

JP Home Inspection Report



5510 Sample St
Los Angeles, California

Prepared for: **Jau C Pu**

Prepared by: **JP Home Inspection**
15554 Gale Ave #114
Hacienda Heights, CA 91745
josephpupu@yahoo.com
909-720-0744

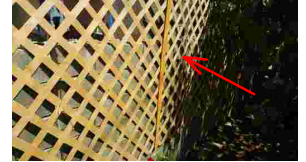


Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

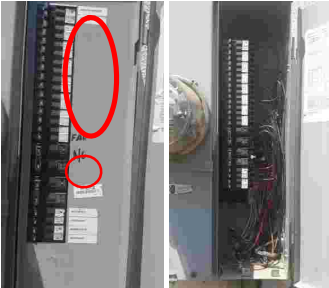
Lots and Grounds

1. Fences: Block - South side concrete block fence wall is leaning toward outside.



Electrical

2. Back of house Electric Panel Main Breaker Size: 100 Amps - Recommend to label the electrical breakers.



Air Conditioning

3. Backyard AC System Refrigerant Lines: Suction line and liquid line - Refrigerant line insulation is torn.



Garage/Carport

4. Detached Garage Electrical: 110 VAC - Recommend to cover the electrical junction box on the ceiling with a cover plate.



Plumbing

5. Water Lines: Galvanized and copper - Supply water metal pipes and fittings are corroded. Galvanized steel and copper pipe used in a same run is observed. The fitting is deteriorating due to galvanic corrosion, notice the white mineral deposits on the fitting. Suggesting the fitting be replaced in the future with a proper dielectric or plastic fitting to prevent further corrosion.



JP Home Inspection



Jau C Pu
5510 Sample St
23:17 August 03, 2016
Page 2 of 40

Marginal Summary (Continued)

Laundry Room/Area

6. Back of house Laundry Room/Area Electrical: 110 VAC - Electrical outlet cover plate is missing.



Living Space

7. Living Room, Dining Room Living Space Windows: Single hung - Living room wood hung windows are paint jammed and cannot be open; review by a qualified person is recommended.



8. Living Room, Dining Room Living Space Electrical: 110 VAC - Reversed polarity electrical outlet is noted. This is a easy and cheap fix.

****What is reversed polarity?**

Reversed polarity is when the hot and neutral connections at a receptacle are wired backwards.



Fireplace/Wood Stove

9. Living Room Fireplace Damper: Missing - Steel damper is missing.



Bathroom

10. 1st Floor Main Bathroom Windows: Single hung - This wood hung window is paint jammed, can't open.



Bedroom

11. Master Bedroom Bedroom Closet: Walk In - Cover this ceiling light fixture with a cover lans is recommended.



JP Home Inspection



Jau C Pu
5510 Sample St
23:17 August 03, 2016
Page 3 of 40

Marginal Summary (Continued)

12. Master Bedroom Bedroom Floor: Hardwood - This part of hardwood floor is aged and worn out.



Structure

13. Foundation: Poured concrete - Plywood sheets for foundation cripple walls are missing and the sill plates are not bolted onto the concrete foundation wall; recommend to retrofit in the future and this is an optional upgrade.





Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

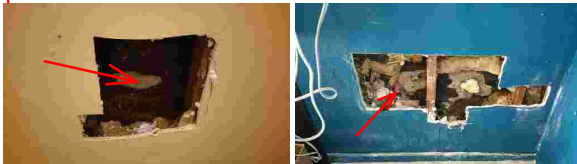
Roof

1. The Whole Property Roof Surface Material: Rolled roof material - **Clay tiles are damaged; review by a qualified roofing contractor is recommended.**



Garage/Carport

2. Detached Garage Walls: Paint - **Damaged garage walls with big holes are observed; review by a qualified person is recommended.**



Plumbing

3. Drain Pipes: ABS - **In the crawlspace, bathtub drainage pipe is rusted out and leaking; review or repair by a qualified plumber is recommended.**



JP Home Inspection



*Jau C Pu
5510 Sample St
23:17 August 03, 2016
Page 5 of 40*

Table of Contents

Definitions	6
General Information	6
General Disclaimer	8
The Scope of Inspection	10
Lots and Grounds	11
Roof	13
Exterior	15
Electrical	17
Air Conditioning	19
Heating System	21
Garage/Carport	22
Plumbing	23
Laundry Room/Area	26
Living Space	27
Fireplace/Wood Stove	29
Kitchen	29
Bathroom	31
Bedroom	34
Attic	35
Structure	36
Crawl Space	38
Report Conclusion	38
Invoice	40

JP Home Inspection



Jau C Pu
5510 Sample St
23:17 August 03, 2016
Page 6 of 40

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 5510 Sample St
City Los Angeles State California Zip
Contact Name Jau C Pu
Phone 626-552-2142
Fax

Client Information

Client Name Jau C Pu
Client Address
City State Zip
Phone
Fax
E-Mail Nicholaswu1015@gmail.com

Inspection Company

Inspector Name Joseph Pu
Company Name JP Home Inspection
Address 15554 Gale Ave #114
City Hacienda Heights State CA Zip 91745
Phone JP Home Inspection
Fax
E-Mail josephpupu@yahoo.com
File Number #258
Amount Received \$300.00

Conditions

Others Present Buyer, Buyer's Agent, Seller's Agent Property Occupied Occupied
Estimated Age +90 Entrance Faces North
Square Footage
Inspection Date 08-01-16
Start Time 2pm End Time 5pm

JP Home Inspection



Jau C Pu
5510 Sample St
23:17 August 03, 2016
Page 7 of 40

General Information (Continued)

Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 90F
Weather Sunny Soil Conditions Dry
Space Below Grade Crawl Space
Building Type Single family Garage Detached
Sewage Disposal City How Verified Visual Inspection
Water Source City How Verified Visual Inspection
Additions/Modifications N/A
PLEASE NOTE:

This Inspection Report is the exclusive property of JP Home Inspection, and performed and prepared for the sole, confidential and exclusive use and possession of the Client whose name appears on this Report, authorized by their signature which is recorded on The Inspection Agreement. The use of information within this report by any other party, entity, or person is strictly prohibited, and is a direct violation of the Standard Inspection Agreement. Use of this report can only be authorized by mutual consent of the parties involved in The Inspection Agreement, authorization for permission to rely on the information herewith CAN NOT be granted individually.

The visual observations and opinions expressed within this report are those of JP Home Inspection and any all written verbal comments made by The Inspector. We performed a general visual inspection of systems, components, and conditions in accordance with the Standards of Practice of The California Real Estate Inspection Association (CREIA). A copy of the CREIA Standards is available upon request and also can be downloaded from the Internet, <http://www.creia.org/>. The items and systems that we are not required to inspect are clearly disclaimed in The Scope of Inspection, General Disclaimer and/or in the Standard Residential Inspection Agreement.

