then refer the entire system over to a specialist in that field for a further detailed investigation. The specialist is expected to conduct a more detailed examination on that system from his specialist sphere of knowledge and training to determine all the problems with the system and the related costs of repairs. The specialist is inspecting from a depth of knowledge and experience that the generalist does not have.

This inspection report should not be considered a guarantee or warranty of any kind. Opinions vary from person to person and this report is the opinion of the inspector and must be considered as such. Your report does not include all items covered in the **REAL ESTATE TRANSFER DISCLOSURE FORM.**

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

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

We realize that there may have been other choices to meet your home inspection needs.
Thank you for using Bluebird Inspections!

RESIDENTIAL INSPECTION AGREEMENT

NOTE – THIS IS A LEGAL CONTRACT THAT DETAILS THE RIGHTS AND OBLIGATIONS OF THE PARTIES. PLEASE READ ALL PAGES CAREFULLY

THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES

This Agreement dated: 05/01/2026

is between:

Client: Gina Fallon

and

Inspector: Edgar Garcia

For an inspection of the following Property:

Common Street Address: 2222 Raspberry Lane, Mountain View, CA 94043

SCOPE OF SERVICES PROVIDED

SCOPE OF THE INSPECTION: A home inspection is a noninvasive, visual observation and operation of the accessible systems and components of real property, including buildings and other improvements. Its purpose is a) to identify conditions that, in the professional opinion of the Inspector, are significantly deficient or b) to identify systems and components that are at the end of their service lives.

The Inspection is strictly limited to the examination of readily accessible, installed systems and components of homes by using normal operating controls and opening readily operable access panels, where applicable, of the following components of the Property: structure, foundation, exterior, roof, attic, major mechanical systems (heating, air conditioning, electrical, and plumbing), built-in appliances, and interior (floors, ceilings, walls, windows, and doors). All components will be inspected pursuant to the California Business and Professions Code, §§7195 through 7199 using the current Standards of Practice (SOP) of the American Society of Home Inspectors ("ASHI") posted at www.homeinspector.org. This inspection is limited to only those systems or components, as set forth in these Standards of Practice, as agreed upon by the client and the inspector, or as expressly excluded in writing. Where multiple instances of the same component exist, a representative number shall be inspected. The observations of conditions are limited to those areas of the 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. Any additional services outside the list of components in this contract or in those rules must be specifically agreed to in writing between the Inspector and the Client.

The Inspector will prepare and provide the Client with a written report for the sole use and benefit of the Client. The written report shall document any deficiencies discovered in the Property's systems and components. A deficiency is a condition that, in the reasonable judgement of the Inspector, is not functioning properly or is unsafe. In addition, the written report will comment on the normal service life of a system or component. However, the fact that a system or component is near, at, or beyond the end of its normal service life is not, in itself, a deficiency in the system or component.

Nothing in the report and no opinion of the Inspector should be construed as advice to the Client to purchase, or not to purchase, the

Property, or serve as a prediction of future conditions or the value of the Property. Further, any descriptions of deficiencies of the Property should not be interpreted as estimates for the costs of repairs to any system or component of the Property.

CLIENT'S DUTY: The Client understands and accepts that the Inspection and report, in accordance with this Agreement, are intended to reduce, but cannot eliminate, uncertainty regarding the condition of the Property. The Client is responsible for reviewing the permit history and for researching any legal actions or insurance claims involving the Property.

The Client agrees to read the entire written report when it is received and to promptly contact the Inspector with any questions or concerns regarding the Inspection or written report. The written report shall be the exclusive findings of the Inspector. Verbal representations not recorded within the Inspection report are not part of the Inspection.

The Client acknowledges that the Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information on the condition of the Property. Should the Inspector's report reveal any additional conditions that require further investigation or repair, the Client agrees that any further evaluation, inspection, and repair work needs to be provided by competent and qualified professionals who are licensed and/or certified to perform the work.

In the event the Client becomes aware of a reportable condition not contained in the written inspection report, the Client agrees to promptly notify the Inspector and allow the Inspector and/or the Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. If the Client fails to so notify the Inspector and fails to allow an additional inspection, then any costs of such repairs, alterations or replacements will be entirely at the Client's cost without recourse against the Inspector.

LATENT DEFECTS: The Client agrees that the Inspection is not a technically exhaustive investigation or evaluation of every aspect of the Property. The Client acknowledges and agrees that the Inspection and the written report will not reveal every existing deficiency and future condition affecting the Property. The Inspector is not responsible for the non-discovery of any latent defects of the Property or any problems that may occur or become evident after the date of the Inspection. Latent defects of the Property include, but are not limited to: cracking, leaking, surface dislocations, or landslides resulting from, without limitation to, water leaks, land subsidence, or other geological problems. The Inspector is not responsible for any defects that may manifest themselves in the future, any structural failures that may occur in the future, or damages that result from future repairs.

COMPLIANCE WITH BUILDING CODES: Consistent with the scope of the Inspection, as provided in this Agreement, the Inspector will identify items that may present a health or safety issue. However, the Inspector will not provide an opinion on compliance with any particular building code.

INSURABILITY: The Client understands that the Inspection will not determine the insurability of the Property. Insurance companies have different underwriting criteria, and the Inspector cannot be expected to determine how a particular system or component may affect insurability.

ENVIRONMENTAL AND HEALTH CONDITIONS: The Client agrees that the Inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding the Property, including, but not limited to the presence of: asbestos, radon, lead, or urea-formaldehyde; wood destroying organisms, fungi, molds, mildew, feces, urine, vermin, pests, or any animal or insect; drywall that may have been manufactured with contaminated materials (including carbon disulfide, carbonyl sulfide and hydrogen sulfide), polychlorinated biphenyls (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.

If the Client wishes to have an inspection for any specific health or environmental condition, that must be covered by a separate addendum to this Agreement.

In addition to the above limitations on the scope of services, the Inspection will not include any engineering or architectural analysis. The report will not offer any opinion about the adequacy of the structural systems and components of the Property.

POOL AND SPA: For any pool, spa, or hot tub meeting the requirements of Cal. Health & Safety Code §115921, the Inspector will conduct a non-invasive visual inspection of the readily accessible safety features required by Cal. Health & Safety Code §115922.

RE-INSPECTION OF COMPONENTS: In the event that the Inspector is asked by the Client to re-inspect a component or condition that has been repaired, the Inspector's scope of re-inspection will be limited to the components or conditions identified. The Inspector will not be responsible for any changed conditions in other components or conditions since the date of the original Inspection. Any

re-inspection of repaired components or conditions will not determine if the repair is adequate, proper, or compliant with current building codes. Any re-inspection will only determine if visually identifiable deficiencies still exist.

LIMITATION OF LIABILITY

THE FOLLOWING CLAUSE LIMITS THE LIABILITY OF THE INSPECTOR – PLEASE READ CAREFULLY

THE CLIENT AGREES AND UNDERSTANDS THAT THE INSPECTOR IS NOT AN INSURER AND IS NOT WARRANTING OR GUARANTEEING THE ADEQUACY, PERFORMANCE, OR LIFE EXPECTANCY OF ANY STRUCTURE, ITEM, COMPONENT, OR SYSTEM OF THE PROPERTY. THE CLIENT FURTHER AGREES THAT, IF THE INSPECTOR OR ANY OF THE INSPECTOR'S AGENTS, EMPLOYEES, SUBCONTRACTORS, OFFICERS, OR SHAREHOLDERS ARE FOUND LIABLE FOR ANY LOSS OR DAMAGE DUE TO NEGLIGENCE OR THE FAILURE TO PERFORM THE INSPECTOR'S OBLIGATIONS IN THIS AGREEMENT, INCLUDING THE IMPROPER OR NEGLIGENT PERFORMANCE OF THE INSPECTION OR THE IMPROPER OR NEGLIGENT REPORTING OF CONDITIONS OF THE PROPERTY, **THE INSPECTOR'S MAXIMUM LIABILITY SHALL BE LIMITED TO TWICE THE AMOUNT OF THE PAID INSPECTION FEE**. THIS LIMITATION SHALL NOT APPLY TO ANY DAMAGES SPECIFICALLY ALLOWED BY STATUTE.

THIS LIMITATION OF LIABILITY SPECIFICALLY COVERS LIABILITY FOR: DAMAGED PROPERTY, LOSS OF USE OF THE PROPERTY, LOST PROFITS, CONSEQUENTIAL DAMAGES, SPECIAL DAMAGES, INCIDENTAL DAMAGES, GOVERNMENTAL FINES AND CHARGES, PUNITIVE DAMAGES, ATTORNEY'S FEES, AND COURT COSTS.

AT THE CLIENT'S OPTION, A **COMPREHENSIVE INSPECTION** WITHOUT LIMITATION OF LIABILITY IS AVAILABLE. A **COMPREHENSIVE INSPECTION** INCLUDES A CONTRACTOR, ENGINEER, AND ARCHITECT REVIEWING THE PROPERTY FOR A MINIMUM FEE OF $2,500 (REQUIRES QUOTE AND ADDITIONAL SCHEDULING). A **COMPREHENSIVE INSPECTION** REQUIRES A SEPARATE CONTRACT.

THIS LIMITATION OF LIABILITY SHALL NOT APPLY TO ANY DAMAGES CAUSED BY THE GROSS NEGLIGENCE OF THE INSPECTOR IN THE PERFORMANCE OF THE INSPECTOR'S OBLIGATIONS IN THIS AGREEMENT.

RESOLUTION OF DISPUTES

Any controversy or claim arising out of or relating to this Agreement shall be resolved through **Small Claims Court** (or similar court of limited monetary jurisdiction) in the jurisdiction applicable to this Agreement. In the event that the amount in dispute exceeds the jurisdiction of the applicable **Small Claims Court**, the dispute shall be settled by **binding arbitration** administered by Construction Dispute Resolution Services, or if unavailable, Resolute Systems, before a single arbitrator using its Commercial Arbitration Rules. The arbitrator shall have at least three years of knowledge and experience in the home inspection industry or similar knowledge and experience in construction. Each party agrees to pay its own costs of arbitration.

Any legal action or proceeding shall be brought in the County in which the Property is located.

ENFORCEMENT FEES AND COSTS

Any party failing to follow the RESOLUTION OF DISPUTES process identified above, shall be **liable for all fees and costs** associated with compelling or enforcing compliance with the RESOLUTION OF DISPUTES process.

