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Inspection No. : Sample Report
Inspection Date : Sample Report
Address : Sample Report

Inspector : Ned McTaggart
Client : Sample Report

THIS REPORT IS NOT A SUBSTITUTE FOR THE DISCLOSURES (SELLER AND AGENTS) REQUIRED BY CIVIL CODE 112 et.seq., NOR IS IT A SUBSTITUTE FOR THE REAL ESTATE TRANSFEREE DISCLOSURE STATEMENT (TDS-14). PLEASE CONSULT WITH YOUR AGENT TO IDENTIFY WHICH PARTIES ARE RESPONSIBLE FOR DISCLOSING THOSE ASPECTS OF THIS TRANSACTION THAT WOULD BE OF IMPORTANCE TO YOU.

When reading the inspection report: **Serviceable** means that the materials and workmanship are acceptable and in generally satisfactory condition. We will occasionally point out a minor item and still note Serviceable, such as a light fixture with no globe.

None Applicable means that the item does not apply to this property.

This is a single-family dwelling, one story structure built on a flat lot. Estimated age is approximately 72 to 76 years old. Weather at the time of inspection was sunny.



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Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties.

101 Driveway:

Concrete. **Expansive cracks and sunken areas noted are a possible trip hazard. This is a safety concern. We advise repair/replacement as needed to ensure safety.**



102 Walks:

Concrete. **Expansive cracks and lifted concrete noted at right side of garage are a possible trip hazard. This is a safety concern. We advise repair/replacement as needed to ensure safety.**

103 Fences/Walls:

Block/chain link/wood. **Chipped and deteriorated wood noted at rear.**

Vegetation noted at rear. This can promote moisture damage and wood deterioration that is not always visible to the inspector. We advise trimming/removing vegetation to prevent damage to any nearby materials. The inspection was a limited review of this area. Damage/deterioration can only be viewed after removal of vegetation/overgrowth.

103a Gates:

Chain link/metal/wood. **Front middle gate noted rubs on jamb and its latch is inoperable or not catching properly. Adjustments or repairs are needed for smooth operation.**

104 Siding:

Stucco. **Cracks noted at front.**

Bow noted in left wall; suggest consulting with specialist for further review prior to close of escrow.



105 Trim: Wood. **Deteriorated wood noted at front.**



106 Window Frames:	Serviceable; vinyl. House is equipped with thermo-pane windows for added insulation. Verifying the seal between the two panes of glass is beyond the scope of this inspection.
106a Screens:	Serviceable.
107 Electrical Fixtures:	Serviceable.
108 Gutters/Downspouts:	Non-Applicable.
109 Sprinklers:	A timing device controls this sprinkler system. Timing devices are beyond the scope of this inspection. We advise that you obtain verification of this system's performance prior to closing.
110 Exterior Doors:	Serviceable.
111 Bell/Chime:	Non-Applicable.
112 Chimney:	Serviceable. A spark arrester is installed as a safety feature.
112a Steps/Railing:	Serviceable.
112b Hose Bib:	Serviceable.
113 Lot grade/Drainage:	Home is built on a flat lot. Grade at foundation appears to be adequate. Expansive soil conditions are common in this area. As geological evaluations are beyond the scope of this report, client is advised to consult with an appropriate specialist if concerned by either the conditions listed in this report or those which you have observed.
114 Gas Meter:	Serviceable. Located at rear.

115 Foundation:

Raised foundation/pier and post construction.

Expansive cracks noted at a few areas; suggest consulting with specialist for further review prior to close of escrow.



Some pier and posts noted are not installed properly; suggest consulting with specialist for further review prior to close of escrow.



Please see additional comments for Foundation on the next page.

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115 Foundation Cont'd:



115a Ventilation: Ventilation appears to be adequate.

115b Bolted to Foundation: Yes, under house.