The Client is strongly advised to further investigate and contract with the appropriate persons to further investigate, any/all conditions/items noted for evaluation or service in this Report, as well as items that were inoperable or inaccessible. Also, any items beyond the scope of a CREIA Inspection or items that may have been disclosed by others, including any items which yourself, your Agent, The Sellers themselves, or the Sellers Agent may be concerned about, including any items of concern on the Transfer Disclosure Statement. Such evaluations/investigations are to be done before the your residential purchase agreement's specific time limit. The client is to personally perform a diligent visual inspection of the property after the seller vacates to insure that no "condition" was concealed by personal property and/or stored items while occupied or damaged during the seller's evacuation of the building. Should any "condition" be revealed that was not addressed within this report prior to or after the close of escrow, please contact our office immediately for an additional evaluation regarding such "condition"

Product recalls and consumer product 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 <http://www.cpsc.gov> or www.recalls.com for further information. A basic home inspection does not include the identification or research for appliances

JP Home Inspection



Jau C Pu
5510 Sample St
23:17 August 03, 2016
Page 8 of 40

General Information (Continued)

and other items installed in the home that may be on the CPSC lists. <http://www.cpsc.gov/>

WE RECOMMEND THAT ALL MATERIAL DEFECTS NOTED IN THE REPORT BE FULLY EVALUATED AND/OR CORRECTED BY SPECIALISTS IN THE APPROPRIATE TRADE USING APPROVED METHODS, PRIOR TO THE CLOSE OF ESCROW OR CONTINGENCIES AND READ THE ENTIRE REPORT!!!

General Disclaimer

General Disclaimer:

It is the client's sole responsibility to READ THIS REPORT IN ITS ENTIRETY and to research any and all jurisdictional permits required by local authorities regarding the property in contract before the close of escrow. This inspection and report do not include an inspection of cosmetic or aesthetic items. The inspector will not report on cosmetic/aesthetic defects which includes but is not limited to the following: foggy window panes, scratches, small holes, defective carpet, typical minor cracks found in concrete, stucco, CB construction and asphalt, painting requirements when structural damage is not imminent, and other minor defects which have no bearing on the structural integrity of the property. It is not the scope of this inspection to determine compliance to code or local ordinance. The inspection will be performed only on readily accessible components of the home. This includes general systems and components and is aimed at identifying any system or component, which requires immediate attention or major repair. The inspection is performed in compliance with and conforms to the Standards of Practice of the California Real Estate Inspection Association (CREIA). A copy of the CREIA Standards is available upon request and also can be downloaded from the Internet, <http://www.creia.org/>

The inspection is limited to visual observations of apparent conditions existing at the time of the inspection. In accordance with CREIA Standards, we do not evaluate or endorse any concealed areas or components, such as but not limited to, subterranean ducts, pipes, wires, or conduits within walls, floors, or ceilings, the slab beneath carpets, the interior of heat exchangers, air-conditioning coils and supply ducts, chimney flues, and the waterproof membrane or flashings beneath roof coverings, balconies, shower pans, or sub-surfaces under tubs and showers. When necessary and appropriate the inspector will perform simple mechanical tests to determine whether or not a system or appliance is in good working order. If the inspector recommends consulting other specialized experts, any such consultation shall be at the customers sole discretion and expense. This inspection and report is not an expressed or implied warranty of any items inspected. Deficiencies and defects, which are latent or concealed, are excluded from the inspection. The inspector is not required to move debris, furniture, equipment, carpeting or other items, which may impede access or limit visibility, or enter any area with less than 24 inches clearance or where entry could cause damage or pose a hazard to the inspector or cause harm to the structure.

This IS NOT a roof certification inspection. Also, we do not evaluate or endorse the following specific components: computerized systems, radio or remotely controlled components, central vacuum systems, alarm, telephone, cable, or intercom systems, public or private sewage systems or components, septic tank system, public or private water supply systems, water softeners, expansion tanks, water circulating devices, water filtration or purification devices, automatic or manual yard sprinklers, the hermetic seal of dual-glazed windows or skylights, solar systems, fire-sprinkler systems, shut-off valves that are not in



General Disclaimer (Continued)

daily use, elevators, saunas, steam showers, humidifiers, electronic air cleaners, in-line duct motors or dampers, washers, dryers, and their valves or drain pipes, condensate pumps, thermostats, timers, clocks, rotisseries, refrigerators, portable or free-standing appliances, retaining walls, landscaping or landscape items, including yard sprinklers, decorative and low-voltage lighting, portable spas, fountains and ponds, barbecues, fire-pits, pool sweep assemblies, in-line chlorinators, or similar devices dispensing bromine or ozone, and the coatings on pools, spas.

It is not the scope of this inspection to determine the size of the property. The inspector doesn't check permit related issues. 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 know conditions that may have inadvertently left out of disclosure statements. This inspection is not a substitute to replace any real property disclosure statements required by law; nor does it substitute or replace any disclosure obligation of the customer. The inspector has no present or contemplated future interest in the property described and covered by this inspection report. The inspector strongly advises against any reliance on this report. We recommend that you retain a qualified professional inspector to provide you with your own inspection report on this property.

In accordance with the terms of the Inspection Agreement, any service recommendations, repairs, reviews or observations that we make in this report should be evaluated BEFORE the end of your INSPECTION/CONTINGENCY period by licensed specialists and/or contractors, who may well identify additional defects or recommend upgrades that could affect your decision regarding the property. As buyer, you should obtain all documentation pertaining to the legality and legitimacy of repair work prior to final verification of condition. Also; please DO NOT rely on anything that we may have been purported to have said; issues can become distorted, particularly by people who are not properly trained or those who have a vested interest in the outcome of the transaction. Please contact the Inspector directly with any questions or concerns you may have, at JP Home Inspection 909-720-0744.

NOTICE TO CLIENTS WHO WERE AND COULD NOT PRESENT DURING THE INSPECTION

****We prefer to have our clients present during, or immediately following, the inspection so that we can elaborate on what may well be complicated or technical issues that could be somewhat difficult for the average person to understand, and to go over the support documents and Inspection agreement. This report contains technical information that may not be readily understandable to the layperson. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection report. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection, please call the office to arrange for your verbal consultation.**

WE RECOMMEND THAT ALL MATERIAL DEFECTS NOTED IN THE REPORT BE FULLY EVALUATED AND/OR CORRECTED BY SPECIALISTS IN THE APPROPRIATE TRADE USING APPROVED METHODS, PRIOR TO THE CLOSE OF ESCROW OR CONTINGENCIES. AND READ THE ENTIRE REPORT!!!

ENVIRONMENTAL CONCERNS:

JP Home Inspection



Jau C Pu
5510 Sample St
23:17 August 03, 2016
Page 10 of 40

General Disclaimer (Continued)

Client acknowledges what is being contracted for is a building inspection and NOT an environmental evaluation and the inspection is NOT to intended to; detect, identify or disclose any health or environmental concerns regarding the building(s) and/or adjacent property, including, but not limited to, the presence of asbestos, radon, lead, urea-formaldehyde, fungi, mold, mildew, bio-organic growth, PCBs, or any other toxic materials or substances contained in the water, air, soils or building materials or products. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

The Scope of Inspection

Our inspection is specifically visual, and distinct from those of specialists; we DID NOT use specialized instruments, DID NOT dismantle any equipment, and DID NOT sample air, ground, water, or building materials. We do not evaluate the capacity, uniformity, or compatibility of heating and cooling equipment nor do we calculate square footage and/or living space area to determine tonnage or BTU requirements. This type of inspection requires calculations that are beyond the scope of this inspection. You should consult with a qualified HVAC contractor if you are concerned about such issues.

Our visual inspection and this report will not be as comprehensive, nor as technically exhaustive as that generated by a specialist; and it is not intended to be. The purpose of this inspection is to identify significant visible defects or visible conditions that would warrant further evaluation by a specialist. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the Standards of Practice and Inspection Agreement. This inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies or general wear and tear items.

