

Cole's Inspections

"Inspected Once, Inspected Right"

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SUMMARY REPORT

Client: Joe Smith
Inspection Address: Brentwood Place, Temecula, CA 92592
Inspection Date: 5/1/2022
Inspected by: Richard Cole

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

Components and Conditions Needing Service

Exterior

Grading & Drainage

Area Drains

- The area drains need to be checked and cleaned and repaired if necessary

House Wall Finish

House Wall Finish Observations

- The stucco has cosmetic damage and you may wish to have it repaired and or prepped and painted
- The stucco is stained and needs to be cleaned and or prepped and painted
- The stucco is chipped and you may wish to have it repaired

Exterior Components

Fences & Gates

- The gate needs typical maintenance-type service to open and close or latch easily
- The fence is loose or missing and needs to be serviced

Fascia & Trim

- Sections of the fascia board or wood trim are weathered and should be serviced
- There is damage to the fascia and or wood trim that should be evaluated by a termite inspector
- The fascia and trim need typical maintenance-type service

Patio Covers or Gazebos

- The patio cover has moisture stains and you should have the roof evaluated
- There is damage to the patio cover that should be evaluated by the termite inspector

Screens

- One or more of the window screens are missing

Fire Pit

- There is a fire pit on the property that we did not evaluate and you should check the local fire department for use

Electrical

- **The electrical that was added should have been permitted and if it has not been permitted you should have it evaluated**

Wood Trim

- The wood trim needs to be prepped and painted

Shutters

- You may wish to have the shutters prepped and painted

Roof

Concrete Tile Roof

Roofing Material

- **The roof should be inspected every year for slipped or broken tiles**

Gutters & Drainage

- There are no gutters on the residence which are recommended

Plumbing

Gas Water Heaters

Gas Shut-Off Valve & Connector

- The drip leg is not installed properly and needs to be repaired

Irrigation or Sprinklers

Automatic Sprinklers

- The sprinklers leak and you may wish to have them repaired

Heat-A/C

HVAC Split Systems

Common Observations

- You may wish to have the AC heater cleaned & evaluated before the close of escrow to ensure it is working properly

Refrigerant Lines

- Insulation is missing or damaged from the refrigerant lines and should be replaced

Living

Indoor Environmental Issues

Environmental Observations

- Vermin and other pests are part of the natural habitat but they often invade homes

Main Entry

Doors

- The entry doors & or trim have cosmetic damage & you may wish to have them cleaned or prepped & painted or stained

Walls & Ceiling

- The wall is cracked which you may wish to have repaired

Dining Room

Walls & Ceiling

- There is a moisture stain on the ceiling that should be explained or further evaluated

Family Room

Fireplace

- The fireplace is gas and or wood you may wish to have it cleaned

Loft

Smoke Detector

- The smoke detector is more than 10 + years old and needs to be replaced with a newer detector

Carbon Monoxide Detector

- The carbon monoxide detector is not in the right location it needs to be at the entry of the bedrooms at eye level

Bedrooms

Master Bedroom

Flooring

- The carpet is stained and needs to be cleaned or replaced

Smoke Detector

- The smoke detector is missing and needs to be installed

Bedroom #1

Walls & Ceiling

- The ceiling has nail pops and you may wish to have them repaired and prepped and painted

Smoke Detector

- The smoke detector that was installed is not hardwired which is mandated in this jurisdiction

Bedroom #2

Smoke Detector

- The smoke detector is more than 10+ years old and needs to be replaced with a newer detector

Bedroom #3

Smoke Detector

- The smoke detector is missing and one needs to be installed

Bathrooms

Master Bathroom

Sink Faucet Valves & Connectors Trap & Drain

- The sink drain is slow or partially blocked and should be serviced

Tub-Shower

- The tub stopper is missing or incomplete and should be repaired or replaced
- The tub shower is chipped and should be repaired
- The tub shower should be cleaned and or caulked to forestall moisture damage and to ensure there is no damage
- The tub-shower drain housing is damaged and should be repaired or replaced

Toilet & Bidet

- The toilet is loose and should be secured

Powder Room

Toilet & Bidet

- The toilet is loose and should be secured

Kitchen

Kitchen

Walls & Ceiling

- The walls and or ceiling have cosmetic damage that you may wish to have cleaned and or prepped and painted

Dishwasher

- The dishwasher is not equipped with a mandated air-gap valve

Pool/Spa

Spa Only

Enclosure Safety Observations

- The gate that gives spa access is not compliant with common safety standards and should be serviced

