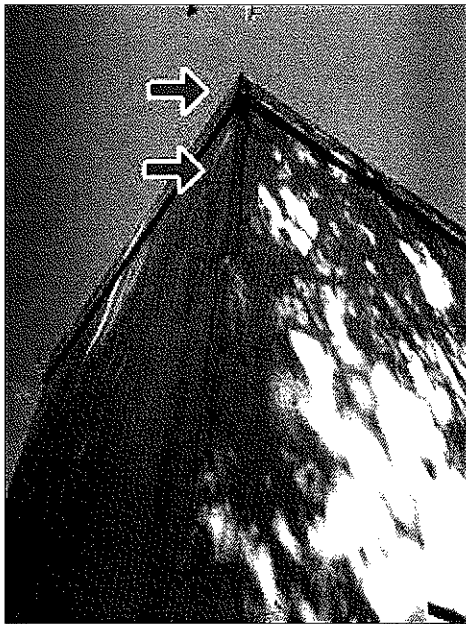


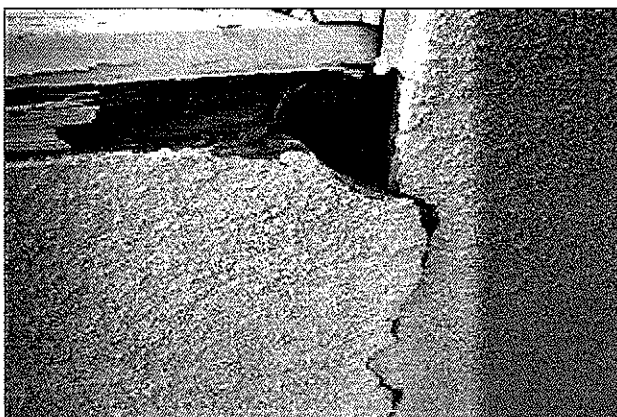
(3) There is a hole in the stucco at the lower edge of the wall with evidence of previous repairs.



(4) Example of exterior stucco cracking.



(5) Hole at eave at left rear.



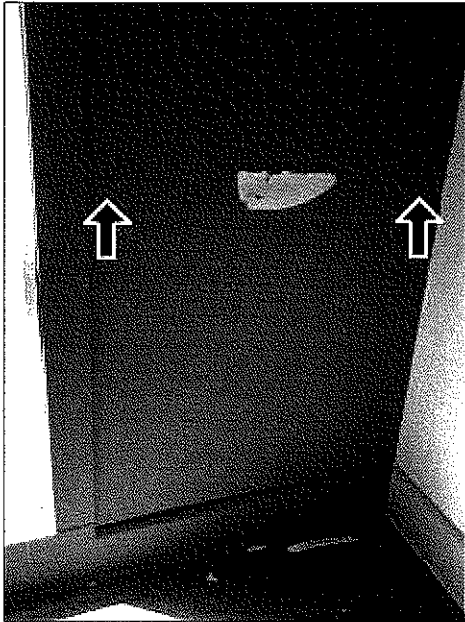
(6) Section of stucco loose at rear of building showing interior wood framing..



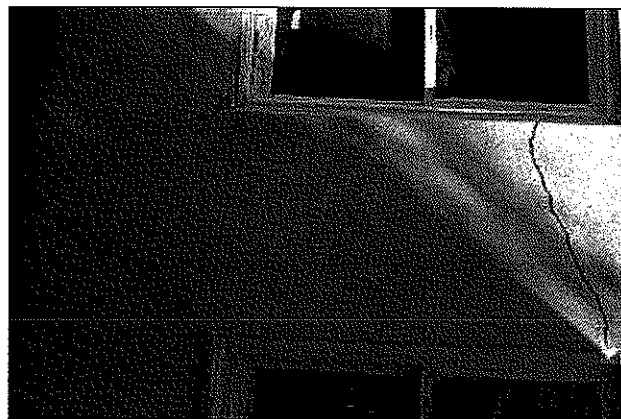
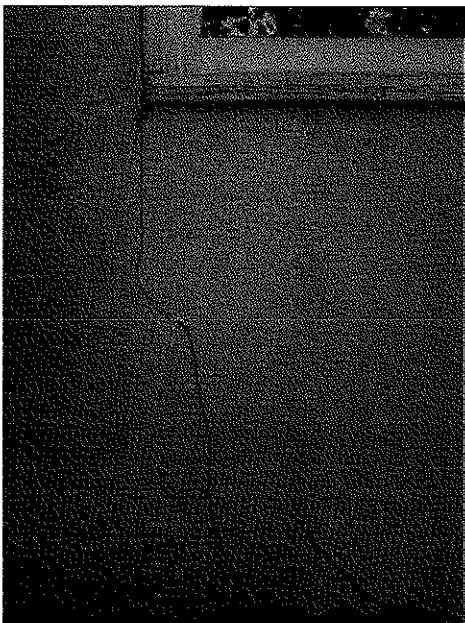
(7) Vertical crack at kitchen door.