115c Cripple Walls: **Yes, rear wall noted behind master bedroom is not braced.**



116 Sub-Floor: Accessible at rear. Plumbing leaking: No.

116a Sub-Floor Comments: **Romex noted is on ground under house; suggest elevating as a safety upgrade.**



Please see additional Sub Floor Comments on the next page.

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116a Sub-Floor Comments

Cont'd: **Aquapex plumbing pipe noted on ground under house; suggest elevating as a safety upgrade.**



117 Exterior Comments: Non-Applicable.

118 Beyond Scope of Insp.: Non-Applicable.

Our evaluation of the roof is to determine if portions are missing and/or deteriorating and, therefore, subject to possible leaking. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or a certification.

126 Type/Material: Composition shingle/pitched construction.

127 Roof Comments: Roof shows normal wear for its age and type; appears to be in serviceable condition.
We advise resealing all through roof vents and projections as part of routine maintenance.



We advise trimming all trees and vegetation away from roof at left side to prevent damage and premature deterioration of roofing materials.



GARAGE ROOF

128 Type/Material: Composition shingle/pitched construction.

129 Roof Comments: Roof shows normal wear for its age and type; appears to be in serviceable condition.

PATIO ROOF

130 Type/Material: Composition shingle/pitched construction.

131 Roof Comments: Roof shows normal wear for its age and type; appears to be in serviceable condition.

Water ponding observed behind chimney. This condition indicates improper roof drainage. Ponding will accelerate roofing material deterioration resulting in roof leaks. Advise evaluation by a qualified licensed roofer for repairs/corrections to ensure leak free conditions.



Missing cap noted at flashing; we advise making necessary corrections.



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136 Hatch Location: Front left bedroom closet.

137 Accessible: Yes.

138 Sheathing: Serviceable; 1x6.

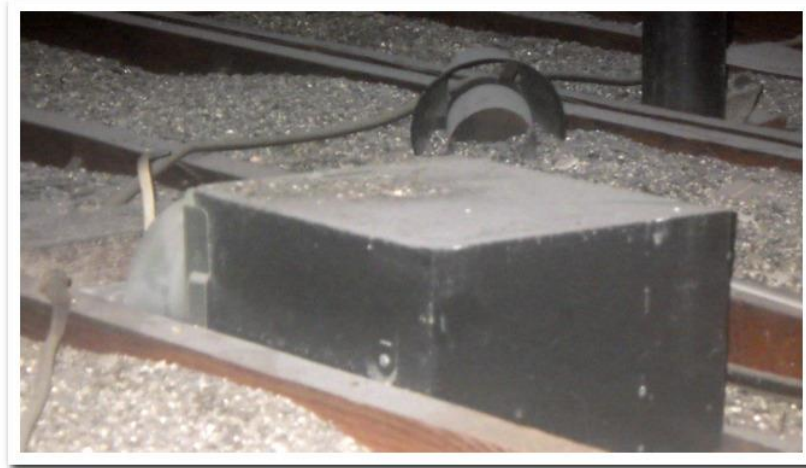
139 Evidence of Leaking: **Water stains noted at various areas. These stains appear to be old.**

140 Insulation: No.

141 Ventilation: Appears to be adequate. **Missing gable screen noted at left side.**



142 Attic Comments: **Hall exhaust fan noted is improperly vented. Recommend extending the fan's exhaust to the exterior of the property to prevent damage/deterioration from moisture/condensation.**



201 Cover: Wood. **Unable to determine if cover is installed properly; suggest consulting with specialist for further review prior to close of escrow.**



202 Enclosure:	Non-Applicable.
203 Electrical:	Serviceable.
204 Windows:	Non-Applicable.
205 Deck/Slab:	Concrete. Expansive cracks noted at various areas.
206 Stairs:	Serviceable.
207 Railing:	Serviceable.
208 Comments:	Right side patio noted appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