TIME TO INITIATE ACTION

Any action regarding or arising from the condition of the Property and the Inspection and/or the written report must be filed and initiated by the Client no later than **one (1) year** after the Client discovers or, through the exercise of reasonable care, could have discovered, the conditions giving rise to the claim, and in no event no later than **two (2) years** from the date of the Inspection. Otherwise, the claim will be barred. If the matter is in arbitration, the arbitrator will be bound by the terms of this paragraph as a limitation on the arbitrator's ability to render an award in favor of the Client.

NO WARRANTIES OR GUARANTEES

The Inspection and the written report are not intended, nor shall they be used or treated by the Client or anyone else, as a guarantee or warranty expressed or implied, regarding the adequacy, performance, or condition of any aspect of the Property. The Client acknowledges and agrees that the Inspector is not an insurer of any inspected or non-inspected conditions of the Property.

RELIANCE BY THIRD PARTIES

The Client agrees and understands that the Inspection report provided to the Client under this Agreement is solely for the Client's exclusive use in evaluating the physical condition of the property. No representation is made by the Inspector as to the value of the Property.

If anyone other than the Client relies upon the inspection report, that person agrees to be bound by all of the terms and conditions in this Agreement.

ENTIRE AGREEMENT AND SEVERABILITY OF PROVISIONS

This Agreement contains the entire Agreement between the Client and the Inspector. This document supersedes any and all representations, both oral and written, among the parties. This Agreement may be modified, altered, or amended only in writing and having been signed by both the parties. Any provision of this Agreement which proves to be invalid, void, or illegal shall in no way affect, impair, or invalidate any other provision of this Agreement, and all such other provisions shall remain in full force and effect.

The provisions of this Agreement will be binding upon any party that takes title to the Property with the Client or claims title to the Property through the Client.

THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES.

Client: (Refer to Signed Contract) Dated: _____	Inspector: (Refer to Signed Contract) Dated: _____

INSPECTION KEY

For your guide and convenience, the report is defined in the following categories:

Repair, Correct or Service: These items are of immediate concern to this structure. They should be serviced, corrected/repaired or further evaluated, specifically from a qualified licensed contractor, engineer, specialist, or appropriate tradespersons before the close of escrow.*

> *Listed in each chapter are specialty contractors typically associated with the listed repairs (however some contractors may not be defined or listed). Further evaluation from these trades must be arranged by the client and/or interested parties at their own expense.*

Further Evaluation: A system, condition and/or area that we were unable to either properly inspect or properly access, not qualified to comment on or not familiar with. These items should be further investigated by by the appropriate specialist or appropriate persons before the close of escrow.

Safety: A condition, system or component that is considered harmful or dangerous due to its presence or absence.*

☑ IMPROVE: These may be items identified for upgrade to modern construction and safety standards.

> *These may be, but are not limited to, items such as GFCI receptacles, AFCI protection, baluster spacing in guardrails and installation of safety glass where subject to human impact.*

☑ NOTE: These includes comments of deficiencies with are less than significant; routine maintenance, tips, and other relevant resource information. While correction may not be warranted, we felt it was important that you be aware of its existence.

☑ MONITOR**:** No recommendation for repair or further evaluation at this time. The condition should be either monitored by the homeowner and/or the appropriate trades.

SERVICEABLE - The inspected item/area that was visible was found to be in working order/serviceable condition (excluding cosmetic consideration and normal wear.) It does not imply that the system and/or components were in perfect or like-new condition or that it would meet every individual's interpretation of an acceptable state.

**These comments are duplicated in the Improvement Recommendations Summary. However, the entire report must be read for full disclosure.*

All interior directional references are made looking inward from the front entrance.
All exterior directional references are made from the street facing the building front.

All items identified as “requires service, or maintenance or correction or recommendations for evaluation, repair or correction or inaccessible or not serviceable or beyond the scope of inspection” should be conducted by a licensed specialty contractor, engineer, specialist, or appropriate person before the close of escrow as additional defects may be discovered and additional service may be required. The client is also strongly advised to further investigate or contract with appropriate person to further investigate and and/all conditions/items in the inspection report that which may

have been disclosed by others or which you may be concerned before the close of escrow or sooner if your residential purchase agreement has a time limit.

Photographs

The photographs presented in this report are included for convenience of the user only and are the copyrighted property of Bluebird Inspections. The written observations and recommendations are the basis of the inspection findings. The photos are only included in reference to items for which the inspector believes their presence will aid the client in understanding the written comments. They are not intended to be used in place of the written comments but instead, only included to enhance understanding.

GENERAL DESCRIPTION

- Owner was present at the time of inspection.
- The home was built in 2008 (according to publicly available data).
- The home was occupied at the time of inspection. For this reason, some wall and floor surfaces, electrical receptacles, windows and heating registers (if applicable) were not accessible to be inspected.
- The approximate temperature at the time of inspection was 60-70 degrees Fahrenheit, and the weather was sunny and clear.
- Except as noted, the utilities were turned on at the time of the inspection.
- The inspected property consisted of a three story, townhome structure with stucco.
- The home was situated on a level lot.
- There was a concrete walkway leading to a concrete entry way at the front of the home.

Recommendations & Observations

☑ Note: The exterior systems are under the maintenance of the HOA. We do not inspect exterior areas (or any areas, systems, components listed as under the Homeowner's Association in this report), as these areas are typically covered by the HOA. Any information provided in this report pertaining to these areas are given as a courtesy only and do not reflect the entire exterior areas or systems of this home. Please refer directly to the HOA or the appropriate parties for such information.

- All items listed “under the maintenance of the HOA” were not confirmed to be under the jurisdiction of the HOA. We recommend you consult with the HOA and/or your agent to verify this before close of escrow.

☑ Note: There was a sprinkler system observed on the property.

The sprinkler system was not operated by the inspector. (For buyers) - It is recommended to check the system with the seller and/or appropriate persons to assure that the sprinkler system is functional.

The sprinkler sprayer should not be within six feet of the exterior wall. Sprinklers should not spray against the home or create water pooling around the foundation of the home as water is the worst course of damage to a home's structure and foundation soil.

Check valves should be installed between the main potable pipe and sprinkler pipe to prevent back-flow.

EXTERIOR LOT

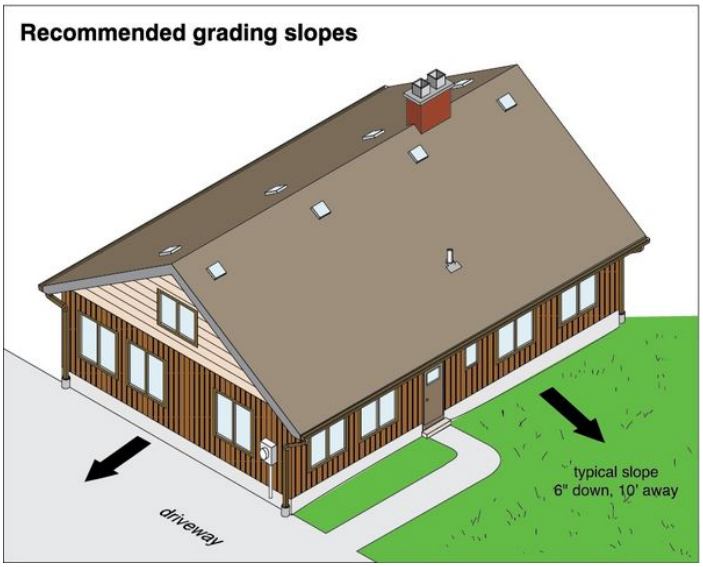
- The home was situated on a level lot.
- Drainage system from the roof consisted of galvanized gutters/downspouts.

Recommendations & Observations

☑ The exterior lot is under the maintenance of the HOA; therefore was not inspected.

SPECIALISTS: Landscape contractor, Gutter Contractor, General Contractor, Arborist, Trades

The grade, also known as slope, around the home is the landform or physical feature of the ground directly abutting or adjacent to the home. The grading immediately adjacent to the house should be checked to ensure a slope of one inch per foot for the first six feet away from the house (where practical). Catch basins should be cleaned and tested. It is important to have adequate site drainage for the home. In basements and crawl spaces, water intrusion can cause rot, mildew and mold. Moisture will also attract wood-destroying organisms. Poor drainage frequently causes ponding and puddling which usually results in other problems such as interfering with use of one's property and also may seep into basements and crawl spaces. Proper drainage is important to keep water from entering the basement or getting under the home.



Excessive water building up around the home will also cause hydrostatic pressure - exerting pressure on the foundation - as well as efflorescence, which will deteriorate a concrete foundation over a prolonged time if not addressed. If the surrounding soil continues to be saturated, the resulting pressure on the foundation wall can be nearly twice the pressure of the soil that is not saturated. Prolonged exposure to hydrostatic pressures leads to the weakening and failure of the foundation walls.

Planter boxes, if present, should be properly flashed at the wall or removed to prevent water intrusion or ponding next to the home. Sprinklers should also be checked periodically for leaks and to ensure they do not spray against the structure of the home.

Gutters and downspouts should also receive routine maintenance to prevent premature failure. All downspouts should terminate away from the building foundation area, by using of splash blocks or underground drainage piping. The

discharge from all downspouts should be routed sufficiently away from the structure (usually at least 6' to 10') to prevent puddling, pooling, and saturation of the soil around the property.

EXTERIOR CLADDING

EXTERIOR WALLS

- The exterior walls were covered with stucco.

Recommendations & Observations

☑ The exterior walls are under the maintenance of the HOA; therefore were not inspected.

SPECIALISTS: General Contractor, Stucco Contractor

The condition of the interior cavity (felt, framing, etc.) was unknown.

Trees and bushes should always be kept trimmed away from the structure to help prevent moisture and pest entry and to help prevent damage to the roof coverings.

Stucco is a plaster now made mostly from Portland cement and sand and lime. Stucco is usually applied over a base of wire mesh, building paper, and plywood sheathing. It can be applied over existing surfaces or reapplied over existing stucco.

A number of causes create cracks and holes in stucco, including improperly applied or poor-quality stucco. Settling can also cause cracks without good reinforcement in the connecting points of the walls or with intrusion of other building components. Stucco is permeable and allows moisture to pass through. Check with the guidance of a local contractor before repair of stucco walls.

EXTERIOR TRIM

Recommendations & Observations

☑ The exterior trim is under the maintenance of the HOA; therefore was not inspected.

SPECIALISTS: General Contractor

Trim does not serve a structural function. It is used as a finishing around openings and to protect joints, edges and ends. All non-treated wood continually exposed to moisture is prone to decay.

EXTERIOR SOFFIT AND FASCIA

Recommendations & Observations

☑ The exterior soffit and eaves are under the maintenance of the HOA; therefore were not inspected.