Stairs

Main Stairs

Floor Treads & Risers

- The carpet is stained and needs to be cleaned or replaced

Handrails & Guardrails

- The guardrail is loose at the top of the stairs and needs to be secured for safety reasons

Smoke Detector

- The smoke detector is not hardwired and needs to be so it needs to be replaced

Laundry

Laundry Room

Washing Machine Pan

- You may wish to have a washing machine pan installed

Garage

Double-Car Garage

Entry Door Into the House

- The house entry door is not identified as being fire-rated and needs to be replaced
- The fire-rating of the house entry door has been nullified by the addition of an animal door it will need to be replaced

Outlets

- The out let is overloaded and needs serviced

Electrical

- The extension cords need to be removed and the electrical brought up to code

Attic

Inspection Address: Brentwood Place, Temecula, CA 92592
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**Primary Attic
Hatch**

- The hatch is damaged and you may wish to have it replaced

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Joe Smith

INSPECTION ADDRESS

Brentwood Place, Temecula, CA 92592

INSPECTION DATE

5/1/2022



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GENERAL INFORMATION

Inspection Address: Brentwood Place, Temecula, CA 92592
Inspection Date: 5/1/2022
Inspected by: Richard Cole

Client Information: Joe Smith
Furnished: Yes

General Property Conditions

PLEASE NOTE:

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The observations and opinions expressed within this report are those of Cole's Inspections and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of NACHI, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: 041219 Brentwood Place

SCOPE OF WORK

You have contracted with Cole's Inspections to perform a generalist inspection in accordance with the standards of practice established by NACHI (National Association of Certified Master Inspectors), a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the 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. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to

mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at www.epa.gov/radon/images/hmbuygud.pdf, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations 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. However, cracks or deteriorated surfaces in foundations are quite 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 carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly 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, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Slab Foundation

General Comments

Informational Conditions

This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components,

such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Grading & Drainage

General Comments

Informational Conditions

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

Moisture & Related Issues

Informational Conditions

Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

Area Drains

Informational Conditions

The property is served by area drains that appear to be in acceptable condition. However, because it is impossible to see inside them, the seller should guarantee that the drains are functional, or they should be flushed through to the street before the close of escrow. Surface water carries minerals and silt that is deposited inside the pipes and hardens in the summer months to the consistency of wet concrete, which can impede drainage and require the pipes to be cleared by a roofer service.

Components and Conditions Needing Service

The area drains need to be checked and cleaned and repaired if necessary.



House Wall Finish

House Wall Finish Observations

Components and Conditions Needing Service

The stucco has cosmetic damage and you may wish to have it repaired and or prepped and painted.
The stucco is stained and needs to be cleaned and/or prepped and painted.



The stucco is chipped and you may wish to have it repaired.



Exterior Components

General Comments

Informational Conditions

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. 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. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Fences & Gates

Components and Conditions Needing Service

The gate needs typical maintenance-type service, to open and close or latch easily.



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The fence is loose or missing and need to be serviced.



Fascia & Trim

Components and Conditions Needing Service

Sections of the fascia board or wood trim are weathered, and should be serviced to prevent further deterioration.

There is damage to the fascia and/or wood trim that should be evaluated by a termite inspector.

Sections of the fascia and trim need maintenance type service, and particularly on the south facing side where they are exposed to direct sunlight.



Patio Covers or Gazebos

Components and Conditions Needing Service

The patio cover has moisture stains and you should have the roof evaluated.



There is damage to the patio cover that should be evaluated by the termite inspector.



Screens

Components and Conditions Needing Service

One or more of the window screens are missing. Screens are often removed for aesthetic reasons, but you may wish to have them installed.



Fire Pit

Components and Conditions Needing Service

There is a fire pit on the property that we did not evaluate and you should check the local fire department for use.



Electrical

Components and Conditions Needing Service

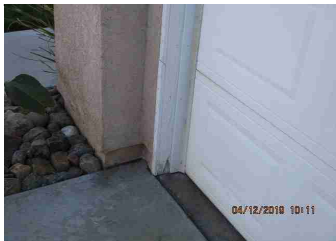
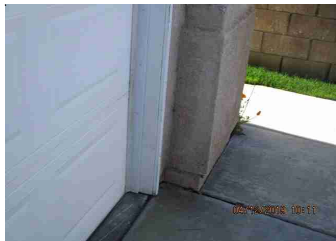
The electrical that was added should have been permitted, if it has not been permitted, you should have it evaluated.



Wood Trim

Components and Conditions Needing Service

The wood trim needs to be prepped and painted.