- 301 Exterior: Serviceable; stucco.
- 302 Roof: Please see roof comments.
- 303 Slab: Concrete. **Expansive cracks and lifted concrete noted at various areas; suggest consulting with specialist for further review prior to close of escrow.**
- 304 Overhead Door: Metal. **Overhead garage door noted is difficult to open and close. Loose metal noted at base; suggest securing. Overhead garage door noted is dented at various areas; suggest consulting with specialist for further review prior to close of escrow.**



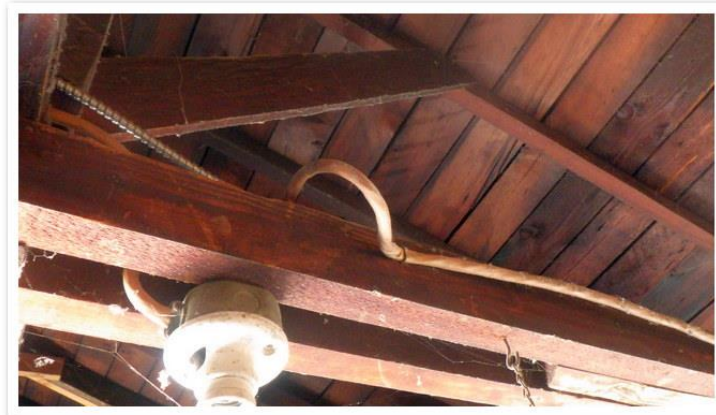
- 305 Garage Door Hardware: **Unable to test; please see number 304.**
- 306 Door Opener: Non-Applicable.
- 307 Windows: Non-Applicable.
- 308 Access Door: **Improper header beam noted above access door; suggest consulting with specialist for further review prior to close of escrow.**



- 309 Fire Door: Non-Applicable.
- 310 Fire Wall: Non-Applicable.
- 311 Vent Screens: Non-Applicable.
- 312 Walls: **Missing nuts noted at several bolts; we advise making necessary corrections.**



- 313 Ceiling: **Ceiling noted has been repaired at various areas; unable to determine effectiveness of these repairs.**
- 314 Electrical: **There is no ground fault interrupter noted in this area which may not have been standard at the time of construction. However, today's standards require ground fault interrupters at all areas within five feet of running water and external outlets. We suggest installing a ground fault interrupter in this area as a safety upgrade.**
Two (2) inoperable outlets noted by toilet
Exposed romex wiring noted at various areas. This may be a safety concern if used where it could be subject to physical damage. Client may wish to encase as a safety upgrade.



- 315 Laundry Tub: Non-Applicable.
- 316 Washer H/Up: **No vent pipe noted for drain; suggest consulting with specialist for further review prior to close of escrow.**
Washer hook-up noted is not installed properly; suggest consulting with specialist for further review prior to close of escrow.



- 317 Dryer H/Up: Gas. **Cracked gas valve noted; we advise making necessary corrections.**
No vent installed to dryer at time of inspection; suggest installing vent as a safety upgrade.
- 318 Toilet: **The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit to keep from leaking. Properly re-sealing and re-securing this unit is suggested to prevent water leakage and damage.**
Toilet noted appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.
- 319 Shower: **Shower noted has been removed.**
- 320 Garage Comments:

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. **IDENTIFYING OR TESTING FOR THE PRESENCE OF ASBESTOS, RADON, LEAD BASED PRODUCTS, OR OTHER POTENTIALLY HAZARDOUS MATERIALS IS NOT WITHIN THE SCOPE OF THIS REPORT. THESE MATERIALS WERE USED PRIOR TO 1982, AND SHOULD YOU BE CONCERNED, WE SUGGEST HAVING AN INDEPENDENT INSPECTION PERFORMED PRIOR TO THE CLOSE OF ESCROW.** Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. We urge you to evaluate these systems prior to closing.

DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY WILL CONDUCT SUCH AN INSPECTION UPON REQUEST.