(8) Possible previous water leak in water heater closet. Evidence of rotted wood and water staining.



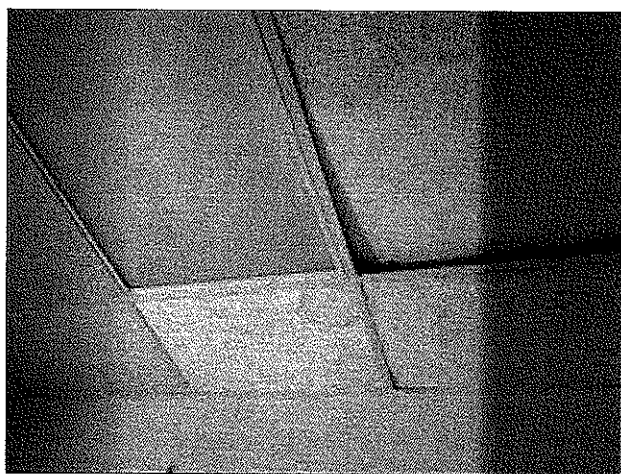
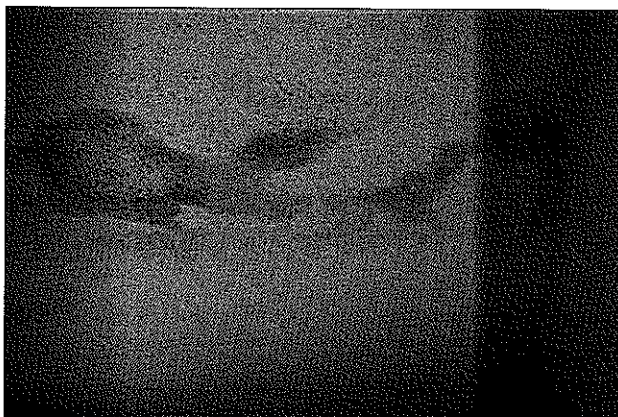
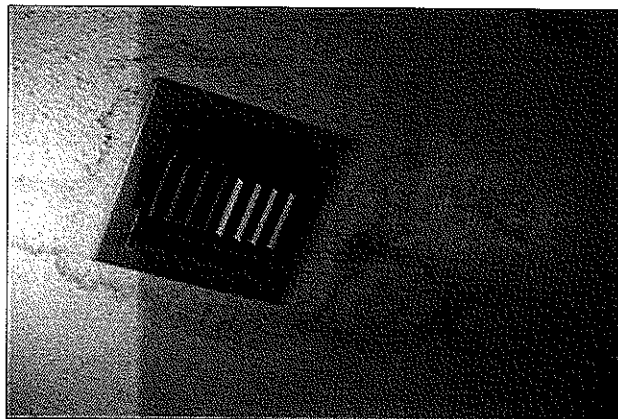
(9) Back wall. Evidence of previous repairs. Unable to determine need for repair or if repair was successful.



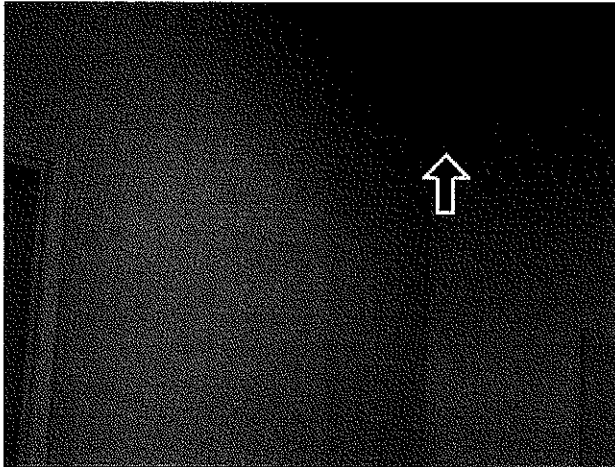
(10) Example of one of the many cracks in the wall. Possible evidence of structural shifting.