Any structure may contain contaminated airborne materials or toxins, hazardous chemicals, contaminated soil, or other materials that can be hazardous. Structures built before 1978 can reasonably be expected to contain materials that are considered hazardous. This inspection IS NOT an environmental or earthquake safety inspection. Environmental issues include, but are not limited to, asbestos, lead paint contamination, mold or mold spores, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel/oil/chemical tanks, ground water contamination, and soil contamination to name a few. Should further study or analysis seem prudent due to age or other conditions, then an evaluation by an environmental specialist is recommended. Such an evaluation would include scientific sampling and laboratory analysis that is well beyond the scope of this Inspection.

For further information, ask your Realtor for a current copy of, RESIDENTIAL ENVIRONMENTAL HAZARDS: A Guide For Homeowners, Home buyers, Landlords and Tenants, published by the Departments of Real Estate and Health Services, or pick up a copy from the Department of Real Estate or local Department of Health Services.

We check a representative sampling of doors, windows, switches, and receptacles; window coverings



The Scope of Inspection (Continued)

are considered wear and tear items and not inspected or commented on. Belongings may have prevented a complete inspection of the windows, flooring, walls, switches, and receptacles throughout the structure and/or garage as well as under the sinks. We do not check the attachment of floor tiles and only report on readily visible cracking or irregularities. Be sure to inspect the structure for hidden problems before the close of escrow. Any photos included are for information, example, and clarification only; they are not intended to be a substitute for further evaluations and repairs as recommended; or for reading the report in its entirety. Photos included are of this property but certainly do not depict all deficiencies noted in the report. Labeling limitations may prevent the listing of all deficiencies pictured.

A NPNI M D

Lots and Grounds

Disclaimer:

It is beyond the scope of this inspection to include site stability information or geological conditions. USFT (underground fuel storage tank) location determination is beyond the scope of this inspection. The inspector cannot determine the future stability of wood decks, patios or balconies. The current general condition is observed and reported without regard to current age or expected life. Subterranean drains are not evaluated. Detection of the presence of concealed moisture, mold or wood decay present behind exterior finishes is beyond the scope of this inspection.

We do not test, and cannot guarantee the condition of any subterranean drainage system. Our site visit is limited to a visual approximation; the sellers or occupants will obviously have a more intimate knowledge of the site and drainage. Sellers are required to disclose any such conditions. Furthermore, the cellulose material found in most modern structures can facilitate the growth of biological organisms when subjected to moisture intrusion that can be hazardous to your health. Such conditions and/or examinations are beyond the scope of this inspection.

Concealed sprinkler lines cannot be inspected. To determine efficiency of the sprinkler system is beyond the scope of this inspection. Lawn sprinkler system is an ongoing maintenance item. We recommend having system and controls demonstrated to you prior to the close of escrow.

Water can be destructive to building materials, for this reason, the ideal property will have soils that slope away from the structure and the interior floors will be significantly higher than the exterior grade. Our examination of the exterior grade is a visual approximation at best. We do not employ the use of level measuring devices or water when examining the grade. Also, the ideal structure will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces.

A NPNI M D

JP Home Inspection



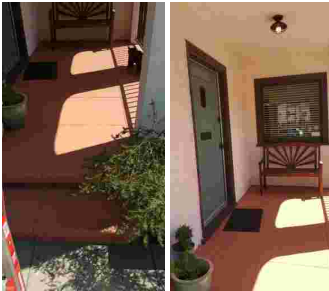
Jau C Pu
5510 Sample St
23:17 August 03, 2016
Page 12 of 40

Lots and Grounds (Continued)

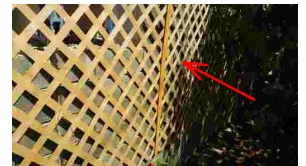
- 1. Driveway: Concrete
- 2. Walks: Concrete



- 3. Steps/Stoops:
- 4. Porch: Concrete



- 5. Patio: Concrete
- 6. Deck:
- 7. Balcony:
- 8. Grading: Flat
- 9. Vegetation: Trees, Lawn, Shrubs
- 10. Retaining Walls:
- 11. Fences: Block - South side concrete block fence wall is leaning toward outside.



JP Home Inspection



Jau C Pu
5510 Sample St
23:17 August 03, 2016
Page 13 of 40

Roof

Disclaimer:

Clay tiles, concrete tile and slate tile roofs are often not walked to avoid damage. Not all tiles can be checked for proper attachment. Areas concealed from view by any means are excluded from this report. The report is an opinion of the general condition and general quality of the roof. The inspector cannot and does not offer an opinion or warranty as to whether the roof may be subject for future leakage. The inspector cannot offer an opinion of current leakage unless leakage occurs and is visible at the time of the inspection.

Always check with the manufacturer for installation instructions. They should also have a product approval report which dictates how it can be installed over various assemblies. Retrofitted tile roofs are not allowed to be installed without permits and engineering approval. Permits and engineering approval are not verified. Beyond the scope of this inspection. Roofing tiles are installed without the benefit of a felt underlayment, may not have been required at time of original construction.

Roof requires periodic inspection and maintenance to prevent moisture intrusion. Suggest complete review by a qualified licensed roofing contractor. Homes that have tile or wood shingle/shake materials are going to be tented for termites should be re-inspected for possible damage caused by the extermination process before the close of escrow.

Gutters and subsurface drains are not water tested for leakage or blockage. Ongoing maintenance of roof drain systems is required to avoid water problems at the roof and foundation. Damage to roofs can occur when tenting a home for fumigation. Recommend inspection for damage after the fumigation (tenting) is completed.

It is beyond the scope of this inspection to determine the presence of asbestos or other hazardous materials not specified. In the event the inspector notes "asbestos-like" or "appear to be asbestos contained" material this is not a specific declaration of the presence of asbestos. Thermostatically operated attic fans are excluded from the inspection.

Roof coverings can be hazardous to walk on, and we make every effort to walk roofs that are readily accessible from a 16 foot ladder if it appears safe and sturdy. The inspector has noted the method used to inspect the roof. In any case our inspection is not a guarantee against leakage and does not confer a certification of any kind. Only a Licensed C39 Roofing Contractor can perform such a service. Naturally, the sellers or the occupants of a structure will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your insurance policy, or that you obtain a roof certification from an established local roofing company. Roof venting calculations are not within the scope of this inspection.

A NPNI M D

The Whole Property Roof Surface

1. Method of Inspection: On roof
2. Unable to Inspect: 10%

JP Home Inspection



Jau C Pu
5510 Sample St
23:17 August 03, 2016
Page 14 of 40

Roof (Continued)

3. Material: Rolled roof material - **Clay tiles are damaged; review by a qualified roofing contractor is recommended.**



4. Type: Flat

5. Approximate Age: +30

6. Flashing:

7. Valleys:

8. Skylights:

9. Plumbing Vents: ABS

10. Electrical Mast: Surface mount



11. Gutters:

12. Downspouts:

East Chimney

13. Chimney: Stucco



14. Flue/Flue Cap: Stucco

15. Flue Cap/Spark Arrestor Present

16. Chimney Flashing:



Exterior

Disclaimer:

Only visible exterior surfaces and materials of the building, foundation system and structural components were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. Moisture intrusion through cracks or openings in the exterior siding, trim, windows, and doors is the source of moisture damage and deterioration. We recommend sealing all cracks or openings in, and between the exterior siding and trim materials, especially around the windows and doors.