SPECIALISTS: General Contractor

There are two main parts to an eave, where the roof extends past exterior walls, are the soffit, the flat underside of the overhang, and the fascia, the horizontal board that is nailed across the face of the eave.

The overhang of a roof is often the first area to give way to rot, peeling paint and other weather-related problems. Soffit and fascia boards are susceptible to water damage caused by improper flashing, torn shingles, and faulty gutters. When water seeps in, the rot spreads quickly because the wood stays soggy inside the dark, damp space. Damage is

also caused by birds and squirrels nesting inside eaves. These animals are particularly attracted to a water-damaged fascia or soffit.

A well-ventilated fascia/soffit system prevents moisture from building up under the roof and in the attic. Most fascia and soffit problems can be corrected by cutting out sections of damaged material and replacing them.

DRIVEWAY

- There was an asphalt driveway at the rear of the home which led to the garage.

Recommendations & Observations

☑ The driveway is under the maintenance of the HOA; therefore was not inspected.

SPECIALISTS: Concrete Contractor, General Contractor, Arborist, Trades

PATIO

- There was a stone patio located at the front of the home.

Recommendations & Observations

☑ The patio is under the maintenance of the HOA; therefore was not inspected.

SPECIALISTS: Concrete Contractor, General Contractor, Arborist, Trades

GARAGE

- The attached garage was designed for two car(s) with access provided by one overhead style door(s).
- The electric garage door opener was tested and found to be functional.
- The automatic safety reverse on the garage door was tested and found to be functional.
- The visible sections of the concrete garage floor were noted to be in serviceable condition.
- There was air ventilation provided for the garage, noted through air vents through the vehicular door.

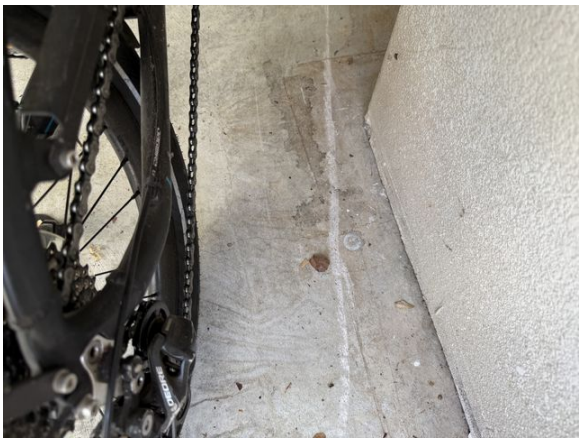
Recommendations & Observations

1. **Repair/Further Evaluation:** There was black staining and moisture damage observed to the sheetrock at the garage. It is beyond the scope of the inspection to identify this type of material. This material is present because of a moisture intrusion problem. Recommend a qualified moisture intrusion specialist, identify the source of the moisture and make repair recommendations. You may also wish to have an air quality test done by a state licensed industrial hygienist. See termite report.

Inspector's recommendation: the inspector suggested to cut out the sheetrock around the red outlined area and replacing it with the new sheetrock.

2. **Correct:** The pet door installed in this fire door violates the integrity of the door as a fire barrier. This is a safety concern.

☑ Note: There were minor cracks observed in the concrete of the floor. There are no structural ramifications. It is a cosmetic concern. This condition does not appear to compromise the serviceability of the garage. If so desired, flexible urethane caulk can be used to fill the cracks of those that are at least 1/8" in width.



☑ Note: Carpet or other floor covering was overlaid on the garage floor. Due to this, the condition of the slab underneath was unknown.

☑ Further Evaluation: There was storage observed in the garage at the time of the inspection. For further inspection (recommended), contact us after the area is cleared out (fee applies).

The garage was serviceable at the time of inspection.

SPECIALISTS: Garage Door Contractor, General Contractor, Trades

NOTE: The U.S. Consumer Product Safety Commission requires that all garage door operators be outfitted with an external entrapment protection system. It is very important to know that your safety reverse works. The safety reversing feature on garage door openers should work in both directions. A garage door opener that is not equipped with safety reverse systems or are not adjusted properly can cause serious injury.

Modern garage door openers should have two automatic reverse features installed. They should reverse when resistance is applied and when the photo-electric eyes are crossed. Automatic garage door motors should have a sensor installed that reverses the garage door when a small amount of force is detected.

NOTE: Recommend having the garage door opener if present reprogrammed after taking possession of the home for security reasons.

NOTE: On or after July 1, 2019, no person, corporation, or entity shall manufacture for sale in this state, sell, offer for sale at retail or wholesale, or install in this state a residential automatic garage door opener that does not have a battery back-up function that is designed to operate when activated because of an electrical outage. The battery back-up function shall operate in a manner so that the automatic garage door opener is operational without interruption during an electrical outage. This section applies to all automatic garage door openers manufactured and sold for use in any residence and other residential applications of automatic garage door openers manufactured for commercial properties. On or after July 1, 2019, no replacement residential garage door opener shall be installed in a manner that connects the replacement door to an existing residential automatic garage door opener that does not meet the requirements set forth in subdivision (a), regardless of the date of manufacture of the residential automatic garage door opener. **It is the responsibility of the client to check with the seller and/or appropriate parties to ensure this is completed.**

FOUNDATION

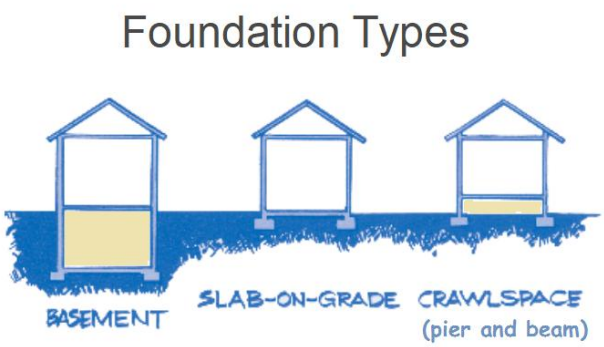
- The foundation was constructed of a concrete slab-on-grade.
- The foundation anchoring was unknown - not visible due to construction design. Homes of this age are typically anchored.

Recommendations & Observations

☑ The foundation is under the maintenance of the HOA; therefore was not inspected.

☑ Slab-on-Grade: The full slab was not visible at the time of the inspection because of carpet or other floor coverings. Inspectors do not move furniture or pull back the carpeting, linoleum or other floor coverings. Please note that the conditions of any utilities within or under a slab-on-grade, such as plumbing or ductwork, are not within the scope of the inspection.

SPECIALISTS: Structural engineer, Concrete contractor, Landscaper, General Contractor



☑ Future performance of the structure cannot be predicted or warranted. This inspection is one of first impressions and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions are based on general apparent conditions and not of absolute fact and are only good for the date and time of this inspection. Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region at the time of the inspection. This does not guarantee the future life or failure of the foundation. The inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by a Structural Engineer or your choice. Foundations are inspected according to today's American Society of Home Inspectors (ASHI) Standards.

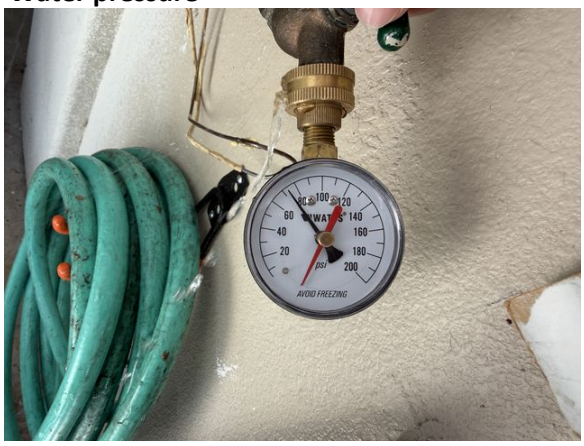
SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as

these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

PLUMBING

- The visible water supply lines throughout the home were copper pipes. Galvanized supply was noted at the exterior.
- The visible waste lines consisted of copper, ABS and chrome pipes. Underground and/or buried piping is not inspected/tested, drain cleanouts and location not verified. All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. Check with the seller for information about the history of the sewer or septic system. Having a drain service company video review and service the main line to be sure it is open and flowing is recommended.
- Water flow throughout the home was average.
- Water pressure was tested at an outdoor sillcock and found to be 70-80 pounds per square inch. A regulator was not installed or visible. With too little water pressure, showering, rinsing dishes and even a glass of water can be a major annoyance. On the other hand, dishwashers, clothes washers and other household appliances can be damaged by water pressure exceeding 80 psi, and high pressure can void an appliance warranty as well.

Water pressure



Recommendations & Observations

The plumbing was serviceable at the time of inspection.

SPECIALISTS: Plumber, General Contractor, Trades

☑ Since 1992, a maximum of 2.5 GPM is the federally mandated flow rate for new shower heads. This means no more than 2.5 gallons of water should flow out each minute. Oct 20, 2017 - Federal standards require new toilets to use 1.6 gallons per flush. The aerator (the screw-on tip of the faucet nozzle) restricts the maximum flow rate of water from the faucet. New kitchen faucets are usually equipped with a 2.2 gpm (8.3 Lpm) aerator. Bathroom faucets can have aerators that restrict flow to 1.5, 1.2, 1.0, or 0.5 gallons per minute (5.7, 4.5, 3.8 or 1.9 Lpm).

Supply plumbing should be checked annually for leaks. Precautions should be taken to ensure that plumbing in areas such as crawl spaces will not freeze during winter months. Outdoor faucets should be shut off from the interior and drained for the winter. Operate the main shut-off valve and critical isolating valves to ensure proper operation in the event of an emergency. Leaking or dripping faucets should be repaired.

Visible waste plumbing should be checked for leaks. Basement floor drains and exterior drains should be checked and

cleaned as necessary. Slow drains within the house should be cleared. Basement floor drain traps should be filled with water to ensure that they are not broken. If cracked, or if the water has evaporated, sewer odors will enter the house.

WATER METER & SHUT-OFF

Main WATER disconnect

- The water meter was located in the left exterior.
- The main shut-off valve was checked for presence and accessibility only – no operational test was attempted. These valves are prone to leaks when turned off and back on. Main water shut-off valve was located on the rear wall.

Recommendations & Observations

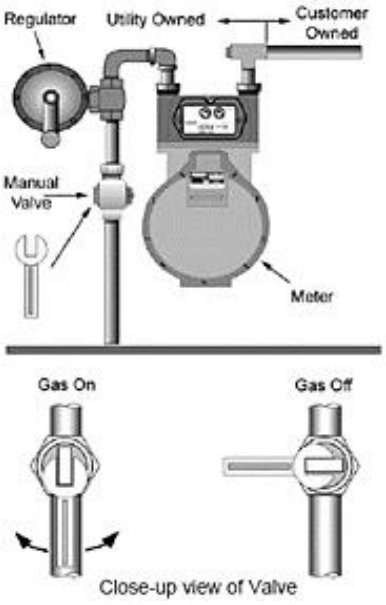
The water shut-off valve was serviceable at the time of inspection.