California Senate Bill No. 407, [requires on or before January 1, 2017](#), that a Seller or Transferor of a [single-family residential real property, multifamily residential, or commercial real property](#) disclose to a Purchaser or Transferee, [in writing, specified requirements for replacing plumbing fixtures, and whether the real property includes noncompliant plumbing](#). The bill would require, on or after January 1, 2017, a Seller of certain residential real property to make a specified disclosure in this regard.

The bill would require, on or before January 1, 2017, that all noncompliant plumbing fixtures in any single-family residential real property shall be replaced by the property owner with water-conserving plumbing fixtures.

Please be advised that verification of these requirements are beyond the scope of our inspection. We advise obtaining the proper written verification from Seller confirming the plumbing fixtures in this home comply with the requirements set forth in Senate Bill No. 407. More information may be obtained by referencing Senate Bill No. 407 of the California Civil Code relating to water conservation.

Definitions: Noncompliant plumbing fixture means - Any toilet manufactured to use more than 1.6 gallons of water per flush; Any urinal manufactured to use more than 1 gallon of water per flush; Any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute; Any interior faucet that emits more than 2.2 gallons of water per minute.”

401 Heating:	Gas wall heater located in living room. Gas shut off noted. Unable to test. At the time of the inspection, fuel was off to this unit. Fuel or power is not restored to appliances that are shut down. Most utility companies will, upon request, conduct a free inspection. Verification of this system's performance prior to closing is strongly suggested.
401a Venting:	Unable to test; please see number 401.
402 Air Conditioning:	Non-Applicable.
403 Thermostat:	Located in living room. Unable to test; please see number 401.
404 Ducting:	Non-Applicable.

405 Plumbing:

Piping where visible is Aquapex, copper **and galvanized. Galvanized water pipes rust from the inside out and can become restricted over time. When low water flow is noted at plumbing fixtures; or if in your opinion, the water flow is low, some restriction may have occurred. We advise further review by a licensed plumber. AQUAPEX® non-metallic water supply lines have been installed in this house. Our inspection is limited to the visible connectors and lines only. If client is concerned or desires information regarding guarantees or warranties of this product and its systems, we advise contacting Wirsbo Aquapex® at 1-800-321-4739.** Copper is preferred for durability and low maintenance. Main shut-off is located at front. PSI 60.

*Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. **For this reason main shut-off valves are not tested during a home inspection.** We suggest caution when operating shut-offs that have not been turned for a long period of time. All shut-off valves and angle stops should be turned regularly to ensure free movement in case of emergency.*

406 Drain/Waste Vent:

Serviceable.

407 Water Heater #1:

Approximately 28 gallons, gas water heater located in closet behind garage. Temperature and pressure relief valve installed as a safety feature. Two earthquake straps are installed as a safety measure.

Water heater noted is not equipped with a required cold water shut-off; suggest consulting with specialist for further review prior to close of escrow.



407a Venting #1:

Serviceable.

407b Water Heater #2: Approximately 40 gallons, gas water heater located in rear closet. Cold water shut-off: Intact. Temperature and pressure relief valve installed as a safety feature. Two earthquake straps are installed as a safety measure.

Corrosion noted on plumbing; no evidence of leakage at time of inspection.



407c Venting #2:	Serviceable.
408 Electrical:	<p>The main electrical service is approximately 100 amps. Service entrance is overhead with main panel located at rear. Overload protection is provided by breakers. Main disconnect noted. Wiring where visible is copper. Copper is preferred for durability and low maintenance.</p> <p><i>As a safety upgrade, we always recommend installing GFCI outlets, in all areas that they are currently required; such as garages, laundry areas, exterior outlets, pool and spa lights and all outlets within five feet of running water.</i></p>
409 Smoke Detector:	Serviceable. Located in hall, family room, living room and all bedrooms.
410 CO Detector:	Serviceable. Located in hall.
411 Fireplace:	<p>Located in living room. Burns wood.</p> <p>Dirty fireplace noted; suggest cleaning as necessary.</p>
412 Comments:	

The kitchen inspection is both visual and functional. Appliances are operated, if power is supplied. Clocks, timers and other pre-setting devices on stoves and ovens are not within the scope of this inspection. Calibrations to cooking systems are not evaluated nor life expectancies given to dishwashers. **Note: Dishwashers can fail at any time due to their complexity.** Our review is to determine if the system is free of leaks and excessive corrosion.