Shutters

Components and Conditions Needing Service

You may wish to have the shutters prepped and painted.



Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence 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 home insurance policy, or that you obtain a roof certification from an established local roofing company.

Concrete Tile Roof

General Comments

Informational Conditions

Concrete tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra-violet contamination. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

Method of Evaluation

Informational Conditions

We elected not to walk the roof because the roofing material is easily broken, and evaluated it from several other vantage points.

Estimated Age

Informational Conditions

The roof appears to be the same age as the residence.

Roofing Material

Informational Conditions

Visually the roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

Components and Conditions Needing Service

The roof should be inspected every year for slipped or broken tiles.

Gutters & Drainage

Components and Conditions Needing Service

There are no gutters on the residence, which are recommended for the general welfare of the residence and its foundation, inasmuch as moisture is a perennial problem.



Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] 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 virtually impervious 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, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

General Gas Components

Gas Main Shut-Off Location

Informational Conditions

The gas main shut-off is located in the garage side yard . You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

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Gas Water Heaters

General Comments

Informational Conditions

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

Age Capacity & Location

Informational Conditions

Hot water is provided by a 18 year old, 50 gallon water heater that is located in the garage.



Common Observations

Informational Conditions

The water heater should be flushed every year for energy efficiency and to prolong its life.

Gas Shut-Off Valve & Connector

Components and Conditions Needing Service

The drip leg is not installed properly and needs to be repaired.



Seismic Straps

Informational Conditions

The water heater is seismically secured.



Irrigation or Sprinklers

General Comments

Informational Conditions

There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate matters, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We test every visually accessible manual sprinkler actuator and evaluate its coverage, but due to the variety and complexity of many automatic control panels we do not test them. However, inasmuch as the actuators are under pressure, we look for any evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program.

Automatic Sprinklers

Components and Conditions Needing Service

The sprinklers leak and you may wish to have them repaired.



Waste & Drainage Systems

General Comments

Informational Conditions

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. However, if tree roots grow into the main drain that connects the house 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 house, or the cost of roofer service, most of which are relatively inexpensive.

Drain Waste & Vent Pipes

Informational Conditions

Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

Electrical

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. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential 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 number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. 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 recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Main Panel

General Comments

Informational Conditions

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

Panel Size & Location

Informational Conditions

The residence is served by a 100 amp, 220 volt panel, located in the garage side yard.

The main panel is located in the garage side yard - *Continued*



Heat-A/C

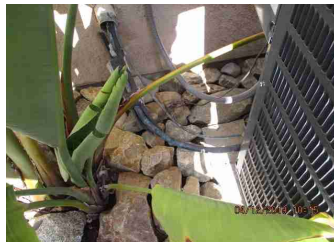
The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. 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.

HVAC Split Systems

Age & Location

Informational Conditions

Central heat and air-conditioning are provided by a single split system, consisting of furnace with an evaporator coil that is located in the attic, and a condensing coil that is located in the yard.



Common Observations

Informational Conditions

The split system should be cleaned and serviced two times a year, April and October, by a HVAC technician.



Components and Conditions Needing Service

You may wish to have the AC heater cleaned and evaluated before the close of escrow to ensure it is working properly.

Refrigerant Lines

Components and Conditions Needing Service

Insulation is missing or damaged from the refrigerant lines at the evaporator coil, which will allow condensation to form and drip, and should be replaced.



Living

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, 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 movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. 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 but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Indoor Environmental Issues

Environmental Observations

Informational Conditions

We do not test for mold or measure indoor air quality, which the Consumer Product safety Commission ranks fifth among potential contaminants. Regardless, a person's health is a truly personal responsibility, and inasmuch as we do not inspect for mold or test for other environmental contaminants we recommend that you schedule an inspection by an environmental hygienist before the close of escrow. And this would be imperative if you or any member of your family suffers from allergies or asthma, and could require the sanitizing of air ducts and other concealed areas.

Note: Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately, or the potential for mold infestation will remain.

Vermin and other pests are part of the natural habitat, but they often invade homes. Rats and mice have collapsible rib-cages and can enter even the tiniest crevices. And it is not uncommon for them to establish colonies within crawlspaces, attic, closets, and even inside walls, where they can breed and become a health threat. Therefore, it would be prudent to make sure that a home is rodent-proof, and to monitor those areas that are not readily accessible.

Domestic animals occupy the residence, which can have an adverse affect on air quality, etc, and require extensive cleaning of walls, floors, air ducts, etc. We will not comment further, but do read the disclaimer at the beginning of this section of the report.