SPECIALISTS: Plumber, General Contractor, Water Utility company

You can use your meter to detect water leaks on your property. The low flow dial appears as a small colored triangle on most straight reading meters. It spins if any water is flowing through the system. If it is moving clockwise, water is passing through the meter and you may have a leak somewhere in the system.

GAS METER & SHUT-OFF

Main GAS disconnect:



- The gas meter was located on left exterior wall.
- ☑ SAFETY: We recommend keeping a wrench attached to the meter to turn off the gas for emergency needs (available in most hardware stores).
- ☑ An automatic gas shut-off device was not present.*

Recommendations & Observations

1. **Further Evaluation**: Portions of the gas piping system in this home is comprised of Corrugated Stainless Steel Tubing (CSST). Manufacturers of yellow corrugated stainless steel tubing believe that yellow corrugated stainless steel tubing is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of this product can only be determined by a licensed electrical contractor.

CSST (corrugated stainless steel tubing), is being used as a gas supply line in this home. We recommend installation of Excess Flow Valves in the event of a gas line breach that would shut down the gas flow.

CSST must be installed and used only in accordance with applicable codes and manufacturers' instructions, including those that pertain to bonding and grounding of the piping system. In order to help protect structures from potential lightning strikes, the installer of CSST and/or the owner/operator of the structure where the CSST is used should consider installing an appropriate lightning protection system pursuant to NFPA 780 or other recognized standards.

Bluebird Inspections does not provide inspection service for CSST installations. In 2007, four manufacturers of CSST settled a class action lawsuit in which it was alleged by plaintiffs, but denied by defendants, that CSST posed an unreasonable risk of gas leaks and fire due to lightning strikes.

The gas meter was serviceable at the time of inspection.

SPECIALISTS: Plumber, Gas utility company, Trades

*Some cities and counties have regulations that require the installation of automatic gas shutoff devices, which may include excess flow gas shutoff valves and/or earthquake actuated gas shutoff valves. Regulations vary, but generally apply to new building construction, or significant alterations or additions to existing buildings. Check with your local city or county agency to see if regulations apply in your area.

PG&E regularly inspects all of their pipelines to check for possible leaks or other signs of damage. However, as an additional safety precaution, PG&E adds a highly recognizable sulfur-like odor to natural gas. If you smell this distinctive “rotten egg” odor or suspect a gas leak, always leave the area immediately and move to a safe location and immediately call 911 and PG & E at 1-800-743-5000.

WATER HEATER

- There was a 40 gallon capacity, natural gas water heater which was located in the hallway closet.

- Information on the Bradford White water heater indicated that it was manufactured in 2021.
- This size tank is marginal for a typical home of this size.

Recommendations & Observations

1. **Repair:** Corrosion noted at the overflow leg.

2. **Further Evaluation/Safety**: The combustion is being drawn from the indoors. We recommend it be drawn from the outdoors for added safety of occupant(s) and operation of the unit.

The water heater was functional at the time of inspection.

SPECIALISTS: Plumber, General Contractor, Trades

☑ NOTE: The water temperature is not verified and/or tested. Water that is hotter than the manufacturers recommended setting is a scald/safety hazard. The water temperature should never be set higher than the manufacturers recommended setting. We recommend that the temperature setting be checked at move-in for safety.

Pressure relieve valve should terminate to the exterior, 6" to 24" above grade with no thread fitting pointing downward. Minimum 1/4" per foot downward slope should be maintained at the pressure relief drain line. Water piping should be insulated within the first 5' of the water heater. A drain pan should be installed if located in the interior other than the garage. The flu connection area and vent pipe should be in place, slope upwards and be physically sound, without holes or excessive corrosion.

☑ Water temperature: Use the lowest operating temperature setting necessary to provide comfortably-hot water. If your household has children or elderly or disabled residents, consider using a lower temperature setting. The water heater temperature from the manufacturers are typicall set to 120 degrees F (49°). Increasing the temperature increases the risk of accidental scalding. Water temperatures at or above 125°F (52°C) can cause instant scalding, severe burns, or death. Before you decide to change the temperature setting, read the following charts carefully:

Water Temperature	Time in which a young child can suffer a full thickness (3rd degree) burn
160° (70° C)	Less than 1 second
140° (60° C)	1 second
130° (55° C)	10 seconds
120° (49° C)	10 minutes
100° (37° C)	very low scald risk

Read the water heater manufacturer literature before use.

Water heater sizing guide

Residential Water Heater Sizing Guide

Family Size	Demand	Gallon Capacity Required	
		Electric	Gas
5+	High	-	75
	Regular/Low	80	50
3-4	High	80	50-75
	Regular/Low	50	40
2-3	High	50	40-50
	Regular/Low	40	40
1-2	High	40-50	40-50
	Regular/Low	30	30

This chart is for determining appropriate water heater capacity in response to individual family requirements. Individual use may vary. Sizing is based on 3 gallons per minute shower head and standard bathtub. Accommodations for larger capacity and higher recovery water heaters should be made for high demand conditions.

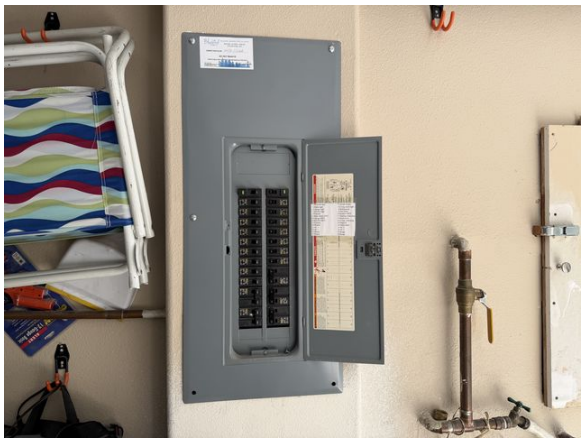
ELECTRIC PANEL AND SERVICE

- The underground electric service wire entered the home on the left wall. The electric meter was located on the left exterior closet wall.
- The electric meter belongs to the local power utility company. If the meter is not functioning properly, contact the power company.
- The service wire entered a Square D service panel, located on the left exterior closet wall with a 200 amps and a 120/240 volt rated capacity. This service size is adequate for a typical home of this size. The branch circuits within the panel were (unknown).
- The service then entered a Square D sub-panel, located on the garage wall with 200 amps. The branch circuits within the panel were copper and aluminum.
- The visible house wiring consisted primarily of the Romex type(s).
- A grounding electrode was visible.
- A ground fault circuit interrupter was noted in the bathroom(s), exterior, garage and kitchen.

Main ELECTRIC disconnect

☑ NOTE: The main shut-off was noted but not tested. The main disconnect switch serves as a safety device to permit convenient shutdown of the system for emergency or service. The main disconnect switch should always be kept accessible for use in emergencies.

Sub-Panel



Recommendations & Observations

1. **Repair:** The exterior light fixture at the front wall should be sealed/caulked at the wall to prevent moisture penetration.

2. **Repair:** There were loose receptacles observed. This can cause wires to become loose or apart; a potential safety concern. Areas noted: front bedroom and family room

The electrical service was serviceable.

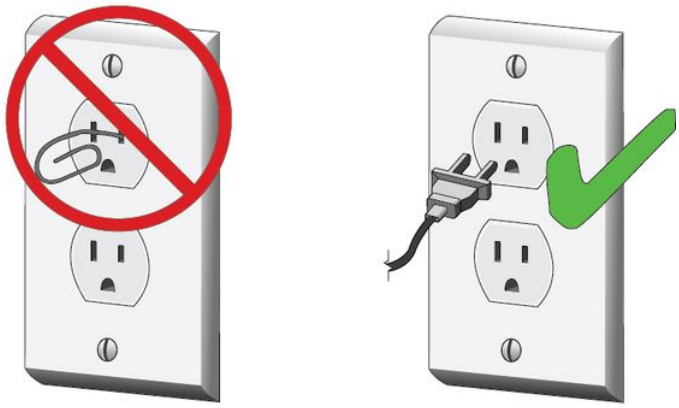
SPECIALISTS: Electrician, General Contractor

☑ **Main Panel**: The main electrical panel should be checked annually for rust or water marks indicating moisture penetration. All breakers should be turned off and on to ensure none have seized. All fuses should be tightened. A panel which is warm to the touch or smells of burned insulation should be brought to the attention of an electrician. Burned wires indicating loose or poor connections should be repaired by qualified personnel. All circuits should be labeled. Ground fault circuit interrupters should be tested monthly. Aluminum wire connections inside the distribution panel should be tightened annually. This should be done by a qualified electrician. The area around the panel for roughly three feet in all directions should be kept clear of storage.

☑ **Tamper Resistant Receptacles** device was designed to prevent the insertion of objects that children try to stick into the outlets. Nearly, 2,400 children get an Electric shock or burns due to putting objects like keys, scissors, paperclips, etc. into outlets each year. Installing Tamper Resistant Receptacles (TRR)'s is one of the safest ways to prevent any injury. In order for the TRR's outlet to work it requires a double prong entry.

Since, 2008 Tamper Resistant Receptacles (TTR)s have become required. All homes that are built in 2008 and newer should have the TRR's. TTR's provide Automatic protection and looks like ordinary outlet but design with spring loaded cover plate that close off receptacle opening.Installation of Tamper Resistant Receptacles use the same guidelines that apply to standard power receptacles and should be installed by a licensed technician. Tamper Resistant receptacles in home: installed

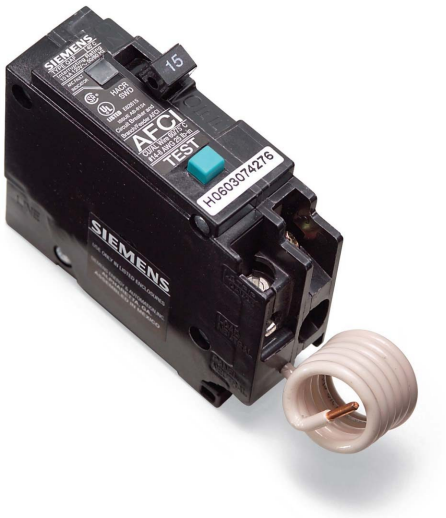
Tamper-resistant electrical outlets



tamper-resistant receptacles won't allow paperclips, keys, etc. into either the hot or neutral slot

plugs go in normally because both slots see a blade

☑ **AFCI's:** National Electric Code requires arc fault circuit interrupters (AFCI) for bedroom circuits since January 2002. AFCI's are newly-developed electrical devices designed to protect against fires caused by arcing faults in the home electrical wiring. Arcing faults often occur in damaged or deteriorated wires and cords. Some causes of damaged and deteriorated wiring include puncturing of wire insulation from picture hanging or cable staples, poorly installed outlets or switches, cords caught in doors or under furniture, furniture pushed against plugs in an outlet, natural aging, and cord exposure to heat vents and sunlight. For further evaluation/upgrading, consult with a qualified licensed electrician.