The presence and/or odor of mold and/or mildew are possible anywhere there is moisture, such as: under sinks and plumbing at kitchens and bathrooms, plumbing leaks, crawl spaces, etc. Often the moisture is hidden from view by personal property or if it is present within walls, under flooring, inside cabinets or in an inaccessible area. Determination of the presence of mold and/or mildew, or possible health hazards resulting from exposure to these organisms is not within the scope of this inspection. If client has any concerns regarding the presence of mold and/or mildew, we advise consulting with an Indoor Air Quality specialist or other qualified person, for any testing, evaluations and/or removal which may be desired prior to close of escrow.

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The bill would require, on or before January 1, 2017, that all noncompliant plumbing fixtures in any single-family residential real property shall be replaced by the property owner with water-conserving plumbing fixtures.

Please be advised that verification of these requirements are beyond the scope of our inspection. We advise obtaining the proper written verification from Seller confirming the plumbing fixtures in this home comply with the requirements set forth in Senate Bill No. 407. More information may be obtained by referencing Senate Bill No. 407 of the California Civil Code relating to water conservation.

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501 Floor: Serviceable.

502 Walls: Serviceable.

503 Ceiling: Serviceable.

504 Doors: Non-Applicable.

505 Windows: Serviceable.

506 Cabinets: Serviceable.

507 Counter Tops: Serviceable.

508 Electrical: Serviceable.

509 Sinks: Serviceable.

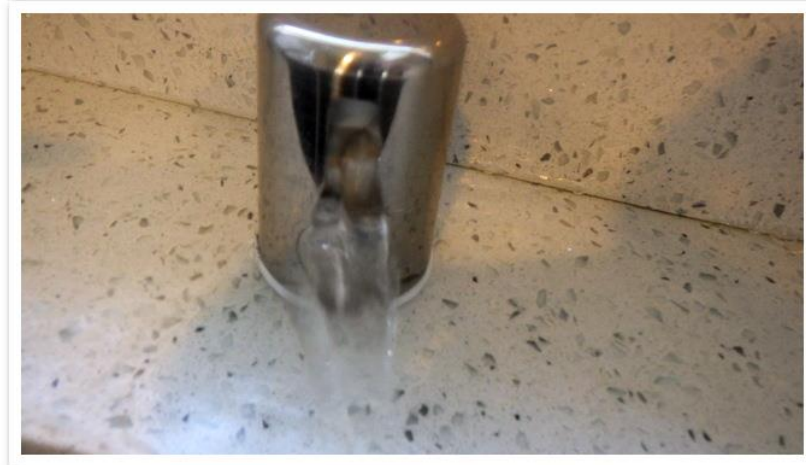
510 Faucets: Serviceable.

511 Traps/Drains/Supplies: **Leak noted under sink under air gap; please see number 513.**



512 Disposal: Serviceable; Moen.

513 Dishwasher: Samsung. **The air gap overflow port leaks water. This indicates a possible obstruction in the line. Clean out of these drains is advised.**



Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the "normal wash" cycle only.

514 Stove/Cook Top: Serviceable; gas.

515 Oven: Serviceable; gas.

516 Hood/Fan: Serviceable.

517 Microwave: Non-Applicable.

518 Trash Compactor: Non-Applicable.

519 Kitchen Comments:

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently.

The presence and/or odor of mold and/or mildew are possible anywhere there is moisture, such as: under sinks and plumbing at kitchens and bathrooms, plumbing leaks, crawl spaces, etc. Often the moisture is hidden from view by personal property or if it is present within walls, under flooring, inside cabinets or in an inaccessible area. Determination of the presence of mold and/or mildew, or possible health hazards resulting from exposure to these organisms is not within the scope of this inspection. If client has any concerns regarding the presence of mold and/or mildew, we advise consulting with an Indoor Air Quality specialist or other qualified person, for any testing, evaluations and/or removal which may be desired prior to close of escrow.