Components and Conditions Needing Service

Vermin and other pests are part of the natural habitat, but they often invade homes you may wish to have the property evaluated before the close of escrow.

Main Entry

Doors

Components and Conditions Needing Service

The entry doors and or trim have cosmetic damage and you may wish to have them cleaned or prepped and painted or stained.

Walls & Ceiling

Components and Conditions Needing Service

The wall is cracked which you may wish to have repaired.



Living Room

Condition

Informational Conditions

The area was full of personal property and could not be inspected thoroughly.



Dining Room

Walls & Ceiling

Components and Conditions Needing Service

There is a moisture stain on the ceiling, which you should ask the sellers to explain or have explored further.



Condition

Informational Conditions

The area was full of personal property and could not be inspected thoroughly.



Family Room

Condition

Informational Conditions

The area was full of personal property and could not be inspected thoroughly.



Fireplace

Components and Conditions Needing Service

The fireplace is gas and or wood you may wish to have it cleaned.



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Loft

Condition

Informational Conditions

The loft was full of personal property and could not be inspected thoroughly.



Smoke Detector

Components and Conditions Needing Service

The smoke detector is more than 10 + years old and needs to be replaced with a newer detector.



Carbon Monoxide Detector

Components and Conditions Needing Service

The carbon monoxide detector is not in the right location it needs to be at the entry of the bedrooms at eye level.



Home Warranty

Home Warranty

Informational Conditions

Cole's Inspections suggests having a home warranty to protect your home. You should have all of the systems and items covered by your home warranty serviced after you move in to ensure they are in working order.

Bedrooms

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 number of windows and doors, switches and outlets. We evaluate 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.

Master Bedroom

Flooring

Components and Conditions Needing Service

The carpet is stained and needs to be cleaned or replaced.



Smoke Detector

Components and Conditions Needing Service

The smoke detector is missing and needs to be installed.



Condition

Informational Conditions

The room was full of personal property and could not be inspected thoroughly.



Bedroom #1

Location

Informational Conditions

The bedroom #1 is located at the side of the house.

Walls & Ceiling

Components and Conditions Needing Service

The ceiling has nail pops and you may wish to have them repaired, prepped and painted.

Smoke Detector

Components and Conditions Needing Service

The smoke detector that was installed is not hardwired which is mandated in this jurisdiction.



Condition

Informational Conditions

The room was full of personal property and could not be inspected thoroughly.



Bedroom #2

Location

Informational Conditions

The bedroom #2 is located at the back of the house.

Smoke Detector

Components and Conditions Needing Service

The smoke detector is more than 10+ years old and needs to be replaced with a newer detector.



Condition

Informational Conditions

The room was full of personal property and could not be inspected thoroughly.



Bedroom #3

Location

Informational Conditions

The bedroom #3 is located at the front of the house.

Smoke Detector

Components and Conditions Needing Service

The smoke detector is missing and one needs to be installed.



Condition

Informational Conditions

The room was full of personal property and could not be inspected thoroughly.



Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Master Bathroom

Sink Countertop

Informational Conditions

The sink countertop has typical cosmetic damage and should be cleaned.



Sink Faucet Valves & Connectors Trap & Drain

Components and Conditions Needing Service

The sink drain is slow or partially blocked and should be serviced, to ensure that the blockage has not progressed beyond the trap and involved the main waste line.



Tub-Shower

Components and Conditions Needing Service

The tub stopper is missing or incomplete, and should be repaired or replaced.

The tub shower is chipped and should be repaired.

The tub shower should be cleaned and or caulked to forestall moisture damage and to ensure there is no damage.

The tub-shower drain housing is damaged and should be repaired or replaced.



Toilet & Bidet

Components and Conditions Needing Service

The toilet is loose, and should be secured.

Outlets

Functional Components and Conditions

The outlets are functional and include ground-fault protection.

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The outlets are functional and include ground-fault protection - *Continued*



Powder Room

Sink Countertop

Informational Conditions

There is a typical separation between the sink countertop and the back-splash, which should be sealed to forestall moisture intrusion between the cabinet and the wall.



Toilet & Bidet

Components and Conditions Needing Service

The toilet is loose, and should be secured.



Outlets

Functional Components and Conditions

The outlet or outlets are functional and include ground-fault protection.



Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Kitchen

Walls & Ceiling

Components and Conditions Needing Service

The walls and/or ceiling have cosmetic damage that you may wish to have cleaned and or prepped and painted.