Sample AFCI

☑ Unless otherwise noted, a representative number of installed lighting fixtures, switches and receptacles located throughout the home were inspected and were found to be functional. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI) were also tested. All GFCI receptacles and GFCI circuit breakers should be tested monthly. The present and tested GFCI's were functional, except as otherwise noted in this report. A non-functional GFCI should be replaced with functional GFCI's.

Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were not within the scope of this inspection.

WINDOWS & DOORS

- The primary windows were constructed of vinyl; casement style, gliding style, single hung style and picture style; with double pane glass.

Recommendations & Observations

The windows were serviceable at the time of inspection.

SPECIALISTS: Window Contractor, General Contractor

NOTE: Double-paned windows reduce street noise and improve efficiency of heating/cooling systems. The space between the panes is factory sealed. If a seal is broken, air from the environment may enter the formerly sealed space. This condition may cause condensation or fogging in the window(s), depending on the climatic conditions.

We cannot assure the seal on each and every window, but we will note in the report the presence of visible condensation at the time of inspection. Due to climatic conditions, nature of the components and cleanliness of the glass, it is not possible to determine all failures. Unless otherwise noted in the report, no condensation or fogging was present when inspected.

Condensation on windows indicates high humidity levels during winter months. This can sometimes lead to rot. The best protection against condensation are windows with low-E glass containing gas fill, combined with warm-edge spacers and a nonmetallic window frame, such as wood, vinyl, fiberglass, or one of the newer composites.

DOORS

Recommendations & Observations

The doors were serviceable at the time of inspection.

SPECIALISTS: General Contractor, Trades

All interior and exterior doors were operated and found to be functional; unless otherwise noted in this report. Recommend having all exterior door locks re-keyed after taking possession of the home for security reasons. Possible problem areas may not be identified if the windows or doors have been recently painted.

Door frames should be checked to determine their squareness. Door frames showing significant movement over a six month period are normally indications of more serious problems.

INTERIOR

- The interior wall and ceiling surfaces were finished with drywall.
- The interior floor surfaces were carpet, hardwood and tile.

Recommendations & Observations

☑ Note: There were creaking floors observed. Squeaky floors are not typically a structural problem. A floor usually squeaks when walked on because the flooring finish or sub-floor is not tightly secured to the floor joists below. Ensure the existing sub-floor is completely fastened.

The interior walls and ceilings were serviceable.

SPECIALISTS: Sheetrock Contractor, General Contractor, Trades

Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted.

Bluebird Inspections inspects for evidence of structural failure and safety concerns only. The cosmetic conditions of the paint, wall covering, carpeting, window coverings, etc., are not addressed.

LAUNDRY

- The laundry room was located in the third level hallway closet of the home.

- There was gas supplied to the laundry room.

Recommendations & Observations

1. **Service:** There was rust noted to the drain pan. This could indicate leakage from the appliance.

☑ Note: The ceiling exhaust fan was in need of servicing.

The laundry room was serviceable at the time of inspection.

SPECIALISTS: Licensed plumber, General Contractor, Trades

NOTE: The drain system or water valves were not inspected or tested. We recommend the seller/property owner or appropriate persons be consulted regarding the functionality of this system, as hidden defects may be present.

NOTE: Evaluation of dryer and washer and gas line shut-off valve are not within the scope of inspection. If these appliances are to convey to the buyer, it is recommended to have these appliances checked by the seller before the close of escrow. The interior of dryer vents should be frequently examined for lint buildup and cleaned to prevent the possibility of fire.

NOTE: 220 volt outlets, if present, are noted but not tested.

SMOKE DETECTOR

- There were smoke detectors observed in the house.

FIRE SPRINKLER SYSTEM
The fire sprinkler system in the home is not within the scope of inspection and was not tested. The inspection of fire suppression/sprinklers is a Life-safety system and require very specialized knowledge by a State licensed function. There are no requirements for residential systems to be periodically inspected for proper operation. It is suggested that a system be inspected every 3-5 years. We would recommend looking at the installation tag located by the test valve (usually in the garage or near the main water shut-off). This will usually list the contractor that installed the system. They would be a good place to inquire for an inspection.

Recommendations & Observations

We only note the presence or absence of smoke detectors; we do not test them. We recommend installing and maintaining approved smoke detectors as per the manufacturer's instructions and local ordinance and testing all smoke detectors at your walk-through prior to the closing of this transaction. Older smoke detectors are estimated to have a 30% probability of failure within the first 10 years. Newer smoke detectors do better, but should be replaced after 10 years. Unless you know that the smoke detectors are new, replacing them when moving into a new residence is recommended by the National Fire Protection Association. The batteries (if any) should be replaced with new ones when you move into the house and tested on a monthly basis thereafter.

Having a smoke detector cuts the chance of death nearly in half if you have a home fire. By properly placing, regularly testing and maintaining your detectors, you can ensure that they are in fact working and will alert you if a fire breaks out. Make sure you buy only those detectors that bear the mark of an independent testing laboratory. National Fire Alarm Code says homes must have smoke detectors on every level of the home including the basement and outside each sleeping area. New homes are required to have a smoke detector in each sleeping area as well as hardware for detectors to be interconnected, so that if one detector is activated, all detectors will sound the alarm signal. On floors without bedrooms, smoke detectors should be installed in or near living areas, such as family rooms and living rooms.

Since smoke and deadly gases rise, detectors should be placed on the ceiling at least 4 inches from the nearest wall, or high on a wall, 4-12 inches from the ceiling. This inch minimum is important to keep detectors out of possible "dead air" spaces, because hot air is turbulent and may bounce so much that it misses spots near a surface. Installing detectors near a window, door or fireplace is not recommended because drafts could detour smoke away from the unit. In rooms where the ceiling has an extremely high point, such as in vaulted ceilings, mount the detector at or near the ceiling's highest point.

For best protection, it is recommended both (ionization and photoelectric) technologies be in homes. In addition to individual ionization and photoelectric alarms, combination alarms that include both technologies in a single device are available.

CARBON MONOXIDE DETECTORS

- There was a carbon monoxide detector observed in the house.

Recommendations & Observations

Effective July 1, 2011, there is a phased requirement for carbon monoxide alarms in ALL dwellings. These are relatively inexpensive but important safety devices. In general, a CO alarm should be installed adjacent to sleeping areas and at least one per level. Each alarm should provide coverage for approximately 400-1,000 square feet. Please consult with the Authority Having Jurisdiction and the manufacturers installation instructions for specific recommendations and installation locations. The units should be replaced periodically as indicated by the manufacturers to ensure proper function. This is generally every 5 to 7 years. Interested parties desiring further information or service should consult with a qualified trades person.

Because carbon monoxide is slightly lighter than air and also because it may be found with warm, rising air, detectors should be placed on a wall about 5 feet above the floor. The detector may be placed on the ceiling. Do not place the detector right next to or over a fireplace or flame-producing appliance. Keep the detector out of the way of pets and children. Each floor needs a separate detector. If you are getting a single carbon monoxide detector, place it near the sleeping area and make certain the alarm is loud enough to wake you up.

☑ **It is important to test your alarms regularly, but it is suggested to test them at least once monthly. If your carbon monoxide alarm has replaceable batteries, they should be changed at least every 6 months.**

The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home.

Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside home and become deadly.

Carbon monoxide detectors should be tested periodically in accordance with manufacturer's recommendation, to assure these devices are operable and providing protection. Failure to perform periodic test reduces assurance that the home's occupants will be alerted in the event of hazardous events. If uncertain about the frequency of testing, the suggested frequency of testing is once per month. If devices are operated by or contain batteries as back-up power, it is suggested that batteries be changed in accordance with manufacturer's recommendations, or every 6 months if not specified.

BATHROOMS

- The home had two and a half bathroom(s).

Recommendations & Observations

1. **Repair:** Loose or missing grout noted to tiles in the guest bathroom. See termite report.

2. **Repair:** Cracks noted to the sink basin in the guest bathroom. See termite report.

3. **Repair:** Loose spout noted in the guest bathroom. A diverter leak was also noted. See termite report.

4. **Repair:** Cracked floor and wall tile(s) noted in the guest and third floor hall bathroom. Water leakage was noted through the bench (possible the waterproof membrane is compromised). See termite report.

5. **Repair:** There was slow drainage observed at the sink in the half bathroom.

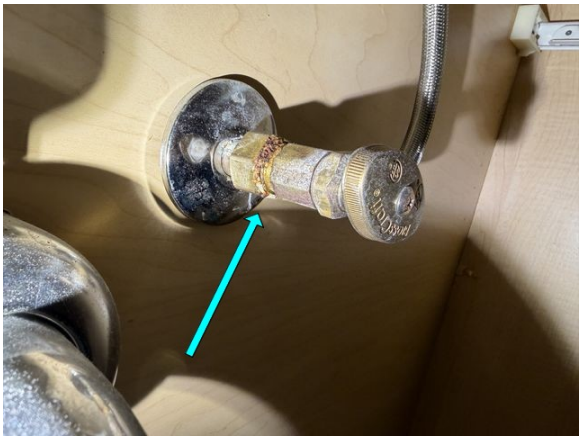
6. **Repair:** There was a gap noted between the showerhead pipe and wall in the third floor hall bathroom. See termite report.

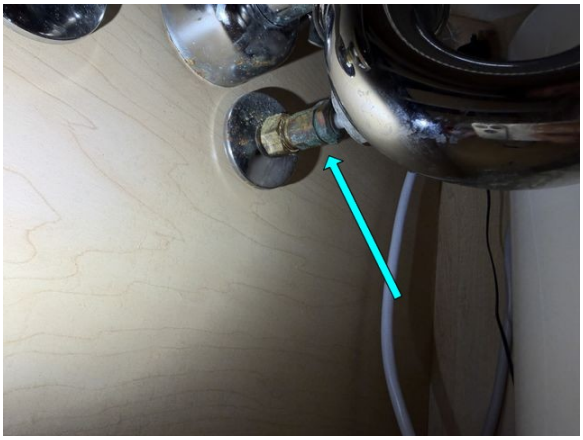
7. **Repair:** The baseboard in the third floor hall bathroom was delaminated or swollen from excessive moisture. See termite report.