Most slabs experience some degree of cracking as a result of shrinkage during the drying process. Most all cracks in the slabs, unless severe, are not visible or noticeable due to the floor covering. Floor coverings are not removed for this inspection. If large cracks are present along with movement, we recommend further evaluation by a structural engineer. No engineering calculations are performed during this inspection.

All exterior grades should allow for surface water and roof runoff to be directed away from the foundation system. This inspection is a visual examination and does not attempt to use water test to determine site drainage performance. The condition of of any underground piping, including municipal or private water and sewer service piping or concealed clean-outs can not be examined. For information in these areas, please refer to seller's disclosure documents and consult specialists in appropriate trade.

It is important to maintain a property, and it is particularly important to keep stucco and wood exterior wall coverings and trim sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier.

However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. We test a representative sampling of unobstructed windows in accordance with industry standards. Wherever possible we confirm that at least one window in every bedroom is operable and facilitates emergency egress.

A NPNI M D

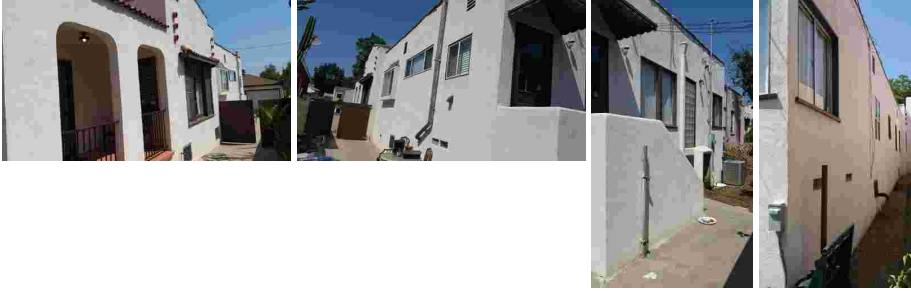
JP Home Inspection



Jau C Pu
5510 Sample St
23:17 August 03, 2016
Page 16 of 40

Exterior (Continued)

1. Type: Stucco



2. Trim: Wood, Stucco

3. Fascia:

4. Soffits:

5. Door Bell: Hard wired

6. Entry Doors: Wood



7. Patio Door: Glass wood

8. Windows: Wood slider

9. Window Screens:

10. Exterior Lighting: Surface mount

11. Exterior Electric Outlets:

12. Hose Bibs: Ball

13. Gas Meter: Front of house

14. Main Gas Valve: Located at main line

15. Gas Service Lines: Cast iron



Electrical

Disclaimer:

The inspector will not determine the capacity and adequacy of the electrical service for servicing the home if the main breaker is not present. GFCI (ground fault circuit interrupter) is used for protection in wet areas (bath, kitchen, laundry, wet bar, etc.). These are safety devices. These may not be present in older homes. It is recommended this be upgraded, if not present.

The inspector will not:

- Determine the compliance to municipal or NEC electrical code. Dismantle any electrical device or control other than to gain access to visibly inspect electrical components.
- Insert any tool, probe or testing device into the main or sub panels.
- Activate electrical systems or branch circuits, which are not energized. - Operate overload protection devices.
- Inspect any electrical equipment, which is not in a readily accessible area, or move furniture, stored items or appliances to inspect panels, wiring or connections.
- Test all switches, receptacles or fixtures. A representative sample would be tested.
- Remove switch or outlet cover plates.
- Trace wiring origins or destinations.
- Inspect ancillary systems such as wiring for telephones, audio / video systems, landscape lighting, intercom wiring and burglar alarm / security system wiring.

A representative sample would be tested. - Remove switch or outlet cover plates. - Trace wiring origins or destinations. - Inspect ancillary systems such as wiring for telephones, audio / video systems, landscape lighting, intercom wiring and burglar alarm / security system wiring. Our electrical inspection is limited to readily visible components, we do not open sealed service panels to evaluate utility feed wires, nor inspect concealed ground wires, or concealed bonding systems.

Read the entire Report as some electrical deficiencies are addressed within the particular area of the structure that the deficiencies are located. There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety as a newer system. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many older systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative sampling of switches and outlets and we do not perform load-calculations to determine if the supply meets the demand.

However, in the interests of safety, we regard every electrical deficiency as a possible hazard for obvious reasons. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or hazards and recommend further service or upgrades. We typically recommend upgrading outlets near water or at exterior locations to have ground fault protection, which is a relatively inexpensive but essential safety feature.



Electrical (Continued)

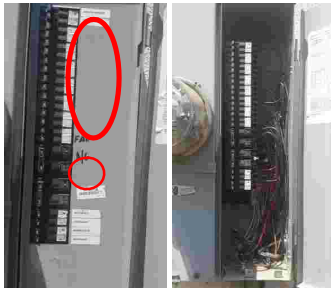
A NPNI M D

1. Service Size Amps: 100 Amps Volts: 120-240 VAC
2. Service: Copper
3. Service Entry Underground
4. 120 VAC Branch Circuits: Copper
5. 240 VAC Branch Circuits: Copper
6. Aluminum Wiring: Not present
7. Conductor Type: Non-metallic sheathed cable
8. Ground: Rod in ground only



Back of house Electric Panel

9. Manufacturer: Murray
10. Maximum Capacity: 100 Amps
11. Main Breaker Size: 100 Amps - [Recommend to label the electrical breakers.](#)



12. Breakers: Copper
13. Fuses:
14. AFCI: Not Present
15. GFCI: At GFCI receptacles only
16. Is the panel bonded? Yes No
17. Service Entry



Air Conditioning

Disclaimer:

No representation is made regarding line integrity or coolant charges since the inspector does not perform pressure tests on coolant systems. The inspector will not operate the cooling system if the outside temperature is less than 60 degrees (F).

Window or wall mounted and gas fired units are not inspected. Due to variations in the type of materials and construction methods the adequacy of the cooling system for this home is not determined specifically by the inspector, however the typical home requires one (1) tone (12,000 Btu) per 600 square feet. Pressure checks of system coolant and system coolant leaks are not checked. The inspector does not check the electric draw (current) or the system.

COOLING / HEATING DISTRIBUTION (DUCTS, VENT, FLUE) The uniformity of the supply of conditioned air to the various parts of the structure is not calculated. The types of insulation material used for wrapping pipes, ducts, jackets and boilers are not determined. The inspector will not operate venting systems unless ambient temperatures or other circumstances, in the opinion of the inspector are conducive to safe operation without damage to the equipment. The inspector will not operate equipment outside its normal operating range as determined by the inspector.

The components of most air-conditioning systems have a design-life ranging from fifteen to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their approximate age when possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, electronic air-cleaners, ducts. We do not evaluate tonnage, BTU's, including size in relation to square footage or interior space and/or component compatibility as this type of investigation is beyond the scope of the inspection. Furthermore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal any defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

13 SEER Update: As of 01/23/2006 HVAC Manufacturers can only produce 13 SEER (Seasonal Energy Efficiency Rating) air conditioning units. This requirement could add to the cost of air conditioner replacement as the evaporator coil (the cooling unit normally attached to the furnace) would also have to be upgraded if the condenser (the unit that is normally in the yard) must be replaced. In addition, modifications may be required for conversion which could result in additional fees. Although this regulation has no bearing or effect on our evaluation of the systems, we recommend that your Home Warranty Protection include 13 SEER upgrade provisions to help offset any additional costs.