California Senate Bill No. 407, [requires on or before January 1, 2017](#), that a Seller or Transferor of a [single-family residential real property, multifamily residential, or commercial real property](#) disclose to a Purchaser or Transferee, [in writing, specified requirements for replacing plumbing fixtures, and whether the real property includes noncompliant plumbing](#). The bill would require, on or after January 1, 2017, a Seller of certain residential real property to make a specified disclosure in this regard.

[The bill would require, on or before January 1, 2017, that all noncompliant plumbing fixtures in any single-family residential real property shall be replaced by the property owner with water-conserving plumbing fixtures.](#)

[Please be advised that verification of these requirements are beyond the scope of our inspection.](#) We advise obtaining the proper written verification from Seller confirming the plumbing fixtures in this home comply with the requirements set forth in Senate Bill No. 407. More information may be obtained by referencing Senate Bill No. 407 of the California Civil Code relating to water conservation.

[Definitions: Noncompliant plumbing fixture means - Any toilet manufactured to use more than 1.6 gallons of water per flush; Any urinal manufactured to use more than 1 gallon of water per flush; Any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute; Any interior faucet that emits more than 2.2 gallons of water per minute."](#)

701 Floor:	Serviceable.
702 Walls:	Serviceable.
703 Ceiling:	Serviceable.
704 Doors:	Serviceable.
705 Window:	Latch noted at window is inoperable or not catching properly. Adjustments or repairs are needed for smooth operation.
706 Electrical:	Serviceable.
707 Exhaust Fan:	Serviceable.
708 Heating:	Non-Applicable.
709 Tub & Surround:	Serviceable.
710 Tub Faucet:	Serviceable.
711 Shower & Surround:	Serviceable.
712 Shower Enclosure:	Non-Applicable.
713 Shower Faucet:	Serviceable.

700

HALL BATHROOM - CONTINUED

714 Sink: Serviceable.

715 Sink Faucet: Serviceable.

716 Traps/Drains/Supply: Serviceable.

717 Toilet: Serviceable.

718 Counter/Cabinets: Serviceable.

719 Comments:

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720

MASTER BATHROOM

721 Floor:	Serviceable.
722 Walls:	Serviceable.
723 Ceiling:	Serviceable.
724 Doors:	Serviceable.
725 Windows:	Serviceable.
726 Electrical:	Unable to determine function of one switch.
727 Exhaust Fan:	Serviceable.
728 Heating:	Non-Applicable.
729 Tub & Surround:	Non-Applicable.
730 Tub Faucet:	Non-Applicable.
731 Shower & Surround:	Serviceable.
732 Shower Enclosure:	Serviceable.
733 Shower Faucet:	Leak noted at overhead shower faucet; we advise making necessary corrections.
734 Sink:	Serviceable.
735 Sink Faucet:	Serviceable.
736 Traps/Drains/Supply:	Serviceable.
737 Toilet:	Serviceable.
738 Counter/Cabinets:	Serviceable.
739 Comments:	

Our interior review is visual and evaluated with similarly aged homes in mind. Seals in double-pane, insulated glass can fail at any time and although the glass is examined, lighting conditions, window coverings, and atmospheric conditions at the time of the inspection can cause the defect to be undetectable. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. **Note: As pointed out in the Inspection Agreement, materials regularly used in residential construction may contain potentially hazardous substances such as asbestos and formaldehyde. Our report will not identify these substances since laboratory testing is necessary to detect their presence.**

900	LIVING ROOM
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901 Floor:	Sloping noted.
902 Walls:	Serviceable.
903 Ceiling:	Serviceable.
904 Doors:	Serviceable.
905 Windows:	Serviceable.
906 Electrical:	Serviceable.
907 Wet Bar:	Non-Applicable.
908 Comments:	