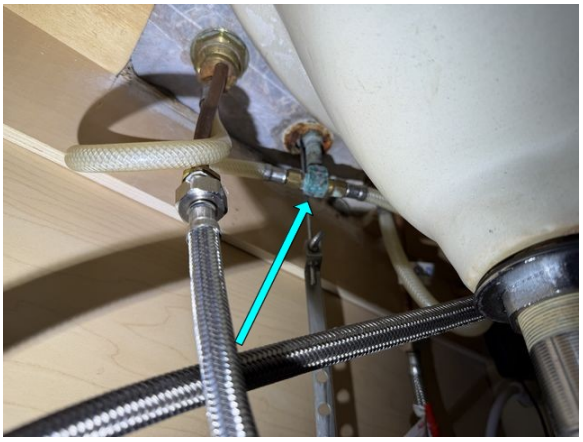
8. **Repair:** There were signs of water leaking through the glass enclosure in the third floor hall bathroom. See termite report.

9. **Repair:** Loose showerhead noted in the third floor hall bathroom. See termite report.

10. **Repair:** There were minor signs of corrosion observed at the plumbing in the guest and third floor hall bathroom. See termite report.







☑ Note/Monitor: The window in the guest bathroom tub/shower was installed below the shower head. This may allow moisture intrusion behind the tiles when the caulking deteriorates or becomes loose. We recommend that you ensure that all joints and tiles are properly caulked and sealed. This will require maintenance on a periodic basis. See also termite report.

☑ Note: There was minor delamination/swelling noted to the false bottom in the third floor hall bathroom (from moisture or liquids). See termite report.

☑ Note: The tankless water heater in the sink cabinet is not within the scope of inspection. The system was functioning at the time of inspection. Have serviced/checked by the appropriate specialist.

Sellers installed the heater to boost the speed of getting the hot water.

☑ Note: A shower pan test was not performed and is beyond the scope and duties of this inspection. This type of test is usually performed by a wood destroying pest control inspector during the course of their inspection duties. Review of a current pest control report is recommended on determination of leakage and deterioration. No representation can be given to past, present or future leakage.

☑ Note: Shower or tub fixtures in the third floor hall bathroom was installed on the exterior wall side. If repairs are ever needed, repair work will be difficult and costly.

SPECIALISTS: Licensed plumber, Electrician, General Contractor, Trades

☑ Our inspection of bathrooms is to report on visible water damage and the operation of fixtures. Toilet rings and inaccessible plumbing are not within the scope of inspection. Supply valve(s) for sinks and toilets are not turned. The devices will frequently leak after being moved if they have not been used or regularly maintained. All areas under sinks may not be visible due to stored personal items at the time of inspection. Whirlpools and hydrotherapy tubs are not within the scope of inspection unless otherwise stated. Toilets should be checked to ensure that they are properly secured to the floor. Listen for toilets which run continuously. Grouting and caulking at all bathroom fixtures should be checked and renewed as necessary.

☑ BATHROOM CAULKING (if applicable): Failure to keep walls sealed can cause deterioration and extensive moisture damage including mold growth to the interior walls, which is not always visible at the time of the inspection.

NOTE: Since January 1, 2017, California Civil Code (SB407) mandates that all single family residential real property built before January 1, 1994 must have water conserving, or low flow plumbing fixtures installed throughout the property as a condition of building permits applied for after January 1, 2014. The state code states in part that 1101.4 (b) on or before January 1, 2017 noncompliant plumbing fixtures in any single-family residential properties shall be replaced by the property owner with water-conserving fixtures. The code also states that (c) a seller or transferor of a single family real property shall disclose in writing to the prospective purchaser or transferee the requirements of subdivision (b) and whether the real property includes any noncompliant plumbing fixtures.

NOTE: The definition of a water conserving fixture is as follows: If a toilet flows more than 1.6 gallons per flush (gpf), a 1.28 gpf toilet will be required. If a shower head exceeds 2.5 gallons per minute (gpm), a 2.0 gpm showerhead will be required. If a kitchen sink faucet flows more than 2.2 gpm, a 1.8 gpm faucet will be required. We do not measure the water flow to determine if the fixtures are in compliance with the code. Although the fixtures may be labeled as compliant we cannot verify whether they are or not. For further evaluation, consult with a qualified licensed plumber.

KITCHEN

Kitchen Cabinet: Painted wood/composite
Kitchen Countertop: Quartz
Kitchen Sink: Stainless Steel, double bowl

The kitchen contained the following appliances:

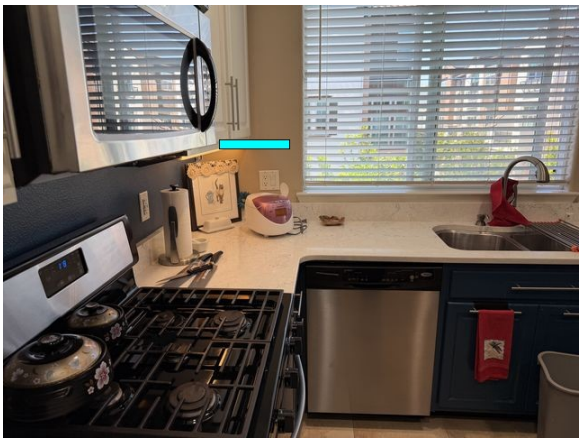
- The gas oven and range combination was functional.
- The vented range hood and microwave combination was inspected and was functional.
- The dishwasher was observed through a random cycle and was functional when set on the "wash" and "drain" cycle.
- The disposal was inspected and was functional.

Recommendations & Observations

1. **Repair:** Some of the caulking and/or grout was loose or insufficient at the sink. See termite report.

2. **Correct:** The dishwasher was not properly anchored into the cabinet.

☑ Improve: The range hood does not overhang the range hood properly. This can decrease efficiency of the hood.



☑ Monitor: There was corrosion observed to the plumbing in the sink cabinet. To prevent future problems this should be repaired. See also termite report.

☑ Note: The false bottom in the kitchen was delaminated or swollen from excessive moisture or liquids. See termite report.

☑ Note: Evidence of repairs were noted to portions of the cabinetry. Advise consulting with property owner or the appropriate persons to provide information regarding the cause and what corrective actions were taken in meditating this potential defect.

The kitchen was serviceable at the time of inspection.

SPECIALISTS: Licensed plumber, General Contractor, Trades

NOTE: Cabinet doors and drawers were opened and closed. The appliances were turned on to check operational function only. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components.

NOTE: The following items were not tested: refrigerators, ice-makers and ice maker water lines including shut-off valve of refrigerator, water purifiers, the self cleaning capacity of ovens, can openers and/or instant hot water dispensers. Suggest checking the above items by the seller before the close of escrow. Evaluation of freestanding appliances is not within the scope of this inspection unless otherwise noted.

NOTE: The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.The exhaust capacity of vents (if present) is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability. The temperature setting and ice maker, if present on refrigerators, are not within the scope of the inspection. The efficiency rating of disposals is not within the scope of the inspection.

ATTIC STRUCTURE

- The attic access was through a scuttle in the third floor hallway.

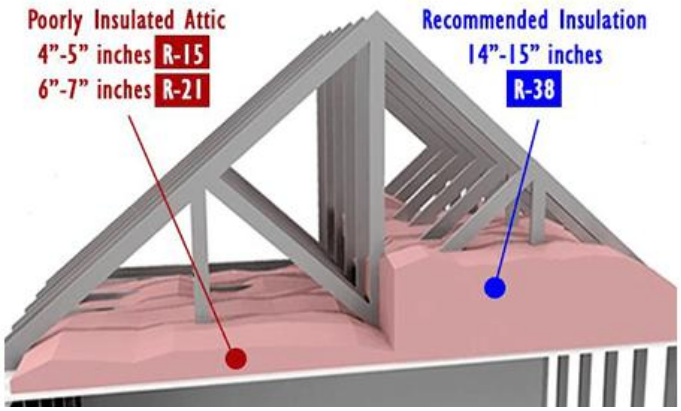
- The attic above the living space was insulated with batted insulation, approximately 5-10"-inches in depth. The insulation was evenly distributed.
- Ventilation throughout the attic was provided by roof vents.
- The roof structure consisted of 2x4-inch wood trusses spaced 24-inches on center and plywood sheathing.

Recommendations & Observations

1. **Repair:** There was evidence of wood-destroying organisms observed in the attic. See termite report.

2. **Repair:** There were past or present moisture stains observed to the roof sheathing. See also termite report.

☑ Improve: There was insufficient insulation observed in the attic space. Recommend to install insulation with a rating of R-30-50.



The attic was serviceable at the time of inspection.

SPECIALISTS: Insulation Contractor, General Contractor, Structural engineer, Pest Exterminator

Unless otherwise noted, a visual inspection of the attic was made from the scuttle only due to safety concerns and/or to prevent damage to the attic structure. No representations can be made to areas beyond 5' from access opening.

Because the configuration of the framing and heating system limited visibility to the attic, it was not possible to inspect all areas of the attic. The visible sections of the roof framing appeared to be serviceable - unless otherwise stated.

The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is to inspect the underside of the roof during heavy rain.

Attics should be inspected annually for water stains on the underside of the roof sheathing. One should also look for rot, mildew, and fungus indicating high humidity levels in the attic. Check to make sure the insulation is not wet. Some types of loose insulation are prone to being blown around during periods of high wind. Check for bare spots and ensure that insulation is not covering pot lights. Attic vents should be checked to ensure that they are not obstructed. Often, birds

build nests in these vents. Vents at the eaves are often plugged with insulation. Watch for evidence of pests (squirrels, raccoons, etc.).

Rafters (supporting the roof) and collar ties (horizontal members running across the attic between opposing rafters) should be inspected for rot and movement.

NOTE: Be careful walking around. Don't fall through or step on wires. Compressed insulation loses much of its insulating value.

It is generally required that one square foot of free vent area be provided for every one hundred and fifty square feet of ceiling area. Building codes require roof vents to expel moisture that could cause insulation of other building materials to deteriorate during winter. In summer, ventilation may reduce roof temperatures, thus lengthening a roof's life. Powered attic ventilators create negative pressures in the attic and home which may have detrimental effects such as: Removing conditioned air from the home through ceiling leaks and bypasses; Pulling pollutants from the crawlspaces such as mold, radon, and sewer gases into the home; Back-drafting fireplaces, water heaters, and fuel-burning appliances. The level of ventilation throughout the attic shall be improved.