A NPNI M D

Backyard AC System

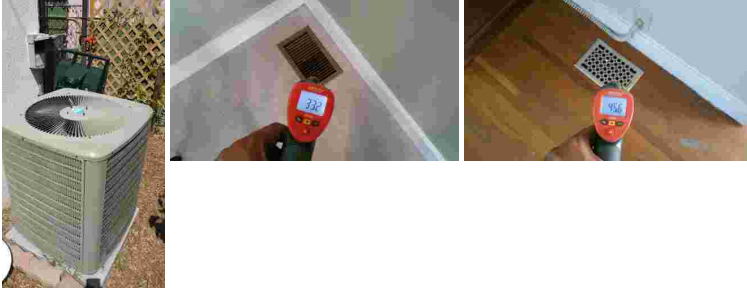
JP Home Inspection



Jau C Pu
5510 Sample St
23:17 August 03, 2016
Page 20 of 40

Air Conditioning (Continued)

1. A/C System Operation: Functional



2. Condenser Fans Metal
3. Exterior Unit: Pad mounted
4. Manufacturer: CMC
5. Model Number: Not visible Serial Number: Not visible
6. Area Served: Whole building Approximate Age: New
7. Fuel Type: 120-240 VAC Temperature Differential: 15F - 22F
8. Type: Central A/C Capacity: Not listed
9. Visible Coil: Not Visible
10. Condensate Drain Lines PVC



11. Refrigerant Lines: Suction line and liquid line - Refrigerant line insulation is torn.



12. Electrical Disconnect: Fused



13. Exposed Ductwork: Insulated flex
14. Thermostats: Programmable





Heating System

Disclaimer:

No representation is made regarding line integrity or coolant charges since the inspector does not perform pressure tests on coolant systems. The inspector will not operate the cooling system if the outside temperature is less than 60 degrees (F).

Window or wall mounted and gas fired units are not inspected. Due to variations in the type of materials and construction methods the adequacy of the cooling system for this home is not determined specifically by the inspector, however the typical home requires one (1) tone (12,000 Btu) per 600 square feet. Pressure checks of system coolant and system coolant leaks are not checked. The inspector does not check the electric draw (current) or the system.

COOLING / HEATING DISTRIBUTION (DUCTS, VENT, FLUE) The uniformity of the supply of conditioned air to the various parts of the structure is not calculated. The types of insulation material used for wrapping pipes, ducts, jackets and boilers are not determined. The inspector will not operate venting systems unless ambient temperatures or other circumstances, in the opinion of the inspector are conducive to safe operation without damage to the equipment. The inspector will not operate equipment outside its normal operating range as determined by the inspector.

The components of most heating systems have a design-life ranging from fifteen to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their approximate age when possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of heat exchanger, firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We do not evaluate tonnage, BTU's, including size in relation to square footage or interior space and/or component compatibility as this type of investigation is beyond the scope of the inspection.

Even the most modern gas or oil fired heating systems can produce carbon monoxide, which can create a health hazard. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee. Heat exchangers ARE NOT inspected. We recommend that a carbon monoxide detector be installed on each level of the structure if gas appliances are present.

A N P N I M D

Crawl Space Heating System

1. Heating System Operation: Adequate



JP Home Inspection



Jau C Pu
5510 Sample St
23:17 August 03, 2016
Page 22 of 40

Heating System (Continued)

2. Manufacturer: Goodman
3. Model Number: Not Visible Serial Number: Not Visible
4. Type: Forced air Capacity: Not listed
5. Area Served: Whole building Approximate Age: New
6. Fuel Type: Natural gas
7. Heat Exchanger: Sealed not visible
8. Unable to Inspect: 70%
9. Blower Fan/Filter: Direct drive with reusable filter
10. Filter Clean



11. Distribution: Insulflex duct



12. Circulator: Blower
13. Draft Control: Automatic, Sealed Not Visible
14. Flue Pipe: Double wall
15. Condensate Pipe/System PVC
16. Controls: Sealed, Not Visible
17. Thermostats: Programmable
18. Suspected Asbestos: No

Garage/Carport

A N P N I M D

Detached Garage _____

1. Type of Structure: Detached Car Spaces: 1
2. Garage Doors: Metal, Hardboard
3. Door Operation: Manual
4. Door Opener:
5. Exterior Surface: Same As House
6. Roof: Asphalt shingle

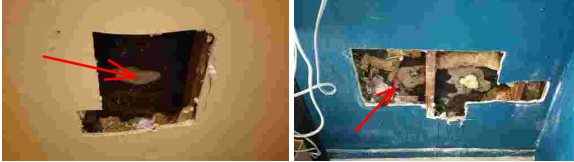


7. Roof Structure: Same As House

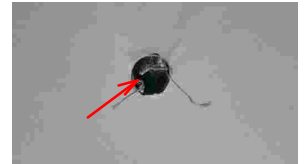


Garage/Carport (Continued)

8. Service Doors: Glass Slider
9. Ceiling: Paint
10. Walls: Paint - **Damaged garage walls with big holes are observed; review by a qualified person is recommended.**



11. Floor/Foundation: Poured concrete
12. Hose Bibs:
13. Electrical: 110 VAC - **Recommend to cover the electrical junction box on the ceiling with a cover plate.**



14. Windows: Glass Wood

Plumbing

Disclaimer:

Underground and wall hidden pipes cannot be judged for sizing, leaks, and corrosion or other damage / problems. Water quality testing and testing for hazardous material is not performed during this inspection. Sizing of pipes and adequacy determinations are not performed. Some polybutylene plastic piping supply systems have documented problems. Some ABS plastic drain systems have documented problems. Contact the polybutylene / ABS manufacturer or a plumbing expert for details regarding these problems. Supply water pressure exceeding 80 psi can cause damage to fixtures and may result in leaks. A pressure regulator is recommended. Underground fuel supply lines and fuel tanks cannot be inspected nor judged. Fuel pipes inside walls concealed from view cannot be judged. The inspector does not determine sizing or adequacy of fuel lines.

The inspector is not required to do the following:

Operate a main shut-off valve. Inspect any system that has been shut down and secured. Inspect any components that are not readily accessible or visible. Inspect any exterior plumbing components such as private sewer systems, water wells, pressure tanks, sprinkler systems, spas, or swimming pools unless specifically contracted to do so by the customer. Inspect fire sprinkler systems. Inspect or operate drain pumps or waste ejector pumps. Inspect the quality / portability of water. Inspect water conditioning such as water softeners or water filters. Determine the effectiveness of anti-siphoning devices. Determine proper sizing, design or use of proper materials in the system.

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, angle stop shut-off valves, and main shutoff valves, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper or Cross Link Polyethylene (PEX), because they are less

JP Home Inspection



Jau C Pu
5510 Sample St
23:17 August 03, 2016
Page 24 of 40

Plumbing (Continued)

prone to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. We DO NOT test or operate valves that are not used on a regular basis, including angle stop valves, main valves, TPR valves etc..