1100	DINING AREA AND FAMILY ROOM
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1101 Floor:	Serviceable.
1102 Walls:	Serviceable.
1103 Ceiling:	Serviceable.
1104 Doors:	Serviceable.
1105 Windows:	Latch noted at front left window is inoperable or not catching properly. Adjustments or repairs are needed for smooth operation.
1106 Electrical:	Serviceable.
1107 Wet Bar:	Non-Applicable.
1108 Comments:	Dining area and family room noted appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

1200**HALL**

1201 Floor:	Serviceable.
1202 Walls:	Serviceable.
1203 Ceiling:	Serviceable.
1204 Doors:	Serviceable.
1205 Windows:	Non-Applicable.
1206 Electrical:	Serviceable.
1207 Stairs:	Non-Applicable.
1208 Comments:	

1300**MASTER BEDROOM**

1301 Floor:	Sloping noted.
1302 Walls:	Serviceable.
1303 Ceiling:	Serviceable.
1304 Doors:	Entry door noted rubs on jamb.
1305 Windows:	Serviceable.
1306 Electrical:	Serviceable.
1307 Closet:	Serviceable.
1308 Comments:	

1310**FRONT LEFT BEDROOM**

1311 Floor:	Serviceable.
1312 Walls:	Serviceable.
1313 Ceiling:	Serviceable.
1314 Doors:	Serviceable.
1315 Windows:	Serviceable.
1316 Electrical:	Serviceable.
1317 Closet:	Serviceable.
1318 Comments:	

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1320

REAR LEFT BEDROOM

1321 Floor:	Serviceable.
1322 Walls:	Serviceable.
1323 Ceiling:	Serviceable.
1324 Doors:	Serviceable.
1325 Windows:	Serviceable.
1326 Electrical:	Humming sound noted at overhead fan.
1327 Closet:	Serviceable.
1328 Comments:	

AS INDICATED IN OUR INSPECTION AGREEMENT AND COVER LETTER, LIMITATIONS EXIST WITH THIS INSPECTION. UNFAMILIARITY WITH THE PROPERTY WILL ALWAYS IMPACT DISCLOSURE. WE SUGGEST YOU OBTAIN WRITTEN DISCLOSURE FROM THE SELLER REGARDING ANY CONDITIONS THAT MAY NOT BE APPARENT AND ONLY PREVIOUS KNOWLEDGE COULD DISCLOSE.

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This inspection and report have been undertaken and prepared in conformity with the standards of the American Society of Home Inspectors. However, it is only visual in nature and is not an architectural, geological, or engineering inspection. Such an evaluation would cost many times more. Also, this inspection is not intended to relieve the seller or the involved real estate agents of their respective duties of full disclosure and due diligence; nor relieve them of such liability {as would be provided in California Civil Code section 1102.4}. This inspection does not constitute a warranty, an insurance policy, or a guarantee of any kind.

NHI Services has prepared this report subject to the following exclusions and limitations:

Condition as of Inspection Date -The Inspection Report is based on conditions of the property existing and apparent on the inspection date. As not all conditions are apparent on the inspection date, it is recommended that buyer consult with seller regarding any significant defects/malfunctions known to exist regarding the major structural components, operating systems, and mechanical components of the home prior to closing the transaction. NHI Services is not responsible for the non-discovery of any patent or latent defects in materials, workmanship, or other aspects of the property, or any problems that may occur or become evident after the inspection date. NHI Services is not responsible for future failure and repair. You are advised to operate and check all systems and equipment just before closing on the property as failures and defects sometimes occur in the time period between the inspection and the closing. You are further advised with regard to vacant houses, to have all systems operational for careful checking just prior to closing. Systems, particularly heating and plumbing, and plumbing connected appliances have been known to fail in vacant houses.