HVAC (HEATING VENTILATION AIR-CONDITIONING)

- **Third Level:** The home was heated by a Payne natural gas central heating heater.

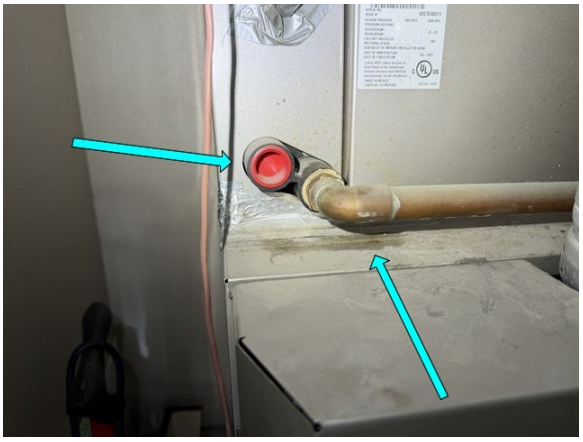
- The furnace was manufactured in 2008.
- The unit was located in the attic of the home.
- It has an approximate net heating capacity of 44,000 BTUH.
- The control for the central heating system was a 24 volt thermostat located on the third level hallway wall of the home.
- The disposable filter was located in the third level hallway ceiling.
- **First/Second Level:** The home was heated by a Bryant natural gas central heater.

- The furnace was manufactured in 2007.
- The unit was located in the garage of the home.
- It has an approximate net heating capacity of 44,000 BTUH.
- The control for the central heating system was a 24 volt thermostat located on the kitchen wall of the home.

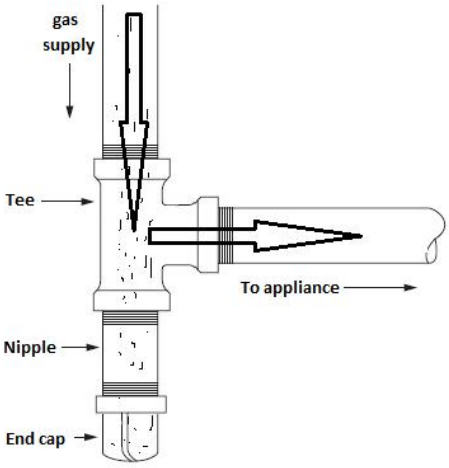
- The disposable filter was located in the hallway.

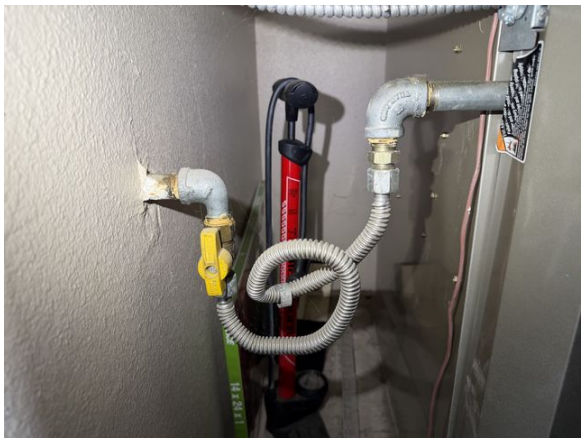
Recommendations & Observations

1. **Repair:** There was no secondary condensate drain line or float/kill-switch installed on the furnace (opening provided). This is needed or recommended in the event of stoppage in the primary condensate drain piping. There was also moisture leakage noted to the condensate vent in the furnace. This is causing corrosion to the furnace and can lead to water damage.



2. **Repair:** There was no sediment trap observed to the gas pipe serving the heater. Any debris that contaminates the control can cause the system to operate unsafely. A sediment trap should be installed the gas line downstream of the appliance shut-off valve and as close to inlet of the equipment as practical for added safety.





3. **Repair:** The filter was dirty and in need of replacement/cleaning. Dirty filters restrict airflow and if the filter gets too clogged, the heat exchanger will overheat and shut off too quickly.


4. **Repair:** There was a missing non-combustible galvanized metal pan/floor observed below the furnace, which is typically required for attic installations.

5. **Service:** The auxiliary/secondary drain pan under the coil housing had standing water and rust build-up. This would indicate that the cooling equipment may be in need of repair. Auxiliary/secondary drain pans that hold water, are discolored, rusted or damaged may result in water damage or other defects.


☑ Monitor: Past or present moisture stains noted on the platform below the furnace.

☑ Note: There was a kill switch noted for the furnace, however there was no safety fuse observed (the unit may be internally protected or may not be required my manufacturer). The purpose of a fuse is to help shut off the furnace if it is operating improperly. Check with the manufacturer or the appropriate technician.

The heating system was functional at the time of inspection.

SPECIALISTS: HVAC Contractor, General Contractor, Asbestos abatement

Manufacturers recommend annual inspection and servicing of heater which requires some disassembly as well as specialized equipment beyond the scope of our inspection. We recommend that the system be serviced and cleaned by a qualified HVAC technician before the close of escrow to confirm the heating system is in safe and satisfactory operable condition. Dirty heaters and duct system (when present) could produce contaminated conditioned air. Cleanliness is critical to system life and the health of the occupants.

If your HVAC systems run on natural gas, make sure you know where your gas shut off valve is in case you need to close it. You should also make sure to keep an adjustable wrench handy for this purpose. If you ever smell gas, follow the below steps:

I. Evacuate your home.

II. Once everyone is safely out of the home, shut off the gas supply from the external shut off valve (this will be located near your gas meter).

III. Call the utility company or emergency service to report the leak.

☑ NOTE: Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger, a thorough inspection is not possible. Examination of heating and cooling (if present) systems is mechanically limited since the units are not dismantled to examine interior components. We do not remove the burners of the heater, thus access of the heat exchanger was limited. The heating and cooling systems should be inspected and serviced on an annual basis. Recommend obtaining from seller well before close of escrow any documents concerning regular maintenance and service and/or a safety check by public utility, or a complete system evaluation by a qualified heating and cooling specialist, particularly if heating and cooling cannot be proven to have been inspected within the past twelve months. Utility companies typically, but not always, provide a free safety check of all gas-using appliances.

☑ Title 24 of the Building Energy Efficiency Standards
Per the California Energy Commission, "Beginning October 1, 2005, Title 24 of the Building Energy Efficiency Standards requires that ducts be tested for leaks when a central air conditioner or furnace is installed or replaced. Ducts that leak 15% or more must be repaired." A property inspection will not be able to determine if air loss (leaky ducts etc) exceeds the maximum allowed of 15%. This test can only be done by a qualified technician and is beyond the scope of this inspection. It is advised to consult with a qualified specialist on this matter as the examination may determine that repairs or replacement of the ducting system is required.

☑ Ductwork insulation is important because it ensures that the air traveling through the ductwork will stay at the desired temperature and that the air won't "leak" out. If the air is leaking out then there is unnecessary energy loss, which means that your HVAC system will have to work even harder to deliver the air you want into your home. This will cause higher energy bills as a result of wasted energy, which is not good for you or the environment. In other words, without proper ductwork insulation, the air in the ducts will quickly cool off, and instead of heating your home, the ducts will blow out cold air. Without proper ductwork insulation, it's estimated that you could be losing 10-30% of the energy used to heat or cool your home. A good level of ductwork insulation can prevent this, as well as leaks, temperature drops and condensation buildup. HVAC contractors recommend that ductwork insulation have an R-value of at least 5.

AIR-CONDITIONER

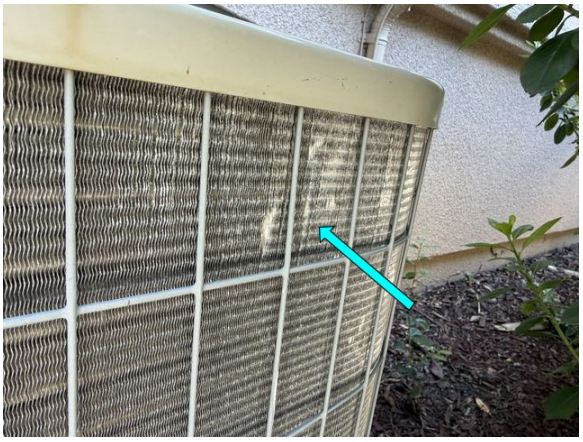
- Third Level: The electric outdoor air conditioner condensing unit was manufactured by Carrier. The unit is located at the right of the home. This unit was manufactured in 2023.

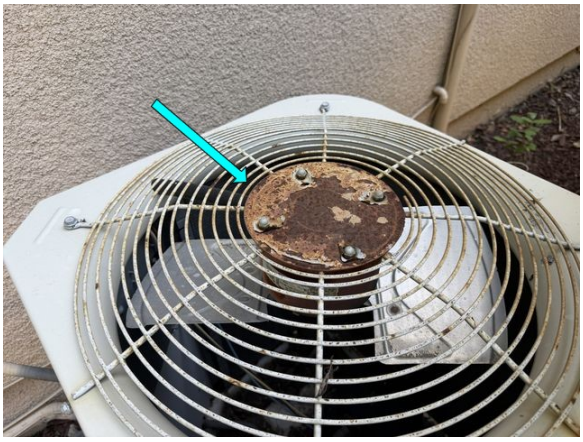
- First/Second Level: The electric outdoor air conditioner condensing unit was manufactured by Payne. The unit is located at the right of the home. This unit was manufactured in 2008.

- The condenser coils were clean. The condenser line serving unit were insulated with approved insulation.

Recommendations & Observations

1. **Repair:** There was rust observed to the air conditioner. Rust is a sign that the unit has aged and approaching its useful life expectancy. Many units are still operable despite being rusted, but should always be evaluated by a qualified HVAC personnel - prior to use - to see if the unit is still safe and efficient to operate, whether any internal components (such as the coils or cabinet) are compromised, and if repair or replacement is recommended.





2. **Repair:** There was loose/missing caulking observed at the back wall of the breaker panel.

The cooling system was functional at the time of inspection.

SPECIALISTS: HVAC Contractor, General Contractor, Licensed Electrician

Trimming shrubs near the unit is recommended. It is recommended to clean around the coils, to remove any debris and trim foliage back at least 2 feet for adequate air flow around the condenser.

There will be normal temperature variations from room to room and level to level; most noticeable is between levels. Periodic preventative maintenance is recommended to keep this unit in good working condition. Air conditioner filters, coils, and fins require regular maintenance for the unit to function effectively and efficiently. Clogged and dirty filters block normal airflow and reduce a system's efficiency significantly.