Waste and drainpipes pipes are equally varied, and range from modern acrylonitrile butadiene styrene [ABS] ones to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are less prone to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, and particularly in main drainpipes, which we routinely recommend for video-scan. This could also confirm that the structure is connected to the public sewer system, which is important because all private systems must be evaluated by specialists. Sewer pipes, vents, concealed piping, and washing machine drains ARE NOT inspected.

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps.

If tree roots grow into the main drain that connects the system to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the structure, or the cost of roofer service, most of which are relatively inexpensive. The washing machine drain if applicable was not tested or inspected.

Water Heaters:

The inspector does not provide an estimate of remaining life of water heaters. Solar heating system heating elements are not inspected. The inspector does not activate pilot lights. If the pilot light is off, a complete inspection is not performed. The water heater pressure relief valve is not tested. Manually opening this valve may result in leaking water heater shut-off valve, if present, is not operated. The inspector will not remove an insulation blanket to gain access to a water heater.

A NPNI M D

1. Service Line: Copper
2. Main Water Shutoff: Not Visible

JP Home Inspection



Jau C Pu
5510 Sample St
23:17 August 03, 2016
Page 25 of 40

Plumbing (Continued)

3. Water Lines: Galvanized and copper - Supply water metal pipes and fittings are corroded. Galvanized steel and copper pipe used in a same run is observed. The fitting is deteriorating due to galvanic corrosion, notice the white mineral deposits on the fitting. Suggesting the fitting be replaced in the future with a proper dielectric or plastic fitting to prevent further corrosion.



4. Drain Pipes: ABS - In the crawlspace, bathtub drainage pipe is rusted out and leaking; review or repair by a qualified plumber is recommended.



5. Service Caps: Accessible

Crawlspace Water Heater

6. Water Heater Operation: Adequate



7. Manufacturer: Craft Master

8. Model Number: Not Visible Serial Number: Not Visible

9. Type: Natural gas Capacity: 30 Gal.



10. Approximate Age: +5 Area Served: Whole building

11. Flue Pipe: Metal





Plumbing (Continued)

12. TPRV and Drain Tube: Copper



13. Seismic Safety Straps Metal

Laundry Room/Area

Disclaimer:

In accordance with home inspection standards, we do not test clothes dryers, dryer vent piping, nor washing machines or their water connections and drainpipes, and we do not move appliances to check the flooring and walls. Laundry room drain lines and water/gas supply valves serving the laundry machines are not operated during the inspection. The supply valves sit for long periods of time without being operated and are subject to leak when turned off and the present equipment is removed. We recommend checking these valves for evidence of leakage during your final walk-through before closing escrow.

There are several things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger. We routinely recommend plastic dryer vent hoses be replaced with a modern metal flexible type. Dryer vent pipes or lint collectors are not included in our inspection, and should be cleaned before you move in, and on a regular basis to prevent a buildup of lint which can become a fire hazard..

A NPNI M D

Back of house Laundry Room/Area

- Closet:
- Doors: Class wood
- Electrical: 110 VAC - [Electrical outlet cover plate is missing.](#)



JP Home Inspection



Jau C Pu
5510 Sample St
23:17 August 03, 2016
Page 27 of 40

Laundry Room/Area (Continued)

- 4. HVAC Source:
- 5. Laundry Tub:
- 6. Laundry Tub Drain:
- 7. Washer Hose Bib: Ball valves



- 8. Washer and Dryer Electrical: 120 VAC
- 9. Dryer Vent: Metal flex



- 10. Dryer Gas Line: Insulflex
- 11. Washer Drain: Wall mounted drain
- 12. Floor Drain: Not visible

Living Space

Disclaimer:

The inspector does not determine the condition of thermopane windows due to weather, temperature and lighting variations. The condition of walls and framing behind wallpaper, drywall, paneling, other coverings and furniture cannot be determined. Determining the presence of asbestos in acoustic sprayed ceilings is beyond the scope of this inspection. The inspector will not determine the origin of odors or stains in carpets. The condition of wood and concrete flooring below carpets is not inspected. Firewall rating determination is beyond the scope of this inspection.

Our inspection of the building interior or living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative sampling of accessible windows, doors, switches and outlets. However, we do not evaluate window treatments, do not move belongings, lift floor coverings, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of minor movement, such as wood shrinkage, common settling, and seismic activity. We do not comment on door stops or lack of door stops, and you are advised to confirm door stops are installed.

Some homes built between 2001 and 2007 are alleged to contain what is commonly known as "Chinese Drywall". Our inspection is non invasive in nature, and DOES NOT include sampling for this condition.

JP Home Inspection



Jau C Pu
5510 Sample St
23:17 August 03, 2016
Page 28 of 40

Living Space (Continued)

Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service. **THIS IS NOT AN ENVIRONMENTAL INSPECTION.**

ENVIRONMENTAL CONCERNS:

Client acknowledges what is being contracted for is a building inspection and NOT an environmental evaluation and the inspection is NOT to intended to; detect, identify or disclose any health or environmental concerns regarding the building(s) and/or adjacent property, including, but not limited to, the presence of asbestos, radon, lead, urea-formaldehyde, fungi, mold, mildew, bio-organic growth, PCBs, or any other toxic materials or substances contained in the water, air, soils or building materials or products. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

A NPNI M D

Living Room, Dining Room Living Space

1. Closet:
2. Ceiling: Texture paint
3. Walls: Paint



4. Floor: Hardwood
5. Doors:
6. Windows: Single hung - Living room wood hung windows are paint jammed and cannot be open; review by a qualified person is recommended.



7. Electrical: 110 VAC - Reversed polarity electrical outlet is noted. This is a easy and cheap fix.

****What is reversed polarity?**

Reversed polarity is when the hot and neutral connections at a receptacle are wired backwards.



8. HVAC Source: Register



Living Space (Continued)

9. Smoke Detector: Hard wired

Fireplace/Wood Stove

A NPNI M D

Living Room Fireplace

1. Fireplace Construction: Stone



2. Type: Wood burning
3. Fireplace Insert: Standard
4. Mantel Wood
5. Hearth: Extended adequately
6. Damper: Missing - [Steel damper is missing.](#)



7. Smoke Chamber: Not Visible
8. Flue: Not Visible

Kitchen

Disclaimer:

Per home inspection standards our inspection of kitchen components is limited to built in appliances where utilities are provided. These items are tested under normal operating conditions. Extensive evaluations such as calibration, operation of timers, clocks, heat settings, rotisseries, thermostat accuracy, self cleaning systems, temperature probes, and other peripheral components are not within the scope of this inspection. Due to the inaccessibility of the dishwasher components we can do no more than manipulate the controls to simulate normal wash, rinse, and dry cycles; cleaning and drying adequacy are not verified. Dishwashers can fail at any time due to their complexity. Supply valves are not turned due to their delicate nature.

Countertops require regular maintenance of the caulking and grout to reduce the chance of moisture intrusion. Minor cracks, grout irregularities, minor de-lamination, sprung doors or drawers, and general staining under sinks are considered cosmetic issues and are usually not reported on unless they present an obvious moisture intrusion problem. Refrigerators require specialty tools, and compression gauges to test, and are not tested or inspected.