☐ ☐ ☐ ☒ F. Ceilings & Floors

Comments:



(1) Water stains at ceiling. Evidence of previous water leaks. Unable to determine if they are active due to lack of rain.



(2) Unknown holes in several corners

☐ ☐ ☐ ☒ G. Doors (Interior & Exterior)

Comments:



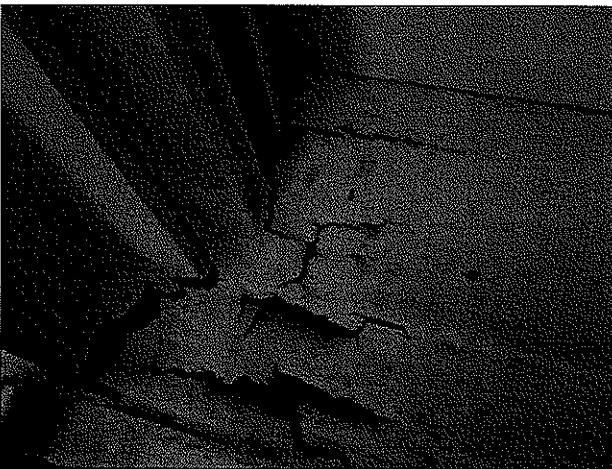
Rust at left side door.

☐ ☐ ☐ ☒ H. Windows

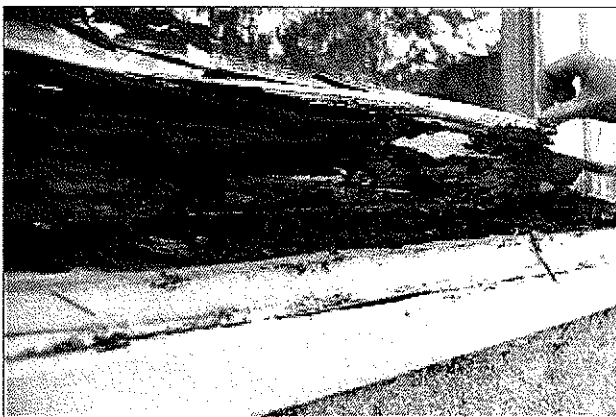
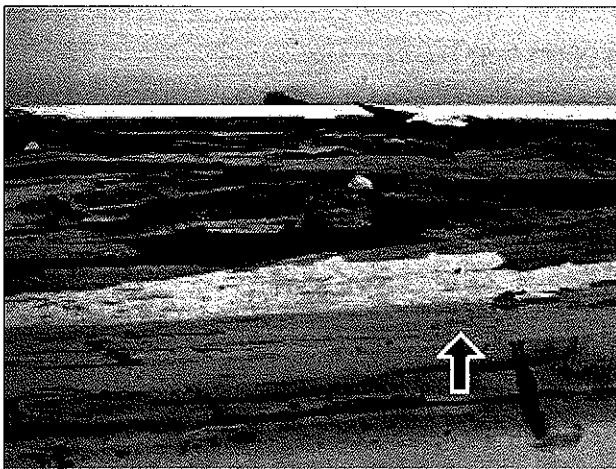
Comments:



(1) The wood trim is peeling paint at most windows. Further deterioration may occur if not repaired. Recommend a qualified contractor inspect and repair as needed.



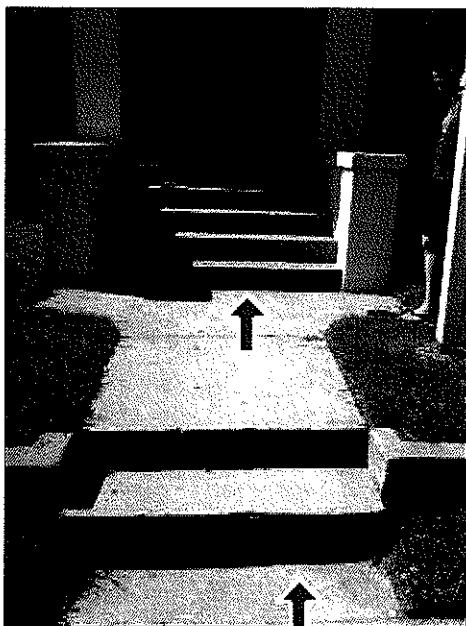
(2) Wood rot at top of windowsill and bottom throughout.