We recommend annual air conditioning check-ups in the spring and furnace check-ups every fall. Although regular checkups will not absolutely guarantee that a unit will continue to work perfectly throughout the season, they will reveal most small problems that can lead to major, far more expensive problems if left unattended.

Pressure tests of the cooling system are outside the scope of a home inspection. No guarantee is made regarding coolant charge or line integrity. The condition of the evaporator coil in the plenum is outside the scope of a home inspection. No guarantee can be made regarding evaporator coils, cooling lines or component life expectancy. Normal service and maintenance of the cooling equipment is recommended quarterly by a qualified cooling equipment specialist.

Insulation on the Suction Line

The insulation on the suction line prevents the line from sweating and dripping water inside the house. It also prevents the suction line from drawing heat from the outdoors on its way to the condenser coil. The suction line should be insulated along its entire length to prevent the Freon from heating up due to exterior temperatures. If this line is exposed to the sun or heat, the cooling system will loose efficiency.

IMPROVEMENT RECOMMENDATION SUMMARY

The “Improvement Recommendation Summary” section is intended to be a tool to assist our clients and their representative(s) in preparing a repair request, if and when applicable. THIS IS NOT A LIST OF MANDATORY REPAIRS BUT A LIST OF SUGGESTED REPAIRS OR UPGRADES NEEDED. The Improvement Recommendation Summary is intended to follow the flow of the main body of the Property Inspection Report. The order of repair priority is left up to the sole discretion of the client and your Inspector will not be able to assist you specifying order of importance. Further, this summary contains only those items identified as recommendations for repair or further evaluation. There may be other items listed in the full body of the Property Inspection Report that could be important to you and you may consider adding to your repair request if and when applicable. You should read and understand the entire Home Inspection Report prior to completing any repair request. This report contains technical information, if you do not understand or are unclear about some of the information contained in the body of this report; please call the office to arrange for a verbal consultation with your inspector prior to the expiration of any time limitations such as option periods.

Note regarding Reinspections: We do not currently offer reinspections on our findings at this time. For any work or repairs being completed, we advise contacting the appropriate, qualified tradespersons/contractors/specialists and have them provide any written guarantee or warranty associated with that repair. We apologize for any inconvenience.

1.1 GARAGE

1. **Repair/Further Evaluation:** There was black staining and moisture damage observed to the sheetrock at the garage. It is beyond the scope of the inspection to identify this type of material. This material is present because of a moisture intrusion problem. Recommend a qualified moisture intrusion specialist, identify the source of the moisture and make repair recommendations. You may also wish to have an air quality test done by a state licensed industrial hygienist. See termite report.
2. **Correct:** The pet door installed in this fire door violates the integrity of the door as a fire barrier. This is a safety concern.

1.2 WATER AND GAS METER

1. **Further Evaluation**: Portions of the gas piping system in this home is comprised of Corrugated Stainless Steel Tubing (CSST). Manufacturers of yellow corrugated stainless steel tubing believe that yellow corrugated stainless steel tubing is safer if properly bonded and grounded as required by the manufacturer’s installation instructions. Proper bonding and grounding of this product can only be determined by a licensed electrical contractor.

1.3 WATER HEATER

1. **Repair:** Corrosion noted at the overflow leg.
2. **Further Evaluation/Safety**: The combustion is being drawn from the indoors. We recommend it be drawn from the outdoors for added safety of occupant(s) and operation of the unit.

1.4 ELECTRICAL FINDINGS

1. **Repair:** The exterior light fixture at the front wall should be sealed/caulked at the wall to prevent moisture penetration.

2. **Repair:** There were loose receptacles observed. This can cause wires to become loose or apart; a potential safety concern. Areas noted: front bedroom and family room

1.5 LAUNDRY

1. **Service:** There was rust noted to the drain pan. This could indicate leakage from the appliance.

1.6 BATHROOMS

1. **Repair:** Loose or missing grout noted to tiles in the guest bathroom. See termite report.
2. **Repair:** Cracks noted to the sink basin in the guest bathroom. See termite report.
3. **Repair:** Loose spout noted in the guest bathroom. A diverter leak was also noted. See termite report.
4. **Repair:** Cracked floor and wall tile(s) noted in the guest and third floor hall bathroom. Water leakage was noted through the bench (possible the waterproof membrane is compromised). See termite report.
5. **Repair:** There was slow drainage observed at the sink in the half bathroom.
6. **Repair:** There was a gap noted between the showerhead pipe and wall in the third floor hall bathroom. See termite report.
7. **Repair:** The baseboard in the third floor hall bathroom was delaminated or swollen from excessive moisture. See termite report.
8. **Repair:** There were signs of water leaking through the glass enclosure in the third floor hall bathroom. See termite report.
9. **Repair:** Loose showerhead noted in the third floor hall bathroom. See termite report.
10. **Repair:** There were minor signs of corrosion observed at the plumbing in the guest and third floor hall bathroom. See termite report.

1.7 KITCHEN

1. **Repair:** Some of the caulking and/or grout was loose or insufficient at the sink. See termite report.
2. **Correct:** The dishwasher was not properly anchored into the cabinet.

1.8 ATTIC

1. **Repair:** There was evidence of wood-destroying organisms observed in the attic. See termite report.
2. **Repair:** There were past or present moisture stains observed to the roof sheathing. See also termite report.

1.9 HVAC

1. **Repair:** There was no secondary condensate drain line or float/kill-switch installed on the furnace (opening provided). This is needed or recommended in the event of stoppage in the primary condensate drain piping. There was also moisture leakage noted to the condensate vent in the furnace. This is causing corrosion to the furnace and can lead to water damage.
2. **Repair:** There was no sediment trap observed to the gas pipe serving the heater. Any debris that contaminates the control can cause the system to operate unsafely. A sediment trap should be installed the gas line downstream of the appliance shut-off valve and as close to inlet of the equipment as practical for added safety.

3. **Repair:** The filter was dirty and in need of replacement/cleaning. Dirty filters restrict airflow and if the filter gets too clogged, the heat exchanger will overheat and shut off too quickly.
4. **Repair:** There was a missing non-combustible galvanized metal pan/floor observed below the furnace, which is typically required for attic installations.
5. **Service:** The auxiliary/secondary drain pan under the coil housing had standing water and rust build-up. This would indicate that the cooling equipment may be in need of repair. Auxiliary/secondary drain pans that hold water, are discolored, rusted or damaged may result in water damage or other defects.

1.10 AIR CONDITIONER

1. **Repair:** There was rust observed to the air conditioner. Rust is a sign that the unit has aged and approaching its useful life expectancy. Many units are still operable despite being rusted, but should always be evaluated by a qualified HVAC personnel - prior to use - to see if the unit is still safe and efficient to operate, whether any internal components (such as the coils or cabinet) are compromised, and if repair or replacement is recommended.
2. **Repair:** There was loose/missing caulking observed at the back wall of the breaker panel.

IF SOMETHING GOES WRONG

If Something Goes Wrong
There may come a time when you discover something wrong with the house you purchased, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

Intermittent Or Concealed Problems:
Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No Clues:
These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is often impossible for us to foresee a future problem.

We Sometimes Miss Minor Things:
During our inspection we often discover minor problems while we are looking for the more significant problems. While we try to note as many of the minor problems as we can, we concentrate on finding the more significant problems. These are the ones that affect people's decisions to purchase.

Contractor's Advice:
A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractor's opinions often differ from ours. You may have more than one roofing contractor say that the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

Last Man In Theory:
While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the last man in theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most Recent Advice Is Best:
There is more to the last man in theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we find ourselves in the position of first man in and consequently it is our advice that is often forgotten.

Why Didn't We See It?
You may have a contractor say, I can't believe you had this house inspected, and the inspector didn't find this problem. There are several reasons for these **apparent** oversights: A contractor may not know what is within the scope of a Home Inspection.

The scope of a Home Inspection is very specific, and all of our inspections are conducted in accordance with the American Society for Home Inspectors (ASHI). The Standards of Practice are very specific as to what is included and excluded from a home inspection.

Conditions During The Inspection: The conditions during the inspection are often very different that those when while the contractor is present. It is often difficult for homeowners to remember the circumstances in the house at the time of the inspection. Weather conditions, temperature and time of day can drastically affect the way many of the home systems perform, leading to different results from the

time of the inspection to the time the contractor is present in the home. It's impossible for contractors to know what the circumstances were when the inspection was performed.

The Wisdom Of Hindsight: When a problem manifests itself, it is very easy to have 20/20 hindsight, and wonder why the inspector was not able to predict a particular problem. As inspectors, we have been trained to look at all of the evidence available at the time of the inspection and give the most accurate prediction we can with the knowledge we have.

A Limited Look: We typically spend up to 2 hours to conduct a Home Inspection. During that limited amount of time, we cannot completely disassemble components or examine every hidden component location.

We're Generalists: GENERALIST VERSUS A SPECIALIST: A property inspector is a generalist and the inspection is conducted along generalist guidelines as listed above. The generalist job is to note material defects in the property he is inspecting. When he observes and finds one or more problems in a system of the property that affects its performance he may then refer the entire system over to a specialist in that field for a further detailed investigation. The specialist is expected to conduct a more detailed examination on that system from his specialist sphere of knowledge and training to determine all the problems with the system and the related costs of repairs. The specialist is inspecting from a depth of knowledge and experience that the generalist does not have.

A Non-Invasive Look: Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

Not Insurance:
In conclusion, a home inspection is designed to better your odds of not purchasing a “money pit”. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered a written guarantee or an insurance policy.

Pre-Closing Walkthrough & Other Information

This report was written exclusively for our Client. It is not transferable to other parties. The report is only supplemental to a seller's disclosure. Thank you for taking the time to read this report and call us if you have any questions. We are always attempting to improve quality of our service and our report.

PRE-CLOSING WALK-THROUGH
The walk-through prior to closing is the time for the Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. The Client should be thorough during the walk-through.

Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases Bluebird Inspections of all responsibility. The Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk-through of your new house. Consider hiring a certified home inspector to assist you.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees. You should not operate a heat pump in the heating mode when it is over 75 degrees outside.

2. Operate all appliances.

3. Run water at all fixtures and flush toilets.

4. Operate all exterior doors, windows and locks.

5. Test smoke and carbon monoxide detectors.

6. Ask for all remote controls to any garage door openers, fans, gas fireplaces , etc.

7. Inspect areas that may have been restricted at the time of the inspection.

8. Ask seller questions about anything that was not covered during the home inspection.

9. Ask seller about prior infestation treatment and warranties that may be transferable.

10. Read seller's disclosure.

NOTE: This inspection report is only for the condition of house on the day of inspection. Advise consulting with the property owner if something different is found that is not mentioned in this report during the day of final walk-through.