Limit of Liability -If you or any third party claim NHI Services is liable for negligently making the inspection and/or preparing the Inspection Report, or if for any other reason, you claim we have not fully satisfied all of our obligations under this Agreement, our liability to you is limited to the lesser of the cost to repair adjusted for the remaining life of the item or two times the fee paid for the inspection services, and you release us from any additional liability. You agree to indemnify, defend, and hold us harmless if any third party brings a claim against us relating to our inspection or the Inspection Report.

Exclusions and Limitations –NHI Services is only making a **visual** inspection and the following are specifically excluded from this inspection:

1. **General Exclusions** --The following items, systems and components are excluded: the inspection and/or testing of underground or concealed pipes, electrical lines or circuits, sewer lines and/or on-site waste disposal systems; water softeners, intercom systems, security systems, telephone and cable TV cables, low voltage lighting systems, any timing systems, water purification systems, well systems {other than visible above ground equipment}, solar systems, swimming pools, spas {other than equipment in visible plumbing system}, back flushing of pool equipment, instant water heating devices, pressure tests or central air conditioning systems, furnace heat exchangers, radiant heating systems, free standing appliances and other personal property; the conducting of any soils or geological tests; the dismantling of any object or any portions of the property; the inspection of concealed or inaccessible portions of the property other than readily accessible service panels; and except as modified by separate written agreement, the inspection or testing for termites, dry rot, fungus, or other wood destroying pests or organisms or for household pests or rodents. Electrical receptacles, windows, doors and other multiple items are tested by examining a representative sampling as opposed to specific functionality of every single item. Inspectors do not light pilots or activate any system that is not operational.

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2. **Title or Code Compliance** –NHI Services will not investigate nor give any opinion concerning easements, conditions of title, zoning matters, or compliance of the property's improvements with any governmental building code requirements or permits. You should contact the appropriate governmental agencies if you desire such information.

3. **Latent Defects** -Defects such as cracking, leaking, surface dislocations, or landslides resulting from latent defects such as, without limitation, water leaks, land subsistence, or other geological problems are excluded.

4. **Product Defects and Environmental Hazards** -Our inspection is not a chemical analysis or a search for defective products or environmental hazards, such as radon gas. Materials regularly used in residential construction may contain potentially hazardous substances such as asbestos, lead and formaldehyde. Except as modified by separate written agreement, our Inspection Report excludes chemical analysis, defective products, and environmental hazards including, without limitation, radon gas, asbestos, lead, lead paint and formaldehyde. You should perform any such additional inspection regarding these matters at your own expense and risk.

5. **Cosmetic Features** -Cosmetic features such as, without limitation, paint, wall coverings, carpeting, floorings, paneling, lawn, and shrubs are excluded.

6. **Secondary or Consequential Damages** -Secondary or consequential damages are excluded.

THE INSPECTION REPORT DOES NOT CONSTITUTE A WARRANTY, AN INSURANCE POLICY, OR A GUARANTEE OF ANY KIND. THE INSPECTION REPORT REFLECTS AN OBSERVATION OF CERTAIN LISTED ITEMS OF THE PROPERTY AS OF THE DATE AND TIME OF THE INSPECTION AND IS NOT A LISTING OF REPAIRS TO BE MADE. THE INSPECTION REPORT IS NOT INTENDED FOR USE AS A GUIDE IN RE-NEGOTIATING THE SALES PRICE OF THE PROPERTY, NOR SHOULD IT BE CONSTRUED AS AN OPINION OF THE VALUE OF THE PROPERTY. THE SELLER MAY OR MAY NOT BE REQUIRED TO REPAIR DEFICIENCIES REFLECTED IN THIS INSPECTION REPORT, AND THAT DETERMINATION SHOULD BE MADE BY YOU, THE SELLER, YOUR REAL ESTATE AGENT{S}, AND YOUR ATTORNEYS. WE RECOMMEND THAT YOU ATTEND THE ACTUAL INSPECTION.

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