JP Home Inspection



Jau C Pu
5510 Sample St
23:17 August 03, 2016
Page 30 of 40

Kitchen (Continued)

A NPNI M D

1st Floor Kitchen

1. Cooking Appliances: Whirlpool



2. Ventilator:

3. Disposal: In-Sinkerator



4. Dishwasher: Kenmore

5. Air Gap Present? Yes No

6. Trash Compactor:

7. Refrigerator: LG

8. Microwave:

9. Sink: Stainless Steel



10. Electrical: 110 VAC GFCI

11. Plumbing/Fixtures: ABS

12. Counter Tops: Wood

13. Cabinets: Wood

14. Pantry:

15. Ceiling: Paint

16. Walls: Paint





Kitchen (Continued)

17. Floor: Ceramic tile
18. Doors: Class wood
19. Windows: Vinyl slider, Steel Slider

Bathroom

Disclaimer:

The inspector does not determine the condition of thermopane windows due to weather, temperature and lighting variations. The condition of walls and framing behind wallpaper, drywall, paneling, other coverings and furniture cannot be determined. Determining the presence of asbestos in acoustic sprayed ceilings is beyond the scope of this inspection. The inspector will not determine the origin of odors or stains in carpets. The condition of wood and concrete flooring below carpets is not inspected. Firewall rating determination is beyond the scope of this inspection.

In accordance with inspection standards our inspection of bathrooms is to test fixtures, report fixture deficiencies, and visible water damage or active leakage. Dry rot, toilet rings, inaccessible plumbing, shower pans, under tub/shower base systems, areas concealed under floor coverings, and cosmetic issues are not within the scope of this inspection.

We confirm proper ventilation, (an operable window, or mechanical ventilation is required), and electrical Ground Fault protection at wet locations. We also confirm proper safety glass markings as required, but can not guarantee that marked glass is actually safety glass. Shower doors and seals tend to deteriorate and leak; they should always be maintained to prevent water from leaking onto the floor covering. Tub/shower curtains can leak and promote water intrusion, all tub/showers should have sliding glass, or glass door enclosures installed for maximum moisture intrusion protection. We routinely recommend against carpeting in bathrooms as moisture can seep under carpeting and cause hidden damage. Supply valves are not turned due to their delicate nature. We DO NOT test or inspect personal hygiene, or toilet body wash devices..

ENVIRONMENTAL CONCERNS:

Client acknowledges what is being contracted for is a building inspection and NOT an environmental evaluation and the inspection is NOT to intended to; detect, identify or disclose any health or environmental concerns regarding the building(s) and/or adjacent property, including, but not limited to, the presence of asbestos, radon, lead, urea-formaldehyde, fungi, mold, mildew, bio-organic growth, PCBs, or any other toxic materials or substances contained in the water, air, soils or building materials or products. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

A NPNI M D

JP Home Inspection



Jau C Pu
5510 Sample St
23:17 August 03, 2016
Page 32 of 40

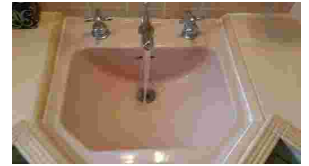
Bathroom (Continued)

1st Floor Main Bathroom

1. Ceiling: Paint
2. Walls: Paint
3. Floor: Stone
4. Doors: Hollow wood
5. Windows: Single hung - This wood hung window is paint jammed, can't open.



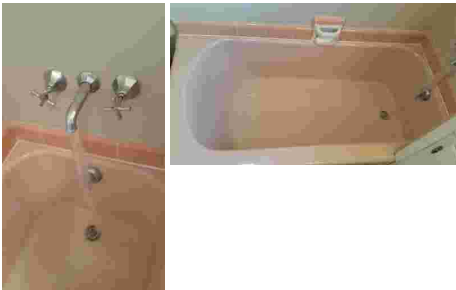
6. Electrical: 110 VAC GFCI
7. Counter/Cabinet: Ceramic tile
8. Sink/Basin: Porcelain



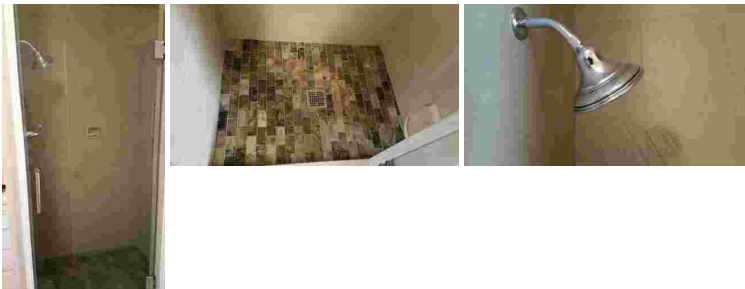
9. Faucets/Traps: Metal Trap



10. Tub/Surround: Steel



11. Shower/Surround: Ceramic tile



JP Home Inspection



Jau C Pu
5510 Sample St
23:17 August 03, 2016
Page 33 of 40

Bathroom (Continued)

12. Toilets: American Standard



13. HVAC Source: Heating system register

14. Ventilation: Window

1st Floor Master Bathroom

15. Ceiling: Paint

16. Walls: Paint

17. Floor: Hardwood

18. Doors: Hollow wood

19. Windows: Single hung

20. Electrical: 110 VAC GFCI

21. Counter/Cabinet: Wood

22. Sink/Basin: Porcelain



23. Faucets/Traps: ABS



24. Tub/Surround:

25. Shower/Surround: Fiberglass pan and fiberglass surround



JP Home Inspection



Jau C Pu
5510 Sample St
23:17 August 03, 2016
Page 34 of 40

Bathroom (Continued)

26. Toilets: Koehler



27. Ventilation: Electric ventilation fan and window

Bedroom

Disclaimer:

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative sampling of windows and doors, switches and outlets. We evaluate accessible windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies. By definition, a bedroom must have a closet and ready fire egress..

New code requires that every bedroom shall install smoke alarm; please refer to real estate requirement for installation.

Master Bedroom Bedroom _____

1. Closet: Walk In - [Cover this ceiling light fixture with a cover lens is recommended.](#)



2. Ceiling: Paint

3. Walls: Paint

4. Floor: Hardwood - [This part of hardwood floor is aged and worn out.](#)



5. Doors: Hollow wood

6. Windows: Steel slider

7. Electrical: 110 VAC

8. HVAC Source: Heating system register

9. Smoke Detector: Hard wired

A N P N I M D



Bedroom (Continued)

Front Bedroom Bedroom

- 10. Closet: Small
- 11. Ceiling: Paint
- 12. Walls: Paint
- 13. Floor: Hardwood
- 14. Doors: Hollow wood
- 15. Windows: Steel slider
- 16. Electrical: 110 VAC
- 17. HVAC Source: Heating system register
- 18. Smoke Detector: Hard wired

Attic

Disclaimer:

It is beyond the scope of this inspection to determine the presence of asbestos or other hazardous materials not specified. In the event the inspector notes "asbestos-like" or "appear to be asbestos contained" material this is not a specific declaration of the presence of asbestos.

In accordance with inspection standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, or are restricted by ducts, insulation, or belongings. In such cases we inspect them as best we can from the access point or equipment platform. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and we do not sample or test the material for specific identification or R value. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, ceiling joists. and other components.

Be advised that attic rafters and truss systems routinely have dark mold or mildew type staining. We do not comment on this condition as it is universal in nature and noted in virtually every modern wood frame structure due to the storage process of stacking lumber outdoors before shipping to the job site. If you are concerned about the possibility of cross contamination into the living space or have other concerns regarding this type of condition you should consult with the appropriate Environmental Specialist.