Cabinets

Informational Conditions

The cabinets have typical, cosmetic damage, or that which is commensurate with their age.



Gas Range

Functional Components and Conditions

The gas range is functional and equipped with an anti-tip device.



Dishwasher

Components and Conditions Needing Service

The dishwasher is functional but discharges without a mandated air-gap valve, which is contrary to the installation instructions, and which also creates a potential drainage problem and a health hazard.



Exhaust Fan or Downdraft

Functional Components and Conditions

The exhaust fan or downdraft is functional.



Pool/Spa

Pools and spas do leak, but without specialized equipment this may be impossible to confirm. However, it could become apparent from secondary evidence during our inspection, which is purely visual. Regardless, the owner or the occupant of a property would be aware that the water level drops regularly and must be topped off, and this should be disclosed. Unusually high water bills could reveal this, but only a pressure test of the pipes, a dye test of cracks, or a geo-phone test of specific areas would confirm it, and any such specialized test is beyond the scope of our service. Therefore, you should ask the sellers to guarantee that the spa does not leak, request to review the water bills for a twelve-month period, or obtain comprehensive insurance to cover such an eventuality.

Spa Only

General Comments

Informational Conditions

The interior finish of spas is rarely perfect and rarely remains so, and particularly those with colored plasters, and certainly if the chemical balance of the water is not properly maintained. Also, calcium and other minerals will have a tendency to leech through the material and mar the finish. This is equally true of spa tiles, on which mineral scaling is not only common but difficult to remove. Even the harshest abrasives will not remove some scaling, which sometimes has to be removed by bead-blasting, which in turn reduces the luster of the tiles. However, such imperfections have only a cosmetic significance. Similarly, the decks around pools and spas tend to develop cracks that have only a cosmetic significance. The commonest are relatively small, and are often described as being curing fractures. Some of these will contour the outline of the spa, or the point at which the bond beam, or structural wall of the spa, meets the surrounding soil. These too have little structural significance, but some cracks are larger and result from seismic motion, or from settling due to poorly compacted soils, or they confirm the presence of expansive soils, which can be equally destructive, but which should be confirmed by a geo-structural engineer. However, any crack in the shell of a spa should be

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dye-tested or otherwise evaluated by a specialist.

Enclosure Safety Observations

Components and Conditions Needing Service

The gate that gives spa access is not compliant with common safety standards, and should be serviced. Any gate that gives pool or spa access is required to self-close and include a latch at forty-eight inches that, ideally, opens away from the pool or spa, so that a toddler could not simply push open an unlatched gate.



Spa Observations

Informational Conditions

We do not evaluate spas as part of our inspection service. Therefore, you should have a pool contractor evaluate them before the close of escrow, and you should be aware of local ordinances governing pool and spa safety.



Stairs

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Main Stairs

Floor Treads & Risers

Components and Conditions Needing Service

The carpet is stained and needs to be cleaned or replaced.



Handrails & Guardrails

Components and Conditions Needing Service

The guardrail is loose at the top of the stairs and needs to be secured for safety reasons.

Smoke Detector

Components and Conditions Needing Service

The smoke detector is not hardwired and needs to be so it needs to be replaced.

Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two 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.

Laundry Room

Washing Machine Pan

Components and Conditions Needing Service

You may wish to have a washing machine pan installed.



Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Double-Car Garage

Entry Door Into the House

Components and Conditions Needing Service

The house entry door is not identified as being fire-rated and must be, to maintain the necessary firewall separation between a garage and living quarters, and will need to be replaced.

The house entry door is not identified as being fire-rated and needs to be replaced - *Continued*



The fire-rating of the house entry door has been nullified by the addition of an animal door it will need to be replaced.

Outlets

Components and Conditions Needing Service

The out let is overloaded and needs serviced.



Condition

Informational Conditions

The garage was full of personal property and could not be inspected thoroughly.



Electrical

Components and Conditions Needing Service

The extension cords need to be removed and the electrical brought up to code.



Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Primary Attic

Attic Access Location

Informational Conditions

The attic can be accessed through a hatch in the master bedroom closet.



Batt Insulation

Informational Conditions

The attic floor is insulated with approximately six to nine inches of fiberglass, batt insulation. Current standards call for nine and even twelve-inches, and you may wish to consider adding more.



Hatch

Components and Conditions Needing Service

The hatch is damaged and you may wish to have it replaced.



AFFILIATIONS AND CERTIFICATIONS



Richard Cole

REPORT CONCLUSION

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Congratulations on the purchase of your new home. 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; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; 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, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

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 condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacturer's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

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