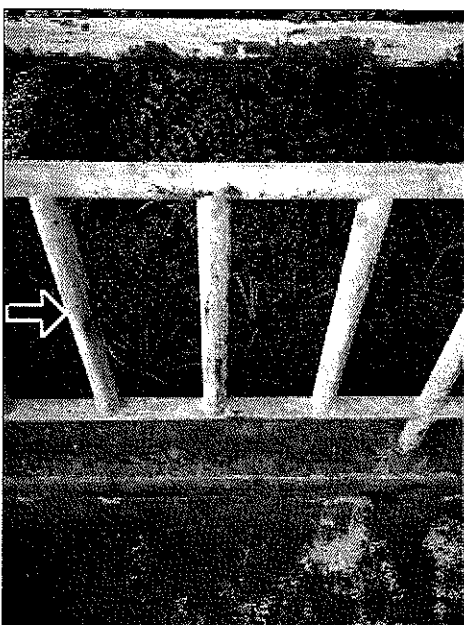
(3) Possible termite or other wood destroying insect damage. Recommend evaluation and treatment to prevent further damage.

☐ ☐ ☐ ☒ I. Stairways (Interior & Exterior)

Comments:



(1) There is no handrail system at the exterior steps. Handrails are recommended when there are 2 or more steps.



(2) Spaces greater than a four inch sphere at the railings/balusters.

☐ ☐ ☒ ☐ J. Fireplace / Chimney

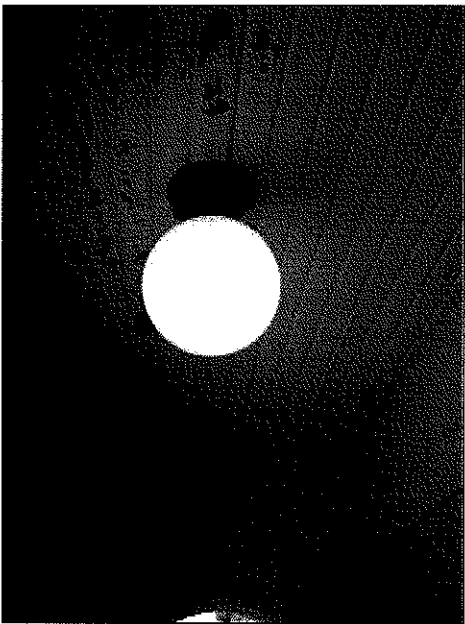
Operable Fireplaces: None

☐ ☐ ☐ ☒ K. Porches, Balconies, Decks and Carports

Comments:



(1) Exposed wood at porch.



(2) Porch ceiling is deteriorated.

The performance opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. This inspection did not include structural engineer measurements and foundation elevations were not documented. When purchasing a home with any signs of structural settlement it is always prudent to get a more detailed evaluation of the foundation and related structural systems by a structural engineer or foundation repair company. **ROOF:** The inspection of the roof is limited to accessible and observable roof covering components. The following items are considered inaccessible: roof fasteners, underlayment, valley flashing and concealed flashing details. In addition, it is impossible to predict future performance of the roof covering. The inspector cannot guarantee that the roof will be free of leaks, nor can the inspector determine the remaining service life of the roof covering. If defects are reported and/or you have concerns about remaining life expectancy or potential for future problems, we highly recommend consulting with a qualified roofing specialist to determine repair or replacement costs. **WALL:** This inspection does not include cosmetic defects to walls. Interior areas of wall cavities are generally not accessible, and detection of hidden damage from water intrusion or termites is not possible in wall cavities and behind baseboards. In addition, it is impossible confirm the presence of, and proper installation of concealed flashing details. **CEILING and FLOOR:** This inspection does not include cosmetic defects to floor coverings. Only physical damage or structural observations are noted in this report. It is important to note that, in most cases, sub flooring is not accessible, and detection of hidden damage from water intrusion or termites is not possible in areas that are not accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.