A NPNI M D

Hallway, Laundry room Attic

- 1. Method of Inspection: From the attic access
- 2. Unable to Inspect: 70%



Attic (Continued)

3. Roof Framing: 2x4 Rafter



4. Sheathing: Plywood

5. Ventilation: Vents



6. Insulation: Blown in

7. Insulation Depth: 3"



8. Attic Fan:

9. House Fan:

10. Wiring/Lighting:

11. Suspected Asbestos: No

Structure

Disclaimer:

Only visible and accessible components of the building, foundation and structural systems were examined to determine their current condition. Geo-technical, engineering, structural, architectural, geological, hydrological, land surveying or soil related examinations are not performed during this inspection.

Structures are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our Standards of Practice, we identify foundation types and look for any evidence of structural deficiencies. Cracks or deteriorated surfaces in foundations are common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the floor covering. Most of these cracks are related to the curing process or to common settling. We will alert you to any suspicious cracks if they are clearly visible.

However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, structural engineer, or geologist; this should not deter you from seeking the opinion of any such expert if you are concerned about movement or structural stability.



Structure (Continued)

A NPNI M D

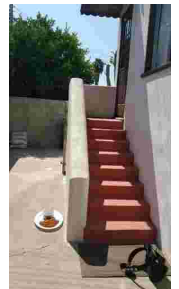
1. Structure Type: Wood frame
2. Foundation: Poured concrete - Plywood sheets for foundation cripple walls are missing and the sill plates are not bolted onto the concrete foundation wall; recommend to retrofit in the future and this is an optional upgrade.



3. Differential Movement: No movement or displacement noted
4. Bearing Walls: Not visible
5. Joists/Trusses: Not visible
6. Piers/Posts: Poured piers and wood posts



7. Floor/Slab: Not Visible
8. Stairs/Handrails: Concrete Stairs with Stucco Handrails



9. Subfloor: Not Visible, Dimensional wood
10. Smoke/Carbon Monoxide detectors Present



Crawl Space

A NPNI M D

Back of the property Crawl Space

1. Method of Inspection: In the crawl space
2. Unable to Inspect: 50%
3. Access: Wood door, Small



4. Moisture Location: Under the bathroom bathtub
5. Moisture Barrier:
6. Ventilation: Vents
7. Insulation:
8. Sump Pump: Not Present
9. Electrical: 110 VAC
10. Suspected Asbestos: No

Report Conclusion

Congratulations on your purchase. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: Install smoke and carbon monoxide detectors; identify all escape and rescue ports; install a chain type emergency ladder at a front upstairs window for emergency fire exit if this is a two story structure; rehearse emergency evacuation routs out of the structure; upgrade older electrical systems, and add ground-fault outlets at all appropriate locations; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass near the floor or walkways; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device; remove any double-cylinder deadbolts from exterior doors; and install child-safe locks and alarms on the exterior doors of all pool and spa properties.

The Pre-Closing Walk-Through is an essential part of any real estate transaction. We suggest you perform it with your Real Estate Agent. There are many reasons for performing this inspection before the close of escrow. A typical time frame of one to three months may have passed between signing the sales



Report Conclusion (Continued)

agreement, The Inspection, and the move in date. Even if all repair recommendations have been adhered to, many things can happen before actual move in. Often times things become more apparent after personal belongings have been removed from the property. Changes in weather patterns or other unpredictable events may also uncover items of concern. At this pre-closing time, it is your responsibility as the buyer to make certain that all deficiencies found during or after the inspection have been rectified. You should also make certain all repair agreements between you and the seller have been honored. What exactly is involved? Preferably a week before escrow is scheduled to close, re-inspect the property to be sure everything is in order. To make the most of your pre-close walk-through, we suggest you take the report along and use it as a checklist.

The report is very detailed, be sure to check the functional items on the report, things can change. Checking every item just as we did will prove to be a good investment of your time. Be sure to keep the following items in mind. No damage has occurred to the structure since you decided to buy it. Fixtures, appliances, window coverings, and items the seller agreed to leave are present. Work you requested by appropriate specialists has been completed and guaranteed. Major systems, water heater, air conditioner, heater etc. are still operational. Take this opportunity to ask the seller if there have been any changes in the property since you decided to purchase it, or if there are any problems they may have failed to mention, such as moisture intrusion or leakage, roof leaks or any related insurance claims which could cause your Property Insurance to be denied or rated. Defects or problems with carpeting, flooring, foundation, sewage drain line, septic system, plumbing, electrical problems etc.

Again, this is your last opportunity to eliminate any misunderstandings about the past or current condition of the property, or discover problems the seller may be aware of; ask a lot of questions and take your time. Furthermore, we are not required to comment on any nuisance characteristics within the area that may affect your purchase decision. Take this time to inquire as to any nuisances within, or near the neighborhood which could affect your decision to purchase this property. This could include, Major Thoroughfares, Waste Treatment Plants, Waste Disposal Sites, Schools, School Bands, Recreation Centers, Train Stations, Transportation Centers, Airports, Barking Dogs etc..

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the visible condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we did not test every outlet or switch, open every window and door, or identified every minor/cosmetic defect; window coverings are considered a wear and tear item and were not inspected. Also because we are not specialists and because our inspection is specifically visual, latent defects could exist. This inspection and report is based upon the general visible condition of this property at this time. Furthermore, as a real property owner, you should reasonably expect problems to occur. Roofs may leak, drain lines may become blocked, and components or systems may fail without warning. For this reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance/warranty policy current. If you have been provided with a warranty/protection policy, read it carefully. Such policies often cover only insignificant costs, and the representatives of some warranty companies can be expected to deny coverage on the grounds that a given condition was pre-existing or not covered because of what they claim to be a minor code infraction or a manufacture's defect. (We are not code inspectors and do not have access to manufactures specifications, or specific recall lists and

JP Home Inspection



Jau C Pu
5510 Sample St
23:17 August 03, 2016
Page 40 of 40

Report Conclusion (Continued)

notifications) Read warranty policies very carefully; Home Warranty Companies usually repair or replace covered systems and components, but they DO NOT cover or repair incidental or accidental water, smoke, fire, or other damage due to system failures, it's always best to make repairs or replacements before a failure occurs.

Re-inspections are only performed on items that were hidden, concealed, inaccessible, or inoperative because the utilities were off. We do not re-inspect to validate the quality or conformity of repair work. Contract for evaluations and repairs before the close of escrow with qualified, licensed professional contractors who issue warranties and guarantees for their work, always get their recommendations and/or determinations in writing. Re-inspection fees vary, and are based on the system or component to be re-inspected.

Thank you for choosing JP Home Inspection
Joseph Pu

CREIA Inspector Membership #: 0155071
ASHI Inspector Membership #: 252063

Invoice

Inspector Name: Joseph Pu
Company Name: JP Home Inspection
Address: 15554 Gale Ave #114
City State Zip: Hacienda Heights, CA 91745

Client Name: Jau C Pu
Address:
City, State Zip:

Property Address: 5510 Sample St
City State Zip: Los Angeles, California

Services Performed	Amount Due
Home Inspection	\$300.00
Total	\$300.00

THANK YOU!

We value the opportunity to provide you with a comprehensive inspection report essential to your purchasing decision. If you have any questions about your home inspection, please call us at JP Home Inspection.